

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

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

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

Invocation given by Pastor Ben Fisher of Faith Baptist Church.

Councilman Williams led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the February 6, 2023, meeting agenda.

RESULT	APPROVED AGENDA
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN WILLIAMS
VOTE	MOTION CARRIED - ALL IN FAVOR

PUBLIC COMMENTS –

- **Small Business Administration – Vanessa Santiago**

Ms. Santiago stepped forward to introduce the SBA and how they are assisting people with the storms here in Locust Grove and how they can apply for and seek help. Mentioned she met with City Manager Tim Young and the Mayor and visited businesses affected in the area, including the one mentioned at the meeting. She went on to describe the types of loans, interest rates, and deadlines that are critical for those seeking help to be aware. She mentioned those deadlines in the flyer that was handed out at the meeting to the Council and Mayor. She mentioned there are two (2) centers for assistance: Locust Grove Library as well as the Recreation Center with the FEMA mobile office. She also mentioned the SBA.Gov site and FEMA.gov for disaster assistance.

Keith Boone asked if they have been in the hardest hit areas and wanted to confirm that these are loans instead of grants. Must apply through FEMA first. He mentioned how FEMA may help in grants; however, she stated this she does not represent FEMA.

She mentioned that folks should get roof inspected to make sure there is may longer term damage they may not be aware of. Council Greer mentioned the same comments on loan versus grant and that some may not be able to get.

Councilman Williams – COVID hit, and there was aid through that program. If they have that load, would this disaster preclude them from getting additional aid. Ms. Santiago said they need to apply and ask the agent about availability. She then confirmed that the repayment does not begin until a year.

She reiterated that if you apply with FEMA and you are referred to SBA, then you need to go through SBA if there are additional funds available to help over additional time. If you have no cash flow, they will refer that person back to FEMA to go through the entire process to get assistance.

- **Presentation by David Miles, 145 Elkins Boulevard, Locust Grove, GA 30248.** Mr. David Miles came forward to address the Council to ask about addition of sidewalks along Peeksville Road to give a way for those without the availability of an automobile to safely traverse the road to get to school and for other purposes: recreation, work, walking and exercise. This could reduce the number of vehicles and buses along the road if a robust network is created. A copy of the presentation test is made part of the minutes urging City Council to act to place sidewalks along Peeksville Road.

The council asked staff questions about what the city is doing regarding this request as well as projects members of the council have already noted, expressly along Peeksville Road. City Manager Tim Young noted there are projects in the Joint Master Trail Plan and money allocated in SPLOST for work towards sidewalks in at least a portion of Peeksville Road.

PUBLIC HEARING ITEMS – NONE

APPROVAL OF THE MINUTES –

1. JANUARY 2, 2023 – SPECIAL CALLED EXECUTIVE SESSION MINUTES –

Mayor Price asked for a motion. Councilman williams made the motion to approve the January 2, 2023, Special Called Executive Session minutes.

RESULT	APPROVED JANUARY 2, 2023, SPECIAL CALLED EXECUTIVE SESSION MINUTES
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

2. JANUARY 2, 2023- REGULAR MEETING MINUTES –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the January 2, 2023, regular meeting minutes.

RESULT	APPROVED JANUARY 2, 2023, REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN SHEAROUSE

FAVOR	MOTION CARRIED – ALL IN FAVOR
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3. JANUARY 17, 2023- WORKSHOP MEETING MINUTES –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the January 17, 2023, workshop meeting minutes.

RESULT	APPROVED JANUARY 17, 2023, WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

4. JANUARY 17, 2023- EXECUTIVE SESSION MEETING MINUTES –

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the January 17, 2023, executive session meeting minutes.

RESULT	APPROVED JANUARY 17, 2023, EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

ACCEPTANCE OF THE FINANCIAL STATEMENT – NONE – FY Closeout.

UNFINISHED BUSINESS/ACTION ITEMS –

5. Resolution to approve architectural plans for RangeWater Real Estate Multifamily Development located on Tanger Blvd (Parcels: 129-01058004 and 129-01058006

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving resolution **#23-02-012**.

RESULT	APPROVED RESOLUTION #23-02-012
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – FIVE IN FAVOR (WILLIAMS, SHEAROUSE, BREEDLOVE, BOONE, TAYLOR) AND ONE OPPOSED (GREER).

6. Resolution approving architectural plans for a C-store building to be located on Tanger Blvd”–

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution **#23-02-013**.

RESULT	APPROVED RESOLUTION #23-02-013
MADE MOTION	COUNCILMAN GREER

2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

7. Ordinance to amend the Future Land Use Map designation for 0.91 +/- acres located on Carter Lane –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance #23-02-014.

RESULT	APPROVED ORDINANCE #23-02-014
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – FIVE IN FAVOR (WILLIAMS, GREER, TAYLOR, SHEAROUSE, BREEDLOVE) AND ONE OPPOSED (BOONE).

8. Ordinance to rezone approximately 0.91 +/- acres located on Carter Lane –

Mayor Price asked for a motion. Councilman Williams made the motion by approving ordinance #23-02-015.

RESULT	APPROVED ORDINANCE #23-02-015
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – FIVE IN FAVOR (WILLIAMS, GREER, TAYLOR, SHEAROUSE, BREEDLOVE) AND ONE OPPOSED (BOONE)

9. Ordinance to amend Title 5, Section 5.28.065, certain areas exempt from distance restrictions for sale or consumption on premises –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving ordinance #23-02-016. Attorney Andy Welch noted a few edits on the ordinance. The amendment language is that any property located in the exempt area located on the map dated January 4, 2023 map attached hereto.. Councilman Williams amended his motion to accept the amended language by the City Attorney. Second by Breedlove.

RESULT	APPROVED ORDINANCE #23-02-016
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – FIVE IN FAVOR (WILLIAMS, GREER, TAYLOR, SHEAROUSE, BREEDLOVE) AND ONE OPPOSED (BOONE)

10. Ordinance to amend the zoning conditions for 31.43 +/- acres located on Highway 42 (Parcel IDs 111-01007000 (portion), 111-01007001, 111-01006051, and 111-01006052 -

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance #23-02-017.

RESULT	APPROVED ORDINANCE #23-02-017
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – THREE IN FAVOR (TAYLOR, BOONE, SHEAROUSE,) AND THREE OPPOSED (BREEDLOVE, GREER, WILLIAMS) MAYOR PRICE CAST HIS VOTE IN FAVOR TO BREAK TIE.

Shearouse asked Community Development about the denial of the first part and approval of the second part. Daunte Gibbs stated that the first request regarding the facades will stay in the current language and that Condition #5 be removed. Shearouse asked about what would happen if that #5 condition is removed. Daunte’ stated that only permitted land use in the Land Use Table would be allowed on that property.

Mayor Price asked about the change in conditions to the Attorney. Daunte’ reread the conditions and what the change in removing Condition 5.

Councilman Greer stated that this was the second time this is up for rezoning and that they should have known about these conditions at that time., and there was nothing done. Andy stated there were issues with wetlands. Sometimes you don’t know 100% until you go out and do a specific study. Councilman Greer added that he doesn’t understand if someone spent considerable sums they would not know about the issues.

Discussion on the M-1 uses that were permissible and then a vote was taken with three in favor (Taylor, Boone, and Shearouse) and three opposed (Breedlove, Greer and Williams). Mayor Price then he responded that he is in favor of breaking the tie.

11. Approve the Memorandum of Understanding (MOU) for “Handle with Care” between Henry County and the Locust Grove Police Department

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by approving resolution #23-02-018.

RESULT	APPROVED RESOLUTION #23-02-018
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR.

12. Ordinance to amend Chapter 2.24 Police SOP I-037 – Unmanned Aircraft System –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance #23-02-019. Attorney Welch had clarification on some internal reference for “herein”. Greer amended the motion to approve the changes. Boone concurred with second.

RESULT	APPROVED ORDINANCE #23-02-019
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

13. Ordinance to revise the Operating and Capital Improvements Budget for the 4th Quarter of FY 2022 –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance #23-02-020.

RESULT	APPROVED ORDINANCE #23-02-020
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

NEW BUSINESS/ACTION/DISCUSSION ITEMS –

14. Special Event Permit for Ladies and Gents Production to allow filming in the City Council Chambers on February 26, 2023 –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request for the special event/filming to be held on February 26, 2023, in the City Council Chambers.

RESULT	APPROVED SPECIAL EVENT PERMIT
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – FIVE IN FAVOR (GREER, TAYLOR, WILLIAMS, SHEAROUSE, BREEDLOVE) IN FAVOR AND ONE OPPOSED (BOONE)

Councilman Greer had question about the process of Special Event and the Fees. We don't have that at the current time. Daunte' stated that the County charges a \$250 fee. Chief Austin came forward to make comment on the film request and that the person is making an independent film with a judge and a staff person (Earlene Patrick) as a Bailiff. Boone suggested that we add a fee for use of the facilities. Shearouse stated that they should appear here when they are making such a request. Greer questioned about what would happen between now and then would be any different. Greer put in language that they have at least one certified officer for the filming. Discussion continued fees and conditions. Williams – added a condition that they Amended motion to have the condition that a certified LG officer be paid for this event. Shearouse second.

15. Resolution to award the bid for Construction Management Services for Locust Grove City Hall Structural Repairs –

Mayor Price asked for a motion. Councilman Boone made the motion to approve the resolution #23-02-021.

RESULT	APPROVED RESOLUTION #23-02-021
MADE MOTION	COUNCILMAN BOONE (\$300,000 inclusive)
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

Bert came forward to present this item and stated that the only proposal submitted was by JR Bowman that the fees are 10% of the Construction Cost with an additional 10% profit margin of the work. Went over the actions that will be taking place. Greer asked about the issue that they can't give us a number necessarily. Mayor Price stated that he's been over there and seen the work and there may be issues that you will discover as the work progresses. Andy states that they only have one bidder. We can put on there an absolute cost item cap to allow them to begin the work. We can set the ceiling on them and that changes would come back for review. Boone stated about the current proposal with the CM 10% overhead and 10% based on a budget of \$500,000. The discussion continues that the basic is 20% and that the attorney spoke about this is a local company that's doing a lot of work in the community including construction of the Public Safety Building. Discussion continued interior and exterior types of work and that it's possible it could be lower. Andy Welch said the document on the contract will be different later that would break down their fees.

16. Ordinance to adopt a Moratorium on zoning map amendment applications for the creation of the new multi-family residential developments in the City of Locust Grove for a period of two-hundred seventy (270) days –

Mayor Price asked for a motion. Councilman Greer made the motion to approve Ordinance #23-02-022. Attorney Welsh stated there were a couple of changes that needed to be made, with language on the moratorium for RM zoning as part of Planned Development. Discussion took place, and Greer made the motion to approve the ordinance with the additional language to extend requests for RM as part of a Planned Development (PD) in the moratorium. Councilman Boone second.

RESULT	APPROVED ORDINANCE
MADE MOTION	COUNCILMAN GREER (with added language extended to PD to the moratorium)
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

CITY MANAGER'S COMMENTS –

Mr. Young gave an update of operations and then proceeded to discuss the request on insurance / benefits for the Mayor and Council. He showed on the visual screen the current policies and amounts and how Section 2.04.015 would need to be amended if there was an agreement to have the same deductible amounts as the city employees. Andy stated this could happen through an amendment.

Vince Williams discussed salaries through a Charter Change. That takes time. Benefits could be returned next week. The majority expressed their interest in that change. Notification is required for salary only and not benefits. Salary changes will not go into effect until after the next election cycle. Those taking office in January 2024 would benefit. Discussion continued how the county was indexed to the Sheriff. Andy stated that after 2015 that changed.

COUNCIL COMMENTS – NONE

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – NONE

ADJOURNMENT –

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

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 7:29 PM.

Notes taken by:

Tim Young, City Manager (for Misty Spurling on training)