

**City of Locust Grove  
Council Meeting Minutes  
Public Safety Building – Courtroom Chamber  
3640 Highway 42 S. – Locust Grove, GA 30248  
Monday, June 6, 2022  
6:00 PM**

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

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

Invocation given by Assistant City Manager Bert Foster

Councilman Breedlove led the Pledge of Allegiance.

**APPROVAL OF AGENDA** –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the June 6, 2022, meeting agenda.

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

**PUBLIC COMMENTS** –

- **Introduction of new Fire Marshal – Anthony Hicks**

Community Development Director Daunte’ Gibbs asked Mr. Anthony Hicks to step forward. Mr. Gibbs introduced Anthony Hicks, new Fire Marshal for the City of Locust Grove. Mr. Hicks has 17 years’ experience, and he brought a 90-day plan to implement along with writing a draft ordinance for Fire Prevention and Protection. We are happy to have him.

Mr. Hicks said he appreciates the opportunity and looks forward to working with the city and staff. Nothing further.

**PUBLIC HEARING ITEMS** – NONE

**APPROVAL OF THE MINUTES** –

1. **MAY 2, 2022 - REGULAR MEETING MINUTES** –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the May 2, 2022, regular meeting minutes.

RESULT	APPROVED MAY 2 , 2022, REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN WILLIAMS
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

**2. MAY 16, 2022- WORKSHOP MEETING MINUTES –**

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the May 16, 2022, workshop meeting minutes.

RESULT	APPROVED MAY 16, 2022, WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

**ACCEPTANCE OF THE FINANCIAL STATEMENT –**

**3. APRIL 2022 FINANCIAL STATEMENT –**

Mayor Price asked for a motion. Councilman Williams made the motion to approve the April 2022, financial statement.

RESULT	APPROVED APRIL 2022, FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN WILLIAMS
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

**UNFINISHED BUSINESS/ACTION ITEMS –**

**4. Ordinance to amend the Gateway Town Center Future Land Use allowable max density units per acre of the City of Locust Grove Comprehensive Land Use Plan –**

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by approving ordinance **#22-06-033**

RESULT	APPROVED ORDINANCE #22-06-033
MADE MOTION	COUNCILMAN BREEDLOVE
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**5. Ordinance to amend Section 17.04.060, Multi-family residence district, and Section 17.04.041, of the City of Locust Grove Code of Ordinances -**

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by approving ordinance **#22-06-034**

RESULT	APPROVED ORDINANCE #22-06-034
MADE MOTION	COUNCILMAN BREEDLOVE
2 <sup>ND</sup> MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

**6. Ordinance to allow a stream buffer variance for a proposed 530,000 +/- sq. ft. warehousing facility on 46.61 +/- acres in Land Lots 247 and 248 of the 2<sup>nd</sup> district, on Bethlehem Road and SR 42 –**

Mr. Gibbs said the applicant requested a revision in language in Exhibit “D”. Mr. Gibbs read aloud the revision that includes the following: “All recommended improvements” to “All required conditions”

Attorney Andy Welch asked Mr. Gibbs if the GDOT DRI is written as “recommended” or “required”. Mr. Gibbs said “required” is written in the DRI Exhibit.

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance **#22-06-035**

RESULT	APPROVED ORDINANCE #22-06-035
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

**7. Ordinance to rezone 124.35 +/- acres of multiple tracts (Parcel IDs: 111-01007000, 111-01008000, 111-01009000, and 111-01014000) in Land Lots 233 and 234 of the 2<sup>nd</sup> district –**

Mr. Gibbs said this is a request from Sansone Group to request rezoning of multiple tracts from RA to M-1. Mr. Gibbs said staff is recommending approval with conditions. Mr. Gibbs said conditions one through four remain unchanged; however, conditions five through eight have been amended and Mr. Gibbs read aloud conditions five through seven as part of Exhibit “D”.

Mr. Gibbs asked Attorney Andy Welch to review and explain amended condition number eight. Attorney Andy Welch stepped forward and said in discussion with legal counsel for the developer; condition eight was designed to follow the map that is represented on the overhead screen. The developer will pay for engineering costs for the southern boundaries of the subject property and discussion took place.

Mr. Young read (revised) condition number eight aloud. Mr. Welch said the last two sentences were added prior to meeting and will also add “as determined by City Manager”. Mr. Gibbs said Sansone also filed a Constitutional letter. Mr. Welch asked Mr. Newton Galloway, attorney of record representing the applicant, whether his client consented to the conditions as revised. Mr. Galloway responded in the affirmative his client does so consent to the revised conditions. Nothing further.

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving ordinance **#22-06-036** with conditions as amended.

RESULT	APPROVED ORDINANCE #22-06-036 WITH AMENDED CONDITIONS
MADE MOTION	COUNCILMAN BOONE

2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – FIVE IN FAVOR (SHEAROUSE, TAYLOR, BOONE, WILLIAMS, BREEDLOVE) AND ONE OPPOSED (GREER)

**8. Resolution of agreement for CVL Project #0014203 GDOT (Roadway/High Mast Lighting and Underdeck lighting) –**

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution #22-06-037.

RESULT	APPROVED RESOLUTION #22-06-037
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**9. Ordinance to amend Section No. 304 of the Personnel Policy – City Holidays –**

Mr. Young stepped forward and said this is an amendment to add Juneteenth as an observed holiday. Mr. Young said the holiday will fall on Sunday, June 19, 2022; therefore, the city would observe Monday, June 20, 2022, if approved by Council. Also, other jurisdictions observe Good Friday holiday and that is included for consideration [Exhibit 1 or Exhibit 2]. Nothing further.

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request for both holidays (Juneteenth and Good Friday) by approving ordinance #22-06-038.

RESULT	APPROVED ORDINANCE #22-06-038
MADE MOTION	COUNCILMAN BREEDLOVE
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**NEW BUSINESS/ACTION ITEMS -**

**10. Ordinance to approve the final plat for Berkeley Lakes Phase 2B, single-family subdivision located on Singly Circle (Parcel IDs: 14601032000 and 146-01033000) –**

Mr. Gibbs stepped forward and led discussion this is a request for approval of the final plat for Berkeley Lakes Phase 2B to add 51 lots. Staff recommends approval.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance #22-06-039.

RESULT	APPROVED ORDINANCE #22-06-039
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

**11. Request for a Special Event Permit for the Rainbow Girls bi-annual fireworks sale fundraiser**

Mr. Gibbs said this is a request for the sale of fireworks in the Walmart parking lot between June 22 – July 10, 2022, and December 23 – December 31, 2022 to coincide with Independence Day and New Year's Day holidays. Staff is recommending approval.

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

RESULT	APPROVED SPECIAL EVENT PERMIT
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

**12. Resolution to accept proposal for Peeksville Connection Extension to Frances Ward –**

Mr. Young stepped forward and said this is a proposal for the next step in the Peeksville Road Connection between SR 42 and Frances Ward and the city to pay for engineering costs. Councilman Greer said the total for engineering costs for the city would be \$40,000 and asked if this is the base rate? Mr. Young said yes, this is the total cost unless (any additional fees). Attorney Andy Welch said this includes all GDOT standards of surveying, etc. Nothing further.

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution #22-06-040.

RESULT	APPROVED RESOLUTION #22-06-040
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**CITY MANAGER’S COMMENTS –**

Mr. Young reviewed the latest Census count as of July 2021 and the City of Locust Grove currently has a population of 9,750. Mr. Young reviewed the overall (Henry County) chart presented on the overhead screen and Locust Grove is now approaching 4% of Henry County in terms of size. The city grew by sixty-six percent between 2010-2020. The utility department printed 4,006 water bills this past billing cycle and we are looking at splitting billing into two cycles at some point in the future. The MLK tank base station is nearing completion and should go live by the end of the week.

We received bids for resurfacing roads throughout the city and the lowest bid was \$3.8 million dollars. We budgeted \$2.5 million; however, the costs of materials and inflation effected previous estimates. Attorney Andy Welch said we are hoping to finalize the contract for approval as soon as possible. The paving project (begin date) will be dependent upon when the contract is signed.

Councilman Williams asked if we would open for re-bid being the lowest bid is not within budget? Mr. Young said we would not do a re-bid; we will find the difference of overage in another account.

Councilman Greer asked since this was approved in 2018 why the long wait period on the process. Mr. Young said we used estimates from McDonough from there road paving in 2018. Attorney Andy Welch said various steps have been taken between that timeline, including SPLOST V negotiation, and bonding the T-SPLOST money for road resurfacing. We couldn’t accurately estimate the cost; however, the best price is the \$3.8 million to do all the roads we want to do. Councilman Greer asked if those were in house numbers from the City of McDonough? Mr. Welch said the (2018) estimate was pre-Covid. Mr. Young said we couldn’t bid until we had the money. Mr. Welch made a comment if homestead tax is levied that money could be allocated towards other projects.

Further, Mr. Young said we will begin discussion with Henry County on June 15, 2022 about the Fire Marshal responsibilities. Also, the MLK water tank is due for painting and Mr. Young referred to the example on the overhead screen of the new city seal and logo. The total costs would be \$17,000 to update. Discussion took place about the placement of the seal and logo.

Mayor Price asked for a motion. Councilman Greer made the motion to add the MLK water tank update (including painting and logo/seal) to the agenda.

RESULT	APPROVED ADD ITEM #13
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**ADD ITEM –**

**13. Approval of contract for the update to the MLK water tank including painting and adding the city seal/logo.**

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request for the update referenced from the second proposed image.

RESULT	APPROVED CONTRACT
MADE MOTION	COUNCILMAN BREEDLOVE
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

**CITY MANAGER COMMENTS CONTINUED –**

Mr. Young said we are consulting with Pelicon Group regarding LOST and we have another meeting for the final proposal. We will likely not be sharing costs with the other cities. Attorney Andy Welch said Michael Brown, with the Pelicon Group, is very successful and has a good reputation with Henry County.

**MAYOR’S COMMENTS –**

**EXECUTIVE SESSION –NONE**

**ADJOURNMENT –**

Mayor Price asked for a motion to adjourn. Councilman Greer made the motion to adjourn.

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 6:51 PM.

Notes taken by:

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Misty Spurling, City Clerk