

**City of Locust Grove
Council Meeting Minutes
Public Safety Building – Courtroom Chamber
3640 Highway 42 S. – Locust Grove, GA 30248
Monday, July 1, 2024
6:00 PM**

Members Present:	Staff Present:
Vincent Williams – Councilman/Pro Tem	Tim Young – City Manager
Keith Boone – Councilman	Bert Foster – Assistant City Manager
Carlos Greer – Councilman	Misty Spurling – City Clerk
Willie Taylor – Councilman	Daunté Gibbs – Community Development Director
Rod Shearouse – Councilman	Jack Rose – Public Works Director
	Derrick Austin - Police Chief
Members Present via Teleconference	Andy Welch – Attorney
Rudy Breedlove – Councilman	

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

Invocation given by City Manager Tim Young

Councilman Taylor led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Pro Tem Williams asked for a motion. Councilman Greer made the motion to amend the agenda to add new business item number fifteen.

RESULT	APPROVED ADD ITEM #15
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED - ALL IN FAVOR

Councilman Boone asked if item six on the agenda should read “Continental 757” or “Continental 737”. Tim confirmed it is a typo and should be “Continental 737”.

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

RESULT	APPROVED AS AMENDED
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR

PRESENTATION –

- **Presentation from Benjamin Lang with Continental 737 LLC on request for Impact Fee Reduction** –

Mr. Benjamin Lang and Mr. Trent Turner stepped forward. Mr. Lang said there is a lot of infrastructure required for this project with the condition of the land. His request is not solely to help them, but to help the community. He said he is requesting an investment by the city and explained one example being economic stimulus. With 328 homes and \$14 million in discretionary expenditures (through retail, housing, etcetera). Discussion took place about the new employers in Locust Grove (Car Max, Anderson Windows) that for an individual annual income would average \$60,000-\$100,000 and 30 percent of the annual income going towards housing without being burdensome. The average mortgage including property tax and insurance could equal \$2,300 monthly. Mr. Lang said he is asking the council for consideration in vesting with them [Continental 737, LLC] to provide high quality housing with reasonable, affordable, and attainable rent.

Councilman Greer said to Mr. Lang the numbers are not adding up. A one bedroom rent at \$1,700 and a median income at \$70,000-\$100,000 wouldn't be feasible based on monthly expenses per household. Mr. Lang said the \$1,700 is an average across all floor plans. Mr. Trent Turner said he thought they specified clearly the \$1,700 is an average.

Pro Tem Williams referenced the June 17, 2024, meeting minutes that specify the \$1,700 was an average and read the rent breakdown for each type of floor plan.

Councilman Shearouse said the developer at the time had an issue with the conditions. Shearouse said he struggles with this request asking the council to change what was approved two years ago. The relief that Mr. Lang is asking for is the fees we charge new developers. Shearouse said the city is taking out a \$20 million loan on development for people like himself and to waive those fees doesn't sound good.

Mr. Lang said he understands; however, his request is only for development impact fees not water/sewer impact fees.

Breedlove asked why the sellers could not reduce the sale price by the amount of the fees.

Mr. Turner said there comes a point with the seller [some being driven by infrastructure that is being requested for improvement].

Boone asked Mr. Turner how he would explain to citizens if he were in the council seats. Mr. Turner said he would explain they are improving roads and bringing amenities as well.

Attorney Andy Welch said this project has been agreed to and the developer is asking to make their numbers work. The council reacted based on the tract of land and it does not change the project. We are dealing with conditions that the council added that are project specific and not authorized to give credits. The developer must pave roads related to this project and will be beneficial as well.

Tim said exemptions must typically be for a large commercial project. Andy said there is a waiver you can grant that deals with economic development. Everyone has a need for housing and the implications the council makes set a precedence on the next project that comes. Nothing further.

PUBLIC HEARING ITEMS – NONE

APPROVAL OF THE MINUTES –

1. JUNE 3, 2024- REGULAR MEETING MINUTES –

Pro Tem Williams asked for a motion. Councilman Taylor made the motion to approve the June 3, 2024, regular meeting minutes.

RESULT	APPROVED JUNE 3, 2024, REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

2. JUNE 17, 2024- WORKSHOP MEETING MINUTES –

Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the June 17, 2024, workshop meeting minutes.

RESULT	APPROVED JUNE 17, 2024, WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

ACCEPTANCE OF THE FINANCIAL STATEMENT –

3. MAY 2024 – Financial Statement –

Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the May 2024 financial statement.

RESULT	APPROVED MAY 2024 FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

UNFINISHED BUSINESS/ACTION ITEMS –

4. Ordinance to approve a final plat for Copperfield subdivision, a single-family residential subdivision, located at 490 South Unity Grove Road –

Greer asked is there a variance [on this property] and Mr. Gibbs said yes.

Pro Tem Williams asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance #24-07-040.

RESULT	APPROVED ORDINANCE #24-07-040
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

5. Resolution of the City of Locust Grove to grant a parking and access easement to Locust Grove Property Holdings, LLC and Carol C. McQueen, her successors and assigns over property owned by the City of Locust Grove -

Pro Tem Williams asked for a motion. Councilman Shearouse made the motion to add “Exhibit D” [Replacement of fence around the water tower with a coated chain link fence] and approve the request by approving resolution #24-07-041.

Greer asked how the city would avoid absorbing costs for maintenance. Tim said we are going to accelerate painting this year and will discuss it in the future. Andy said this is not an exclusive easement. If they cause any damage they would pay the city for the damage. Greer asked about costs should the city do maintenance. Andy said we have immunity and would be protected.

RESULT	APPROVED RESOLUTION #24-07-041 WITH “EXHIBIT D”
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

6. Resolution of the City of Locust Grove to grant an exemption from development impact fees to Continental 737 Fund under Section 16.08.610 of the Code of Ordinances of the City of Locust Grove -

Pro Tem Williams asked for a motion. Councilman Boone made the motion to deny the request.

RESULT	DENIED RESOLUTION
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN-FAVOR REQUEST DENIED.

NEW BUSINESS/ACTION/DISCUSSION ITEMS -

7. Ordinance to authorize the acceptance of the grant agreement with the State Road & Tollway Authority (SRTA) in accordance with the requirements of the Georgia Transportation Infrastructure Bank for the Peeksville Connector Project -

Bert stepped forward and said this is a grant agreement for SRTA and pending review by the attorney. This money will be used for construction costs.

Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the request by Approving ordinance #24-07-042.

RESULT	APPROVED ORDINANCE # 24-07-042
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

8. Ordinance to authorize the execution of the loan agreement with the State Road & Tollway Authority (SRTA) in accordance with the requirements of the Georgia Transportation Infrastructure Bank for the Peeksville Connector Project –

Bert said this is the loan agreement portion for the \$2 million with a repayment period of a ten-year term at [2.59% interest rate]. Staff recommends approval and this is pending review by the city attorney.

Andy said he spoke with the person who evaluates and approves these grants, and she informed him the Locust Grove application was outstanding [relative to all other applications] it met every single point they were looking for. Andy commended Tim and Bert for putting the city in the position for this huge financial benefit to the city. Boone thanked Andy for those comments and said he has never heard of that happening.

Pro Tem Williams asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance **#24-07-043**.

RESULT	APPROVED ORDINANCE #24-07-043
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

9. Special Event Permit by the Johnson Foundation and Fire Marshal Anthony Hicks for the annual school supply giveaway event to be held at Claude Gray Park on Saturday, July 20, 2024, between 11:00 AM to 4:00 PM –

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

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

10. Special Event Permit request for downtown live music and block party on July 26, 2024 -

Daunté said this is an event request by Colleen Cook, a city sponsored event and staff recommends approval. Breedlove asked if the city will still do Friday Nights on the lawn this summer. Colleen said this is revamping of Grooving in the Grove to promote downtown businesses. Colleen said she is also asking for a special permit for restaurants that are licensed to sale alcohol to use a special cup and retained to a designated area. Also, Colleen verified the date is July 27th not July 26th. Breedlove asked if this is replacing the October event (Grooving in the Grove). Colleen said this is revamping that event and in response to attempt to create a summer music series. We did not bring back Friday nights on the lawn this year.

Pro Tem Williams said the intent is to create more foot traffic for businesses and possibly move into for future events. Greer said he pushed so hard for Friday Night events to bring our community together and the main issue was parking, and the parking is the same at city hall and downtown. Colleen said we did five occasions for Friday Nights on the lawn and attendance dwindled. Greer said if we support one event, we need to support all events. Pro Tem Williams said Main Street wanted to host this event

and no one is opposed to the Friday night event. Greer said if Grooving in the Grove is held in October why not keep it in October and keep Friday Night event in the summer series. Boone said the participation for the Friday Night event decreased and discussion took place. Shearouse said Grooving in the Grove had tables and food. Colleen said this is different because the food will come from downtown restaurants. Colleen said the last Grooving event was in 2019 (before the Pandemic), and the Main Street Board didn't want the name to die and decided to revamp it.

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

Greer made the motion to amend the original motion to allow public alcohol consumption.

RESULT	APPROVED SPECIAL EVENT WITH AMENDMENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

11. Special Event Permit for Community Rummage Sale to be held on the municipal grounds on Saturday, September 21, 2024, between 7:30 AM to 2:00 PM –

Tim said this is like what was formerly the city yard sale. Colleen said this is an upscale antique market. We are requesting use of the front lawn and food trucks if permitted. There will be 100 vendor spots and no sale of bulk items or pets. We intend to rent a roll off dumpster so that anyone who does not want to take leftovers can dispose of those items. Andy asked if there is a security deposit and Colleen said yes. Shearouse asked if there will be music or entertainment and Colleen said no. Shearouse said the application says music/entertainment and Colleen said she should have marked N/A for that option and confirmed this is a Main Street, Inc event.

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

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

12. Special Event Permit for the annual Haven House 5K run fundraiser on October 12, 2024 –

Daunté said this is an annual event and staff recommends approval.

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

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

13. Resolution to create a streetlight district in the Copperfield subdivision, a residential subdivision –

Bert said this subdivision has 26 lots and will have nine LED lights. Staff recommends approval.

Mayor Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the request by approving resolution #24-07-044.

RESULT	APPROVED RESOLUTION #24-07-044
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

14. Ordinance to amend the FY 2023 Operating and Capital Improvements Budget for the Calendar Year 2023 operating period related to GASB 96 SBITAS –

Tim said these amendments were encouraged by our auditors due to some transactions related to GASB 96 for service accounts now treated more as capital expenditures.

Mayor Pro Tem Williams asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance #24-07-045.

RESULT	APPROVED ORDINANCE #24-07-045
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

ADD ITEM –

15. Resolution to notify residents of proposed voting precincts in Locust Grove –

Mayor Pro Tem Williams asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution #24-07-047

RESULT	APPROVED RESOLUTION #24-07-047
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

Andy said we are waiting to confirm if we can hold a municipal election in public places outside the jurisdiction.

Shearouse asked if all of these locations are in the city limits. Tim said Lowes is not.

CITY MANAGER’S COMMENTS –

- **SPLOST VI Intergovernmental Agreement (to be added if terms are accepted during ongoing negotiations)** – Tim said we met last Thursday and there are six scenarios and reviewed each. We proposed using the most recent 2023 Census Figures. We will get the list to the council as soon as we get the IGA (possibly tomorrow). Andy said may include the ability to bond [general obligation bond]. Boone said Tim leads the way on this and does a very good job. Tim reviewed the options and said we are hoping for option one or two and discussion took place.
- **Planning Advance July 14-July 17 (Brasstown Valley, Young Harris, GA)** – Tim said this is a reminder that the July 15 meeting has been moved to July 22 due to our planning meeting. We have advertised accordingly.
- **Discussion on upcoming elections with the county elections director** – Tim reviewed, and discussion took place.

PUBLIC COMMENTS – NONE

COUNCIL COMMENTS – NONE

MAYOR’S COMMENTS –

Mayor Pro Tem Williams said thank you to Tim and Bert for their efforts with the grant and loan and to Andy for recognizing his phone call with the representative.

EXECUTIVE SESSION – PROPERTY ACQUISITION AND LITIGATION

Motion to go into executive session to discuss property acquisition and litigation matters by Councilman Shearouse and seconded by Councilman Taylor. Motion Carried All in favor 7:17 PM.

At 7:32 PM, motion to come back into regular session made by Councilman Shearouse and seconded by Councilman Boone.

ADJOURNMENT –

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

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 7:33 PM.

Notes taken by:

Misty Spurling
City Clerk