

**City of Locust Grove
Council Meeting Minutes
Public Safety Building – Courtroom Chamber
3640 Highway 42 S. – Locust Grove, GA 30248
Monday, May 6, 2024
6:00 PM**

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

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

Invocation given by Community Development Director Daunté Gibbs

Councilman Boone led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Pro Tem Williams asked for a motion. Councilman Shearouse made the motion to amend the agenda to add a proclamation presentation.

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

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

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

PRESENTATION –

- **City of Suwanee redevelopment area** –

Andy stepped forward to introduce the planning director from the City of Suwanee. Mr. Josh Campbell has been part of the changes Suwanee has gone through the last two decades and thought it would benefit the city to hear his story and accomplishments.

Josh stepped forward and said the presentation will center on the cities Master Plan for the Town Center. When the plan started the population was 8,500 and now the city population is 25,000. The short-term work program is something central to completing the work they have done and although it is designed to be updated every five years, we update every year as part of a review at every council retreat. Each item has someone who is responsible for it – who holds accountability.

Andy made a comment Daunté initiates that here as well.

Josh reviewed the slides on the overhead screen. The Comprehensive Plan goal was to create walkable streets and create and identify a town center. Also, creating green space along with that, plan for open space and recreational needs assessment. Passive recreation including trails, open spaces, frisbee golf course. The 300-acre park operated by Gwinnett County. and the city did a bond referendum to increase millage rate and the community supported the idea. This plan has the opportunity for people to do the things they enjoy around other people [ice cream shop, all sorts of shops, residential units and/or office units above shops]. Pro Tem Williams asked how many multifamily units are in the development and Josh said 480 units.

Councilman Greer said the median income is different in Locust Grove and asked how we can with a \$40-\$50k difference median income convince Locust Grove residents for an increased [property] tax. Josh said Suwanee wasn't a big city, but the people saw a threat [of losing key pieces of property] and they were willing to pay more to improve the chance of having a better quality of life. After we adopted the recreation assessment, staff didn't say a word, but a group of residents pushed the effort. Andy said the point is this is long term planning, and it takes time. Tim said we can learn from their process [not copy]. Andy said their decision to go into general obligation bond was feasible for them, but each city is different.

Josh explained their process about protecting the plan/roads for keeping it walkable and said the DDA benefited from this with a revenue budget now at \$6million.

This type of development (New Urbanist) does have a revenue benefit, and staff did an analysis to figure out where revenue was coming from. Discussion took place. The key was focusing infrastructure on a very small area versus a larger area.

Andy asked if another redevelopment occurred and Josh said no, but a retirement community and other multifamily invested.

Councilman Shearouse asked when the plan started in 2000, who was on staff. Josh said the full-time planning director, from whom [Josh] was hired. Shearouse asked what the difference between planning director and community development director is. Josh said those two titles are always closely tied; however, the Economic Development oversees events. Andy said Daunté oversees from the plan to final built product.

Greer asked Daunté how he feels having seen this presentation. Daunté said Locust Grove is growing, but on a scale this size would be after he retires. This would benefit the city to use as a model. Andy said you all have done well at planning and if the public doesn't support and give input it can't happen. Tim said the land area is about the same size. Josh said we paid for several things with LCI funding. Andy said you do with the land what is there to work with.

Boone made a comment to Josh that this plan went through during 9/11, the recession, and the pandemic and staff still stuck with the plan, which is very impressive.

ADD ITEM –

- **Proclamation: Humanity Institute –**

Tim stepped forward to read the proclamation aloud. Mr. Harshad Patel was present to accept the proclamation.

PUBLIC HEARING ITEMS – NONE

APPROVAL OF THE MINUTES –

1. APRIL 1, 2024- REGULAR MEETING MINUTES –

Pro Tem Williams asked for a motion. Councilman Taylor made the motion to approve the April 1, 2024, regular meeting minutes.

RESULT	APPROVED APRIL 1, 2024, REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

2. APRIL 1, 2024- EXECUTIVE SESSION MEETING MINUTES –

Pro Tem Williams asked for a motion. Councilman Breedlove made the motion to approve the April 1, 2024, executive session meeting minutes.

RESULT	APPROVED APRIL 1, 2024, EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

3. APRIL 15, 2024- WORKSHOP MEETING MINUTES –

Pro Tem Williams asked for a motion. Councilman Breedlove made the motion to approve the April 15, 2024, workshop meeting minutes.

Councilman Boone said he made a comment about portable eating establishments that were not part of the minutes and to include for the record. His comment specified one of his concerns was that ghost kitchens were fraudulent and not fair for those standalone restaurants.

RESULT	APPROVED APRIL 15, 2024, WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

4. APRIL 15, 2024- EXECUTIVE SESSION MEETING MINUTES –

Pro Tem Williams asked for a motion. Councilman Breedlove made the motion to approve the April 15, 2024, executive session meeting minutes.

RESULT	APPROVED APRIL 15, 2024, EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

ACCEPTANCE OF THE FINANCIAL STATEMENT –

5. JANUARY 2024 – Financial Statement –

Pro Tem Williams asked for a motion. Councilman Taylor made the motion to approve the January 2024 financial statement.

RESULT	APPROVED JANUARY 2024 FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

6. FEBRUARY 2024 – Financial Statement –

Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the February 2024 financial statement.

RESULT	APPROVED FEBRUARY 2024 FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

UNFINISHED BUSINESS/ACTION ITEMS –

7. Ordinance to amend Title 5, Chapter 5.36.060 – Special Events –

Daunté read aloud the amendment suggestions from the city attorney for the record.

Councilman Breedlove said he doesn't recall the council agreeing to Section A as written.

Pro Tem Williams asked for a motion. Councilman Breedlove made the motion to approve the request by approving ordinance #24-05-027 and removing amendments to Section A and leave Section A as currently written and keeping the amendments to Section D.

RESULT	APPROVED ORDINANCE #24-05-027
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

8. Ordinance to amend Title 5, Chapter 5.40.020 – Portable Eating Establishments -

Daunté read the amendments aloud. Councilman Greer said the language as written “includes but not limited to” seems a little broad. Andy said it does say “goods and merchandise” and if adopted with this language Daunté will have to approve. Need to strike everything to read food and beverages only.

Daunté read the additional amendments and Andy suggested to revise to read “reinspect every six months.”

Pro Tem Williams asked for a motion. Councilman Breedlove made the motion to approve the request by approving ordinance #24-05-028 with edited amendments.

RESULT	APPROVED ORDINANCE #24-05-028 WITH EDITED AMENDMENTS
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

Councilman Boone made a comment it’s not fair that owners of restaurants can pop up where they please. Boone said he doesn’t disagree with Carlos; however, need to review a future approach where they may have a permanent spot. Daunté confirmed these are not a permanent structure therefore they leave every night and come back. Boone said he thinks ghost kitchens are fraudulent and discussion took place.

Bert referenced page two [definition for vendor] – merchandise. Tim said that portion should not be under eating establishments and needs to be removed to avoid leaving open ended.

Pro Tem Williams asked about those at city events pulling grills. Daunté said the context of vendor is not the same as portable eating establishments. Andy suggested holding off on making those changes now to review further.

9. Ordinance to amend Title 5, Chapter 5.48.020 – Yard Sales

Daunté read the amendments [letter B] aloud. Shearouse asked why the language specifies the city clerk being involved with issuing permits. Tim said this is an old language from prior years before Community Development was a department. Daunté said he will revise to replace the language from City Clerk to Community Development.

Pro Tem Williams asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance #24-05-029.

RESULT	APPROVED ORDINANCE #24-05-029
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

10. Resolution to create a streetlight district in the Bridle Creek, Phase 2B subdivision –

Pro Tem Williams asked for a motion. Councilman Breedlove made the motion to approve the request by approving resolution #24-05-030.

RESULT	APPROVED RESOLUTION #24-05-030
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

NEW BUSINESS/ACTION/DISCUSSION ITEMS -

11. Special Event request for TNT Fireworks event for the sale of fireworks at Walmart

Daunté stepped forward and said this is a request we receive annually and vested under the previous ordinance.

Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the request.

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

12. Ordinance to approve the final plat for Bridle Creek, Phase 2B subdivision located on Highway 42 South at Element Blvd. –

Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance **#24-05-031**.

RESULT	APPROVED ORDINANCE #24-05-031
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

13. Approval of the Streambank Engineering and Design proposal from WSP –

Mayor Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the resolution by approving resolution **#24-05-032**.

RESULT	APPROVED RESOLUTION #24-05-032
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

CITY MANAGER’S COMMENTS –

Tim gave an update on the A/V equipment and Bert said the equipment has been ordered.

Further, Tim said we will have an open house for SPLOST VI as part of the May 20, 2024, workshop meeting. This will be a six-year SPLOST and any changes from the county level projects may change the

\$21.3 million we kept steady. Tim reviewed the spreadsheet on the screen overhead and said the final draft will be presented at the May 20th open house.

Andy said being specific with how the money will be spent helps with planning; however, need the flexibility built into the language. Certain GDOT projects move faster than others and discussion took place. Some projects may be more specific than others in terms of how the money is spent and is beneficial for bond issuance. Nothing further.

A discussion took place the signal at Bethlehem Road is up and wrapped. The signal will go live on May 13, 2024.

Shearouse asked Tim if there was any feedback from the Locust Grove Day tent. Tim said there was some negativity on social media but mostly positive feedback in person at the tent.

PUBLIC COMMENTS –

Mr. Wayne Farquherson stepped forward. His concern is the speed bumps on St. Augustine at Tanger are no longer there. Mr. Farquherson said this could be dangerous for kids playing and is requesting the city to add the speed bumps back to that area. He suggested adding three versus the original two that were originally in place. Tim asked for clarity about the location in the middle portion of the street where a former cul-de-sac is located. Tim then added that staff will review the needs in that area. Nothing further.

COUNCIL COMMENTS –

Councilman Breedlove thanked everyone who helped with Locust Grove Day.

Breedlove said the council discussed consideration of nominating a temporary Mayor Pro Tem at the April 1, 2024, meeting. Andy said the council can nominate now; however, would need to amend to add to the agenda and the Mayor Pro Tem would make the nomination. Pro Tem Williams said we will discuss and prepare to move forward at the May 20, 2024, meeting.

Councilman Boone said Locust Grove Day had a tremendous turnout and this coming Saturday is the Catfish Rodeo at the Davis Lake Pond at 8:00 AM.

Councilman Greer said Locust Grove Day was incredibly good and suggested we revisit the fireworks locations.

MAYOR'S COMMENTS –

Mayor Pro Tem Williams said the front lawn draws a crowd for an event such as Locust Grove Day. Happy Mother's Day and remember we will have the Veteran's Memorial opening on May 27, 2024 at 11:00AM rain or shine.

EXECUTIVE SESSION – PROPERTY ACQUISITION

Motion to go into executive session to discuss property acquisition matters by Councilman Breedlove and seconded by Councilman Shearouse. Motion Carried All in favor 8:21 PM.

At 8:46 PM, motion to come back into regular session made by Councilman Greer and seconded by Councilman Shearouse.

ADJOURNMENT –

Pro Tem Williams asked for a motion to adjourn. Councilman Shearouse made the motion to adjourn.

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 8:46 PM.

Notes taken by:

Misty Spurling
City Clerk