

**City of Locust Grove  
Council Workshop Meeting Minutes  
Public Safety Building – 3640 Highway 42 S.  
Locust Grove, GA 30248  
Monday, November 15, 2021  
6:00 PM**

<b>Members Present:</b>	<b>Staff Present:</b>
Robert Price – Mayor	Tim Young – City Manager
Willie Taylor – Councilman	Bert Foster – Assistant City Manager
Keith Boone – Councilman	Misty Spurling – City Clerk
Rudy Breedlove - Councilman	Jennifer Adkins – Assistant City Clerk
Vincent Williams - Councilman	Daunte’ Gibbs – Community Development Director
Carlos Greer – Councilman	Jack Rose – Public Works Director
	Derrick Austin – Police Chief
<b>Members not Present:</b>	Andy Welch - Attorney
Rod Shearouse – Councilman	

Mayor Price called the meeting to order at 6:00 PM.

Invocation given by Community Development Director Daunte’ Gibbs.

Mayor Price led the Pledge of Allegiance.

**APPROVAL OF AGENDA** –

Mayor Price asked for a motion to amend the agenda. Councilman Boone made the motion to amend and remove item two from public hearing items and add to Community Development discussion.

RESULT	APPROVED REMOVED ITEM TWO
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR

Mayor Price asked for a motion. Councilman Greer made the motion to approve the November 15, 2021, meeting agenda as amended.

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

**PUBLIC COMMENTS** –

- **Introduction of new employee – Officer Keldrick Hunter**

Mayor Price said Officer Hunter was delayed and is not present at the time; therefore, will be introduced later in the meeting.

**PUBLIC HEARING ITEMS** –

## **1. FY 2022 Operation and Capital Improvements Budget Hearing (Second Hearing)**

City Manager Tim Young stepped forward and led discussion this is the second public hearing for the FY 2022. This is to clarify some things, the T-SPLOST was approved by voters and what was a draft/holding budget is now official. There are some slight clarifications in the General Fund, in the police department budget. SPLOST V and Confiscated Asset funds with an overall negligible overall fiscal impact in general fund of less than .05 percent of general fund revenues. Confiscated assets were reduced to reflect actual fund balances because of the final close out with the Joint Task Force with Henry County and other cities so we accounted for what we had. SPLOST V was updated from old projects, and we struck those out to make sure only SPLOST V projects are included.

Councilman Greer asked what do you mean “struck out”? Mr. Young replied there were old projects from SPLOST II and SPLOST III, not SPLOST V which were items no longer currently funded by SPLOST V. Councilman Greer asked if those projects are finished and Mr. Young replied yes, and the projects we have pushed forward are those we have had for a while (Bill Gardner project.) as an example.

Mr. Young said the proposed FY 2022 General Fund budget is \$8,993,130.00 and discussion took place about revenues by type which was shown on the presentation overhead. We also still have some fund balance which includes projects that we were trying to get started over time. Discussion took place and Mr. Young reviewed funds by department/division and General fund expenditures by amount. With everything added together – including the Capital and Enterprise Funds the total FY 2022 budget is \$29,263,475.00. Mr. Young said this is a public hearing.

Mayor Price asked for any public comments and there were no comments. Mayor Price closed the public hearing.

Mayor Price asked for comments from Council.

Councilman Greer asked if these are the numbers, we discussed for TSPLOST. Mr. Young replied yes, 7.2 million for bonding. Councilman Greer asked when we should expect receipt of that money and Mr. Young replied we should receive by April. Discussion took place about ARPA funds. Mr. Young said we have not allocated for any state ARPA funds, we applied for state funds for leveraging in utilities, but we have not been awarded [all of] the funds yet; therefore, we can't budget those funds. Our next round of ARPA will come in the Spring for about \$1.5 million dollars. Nothing further. We will adopt this at the next Council meeting on December 6, 2021.

## **2. Amend Section 17.04.041 and Section 17.04.060 Multi-family Residence district, for zoning regulations, conditional uses for senior adult housing and age targeted continuum of care developments –**

*Item two removed from public hearing as part of approval of agenda and added to Community Development discussion.*

## **NEW BUSINESS/ACTION ITEMS –**

### **3. Review and approval of Operating agreements for office equipment and services –**

Mr. Young said we have a current agreement to renew with Novatech. We are also looking to align all our agreements for services for FY 2022 since we have a lot of agreements (phone, IT, internet

equipment) and evaluate what is expiring to have some functions in house for cost savings or put out for RFQ. Nothing further.

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request.

RESULT	APPROVED
MADE MOTION	COUNCILMAN WILLIAMS
2 <sup>ND</sup> MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED - ALL IN FAVOR

**4. Election certification of T-SPLOST for bonding purposes –**

Mr. Young turned this item over to Attorney Andy Welch for discussion.

Attorney Andy Welch stepped forward and said this is a resolution for the City of Locust Grove approves the certification of the November 2, 2021 T-SPLOST election results. This council took the remarkable step of being the only city in Henry County to place on the bond question on the ballot for the voters in Locust Grove to authorize bonding of the T-SPLOST proceeds projected to be \$7.2 million dollars. TSPLOST collections will begin in April of 2022. If the TSPLOST money is not bonded, it trickles in as the pennies are collected by the state and distributed to the county and then the county remits to the city. Since Council negotiated with the county for the voters to decide whether the City could issue bonds based on the incoming TSPLOST revenues, Locust Grove will receive all the money at one time less the expenses of validating and issuing the bonds. Effectively, the city will receive the loan for bond holders at a very low percentage. It looks like the rate of monetary and construction cost inflation is going to exceed the percent the city will pay in the marketplace for municipal bond proceeds. Discussion took place. The city will have all the money to spend immediately while constructions costs are increasing, and discussion took place. This will allow the city to bid out projects next year and begin construction of TSPLOST projects in the city. It was also noted that there are \$10 billion dollars in federal money allocated for railroad crossings with the latest infrastructure bill passed by congress. Our contacts at Norfolk Southern said Locust Grove is a high priority location for non-grade crossings. Mr. Welch said he wanted to say all of this so the citizens of Locust Grove will know the actions taken by Council, staff and the voters was extremely well-timed and beneficial to relieve traffic congestion in the city.

Councilman Boone and Councilman Williams thanked Mr. Welch for his kind words and said without the voters the city could not be in this position.

Councilman Greer asked Mr. Welch can the rates be negotiated when bonding. Mr. Welch replied it depends. There are two ways to sell bonds (private sells with a financial institution, or public placement). Public placement allows public bidders to bid on the bond and said that according to Raymond James current market conditions for a public sale look like the percent will be between one and two percent.

Attorney Andy Welch said Councilman Williams is right, the city could not be in this position today if the voters had not approved. Discussion took place.

Discussion took place about resurfacing projects and future traffic increase. Mr. Young said \$3.5 million dollars is allocated for congestive relief projects. Discussion took place and nothing further.

Attorney Andy Welch said the next step, after approving the elections certificate tonight, will be for approval of a bond validation resolution in order to issue the bonds, whether private or public. This will be an action item in December. Nothing further.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution #21-11-077.

RESULT	APPROVED RESOLUTION #21-11-077
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR

Mayor Price said Officer Hunter has arrived and asked Chief Austin to come forward.

- **Introduction of new employee – Officer Keldrick Hunter**

Chief Austin stepped forward to introduce new employee Officer Keldrick Hunter to the department. Officer Hunter stepped forward and Chief Austin said Officer Hunter is from Newton County Sherriff department and he has eight years’ experience in law enforcement. Officer Hunter thanked Mayor and Council for the opportunity.

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

**MAIN STREET OPERATIONS –**

Mr. Young said the Christmas lights are going up and the lighting of the tree is coming up on November 25<sup>th</sup>. We are going to encourage everyone to sing O’ Holy Night. Christmas in the grove will be December 4<sup>th</sup> and is organized by the Main Street program. We will hopefully begin selection for the Main Street position soon. Our employee Christmas lunch will be at Claude Gray Pavilion on November 24<sup>th</sup> at 11:30AM.

**PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN**

Chief Austin reviewed the monthly report and gave an update total collected in October 2021 was \$49,582.00. The department completed 16 training hours in October. All officers are scheduled for Crisis Intervention training which will be hosted at our precinct in December and in January. Nothing further.

**PUBLIC WORKS – JACK ROSE**

Public Works Director Jack Rose gave an update plant operation are good, continuing with general maintenance and repairs. Nothing further.

**ADMINISTRATION – BERT FOSTER**

Mr. Foster gave an update for the Peeksville Road extension (joining Highway 42 at Peeksville and Cleveland Street). We received the estimate back from the contractor for adjustments to the existing facility onsite. We sent the estimate to our attorney to forward to the appraiser to make a final offer to the property owner. Chase Maddox Park still has lingering issues with ponding on the track; however, Mayor Price has helped with ensuring our engineers get that addressed. GDOT requested a hydro study for the Bill Gardner modification project which our consultants provided the study accordingly. We hope to get that permit soon. The state website has links for updates related to the MMIP including timeline of completion. We

posted the bids on November 10, 2021, for the signal at Market Place and Highway 42 and will be posted until December 10, 2021. We are still waiting on the engineering plans from the consultant for the Scatter Garden/Veteran's Memorial. We will have a status meeting with the consultants on Wednesday and should learn more about next steps on the Comprehensive Transportation Plan and Trail Master plan. We have a project manager for the downtown corridor study for MLK to Colvin Road. We are going through a feasibility study and next step is to select a consultant which will hopefully be by January 2022. We will meet virtually with GDOT on Thursday to confirm the plan location for the Bethlehem Interchange project. Colvin Road at Davis Lake Road will be closing soon for railroad crossing work, and we will be reconstructing after the closure is complete. We will post updates on social media. Mr. Foster said he is going to find an engineer to consult with about the possibility of converting the intersection at Tanger Boulevard and Indian Creek Road. Its currently a two-way stop and we want to convert into possibly a four-way stop to eliminate accidents. Nothing further.

- **Resolution to create a streetlight district in Flakes Mill subdivision on South Bethany Road –**

Mr. Foster led discussion we received a petition to create a streetlight district in Flakes Mill subdivision. There are 48 lots requiring seven lights and we will put a Pro Rata Cost per lot plus the administrative cost totaling \$23.65 per year per lot.

Councilman Greer said he is not familiar with this subdivision and asked if this is a subdivision we just approved? Councilman Breedlove said this is Sunrise Builders. Discussion took place and Mr. Foster said the final plat has not been approved. Councilman Greer asked why are we approving streetlights if the final plat has not been approved? Mr. Foster said the preliminary plat has been approved. Discussion took place about location of the subdivision.

Mr. Gibbs made a comment the preliminary plat was approved some years back when Knight Homes purchased. Mr. Foster said this is not for action tonight, only discussion.

Councilman Greer asked if we have an idea of collections that we receive from other Streetlight districts? Mr. Young said we are collecting; however, not sure of the exact figures. Each June 1<sup>st</sup> we send a flat file of all the lots to the tax commissioner for collection. We will get the actual numbers and give an update. Nothing further.

- **Residential growth report for residential development through November 1, 2021 –**

Mr. Foster said the City's residential growth regulation ordinance was implemented to address trends in the City's housing stock. This is designed to accommodate and control the amount of single-family, multi-family, and mobile home housing developments within the city. Mr. Foster reviewed the percentage thresholds for each type of development [single-family cap is 77%, multi-family is 20%, and the cap for mobile homes is 3%]. Mr. Foster said the visual chart shows we have plenty of medium density, single-family housing with a total of 8,000 lots in the city and that of those, 4,307 are undeveloped. Mr. Foster said he noticed he left two subdivisions from the list and will make those corrections.

Councilman Greer asked what two subdivisions are not listed and Mr. Foster replied Flakes Mill and the Sunrise development on Bowden Street. Nothing further.

Councilman Boone asked the status of the digital sign at City Hall. Councilman Boone said he is aware we planned to replace after the road project is complete but said he thinks we should replace sooner. Councilman Boone suggests we review the right-of-way plan and move forward with installing a new sign. Mr. Young said he will contact GDOT about construction and relocating.

Discussion took place about repairing the sign; however, Ms. Adkins said she has confirmed the sign is not repairable and the original company is no longer in business now. Mr. Young said we have reached out to other companies and have not received any feedback, but we will get an update soon on replacing. Nothing further.

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

Mr. Gibbs gave an update his department has issued a total of 2,425 permits including 382 new house permits for 2021. We have issued 382 COs [271 residential and 111 commercial permits] with 453 business licenses issued for 2021. Mr. Gibbs said there are several ongoing active developments and Chick-Fil-A is officially active. Nothing further.

- **Special Event Permit for the Locust Grove High School “School Showcase”, December 21, 2021 –**

Mr. Gibbs said this is a request from Locust Grove High School to allow to host a school showcase, at the Train Viewing Platform and areas around Mayor’s Walk on December 21, 2021, from 4-6 PM. Vendors will be set up to give away cookies and other items; however, will not be selling any items. Nothing further.

- **Amend Section 17.04.041 and Section 17.04.060 Multi-family residence district, for zoning regulations, conditional uses for senior adult housing and age targeted continuum of care developments –**

Mr. Gibbs said this item was originally a public hearing item; however, after meeting this morning there is a question lingering that prompted his attention to remove. Council approved to amend and remove from public hearing and add for discussion only tonight.

Mr. Gibbs said this is a staff-initiated amendment to the zoning ordinance and taking into consideration all the Comprehensive Land Use Plan language and direction the city is forecasted to grow. The item has a list of developer requirements if a developer asked for more than eight (8) du/acre. Mr. Gibbs said there are two ways in which to approach for Councils for consideration: [anything above eight units per acre, or the tiered approach (8-12 units, 12-16 units, 16-20 units)]. With each tier there is an additional requirement, and it gives the developers more flexibility of what they can expect and offers some balance. Discussion took place and Mr. Gibbs said the tiered approach allows for more of a steady, gradual increase in developer standards. The more density they ask for the higher the standards that will be expected of them, versus anything above eight (8) units per acre, the developer would have to bring their A++ (design, development) no matter the units per acre.

Councilman Breedlove asked how flexible is this eight-unit approach? Mr. Gibbs said this ordinance is designed for the Gateway Land Use so the developer would have to come before Council anyway with their request.

Councilman Williams asked if this is zoned for any use and Mr. Gibbs replied not according to the zoning map. Discussion took place.

Councilman Greer said he does not see anywhere in the district that could support 20 du/acre even with the tiered approach. Mr. Gibbs quoted the city attorney “Just because there is a provision doesn’t mean Council has to approve”. Councilman Greer asked if we are subjecting ourselves to

legal action by doing so? Attorney Andy Welch said the Comprehensive Land Use Plan is a long-range guide relied upon by your staff and the courts and said he would not recommend adoption of higher densities if Council doesn't think the city would be ready within five to ten years. Rather, the Council would need to consider amending the Comprehensive Plan to reduce the densities to be more consistent with the desires of the Council and consistent with the growth regulation ordinance; however, because the Comp Plan has the potential for a maximum density of 20 units per acre Daunte has followed that guidance document in his drafting of this ordinance amendment. If Council no longer agrees with such densities, it should give Daunte clear directions and amend the Comp Plan. Discussion took place. Henry County and only has one city that has a development ordinance that allows for 16 or more du/acre. Discussion took place.

Mr. Young said we worked out some tiers in terms of what performance standards would be. Over 16 would require a parking garage. Mr. Gibbs said as the density increases, it caps at five levels.

Councilman Boone said amenities are not listed on this item. Mr. Young said amenities would still be required whether on or off site. Discussion took place.

Mr. Gibbs asked Council if more time is needed to review, or does Council want a revised copy with all options or copy of the entire ordinance with current requirements?

Councilman Greer said the dilemma is the number of units being requested for the area, not the project itself. Discussion took place. Attorney Andy Welch said visual images will help and from that Council can decide. The growth regulation report says the City is capped at 700 multi-family units. Councilman Greer asked if staff could review and come up with an adequate number?

Councilman Boone asked how much tax revenue would be generated from this? Attorney Andy Welch said the City doesn't have a property tax but its value is based on market sales and the landlord pays the County property taxes and passes those costs on to the renter.

Attorney Andy Welch said the city has a moratorium in place for Development permits and Council will need to extend at the next meeting because it is due to expire next month.

Nothing further.

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

### **CITY MANAGER'S COMMENTS –**

- **2022 Calendar Year meeting schedule –**

City Manager Tim Young reviewed the original traditional meeting schedule and the provisional schedule to include school breaks and an option to alter half the meetings on second and fourth Mondays and other half on first and third Mondays. Attorney Andy Welch said either schedule is fine; however, the more consistent is best.

Mayor Price said he would like to keep the original meeting schedule for first and third Mondays.

Mr. Young said this will come back for action on December 6, 2021. Discussion took place about the first February meeting date [February 1, 2022] being set for Tuesday versus Monday. Mr.

Young said this is always adjusted because the first Monday in February is always clerk training in Jekyll Island. We would not have the city clerk here to do the minutes. Discussion took place to have another staff member type minutes. Council agreed to the traditional schedule; however, reverting the February meeting date back to the first Monday [February 7,2022]. Nothing further.

- **Council retreat in early 2022 –**

Mr. Young said we would like to schedule a retreat for January or February 2022. Mr. Young asked Council to let him know any dates that would not work during those months, and we will narrow down a date for suggestion. Nothing further.

**MAYOR’S COMMENTS –**

Mayor Price provided a copy of a Proclamation for Locust Grove Cancer Awareness Month. City Clerk Misty Spurling read the proclamation aloud. Mayor Price said he would like to encourage more employees to have their screenings done without having to take personal time off. Mayor Price asked for comments from Council.

Councilman Greer said he thinks we should approve a full eight (8) hours versus the proposed four (4) hours of leave. Discussion took place and Mr. Young said this would be per calendar year and will amend the personnel policy to reflect the changes. Nothing further.

Mayor Price said there is a gentleman present tonight that he and Councilman Greer met recently, and he is going to allow him the opportunity to speak and asked him to come forward.

Mr. Lloyd Nesbick stepped forward and said he is the owner of Nesbick Management Consultants. Mr. Nesbick said his business offers community relations and community building. Mr. Nesbick said he manages a food truck business and has events in the surrounding areas including the Taste of Henry and Southern Belle Farms. Mr. Nesbick said he would love the opportunity to serve Locust Grove in a food truck event. These events bring the community together while also helping local downtown businesses. Nothing further.

**EXECUTIVE SESSION – LITIGATION**

Mayor Price asked for a motion to enter executive session for the purpose of litigation. Councilman Breedlove made the motion with second by Councilman Greer. All in favor and motion carried. Council entered executive session at 7:54 PM.

Mayor Price asked for a motion to reconvene to regular session from executive session at 8:15 PM. Councilman Greer made the motion with second by Councilman Taylor. All in favor and motion carried

**ADJOURNMENT-**

Mayor Price 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 TAYLOR
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 8:16 PM.



Notes taken by:

---

Misty Spurling, City Clerk