

**City of Locust Grove
Retreat Minutes
Even Hotel
2715 Old Milton Parkway
Alpharetta, GA 30009
Monday, March 3, 2025 – Wednesday, March 5, 2025**

Members Present:	Staff Present:
Carlos Greer – Mayor	Tim Young – City Manager
Rudy Breedlove – Councilman/Pro Tem	Bert Foster – Assistant City Manager
Keith Boone – Councilman	Misty Spurling – City Clerk
Willie Taylor – Councilman	Daunte’ Gibbs – Community Development Director
Rod Shearouse – Councilman	Jack Rose – Public Works Director
E. Olivia McCornell – Councilwoman	Derrick Austin – Police Chief
Lester Clark - Councilman	Colleen Cook – Main Street Director
	Andy Welch – Attorney

Monday, March 3, 2025

Mayor Greer called the meeting to order at 8:30 AM.

Invocation given by Tim Young

Councilman Breedlove led the Pledge of Allegiance

APPROVAL OF AGENDA –

Mayor Greer asked for a motion. Councilman Shearouse made the motion to approve the agenda.

RESULT	APPROVED
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

AGENDA ITEMS –

1. Downtown Locust Grove “Heart of Locust Grove Downtown redevelopment Plan” –

Daunté led the discussion and said members of staff took a tour of Suwanee development area and said we can possibly use their plan as a guideline for redevelopment in our downtown. Tim said we closed on several Warren Holder properties which will allow opportunities to implement this plan. Discussion took place. Daunté said this is a long-term plan and wants to ensure that we do this right.

a. Introduction of respondents to RFP –

Tim reviewed next steps in the process and said we have gone through the RFP process and Tim reviewed the [five responses]. Andy asked when the council will choose and award the company the project. Tim said we still have a lot left to do in the process before it is approved by the council.

b. Process for selection –

Tim asked the group who would like to serve on the committee. The names suggested including Bert, Councilman Boone, Councilman Shearouse (DDA Representative), Councilman Breedlove, Jeff Mills, Daunté Gibbs (Chair), Tim Young (ex officio), Colleen Cook, Mayor Greer (ex officio). Discussion took place about concerns of a quorum, and Andy said once noticed as a meeting, having a quorum will not be a concern. Councilwoman McCornell made the motion and seconded by Councilman Clark; all are in favor of this committee.

c. Goals and objectives of the plan –

Bert said the primary purpose is to select a consultant and if we need to reconfigure the committee we can do so.

Discussion took place about demographics and population, and what we would like to see in the plan [walking areas, kid friendly areas, entertainment, food, historic art theatre] and mainly assessable for everyone to enjoy. McCornell asked if there is anything preventing mixed use in our area and Daunté said no. Andy asked Colleen for her input. Colleen said our downtown doesn't attract retail, lack of density for residents, and something to do versus going out of town to do it. Also, a space for other towns to host planning meetings. Andy said it would help when interviewing, for the person to have economic background to evaluate the economy (spending habits). Tim said a market feasibility analysis is included in the study.

2. City Hall Master Plan (revisited) -

Tim said we will revisit the plan because the original plan was done in phases and needs to be [revised], and rollover to Phase III to add parking and revise location of features since the original plan development.

Break at 9:45am and resumed at 10:01am.

3. Main Street/DDA Connection –

a. Planning and oversight –

Andy reviewed the differences between the DDA versus the URA and said the city council can't sell/lease property without going through public process. The purpose of DDA is to bring in businesses, promote, and revitalize the downtown area. The DDA and URA can own land and the city and transfer land to either authority.

b. Management of properties –

Th mayor said if the city has the loan how would the city recoup (payments) if the DDA (collects the income). Andy said through an IGA or the city can be out of it other than adopting the plan. The DDA can issue a revenue bond and take the bond to build structures and the DDA can serve as the URA and review the ratio of special districts. The city would have to be a co-signer, and discussion took place about payment in lieu of taxes (PILOT) approach [agree on amount versus paying taxes].

c. Procedural aspects –

Andy said the best approach is after the plan has been approved with DDA involvement, obtain an IGA with the city and DDA and not deviate from the plan or agreement. The city would then transfer property over to the DDA to manage and maintain. Andy asked Tim what the DDA budget is, and Tim said \$300,000, which pays for the Warren Holder property. Breedlove said the DDA gives Suwanee 25% of income to the city and discussion took place.

4. Comprehensive Plan/Zoning Ordinance/Subdivision/Development review –

Daunté said this is required by the DCA and updated every five years but updated annually for the short-term work program. The FLUM is more involved and most important for the growth of the city. The zoning ordinance governs what can/cannot go on the property. Andy said the comprehensive plan has multiple functions, including tracking how the city spends money. The CIE is a public commitment that the city will spend certain amount on specific infrastructure development. Councilman Shearouse asked should the city have infrastructure prior to approving new development. Andy said there are no legal requirements but review the comprehensive plan to determine feasibility.

Break for lunch at 11:56 AM, resume at 1:05 PM.

The mayor asked for a motion. Councilwoman McCornell made the motion to move item 15a [Tuesday agenda] to item 5a [Monday Agenda] and seconded by Councilman Shearouse.

Further, Daunté said Moore Bass Consulting submitted plans for proposed development based on R-3 regulations. With perspective on the preliminary site plan, Daunté asked what direction the council would like to take. They are proposing thirty-nine lots which would potentially produce ten [vehicle] trips per day onto Frances Ward. Discussion about a solution to give them density they would need but give us the road. We could offer R-3 CRSO as an option. Shearouse asked if this would be “smart growth” with the traffic in Henry County now. Daunt said this is not “not smart” right now. Tim said the city would pay for the road. Breedlove suggested having them do Palmetto extension with townhomes. Daunté said the FLUM doesn’t support townhomes. Andy said the strategy would be to reject the plat. The mayor said we can get the ROW dedicated to the city to get the least number of lots if we can’t get the road.

5. Missing Middle and Affordable Housing Discussion –

Tim reviewed various types and mentioned the idea of duplexes (4-8 units).

Break at 2:37pm and return at 2:57pm.

(ADD ITEM FROM TUESDAY AGENDA)

15. Operations and Outstanding Items –

a. Property Abatement/ Abatement “Blight” Tax –

Andy reviewed the process for abatements for Skyland properties and said the city would have to issue citations and go through all the required steps. Andy said the process from start to finish for nuisance abatements is around six months. The council authorized Andy to coordinate with Code Enforcement on the code violations with 26 Lakeview and the clubhouse.

The mayor asked for a motion. Councilman Breedlove made the motion and seconded by Councilman Clark. All in favor and motion carried.

Andy reviewed Blight tax and said this allows the city to levy a tax to resolve the blight.

Resume back to Monday Agenda.

6. Transportation Projects/Studies –

a. Peeksville Connector/Tanger Connector/City Hall Connector (Approve alignment/Prioritize)

Bert said the purchase agreement for Moyes Pharmacy is in review of JB White’s attorney and expected to have feedback by April 1, 2025. The Tanger Connector (behind Ingles) concept is to take the road all the way through to Frances Ward Drive. The City Hall connector is part of RFP when we do Phase III.

- b. New Bethlehem Road Interchange (Update)** – Bert said he and Tim attended a meeting with GDOT. There is no plan for long-term maintenance on the wetland bottoms. Bert said there will be a PIOH this month and due to set contract in October 2025, construction to begin in June 2027 and completion expected in 2028.
- c. Bill Gardner Parkway, Phase II (Intersections, Median work)**– Tim said we LET the RFP out at Tanger and Bill Gardner Parkway. Andy said the city received a two-million-dollar loan and two-million-dollar grant because the city got it designed.
- d. Bill Gardner Parkway Expansion (Westside – T-SPLOST)** – Discussion took place.
- e. SR 42 Additional Lane NB with future expansion** – Bert said alternative two is the preferred option [dedicated northbound lane from Highway 42 northbound to Bill Gardner westbound. A concept meeting is scheduled for Wednesday at 2pm.
- f. Commercial vehicle lane project (update)** – Bert said this was last updated in August 2024 and there is discussion the project will be LET at the end of 2026. There will be a truck-only lane from Macon at I-475 to exit 216, but the peach pass lanes will go both ways instead of being reversible.
- g. Sidewalk/Trail Plan – Peeksville Road and trail routes** – Bert said Grove Road will include five feet of sidewalk, cost one-million dollars and includes the survey, design, and construction.

7. SPLOST, T-SPLOST, Development Impact Fees –

- a. Update on projects (municipal grounds/building improvements/parking expansion – vehicles)** – We are getting ready to release an RFP for municipal grounds and need to be thinking about parking expansion. SPLOST VI will begin in April, and discussions took place about potential vehicle purchases. The chief mentioned Stockbridge and the Enterprise program and Tim said no on that program for the city. We need to consider SPLOST for this purpose.
- b. Update on impact fees relative to recent court actions taken against Henry County** – Andy said the city is using the same company (Bill Ross) for impact fee analysis as Henry County and said the city needs to revisit who we use for our impact fee analysis. The city’s impact fees are relatively low compared to Henry County. Tim said we are already in draft format and asked Andy for direction from this point. Andy said he and Tim will review.
- c. T-SPLOST reauthorization and project selection (CY 2026)** – Tim said we did projects and may try to devote some of those funds for pedestrian projects. Discussion took place about tractor-trailer trucks going where they shouldn’t go and said the GPS is taking them these routes. Tim said we have asked them to call so they can be re-routed and asked the chief what the fines are and the chief said \$350.00.

Mayor Greer asked for a motion to adjourn.

RESULT	ADOPTED
MADE MOTION	COUNCILWOMAN MCCORNELL
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – MEETING ADJOURNED @ 4:47 PM

TUESDAY MARCH 4, 2025

Mayor Greer called the meeting to order at 8:37am

Invocation given by Community Development Director Daunté Gibbs.

Councilwoman McCornell led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Greer asked for a motion. Councilman Shearouse made the motion to approve the agenda.

RESULT	APPROVED
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

8. FY 2024 Budget review/amendments –

Tim reviewed the revenue accounts and said the prior year revenue should show a deficit in the audit. Review and discussion of expenditures by fund/account and asked if the events committee will be needed in the future with consideration of additional staff in Main Street.

Breedlove asked if the funds were budgeted in city events why didn't we do Friday nights on the lawn. Colleen said there was a lot happening last year and we were at capacity of what we could handle.

The mayor asked if the city has considered us getting our own fuel stations. Tim said there are lots of regulations to implement and discussion took place. Tim said fuel cards are easier because the liability isn't on the city but would have to do another study. With us doing fuel cards we can monitor consumption.

Clark asked if the city has considered charging electric stations to generate funds. Tim said it has been a discussion before but not purchasing for fleet. We have discussed with Georgia Power as part of Phase III to add at least two charging stations.

Tim said overall, the general fund is \$11.8 million and revenue is \$12.2 million with a total fund balance of \$1,256,431.00.

9. General Fund maintenance/operating needs (Elected Officials to Community Development) FY 2025 staff –

- a. **New Employees (Main Street, Code Enforcement, Public Works) –** Main Street, new employee Kristen Watts. Daunté said in Community Development, new code officer Justin Bolling (non-certified), he does not carry a firearm, and his focus is Skyland. The goal is for both code officers to drive every street in the city each day.
- b. **Maintenance of facilities (Parks, public buildings), furnishings, equipment, art/décor -** Tim gave an update on repairs to the gazebo (at city hall), repairs to city hall and public safety building roofs. The A/C unit was also damaged in the tornado at city hall. Discussion took place about inquiring about getting [student art] for inside city hall. The video cameras are installed and will be getting upgrades to the access doors.

Break at 9:43am, resumed at 10:00am.

- c. **Presentation on Police Department operations (maintenance and operations FY 2025 –**

The chief gave an update and review of state certification; we are in the third year and in June the state certification assessors will come and review our policies. Review of the organizational chart [30 positions and all occupied]. The mayor asked about support services (Brian Fornal) and the chief said he is on the post roster as a reserve officer, but he reports to Daunté.

Boone said the pay difference between Locust Grove and other cities is less. The chief said we anticipate giving step raises based on their review and COLA.

Further, the chief said he just purchased three vehicles as part of the replacement program (every six years) and sell old vehicles on GovDeals. Reviewed the FY 2024 capital and FY 2025 capital requests.

Discussion about city owned rental houses and process for employees. Tim said we would open up to any employee and have them submit a request in writing [application form] to Misty. Guidelines will be set for determining how they are chosen. Discussion about increasing the rent to \$950.00.

d. Cost of living for FY 2025 and targeted reclassification of positions –

Tim said this is based on the consumer pricing index. The proposal is to do COLA for 3% and discuss whether we should classify police from 17 to 18. The chief said if we classify to 18, it would be competitive with surrounding jurisdictions. The mayor said he has concerns about doing a 3% COLA plus step increase annually and asked if that would be putting a burden on the budget. Tim said a 3% increase would cost \$157,000-\$170,000 annually. Tim said we can review how the economy is doing between now and May and suggested doing performance-based evaluations annually.

e. GMEBS – Potential updates to the plan (multiplier/rule/elected) process and timing –

Tim asked if there is any merit to increase our multiplier. Also, Tim will request GMA to give us details with numbers to review data.

10. Organizational Chart Updates –

- a. Public Safety** – Tim said this was reviewed during the chief’s presentation earlier.
- b. Public Works** – Discussion to replace current structure, with structure like P/D. Breedlove asked if we posted the assistant position. Tim said no and reviewed the needs of the department. Agreed on new position to handle parks and working on a non-routine schedule. Reallocate public works inventory under fleet and said Jack must make recommendations of positions needed.
- c. Administration** – No changes, add events coordinator.

The meeting paused for lunch at 11:47 AM and resumed at 1:00 PM.

11. Hotel/Motel Items (DDA, HPC, Main Street) –

- a. Equipment related to social media content** – Colleen reviewed past years activities and said she learned how to track statistics. She is doing the three-year assessment and presenting to GA Mainstreet on Thursday. Aggie will be joining her for presentation. Colleen reviewed the 2024 community impact report and the social media equipment for Kristin to be able to provide high quality social media content creation.
- b. Lights in the Park – Streetlighting improvements** – The cost for these projects is \$14,200 with upkeep included. Review of four locations [Cleveland Street crosswalk,

Warren Holder lot for potential art park through an MOU, train depot and mayor's walk landscaping. Colleen said we have a 20 percent vacancy downtown currently. Discussion on Cleveland Street Road maintenance. Also, possibly offering a business license incentive for qualifying new businesses downtown. Daunté said he would be opposed to forgoing any revenue right now based on previous conversations about the economy. Tim asked Daunté to have Cindell gather the information.

12. Water/Sewer – Sanitation – Stormwater funds –

- a. **Pumper truck (reach out for bids/financing)** – Tim said we could use this in stormwater too. This is \$600,000 plus dumping fees and additional new full-time employee. We now have CDL drivers to operate the truck. We use Lee Septic for the services now. We would have to finance (about \$125,000/year) and release an RFP.
- b. **Trash truck (reach out for bids/financing)** – Our current truck is very old and need to replace for the purpose of the city and event use. Total would be \$55,000/year with financing.
- c. **Service truck** – We are allocating money in SPLOST VI for public works vehicle and possibly a new admin vehicle for event use. Breedlove asked if the admin vehicle be used for events as well. Tim said we use it for bank and post office errands, and Colleen uses it to go to training. We would have as an emergency vehicle for backup and discussed prices on Kia Telluride (\$42,000), minivan and explorer (\$43,000). Boone asked about using golf carts for event use and Tim said we did talk about that and asked the chief to get quotes on trade-in.

13. Water/Sewer/Capital Plans and Rates –

- a. **RFP for sanitation (wants, needs, process, and timing)** – Tim said we are still working on RFP and possibly release the end of March. Current contract with Waste Management ends December 31, 2025, and I would like to give notice of non-renewal.
- b. **Water and Sewer rate structure** – The outcome of the presentation from Waterworth is that we need to increase rates to cover our debt service. We are planning for a water treatment plant in 2029. Plan to increase sewer charges and will have a public hearing at the next workshop meeting.
- c. **Water and Sewer capital projects** – No discussion.

14. Stormwater/Sanitation Enterprise funds and rate structure needs –

Tim said we have been using reserve funds but because of upcoming projects we need to increase rates. By inflation alone we should be at \$55.83 and need to increase to around \$50 based on needs.

Break at 2:30pm and resumed at 2:45pm.

15. Operations and Outstanding Items –

- a. **Property abatement /abatement “Blight” tax** – discussion took place as part of Monday discussion.
- b. **Timekeeping** – The mayor asked about time clock usage. Public works use Uattend for time clock entry. City Hall formerly used Uattend for clocking in and we changed it last year allowing everyone to report timekeeping on paper. We have had issues with

inconsistent timekeeping and now consideration for non-exempt employees going back to using a time clock.

- c. **Summer/Seasonal internship program** – We may have two to four paid positions (students from high school) and discussion took place.
- d. **Youth council as social engagement** – Review getting a program established.
- e. **Outreach options for public safety** – Idea for citizens police academy but dilemma is getting attendance. The chief said he can get it started and will track participation to determine the need for continuing.

16. Strategic Plan discussion (follow-up from 2019) - This was a discussion in Augusta and interest from the council. Tim asked if the council wanted to re-engage and get quotes. Tim said this is a mini comprehensive plan for the city to refine the vision for the city.

17. Branding guide and program – We did the process in 2018 for branding and generating a logo/brand. Discussion about using all printed materials (with the proper logo) and the city seal for use of certifying official records. Need authorization for redoing city vehicles to remove the seal and adding the logo. The council authorized it to move forward.

18. Uniforms for employees (Public works, other) – We formerly used Aramark services and terminated our contract with them recently due to costs. Misty inquired with Cavender’s, but it was very complicated to get started. Discussion took place on using Amazon versus Cavender’s and review of pricing. Misty provided examples of current clothing from Amazon. Misty to check on getting screen printing on shirts and keep pants from amazon. The mayor said each employee at city hall receives a \$300.00/annual allowance for clothing. His concern is the city paying for clothing that does not have the city logo. Discussion took place and Tim said we did this in lieu of providing them with uniforms. The mayor said if the city pays for clothing it needs to be logoed.

Shearouse asked when we will form a committee for new hire interviews and asked if we had a committee for interviewing code enforcement or Mainstreet. Daunté said the personnel policy doesn’t require a committee to hire for certain positions. Shearouse asked why the need for Main Street but not for others. Bert said we do need to formalize a process. Shearouse said if we have a policy, it should be followed and if there is no policy, one needs to be created.

Tim revisited conversations (past) about in-house inspections and discussion took place about Ronnie Glaze and George Jamal current costs.

The mayor discussed there was a period between August and November 2024 that the city had a contract for marketing with Game Changers for \$20,000 that wasn’t approved by the council. At some point their service was withdrawn. The city made payments in \$5,000 increments and being that we paid by a contract, we need services from him. Breedlove said we need to move on. McCornell said she disagrees and said the city needs to pursue and asked if the contract says anything about breach of contract if he didn’t provide services. Colleen said there was a plan/project and after he started there was a conflict of interest. Discussion took place. The mayor asked if the council wants to call it a loss or allow him to provide what the contract says. The consensus from the council was No (Clark, Breedlove) and Yes (Boone, Shearouse, McCornell, and Taylor).

Mayor Greer asked for a motion to adjourn.

RESULT	ADOPTED
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MADE MOTION	COUNCILMAN BOOND
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – MEETING ADJOURNED @ 4:43 PM

WEDNESDAY MARCH 5, 2025

Mayor Greer called the meeting to order at 8:30am

Invocation given by Assistant City Manager, Bert Foster.

Councilman Boone led the Pledge of Allegiance.

APPROVAL OF AGENDA –

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

RESULT	APPROVED
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN CLARK
FAVOR	MOTION CARRIED – ALL IN FAVOR

19. Day 1 Review – (Downtown Development, Transportation, Other)

- Established a selection committee that will be the steering committee during the process. Need to confirm meeting schedule and advertise.
- Transfer the Moyes pharmacy to DDA with IGA related to operations and any city uses (revenue) portion.
- Brainstorming session on ideas and desires for downtown.
- Review contracts related to building inspections for probable “in house” employee. James is interested in getting training for certification.
- Design review – Dutch Bros Coffee update (March 24).
- Touch on comp plan – new Bethlehem interchange changes? Any other ideas? Downtown after the master plan in terms of any implementation aspects. Review of map on screen. Daunté reviewed parcels along Bethlehem Road and Highway 42 west to allow for commercial and not Quazi Industrial type commercial. Shearouse asked if there was any buffer for the residential area and Tim said he and the mayor met with them at church building to review plans, at that point they were indecisive of their intentions for their property.
- Affordable housing - missing middle? Any guidance yet? Revise codes to provide affordable housing options in terms of percentage throughout all residential areas to make them more affordable (some not all areas). May be some provisions in place. Daunté mentioned interest in creating ordinance for tiny homes [Skyland]. Potential for replacing those homes with a modern tiny home (affordable housing). Is that option the city would be interested in redeveloping? Boone said there is a market for them, but he is opposed to the idea. Tim said maybe when we do a strategic planning session we can discuss further.

Breedlove mentioned to Daunté for Indian Creek with potential to get the road and lots that would come with it. We will put it on hold until we have more information.

Upcoming transportation projects were reviewed and updated on routes for sidewalk/trail plans. Jack will see if we have a local contractor to get a better price. Tim is saying we could have designs ready so that if money comes, we can be ready. Updating master plan for grounds and parking expansion, electric vehicles, Impact fees-reevaluate current plan from Bill Ross, also research elsewhere.

TSPLOST- devote a good bit of money to sidewalks and need to be design ready.

Shearouse asked about property abatement and Tim said we will proceed with those properties. Boone asked if there are any other areas in Skyland burned. There is a burned house on Cleveland Street and MLK and he said he will follow up with Anthony. Discussion on site-built homes in Skyland. Clark asked if DDA could put tiny home and Colleen said it must feed into the economy. Begin Blight Tax ordinance process.

20. Day 2 Review – (Budget/Operations/Capital Needs/Rates/Branding/Strategic Planning)

- 2024 budget amendments, G/F main needs and working on additional folks for public works, potential facilities maintenance personnel.
- Furnishing, art/décor for lower city hall.
- GA cities report – multiplier, who uses rule of 80 and what elected officials pay. Cost for sensitivity analysis.
- Organizational chart- Jack to get updated chart.
- H/M-review lights in park, budget allowance and Crosswalks. Colleen said if we do one is that good. Tim- need to review budget.
- RFQ on pumper truck.
- We have Delta Community Credit Union, their management reached out to us. Trying to decouple Aflac, investment stuff and incorporate a financial fair to encourage people to be financially savvy. They have corporate options. Can we reach out if they have government money available?
- Trash truck – reach out to banks to offer what they could offer for a loan. Boone asked if we could use the same company to purchase both trucks to get better deal, Jack will inquire. Also, replacement of F-750.
- RFP Sanitation to release in April. We will need you all to help with the review process. Do we want to ask for curbside recycling? The mayor suggested getting a quote on all options.
- Water/Sewer rate structure- ordinance and open house on March 21, 2025.
- Water/Sewer capital- mostly sewer in the short term. Water feasibility to construct water plant and now trying to just keep up with inflation. We are spending \$100,000 month on water, partly master meters but were buying up to 12 million gallons month for that one location. 60 percent of our water is from Henry County and has constant issues with wells. Jack said per the state Water limits 300,000 gallons per day on Springs and 300,000 gallons from wells per day. Tim said we are not planning to do anything for another five years.
- Boone asked if a decision was made about timekeeping and the mayor said we will monitor and update.
- TY-We will create a resolution to adopt this branding program. Register trademark for the branding? Mayor- yes.
- Uniforms -will bring you sample print when we get back.
- Tim to amend the portion of the interview selection process.

Break at 9:45am and returned at 10:00am.

Scatter Garden – Bert said there are drainage issues that flows out of Cemetery Drive to Frances Ward Drive. The initial design slows the water some but not completely. We are looking to add a pond as an aesthetic feature and to resolve drainage issues and can be done in-house. Tim said we will still need engineering for the design and maybe also possibly adding a pump to make a water feature.

Davis lake pond – proposed a .25mile trail and pavilion learning center.

Breedlove asked if we approve, would it make the lake public and Tim said yes. Bert said that Shane suggested the outdoor learning center. Breedlove asked what the liability with lake to the public is. Tim said he will check with GIRMA.

City Hall complex- refreshing interior to modernize. Also, we want to update exterior leading to entry and paint steeple again. Tim asked, “do we want to reroof entire building since lost lots of shingles.” Discussion took place and Tim said we will get costs for replacement at meeting.

Chase Maddox park- issues with walking trail – in best interest to replace with impervious base and then track material over it. Also, rain garden features have drainage issues along path. Shane can do in house.

Tim provided portfolios to the group and said this company reviews our utility bills [Georgia Power, CGEMC] to see if efficient and bring utility billing on efficient cycle and we split with them. Tim said they would get the bulk of revenue. Discussion took place and Bert said we will let the guy know staff does not want to proceed.

Mayor/Council comments -

Shearouse requested a summary list of items for action to council. McCornell asked if agenda packets can start being ready for pick-up on Wednesday evening. The mayor said if all items are not sent to Misty by Tuesday at 5pm, the item doesn't get added to the agenda. Breedlove said this was discussed at the last retreat. McCornell said Daunte provides his update on Monday and asked Colleen and the chief to email their report to the council for review in advance. McCornell asked if the department heads are not at a council meeting for their presentation, making sure that someone else is there to present and answer questions. Councilman Taylor said he is always impressed with information provided at this retreat. Tim and the department heads do a great job.

The mayor said when he took office, he told people that he was here for staff to work with them and said now he is asking for the same respect that was given to previous administration. The mayor said he worked hard to get where he is.

The mayor said he would like to do an employee family day at Davis Lake on April 5 from 12pm-2pm. If 5th doesn't work, we can do April 12 after egg hunt at 12pm.

Breedlove asked if we started recording and live streaming at the council meetings and Tim said we are recording but not live streaming. Still have some setup for live streaming to implement and will have the new media personnel to initiate. Breedlove said he requested the last retreat in July to ensure that Misty has keys to everything as discussed and asked if that has been done. Tim said no, still working on it. Breedlove gave a deadline to be done by March 31, 2025.

Shearouse said the notes that Tim sends from staff meeting are helpful, thank you. Continue to send.

The mayor said if your people aren't arriving on time, have a discussion with them.

Mayor Greer asked for a motion to adjourn.

RESULT	ADOPTED
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN CLARK
FAVOR	MOTION CARRIED – MEETING ADJOURNED @ 10:32 AM

Notes taken by:

Misty Spurling, City Clerk