

**City of Locust Grove  
 Council Workshop Meeting Minutes  
 Public Safety Building – 3640 Highway 42 S.  
 Locust Grove, GA 30248  
 Monday, February 20, 2023  
 6:00 PM**

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

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

Invocation given by Chief Derrick Austin

Councilman Shearouse led the Pledge of Allegiance

**APPROVAL OF AGENDA** –

Mayor Price asked for a motion. Councilman Boone made the motion to approve the agenda.

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

**PUBLIC COMMENTS** –

**Presentation by Georgia Safe Sidewalks – trip hazard removal specialists –**

Mr. Jim Bright with Georgia Safe Sidewalks stepped forward. Mr. Bright said the company was founded over 15 years ago to help manage sidewalks all over the state. This type of service is about 85% less expensive than the demolition process (grinding and lifting of sidewalks). Mr. Bright said his team would take an inventory of the sidewalks in Locust Grove and take notes of the trip and fall hazards and other issues per ADA compliance.

Councilman Williams asked if this is more cost effective versus if our crew done the repairs themselves.

Mr. Bright said his crew would demo, form, and fill in as part of the process. The average cost of a single repair was \$65.00 for his company but that does not guarantee the trip hazard. Discussion took place about inspection process and Mr. Bright said he can't replace a cracked panel; however, the inspection information would be provided to the public works director.

Councilman Boone asked who is liable in the interim after we notify your team of a problem area in relation to repairing (time frame). Mr. Bright said the city would be liable until his team had the opportunity to do the repairs and Mr. Bright said the turnaround time is about six to eight weeks after they are notified. Nothing further.

### **PUBLIC HEARING ITEMS** –

**1. Request from R-2 (Single-Family Residential) to OI (Office/Institutional) for 0.44 +/- acres (Parcel ID L05-01003000) in LL 176 of the 2<sup>nd</sup> district at 24 Peeksville Road -**

Community Development Director Daunté Gibbs stepped forward. Mr. Gibbs said the applicant intends to remodel the existing historic single-family residential structure for use as an optometry office. Mr. Gibbs said staff recommends approval with one condition (read aloud).

Mayor Price said this is a public hearing and asked for public comments from anyone in favor of the request.

Mr. Scot Werner and his wife, Brenda Werner, stepped forward to comment. Mr. Werner said he and his wife are the owners of the optometrist office and formerly owned a successful practice in McDonough for 15 years and the business became too big. Mr. Werner said the opportunity came and he and his wife decided to sell the business. Mr. Werner said they live in Locust Grove and want to re-open the business [smaller scale] and this house is perfect for their intended use.

Mayor Price asked for public comments from anyone opposed to the request to come forward. There were no comments.

Mayor Price closed the public hearing and asked for comments from the Council.

Discussion took place about the location of the house. Councilman Shearouse asked if there are any objections from surrounding neighbors and Mr. Werner said no.

Councilman Boone asked if there are any plans to widen Peeksville Road and Mr. Young replied no current plans.

**2. Stream Buffer Variance to allow paving and grading into the required 75 and 50 ft. impervious buffers for a 3,100,500 +/- square foot warehousing/industrial development, located on Price Drive south of Bethlehem Road –**

Mr. Gibbs said this is a request from CRG Acquisitions, LLC, for an industrial development. The State of Georgia EPD has issued a stream buffer variance to which the applicant has received approval and now requesting approval from the city. Mr. Gibbs said staff recommends approval of this request with two conditions (read aloud).

Mayor Price said this is a public hearing and asked for comments from anyone in favor of the request. There were no comments.

Mayor Price asked for comments from anyone opposed to the request and there were no comments.

Mayor Price closed the public hearing and asked for comments from the Council.

Councilman Shearouse asked if this variance includes all seven of the criteria points and if each are mitigated. Mr. Gibbs said yes; however, this time only the buffer variance which is not part of the seven criteria.

Mr. Young said part of it is wetland mitigation. The EPD has approved the variance on the initial 25ft. buffer and our buffers are an additional 25ft. and the other 25ft [based on the original buffer]. The approval by the Corps (USACE) have been approved through wetland mitigation credits.

Councilman Williams asked Mr. Gibbs to confirm how many stream buffers are in discussion. Mr. Gibbs said six.

**OLD BUSINESS/ACTION ITEMS –**

**3. Ordinance to award the contract for construction management services associated with the structural repairs to City Hall to J.R. Bowman Construction Company, Inc. –**

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance **#23-02-023**.

RESULT	APPROVED ORDINANCE # 23-02-023
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

**NEW BUSINESS/ACTION ITEMS –**

**4. Resolution to reappoint members to the Locust Grove Events Committee –**

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving resolution **#23-02-024**.

RESULT	APPROVED RESOLUTION # 23-02-024
MADE MOTION	COUNCILMAN WILLIAMS
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

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

**MAIN STREET OPERATIONS – COLLEEN COOK**

Ms. Cook gave an update we have updated the train platform with new banners. We will have the annual Easter Egg Hunt on April 1, 2023 and Locust Grove Day on April 15, 2023. DDA is still in need of a new director to replace Otis Hammock and we had no HPC meeting this month. The Main Street, Inc. board members are planning regular events including Groovin’ in the Grove and Christmas in the Grove. Nothing further.

**5. Junkin’ in the Grove – Fundraiser hosted by Main Street, Inc. on the front lawn or a city park.**

Mrs. Cook said this will be a community event in September to raise money for the façade grant and beautification projects. The event is geared towards antiques and vintage items and a vendor process form will have to be completed. A date has not been finalized at this time. Nothing further.

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

Chief Austin reviewed the monthly report and gave an update total collected in January 2023 was \$68,552.59. The department completed 124 training hours in January. We had 28 new cases for investigation and cleared 19 of those cases.

Chief Austin said there was a shooting in Bunn Farms [newly developed area] involving two people. The meeting was supposed to be “shoe sales” but turned into a robbery. The suspect was shot and injured and hopefully we can make arrests soon. Nothing further.

## **PUBLIC WORKS – JACK ROSE**

Public Works Director Jack Rose said we repaired a leak on the blower at the Wastewater Plant. We had a water leak “call out” early Saturday morning that resulted in drastic water loss; however, has since been repaired. We are continuing with storm clean up and regular street maintenance. Mr. Rose made a comment about the sidewalk repairs and the amount of money the city would save. We had 80 water cutoffs today, but didn’t have cutoffs in November, December, or January. Nothing further.

Councilman Boone commended Jack and his crew on repairing the water line and to Tim for the updates regarding the leak on social media.

## **ADMINISTRATION –BERT FOSTER**

Mr. Foster gave an update that the Peeksville Road Extension appraisals are in process and the extra lane on Highway 42 (city portion) is underway. The sidewalk demolition and erosion control have been ongoing for the Bill Gardner Parkway modifications and the next step will be installation of storm pipes. Phase I of the paving project is complete and Phase II will begin soon. Mr. Foster said he walked around with the contractor to review the repairs needed for the City Hall repairs and the contractor will begin repairs in the water department and finish with repairs upstairs. The final design for the Bethlehem Road Interchange will be released in April. The assistant traffic engineer with GDOT said the plans for the signal at Bethlehem Road and Highway 42 have changed slightly and have been forwarded to Atlanta for further review.

### **6. Second revised MO for P-3 MMIP CVL Project #0014203- GDOT (utilities) –**

Mr. Foster said the utility engineers with GDOT submitted a second revision to the MOU. This revision is to force contractors to use American made products when building.

### **7. CDBG funding – Jackson Street infrastructure improvements –**

Mr. Foster said he, Tim, and Bert have been working with the county on the needed infrastructure improvements for Jackson Street. Henry County receives approximately \$1 million annually in CDBG funds from the federal government of which \$600,000 are available for disbursement to qualifying projects. The city will request \$350,000 of the CDBG funds of which \$175,000 will be utilized in the first phase of the project to begin preliminary engineering and design work. Nothing further.

Mr. Young said we are requesting \$350,000 from the county and we will provide a match with the utility funding. Mr. Foster said we have provided a draft version of the city zoning map for council review.

Councilman Williams asked about the (hours of operation) for the improvements on Bill Gardner Parkway. Mr. Foster said the work will begin at night when the milling and paving begin. The daytime work thus far has been removal of sidewalks, etc.

Mr. Foster also handed out the draft Official Zoning Map that will be updated and ready for public hearing in March. This is to reflect all changes in zoning since the last time it was adopted in 2016, including areas annexed. Attorney Andy Welch asked Mr. Foster if there are any changes to the zoning. Mr. Foster said there are no changes to the zoning and Mr. Young said we are essentially done with most of our industrial zoning unless additional industrial property is annexed in.

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

Mr. Gibbs gave an update that the department has issued a total of eight 128 permits (including 37 new house permits) for 2023. We have issued 22 COs [18 residential, and four (4) commercial] and 63 business licenses issued so far for 2023.

### **ARCHITECTURAL REVIEW BOARD (ARB) –**

#### **8. Resolution approving the architectural plans submitted for Tanger Self Storage, Phase 2, located at 620 Tanger Blvd. –**

Mr. Gibbs said this is already zoned M-1 and this portion will consist of eight buildings (seven traditional self-storage and one RV storage building). Staff recommends approval with three standard conditions.

Councilman Boone asked where the largest building will be located. Mr. Gibbs said the engineer would need to answer the question; however, Mr. Gibbs said he believes that the building is in the lower area.

Mr. Michael Elliott, of Metro Engineering, stepped forward to comment. Mr. Elliott identified the location of the building in question and discussed the schematic on the overhead screen. Discussion took place about the two detention ponds that will be on the property. Nothing further.

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

#### **9. Resolution for the I-75 Central Corridor Study –**

City Manager Tim Young stepped forward to comment. Mr. Young said this is in continuing support of the I-75 Central Corridor Coalition. This is \$1,000 annually for dues for a governing body for transportation enhancements. Nothing further.

Further, Mr. Young said we are working on the benefits section with changes to the language. Attorney Andy Welch said we will advertise for two weeks so that we can adopt the new changes to council salary. Council salary would increase from \$900 monthly to \$1,000 monthly and Mayor salary would increase to \$1,500 monthly. The salary changes will not be effective until the next election cycle; however, the benefits revisions will take effect immediately.

Mr. Young said the FY 2022 audit has begun and we are also working on new state and regional regulations for storm water. We are pursuing the CDBG funding opportunity and targeting Jackson Street for that funding. We are working on how we can achieve a better response time during storm related issues. Mr. Young said we are working on the preparation of the train platform for President Carters funeral train. Nothing further.

**COUNCIL COMMENTS –**

Councilman Boone asked if the support for the I-75 corridor study is only required from cities. Mr. Young said each jurisdiction in the corridor provides the \$1,000 support.

Councilman Williams asked how we can improve the voice carry over from the microphones in the council meetings. Mr. Young said we improved the system already, including the microphones. Everyone needs to make sure to speak directly into the microphone otherwise the sound will not come out. We are streaming Facebook live now which includes captions.

**MAYOR’S COMMENTS – NONE**

**EXECUTIVE SESSION – NONE**

**ADJOURNMENT-**

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:15PM.

Notes taken by:

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Misty Spurling, City Clerk