

**City of Locust Grove
Council Meeting Minutes
Public Safety Building – Courtroom Chamber
3640 Highway 42 S. – Locust Grove, GA 30248
Monday, August 7, 2023
6:00 PM**

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| Members Present: | Staff Present: |
| 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/Pro Tem | Daunté Gibbs – Community Development Director |
| Vincent Williams – Councilman | Jack Rose – Public Works Director |
| Rod Shearouse – Councilman | Derrick Austin - Police Chief |
| Rudy Breedlove – Councilman | Andy Welch – Attorney |
| | Staff not present: |
| | Colleen Cook – Main Street Director |

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

Invocation given by Chief Derrick Austin.

Councilman Williams led the Pledge of Allegiance.

APPROVAL OF AGENDA –

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

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

PUBLIC COMMENTS –

1. FY 2022 Financial Audit Presentation – Rushton and Associates

Mr. Chris Hollifield from Rushton and Associates stepped forward to present the findings of the FY 2022 audit. Chris said thank you to Tim and Misty for their help and said he and his team finished and submitted the report on time. Chris reviewed the slides on the overhead screen. Chris said the city is in a very good financial position with 8.3 months [reserve] fund balance. There were two instances of the city being non-compliant [one department over budget by \$6,000 and T-SPLOST revenue was deposited into the general fund], which has been moved and corrected. The general fund revenues increased almost 9% from the previous year and expenditures decreased by 2.63%.

Chris reviewed the latest GASB 87 (Government Accounting Standards Board) standard and said this will specifically change the way the operating-type leases that we have are completed and reported. Chris also reviewed the GASB 96 and GASB 101 changes that will affect the city’s review in the next audit year.

Councilman Breedlove said the previous year we had 13 discrepancies, correct? Chris said yes, and discussion took place on the difference in a material weakness (meaning something could go wrong) and a significant deficiency. Chris said this year there are areas for improvement, but they are not significant to include in the report. Also, Reshann and Sydney from DASCOPA [accounting firm] assisted Misty this year and with that, our adjustments have decreased significantly from last year.

Councilman Greer asked if some discrepancies noted this year were on last year report also? Chris said yes, some are the same as last year and reviewed the numbers that are the same.

Tim said we are also getting new software that will allow better reporting. There are still constraints about the size of finance staff which he reminded the council; and will be working on filling the vacancy in Misty’s department.

PUBLIC HEARING ITEMS – NONE

APPROVAL OF THE MINUTES –

2. JULY 3, 2023- REGULAR MEETING MINUTES –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the July 3, 2023, regular meeting minutes.

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| RESULT | APPROVED JULY 3, 2023, REGULAR MEETING MINUTES |
| MADE MOTION | COUNCILMAN WILLIAMS |
| 2 ND MOTION | COUNCILMAN BREEDLOVE |
| FAVOR | MOTION CARRIED – ALL IN FAVOR |

3. JULY 24, 2023- WORKSHOP MEETING MINUTES –

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the July 24, 2023, workshop meeting minutes.

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| RESULT | APPROVED JULY 24, 2023, WORKSHOP MEETING MINUTES |
| MADE MOTION | COUNCILMAN SHEAROUSE |
| 2 ND MOTION | COUNCILMAN BREEDLOVE |
| FAVOR | MOTION CARRIED – ALL IN FAVOR |

4. JULY 24, 2023- EXECUTIVE SESSION MEETING MINUTES –

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the July 24, 2023, executive session meeting minutes.

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| RESULT | APPROVED JULY 24, 2023, EXECUTIVE SESSION MEETING MINUTES |
| MADE MOTION | COUNCILMAN TAYLOR |
| 2 ND MOTION | COUNCILMAN SHEAROUSE |
| FAVOR | MOTION CARRIED – ALL IN FAVOR |

ACCEPTANCE OF THE FINANCIAL STATEMENT –

5. MAY FINANCIAL STATEMENT

Mayor Price asked for a motion. Councilman Williams made the motion to approve the May 2023 financial statement.

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| RESULT | APPROVED MAY 2023 FINANCIAL STATEMENT |
| MADE MOTION | COUNCILMAN WILLIAMS |
| 2 ND MOTION | COUNCILMAN SHEAROUSE |
| FAVOR | MOTION CARRIED – ALL IN FAVOR |

6. JUNE 2023 – FINANCIAL STATEMENT –

Mayor Price asked for a motion. Councilman Boone made the motion to approve the June 2023 financial statement.

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| RESULT | APPROVED JUNE 2023 FINANCIAL STATEMENT |
| MADE MOTION | COUNCILMAN BOONE |
| 2 ND MOTION | COUNCILMAN WILLIAMS |
| FAVOR | MOTION CARRIED – ALL IN FAVOR |

UNFINISHED BUSINESS/ACTION ITEMS –

7. Ordinance to amend the City’s Future Land Use Map designation from rural residential to low-density residential for multiple tracts located on South Ola Road and Singley Drive

Community Development Director Daunté Gibbs stepped forward and said the comments are included for review.

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving ordinance **#23-08-066**.

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| RESULT | APPROVED ORDINANCE #23-08-066 |
| MADE MOTION | COUNCILMAN WILLIAMS |
| 2 ND MOTION | COUNCILMAN SHEAROUSE |
| FAVOR | MOTION CARRIED – FOUR IN FAVOR (WILLIAMS, SHEAROUSE, TAYLOR, BREEDLOVE) AND TWO OPPOSED (GREER, BOONE) |

8. Ordinance to rezone 189.8 +/- acres from RA (residential agricultural) to R-2 (single-family residential) (Parcel IDs: 161-01025000, 161-01023000, 161-01021005) in Land Lots 161, 162, and 191 of the 2nd district located at the intersection of South Ola Road and Singley Drive –

Daunté said now that the FLUM has been amended staff has no objections to the rezoning; however, staff has additions to add to conditions numbers six and seven and Daunté read aloud the additions.

The applicant has also requested conditions be added and Daunté said the total conditions will be ten.

Councilman Breedlove made the motion to approve the request with additions to staff conditions. Councilman Breedlove pointed out that David Black said the minimum lot size is 22,500 sq. ft. and asked if an additional condition is needed to specify the lot size minimum or does condition ten cover it. Mr. Gibbs said staff will add condition number eleven for reference.

Councilman Breedlove amended the original motion to add condition eleven to include lot size to average [emphasis added] 22,500 sq. ft. or more. Councilman Shearouse seconded the motion.

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request and accept the eleven conditions with modifications as stated by approving ordinance #23-08-67.

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| RESULT | APPROVED ORDINANCE #23-08-067 |
| MADE MOTION | COUNCILMAN BREEDLOVE |
| 2 ND MOTION | COUNCILMAN SHEAROUSE |
| FAVOR | MOTION CARRIED – FOUR IN FAVOR (BREEDLOVE, SHEAROUSE, TAYLOR, WILLIAMS) AND TWO OPPOSED (BOONE, GREER) |

9. Ordinance to rezone 0.479 +/- acres from R-2 (single-family residential) to OI (office/institutional) located at 3536 Highway 42 (Parcel ID: 128-01011000) in LL 200 of the 2nd district –

Daunté made a comment staff is striking the need to add fencing because fencing is not necessary.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance #23-08-068.

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| RESULT | APPROVED ORDINANCE #23-08-068 |
| MADE MOTION | COUNCILMAN GREER |
| 2 ND MOTION | COUNCILMAN BREEDLOVE |
| FAVOR | MOTION CARRIED – ALL IN FAVOR |

10. Resolution approving the architectural plans submitted for Renewal by Andersen to be located on Price Drive -

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution # 23-08-069.

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| RESULT | APPROVED RESOLUTION #23-08-069 |
| MADE MOTION | COUNCILMAN GREER |
| 2 ND MOTION | COUNCILMAN WILLIAMS |
| FAVOR | MOTION CARRIED – ALL IN FAVOR |

11. Resolution approving the architectural plans submitted for The Cubes at Locust Grove Building C to be located on Price Drive –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving resolution #23-08-070.

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| RESULT | APPROVED RESOLUTION #23-08-070 |
| MADE MOTION | COUNCILMAN WILLIAMS |
| 2 ND MOTION | COUNCILMAN TAYLOR |
| FAVOR | MOTION CARRIED –ALL IN FAVOR |

12. Ordinance to approve the final plat for Bunn Farms Phase 3, a single-family residential subdivision located off Peeksville Road in Parcels # 145-01047011, 145-01047002, 145-01047000, and 146-01049000 –

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving ordinance # 23-08-071.

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| RESULT | APPROVED ORDINANCE #23-08-071 |
| MADE MOTION | COUNCILMAN BOONE |
| 2 ND MOTION | COUNCILMAN WILLIAMS |
| FAVOR | MOTION CARRIED – ALL IN FAVOR |

13. Resolution consenting to the creation of the Locust Grove North Community Improvement District –

Attorney Andy Welch said this is a momentous occasion for Locust Grove. If approved, the city will create the first CID in Henry County and the first self-taxing mechanism for property owners to tax themselves. When all is complete, this will have abandoned the right-of-way of [Price Road] and accepted the new road. The CID will be there throughout the project and the CID may grow to increase infrastructure in that area. A meeting (for the North CID election) will be held on September 20, 2023, from 10am-12pm, to be located at 555 Price Drive (at a construction office facility). The mayor has two names for nomination tonight since the council selects two of the five district board members required.

Councilman Shearouse asked if this would create any responsibility for the city. Andy said no, the city will gain an industrial built road with the city’s responsibility only being maintenance of the road. Shearouse asked if the economy declines or Renewal by Andersen shuts down, would the city be responsible? Andy said no, the responsibility would be on the CID. Andy asked the mayor to announce the names the council selected for the board. The mayor said the council has selected Mr. Terri McMickle and Mrs. Evelyn Roberts.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request to include Terri McMickle and Evelyn Roberts as designated members by approving resolution # 23-08-072.

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| RESULT | APPROVED RESOLUTION #23-08-072 |
| MADE MOTION | COUNCILMAN GREER |
| 2 ND MOTION | COUNCILMAN BREEDLOVE |
| FAVOR | MOTION CARRIED – ALL IN FAVOR |

14. Resolution by the city council approving in principle the issuance by the Locust Grove North Community Improvement District of its economic development revenues bonds having a maximum principal amount not to exceed \$7,000,000 to finance/refinance a part of the cost of a proposed road improvement project –

Andy said this is the bonding of the \$7,000,000 and levying of the property in the CID using revenue to pay off the bond over the course of the bonding period.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution # 23-08-073.

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| RESULT | APPROVED RESOLUTION #23-08-073 |
| MADE MOTION | COUNCILMAN GREER |
| 2 ND MOTION | COUNCILMAN WILLIAMS |
| FAVOR | MOTION CARRIED – ALL IN FAVOR |

15. Ordinance to award the contract for on-call engineering services –

Bert stepped forward and said this is to enter into a master agreement with the on-call engineer (WSP). Discussion took place about the terms of the agreement and Bert said this will be effective until no longer needed. Tim said two years. Nothing further.

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance # 23-08-074.

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| RESULT | APPROVED ORDINANCE #23-08-074 |
| MADE MOTION | COUNCILMAN SHEAROUSE |
| 2 ND MOTION | COUNCILMAN GREER |
| FAVOR | MOTION CARRIED – ALL IN FAVOR |

NEW BUSINESS/ACTION/DISCUSSION ITEMS –

CITY MANAGER’S COMMENTS –

Mr. Young said the Scatter Garden is ongoing with grading and moving of dirt. Tim and Councilman Williams met with the individual for engraving the bricks and fees have been set for the Scatter Garden [\$250 pre-order or \$300 after install] and the Veteran’s Memorial [\$450 pre-order and \$500 after install]. Councilman Williams said the cost is comparable to other cities and the goal is to lock-in preorders to be more cost efficient. Tim said the council will need to vote on the fees so that we can move forward with pre-orders.

Mayor Price asked for a motion. Councilman Williams made the motion to approve the fees set for brick engraving for the Scatter Garden/Veteran’s Memorial.

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| RESULT | APPROVED FEES |
| MADE MOTION | COUNCILMAN WILLIAMS |
| 2 ND MOTION | COUNCILMAN GREER |
| FAVOR | MOTION CARRIED – ALL IN FAVOR |

Tim said the GDOT project #**PI-0017770** is now moving from a study into a concept development.

Andy said it is very rare a study is done for under \$1 million dollars and GDOT has redirected and realized the need for this to begin. It went from being a study to a concept development in a short period of time. This will move into funding for the project and to be driven by GDOT, the funding is likely to be approved. Andy said the council's willingness to work with the state is helpful and the state's response to it is impressive. Nothing further.

COUNCIL COMMENTS –

MAYOR'S COMMENTS – NONE

EXECUTIVE SESSION – PERSONNEL

Motion to go into executive session to discuss personnel matters by Councilman Boone and seconded by Councilman Greer. Motion Carried All in favor 7:15 PM.

At 7:48 PM, motion to come back into regular session made by Councilman Greer and seconded by Councilman Breedlove.

ADJOURNMENT –

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

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| RESULT | APPROVED – ADJOURN MEETING |
| MADE MOTION | COUNCILMAN GREER |
| 2 ND MOTION | COUNCILMAN SHEAROUSE |
| FAVOR | MOTION CARRIED MEETING ADJOURNED @ 7:48 PM. |

Notes taken by:

Misty Spurling
City Clerk