

**City of Locust Grove
 Council Workshop Meeting Minutes
 Public Safety Building – 3640 Highway 42 S.
 Locust Grove, GA 30248
 Tuesday, January 16, 2024
 6:00 PM**

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

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

Invocation given by Assistant City Manager Bert Foster

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 to add [new item number six] to new business.

RESULT	APPROVED ADD NEW ITEM SIX
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

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

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

PUBLIC COMMENTS –

Donna Moyer stepped forward to comment. Ms. Moyer said the truck parking request was previously approved, and she wants to be informed how city Code Enforcement will monitor. Ms. Moyer suggests the staff implement a monthly report on truck parking. Further, Ms. Moyer said she has voiced concerns about the process for public speaking and would like to know how the staff will be accountable to follow-up on [past, current] concerns and how concerns will be addressed. Ms. Moyer also mentioned the discussion from

a previous meeting about partnering with Enterprise for leasing vehicles. She said her concern is this financially feasible and justifiable with consideration to maintenance, fees, warranties, etc. Nothing further.

Councilman Boone said the discussion on leasing vehicles was a presentation by the vendor to provide the council and staff with details for further review. Boone said the item was not on the agenda for a public hearing, for public feedback. Ms. Moye thanked Boone for clarifying; however, said the council had a full discussion (questions and answers) even though it was under public comment. Nothing further.

Councilman Breedlove reviewed Ms. Moye's concerns (consistency and the order of public speaking [i.e., placed at the end of a meeting instead of at the beginning]) and Ms. Moye confirmed his review was accurate. Nothing further.

PUBLIC HEARING ITEMS –

1. Rezone property located at 377 Jackson Street (Parcel ID: 128-02001000) from R-2 (single-family residential) to OI (office institutional) for use as a daycare center –

Daunté Gibbs stepped forward to comment. Daunté said this is a request for rezoning property for use as a daycare center. Staff recommends approval with four conditions and Daunté read the conditions aloud.

Pro Tem Williams said this is a public hearing and asked for comments from anyone in favor of the request.

Carolyn Miller, Bridgette Cochran, and Zachia Mann, owners of the center, stepped forward to comment. Ms. Miller said this will be more than a daycare; it will be a learning facility to make a difference in the community. Ms. Cochran said she is working with Carolyn with funding and other items for the facility to open and discussion took place. Nothing further.

Pro Tem Williams asked for comments from anyone opposed to the request. There were no comments, and the public hearing was closed.

Pro Tem Williams asked for comments from the council.

Councilman Boone asked about fire protection and requirements. Mr. Gibbs said it is mandatory that all businesses are required to pass all inspections that are governed by state and local fire codes. A business license or CO will not be issued until authorized by the Fire Marshal. Councilman Boone asked if both the upstairs and downstairs will be utilized for business or will a portion be "living space". Ms. Miller said the downstairs level will be designated for infants and the upstairs will be designated for Pre-K classes including science and math. Boone asked if there is an inground pool. Ms. Miller said there will be a splash pad. Daunté clarified that the pool is being converted to a splash pad.

Councilman Breedlove asked the difference in a daycare and learning facility. Ms. Miller said the daycare is for infant care and the learning center will be Pre-K (4-years old). Discussion took place transportation will not be provided until after the center is more established. Ms. Mann said the age group will be six weeks old to fifth grade and will be open 6:30 AM until 6:30 PM [to offer after-school programs]. Nothing further.

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

2. Resolution to accept a Traffic Engineering Report from WSP to determine proper traffic control to improve safety and efficiency at the intersection of Tanger Blvd and Indian Creek Road –

Bert stepped forward and said this item and the item to follow are results from a spike in accidents in the specified location. The traffic engineers recommend a short-term solution (four-way stop) and a long-term solution (round about). This request is only to accept the report from WSP.

Pro Tem Williams asked for a motion. Councilman Taylor made the motion to approve the request by approving resolution #24-01--009.

RESULT	APPROVED RESOLUTION #24-01-009
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

3. Ordinance to create a four-way stop at the intersection of Tanger Blvd and Indian Creek Road –

Bert said this is the short-term recommendation while long-term arrangements are being reviewed.

Pro Tem Williams asked for a motion. Councilman Boone made the motion to approve the request by approving ordinance #24-01--010.

RESULT	APPROVED ORDINANCE #24-01-010
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED - ALL IN FAVOR

Councilman Greer said he has concerns with a four-way stop because the report included says a four-way stop could cause traffic back-up. Bert said there have been an average of ten accidents at this location and reviewed the options further.

Councilman Breedlove asked what the time frame for each recommendation is. Bert said the four-way stop can be immediate. Tim said we will have to do a notice in the paper, and on the message board. The round-about without engineering is estimated to be \$400,000-\$700,000 and will likely be a SPLOST VI project. Tim said engineering will take most of this year therefore likely could begin the project at the earliest two-years. Nothing further.

4. Resolution for LMIG for 2024 application –

Tim stepped forward and said this is for the now combine 2023 and 2024 LMIG program application for the expenditure of certain funds awarded by GDOT. Overall, the projects total \$415,000 and we are prioritizing roads in order of initial development and needs of concerns from citizens. Tim reviewed the projects (locations) of focus.

Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the request by approving resolution #24-01--011.

RESULT	APPROVED RESOLUTION #24-01-011
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

5. Ordinance to authorize the submittal of an application to the Georgia Transportation Infrastructure Bank (GTIB) loan request –

Bert stepped forward and said staff is seeking this grant to use in conjunction with our Peeksville Connector project. We are seeking to recoup some of the costs we are spending on the property acquisition. Discussion took place about the total cost to cover the project which Tim said is \$5.5 million dollars. Bert confirmed for Councilman Boone the percentage rate would be two to four percent and Tim said similar to a GEFA-type of loan.

Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance #24-01--012.

RESULT	APPROVED ORDINANCE #24-01-012
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

ADD ITEM –

6. Resolution to reappoint members of the Locust Grove Events Committee –

Pro Tem Williams asked for a motion. Councilman Taylor made the motion to approve the request by approving resolution #24-01--013.

RESULT	APPROVED RESOLUTION #24-01-013
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED – THREE IN FAVOR (TAYLOR, BOONE, BREEDLOVE) AND ONE ABSTAINED (GREER)

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS –

MAIN STREET OPERATIONS – COLLEEN COOK

Ms. Cook gave an update DDA did not meet last month. Main Street, Inc. will have a joint workshop [dinner meeting] on Tuesday, January 23, 2024, for collaboration of the work plan for 2024. The HPC approved a COA for reinstalling a garage door for future use of a motorcycle upgrade shop. The Events Committee will not meet tomorrow due to inclement weather. Further, the Easter Egg event is scheduled for March 23, 2024. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in December 2023 was \$70,154.39. The department completed 876 training hours in December. We had 37 new cases for investigation and cleared 27 of those cases. Chief Austin reviewed the crime analysis report provided and said there was one burglary off Bethlehem Road with no suspects identified as of yet. There is still a continuation of shoplifting at Tanger Outlet, and we encourage people to lock their vehicles. Nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose said we are continuing with regular maintenance, and cold weather. Councilman Breedlove said thank you to Jack and his team on the bulk trash pick-up. Councilman Boone said Carlos mentioned previously that trash is building up at several businesses (Dollar General) and Jack's crew is picking up. Daunté asked Councilman Greer to call him to discuss all the details to allow him to investigate further. Jack said they have contacted the property owners about the issue. Discussion took place about falling trees. Nothing further.

ADMINISTRATION –BERT FOSTER

Mr. Foster gave an update on ongoing projects including the Peeksville Road Extension, the extra lane on Highway 42 and Bert said the Bill Gardner Parkway modifications are nearing completion. The conceptual plan has been submitted to GDOT for the Downtown Corridor study and trying to advance to the next stage for preferred alternative. The equipment was ordered for the traffic signal at Bethlehem Road and expected to arrive in February 2024. We are working with Henry County to get through environmental issues on the Bethlehem Road Interchange. Tim said there are still issues with funding. The council authorized for proceeding with engineering plans for the additional northbound lane and the MLK/LG Griffin signal has been rescheduled to GDOT fiscal FY 2025. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

Mr. Gibbs gave an update that his department has issued a total of 37 permits for 2024 and seven new housing permits. We have issued seven COs with 14 business licenses issued so far for 2024. Daunté reviewed updates on the status of developments. U-Haul is considering; however, nothing formalized yet. The World Peace Center changed their name and is looking to scale down in size. The Bowery Farms industrial project has paused their development. The [Tax Commissioner] is looking to have a remote location in Locust Grove next to the DMV and has inquired with staff. Further, Range Water has paused on their proposed development; however, the Springs Development (formerly Tellus) is under review. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) –

CITY MANAGER'S COMMENTS –TIM YOUNG

7. Year End FY 2023 Operating and Capital Improvements Budget -

Tim said everything is balancing well and reviewed overage in water/sewer. We are trying to redo the business taxes to gain revenue and realign rates for water/sewer.

Further, Tim said ERP 10 migrations begins tomorrow night with data pull to go “live” on Monday next week. Tyler Tech will be coordinating with Misty to ensure everything balances. Utility Billing and Cash Collections will go “live” in April followed by Content Management for reducing file cabinet space. Markeya (formerly Business License Clerk) has transitioned to the new Accounting Specialist.

Councilman Breedlove asked if the old Price Drive is closed. Chief Austin confirmed it is closed. Breedlove asked Tim about an update on the audio for the courtroom. Tim said we have had two representatives come by to evaluate and we are waiting for proposals. Hopefully have completed within three to five months.

MAYOR'S COMMENTS –

Pro Tem Williams made a comment to Ms. Moye (from Public Comments) and acknowledged the council and staff heard her concerns. We will meet with staff to discuss this further.

EXECUTIVE SESSION – PROPERTY ACQUISITION AND LITIGATION

Motion to go into executive session to discuss potential litigation and property acquisition matters by Councilman Boone and seconded by Councilman Breedlove. Motion Carried All in favor 7:35 PM.

At 7:50 PM, motion to come back into regular session made by Councilman Greer and seconded by Councilman Boone.

ADJOURNMENT-

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:50PM.

Notes taken by:

Misty Spurling, City Clerk