

**City of Locust Grove  
 Council Workshop Meeting Minutes  
 Public Safety Building – 3640 Highway 42 S.  
 Locust Grove, GA 30248  
 Monday, June 17, 2024  
 6:00 PM**

<b>Members Present:</b>	<b>Staff Present:</b>
Vincent Williams -Councilman/Pro Tem	Tim Young – City Manager
Carlos Greer – Councilman	Bert Foster – Assistant City Manager
Keith Boone – Councilman	Misty Spurling – City Clerk
Rudy Breedlove - Councilman	Daunte’ Gibbs – Community Development Director
Willie Taylor – Councilman	Jack Rose – Public Works Director
Rod Shearouse – Councilman	Derrick Austin – Police Chief
	Colleen Cook – Main Street Manager
	Samantha Wicker – SWWW Attorney

Mayor Pro Tem Williams called the meeting to order at 6:00 PM.

Invocation given by Police Chief Austin

Councilman Greer led the Pledge of Allegiance

**APPROVAL OF AGENDA** –

Mayor Pro Tem Williams asked for a motion. Councilman Boone made the motion to amend to add new business item number three.

RESULT	APPROVED ADD ITEM THREE
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

Mayor Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the agenda as amended.

RESULT	APPROVED AGENDA AS AMENDED
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

**PRESENTATIONS** – NONE

**PUBLIC HEARING ITEMS – NONE**

**OLD BUSINESS/ACTION ITEMS – NONE**

**NEW BUSINESS/ACTION ITEMS –**

**1. Resolution to appoint Kasie Pier to the Historic Preservation Commission (HPC) –**

Councilman Greer asked for background on Ms. Pier. Colleen said she has a downtown business. She has an interest in downtown activities, and vested interest in our historic district.

Pro Tem Williams asked for a motion. Councilman Shearouse made the motion to approve the request.

RESULT	APPROVED
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN-FAVOR.

**2. Resolution to appoint Kasie Pier to the Downtown Development Authority (DDA) –**

Pro Tem Williams asked for a motion. Councilman Shearouse made the motion to table the request.

RESULT	APPROVED
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN-FAVOR.

**ADD ITEM -**

**3. Ordinance for appointment of a Mayor Pro Tem (Alternate) of the City of Locust Grove –**

Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the request. Councilman Breedlove recused himself from action.

RESULT	APPROVED
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED – FOUR IN FAVOR (GREER, BOONE, TAYLOR, SHEAROUSE) ONE RECUSED (BREEDLOVE)

**CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -**

## **MAIN STREET OPERATIONS – COLLEEN COOK**

Main Street Manager Colleen Cook said May was a busy month. The Catfish Rodeo was a success. Colleen thanked everyone who volunteered. We had the ribbon cutting for the grand opening of Crowe Realty and Grove Depot is closing their business and there is no interest in that building so far. Main Street, Inc. hosted the 5K Downtown Dash Around and we raised \$1,000. Thank you to Councilman Boone and Councilman Greer and Public Safety [for their assistance in the 5K]. The DDA and HPC had a regular meeting and are waiting for the CLG evaluation to come through. Nothing further.

## **PUBLIC SAFETY OPERATIONS –CHIEF AUSTIN**

Chief Austin reviewed the monthly report and gave an update total collected in May 2024 was \$82,982.00. The department completed 117 training hours in May. We had 181 new cases (year to date) for investigation and cleared 154 of those cases, with 27 open cases remaining. The chief reviewed the crime analysis report and said there was an accident on Highway 42 near Grove Road this past Friday. The driver was injured but everyone else ok. Also, there was a motorcycle accident on I-75 with a serious injury. Nothing further.

## **PUBLIC WORKS – JACK ROSE**

Public Works Director Jack Rose said the Wastewater plant is operating well. Travis has been out sick for two weeks but is back on track. We are doing regular maintenance and grass cutting. The new grapple has been ordered and all the new employees (part-time and full-time) are doing good. The new administrative assistant will begin this Friday, June 21, 2024. Jack provided copies of the estimate for Skyland Dam repairs and said they are the only company that does this type of pipe work.

Councilman Greer asked if this is the only estimate we received and will this have to bid out because of the amount. Tim said being the estimate is under \$100,000 we wouldn't; however, it would be good to get another estimate and that if we can get two more estimates, which would be good.

Breedlove asked how much of this is our responsibility. Tim said the road and the dam on the right side is the city's responsibility. Breedlove asked if this is an overflow where does our responsibility stop. Tim said we are part owners of the lake and said we are the only option for getting it repaired. Breedlove asked what the scenario is if the city doesn't repair, and Tim said you will have unhappy voters in the coming years. Tim said the council could call for a special assessment (tax) on the property as another alternative. Nothing further.

## **ADMINISTRATION –BERT FOSTER**

Bert gave an update the city now has control of five [of the seven properties] for the Peeksville Road extension and scheduled to close on the sixth tract this week. The extra lane on Highway 42 from Bill Gardner Parkway to Peeksville Road is still scheduled for completion in October 2024. Bert gave an update on the Bill Gardner Parkway modifications, the downtown corridor, and the

Bethlehem Road interchange. We met with consultants on the extra NB lane on Highway 42 while adding that we also discussed the options for the quiet zone request with Federal Railroad Administration staff. Greer asked what [are they] suggesting. Bert said this will be expensive and discussed locations of concern, including the fact that regardless of the zone that the train conductor must signal if there is an object or person near their clear zone. Greer asked how many times they are required to blow the horn. Breedlove said he thinks it is four times per crossing. Boone said there is a sign as the train approaches the crossing that tells how many times they should blow the horn.

- **SRTA GTIB Loan and Grant documents –**

Bert said the State Road Tollway Authority awarded the city a \$2 million low interest loan for the Peeksville Road Extension project. The loan for up to \$2 million for R/W acquisition and a GRANT for \$2 million for construction of the project.

Boone made a commend Bert by stating this is very unheard of and added job well done.

## **COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS**

Mr. Gibbs gave an update that his department has issued a total of 530 permits for 2024 and 53 new housing permits. We have issued 114 COs [81 residential / 33 commercial] with 513 business licenses issued so far for 2024. Nothing further.

- **Ordinance to approve the final plat for Copperfield Subdivision, located at 490 S. Unity Grove Road –**

Daunté said the general concept is for 26 single-family residential lots. This will be presented for action at the next regular meeting, July 1.

- **Continental C737 Fund, LLC – Impact Fee waiver request –**

Daunté said this is under contract for the development of up to 332 multifamily apartment homes. Continental Properties is requesting the council to consider a waiver of development impact fees in the amount of \$470,000 for the project. The representative is present tonight.

Trent Turner with Continental Properties stepped forward. Trent said the site was rezoned in 2022 and under contract for purchasing the land (closing within 45-days). This development will include the investment of \$1.6 million in infrastructure to widen Price Drive and storm extensions. This will also have an opportunity for commercial space. This will be a huge benefit to the city with 580 residents [living, shopping] in Locust Grove and estimating that over a seven-year period would bring a \$14 million revenue to the city.

Pro Tem Williams asked what the impact on the city would be if the council waives the fee. Tim reviewed the exemption policy on the overhead screen and discussed options the council could consider.

Greer asked Daunté if he had seen this type of request in his experience. Daunté said yes and depends on the request as to approval or not. It's the council's decision to approve or not approve and not that of staff.

Breedlove asked what the proposed rent is going to be. Trent said the average will be \$1,700 [\$1,450-studio, \$1,550-one bedroom, \$1,700 two-bedroom, and \$2,000 three-bedroom]. Breedlove said you are asking for reprieve on the infrastructure that is a condition the council required.

Shearouse asked if this development would have town homes and commercial. Trent said no. Daunté said if the owner of the property decides to sell that portion of the property it is permissible. He has had other individuals inquiring about commercial property and townhome development within this project. Shearouse asked how many acres will be purchased. Trent said 30 acres.

Greer said we need to enforce the conditions and Tim discussed options for recouping the fees in lieu of being waived. Greer suggested Trent to ask the individuals who are interested in the other 20 acres to pay the fees and that the city should not necessarily be involved. Nothing further.

#### **ARCHITECTURAL REVIEW BOARD (ARB) – NONE**

#### **CITY MANAGER'S COMMENTS –TIM YOUNG**

- **Resolution for parking and access easement** – Tim said this is to enter a shared parking and access easement between the city, company developing the tract for Delta Community Credit Union, and the McQueen property for joint access at the existing Highway 42 water tank site. This is at no cost to us and allows for a more cohesive development.
- **RFQ for Master Planning Services for Heart of Locust Grove Plan** – Tim said this will be ready July 1 and the goal is to develop an overall focus of what public space would be there and buildings.
- **Resolution for GEFA loan of \$12 million for plant expansion** - Tim said this is to borrow up to \$12 million to finance a portion of the costs to expand the Indian Creek WCPC.

Boone asked how we will pay for it. Tim said a financial plan through impact fees and rate structure. Nothing further.

Further, Tim said the Warren Holder transaction is done and will have the Aylo property closing this Friday. We have the SPLOST VI meeting with the county manager and city managers at the end of the week.

Shearouse asked what the estimated costs for the plant expansion are. Tim said overall is \$20 million and looking at a revenue bond to supplement the GEFA debt. This expansion will double our capacity. Shearouse asked for information on the qualifying for Mayor. Misty reviewed the qualifying dates for Mayor [August 6, 7, 8] and qualifying for the council (if needed), [August 19, 20, 21].

Chief Austin stepped forward to discuss the new equipment purchased for the police vehicles. The Chief said the council approved new Axon cameras for each vehicle. Recently completed and installed cameras for 22 vehicles and reviewed the costs over five years is \$300,000.

**PUBLIC COMMENTS –**

Ms. Donna Moyer stepped forward. Ms. Moyer said she wanted to compliment the council tonight on the discussion with Continental Properties. The discussion with Trent was very informative. Also, Councilman Shearouse helped answer her question on qualifying and suggested that the city website and the marquis sign be updated to specify those qualifying dates. Last, Ms. Moyer asked for an update on the truck parking. There were four requests proposing truck parking and would like to know the status. Daunté said the only activity is at Walker Crossing. The proposed parking at Bethlehem Road is approaching reversion process since there has been no activity. Also, clarity on the moratorium expiration and Daunté clarified expiration is this October.

**COUNCIL COMMENTS –**

Greer complimented Colleen for her great job on the 5k event.

**MAYOR’S COMMENTS –**

**EXECUTIVE SESSION – NONE**

**ADJOURNMENT-**

Pro Tem Williams asked for a motion to adjourn. Councilman Greer made the motion to adjourn.

RESULT	ADOPTED
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:50 PM.

Notes taken by:

\_\_\_\_\_  
Misty Spurling, City Clerk