

City of Locust Grove
Council Workshop Meeting Minutes
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248
Tuesday, January 20, 2026
6:00 PM

Members Present:	Staff Present:
Carlos Greer - Mayor	Tim Young – City Manager
Rudy Breedlove – Councilman/Pro Tem	Bert Foster – Assistant City Manager
Lester Clark - Councilman	Misty Spurling – City Clerk
E. Olivia McCornell - Councilwoman	Daunte’ Gibbs – Community Development Director
Willie Taylor – Councilman	Colleen Cook – Main Street Manager
Sherrin Henderson Duncan – Councilwoman	Travis Konopka – Wastewater Plant Superintendent
	Derrick Austin – Police Chief
Members not Present:	Andy Welch - Attorney
Rod Shearouse – Councilman	

Mayor Greer called the meeting to order at 6:00 PM.

Invocation given by Community Development Director Daunte’ Gibbs

Councilman Breedlove led the Pledge of Allegiance.

APPROVAL OF AGENDA –

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

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

PRESENTATIONS –

- **FY 2024 Financial Audit Presentation – Rushton and Associates**

Julie George of Rushton and Associates stepped forward to comment. Thank you, Tim and Misty, and the staff of the city for their help. Reviewed items relevant to the challenges faced for FY 2024 including GASB, and upgrades to ERP AND EPL software. There were many challenges with that software and management took steps to address the issues, which delayed the audit which is why she is here in January versus last July 2025. Julie reviewed slides on the overhead screen. The net position over the last three years have increased each year from \$68 million to \$93 million (capital assets) [as a whole] and ended 2024 with total of \$114 million net position. Public Safety is the largest expense (35percent) of GF budget.

We are required to report on internal control and other matters (full report includes pages 100-102). There have been no new comments since 2023. The city implemented GASB 100 which changes presentation of how city presents a change in accounting principles.

Mayor Greer referenced page two, first sentence regarding [present fairly] and asked for clarity.

Julie referenced page one and two and (read paragraphs) aloud and said fairly means in all material respects. If fairly stated, we have reasonable assurance that the financial statements (as a whole) are fairly stated and have no misstatement due to fraud or error. The mayor asked if it was good and Julie said yes, it is good. Andy asked Julie to rank the opinion and Julie said this is a clean opinion, unmodified opinion and is what you want. Andy referenced page five, GF expenditures and clarified this is due to purchase of acquisition of ROW of the Peeksville Road extension. Julie said yes, this includes the purchase of \$1.5 million land acquisition on Highway 42 (Peckville Extension). Andy said he wanted the public and [new] council to know there have been acquisitions for right-of-way.

Councilman Breedlove said the letter references [fourteen] deficiencies and asked if there are any to discuss. Julie said one through three are included and the most important and are the same as last year. Items four through fourteen have some that are new and some are repeated. The city is outsourcing with a CPA firm, but as you grow you may consider having someone on sight, incompatible duties and grant funds for TSPLOST project need to move from the general fund to TSPLOST. (LMIG automatically goes to the general fund account and needs to be moved to TSPLOST).

The mayor asked for clarity on segregation of duties. Julie said this has improved but there are still some elevated risks in set-up (those are documented and can be shared with you, Tim, and Misty). Andy asked about the general fund reserve and fund balance. Julie said the unassigned fund balance is \$6.4 million and expenditures for the year were \$12.3 million (page 19, page 21), which is about 50 percent or six months of a [healthy] fund balance. Nothing further and Julie thanked the mayor and council.

PUBLIC HEARING ITEMS –

- 1. Ordinance to rezone 7.466 +/- acres at 4657 Highway 42, 4651 Highway 42, 4639 Highway 42, 4633 Highway 42, and 1530 Jackson Street from RA (residential agricultural) to C-2 (general commercial) for commercial development -**

Daunté stepped forward and reviewed the request and said the traffic is expected to increase. The staff recommend approval with five conditions [read aloud].

Mayor Greer said this is a public hearing and asked for any comments from anyone in favor of the request.

Jason Fritz, applicant of Alpharetta, GA stepped forward to comment. Mr. Fritz said his team does 20-25 commercial projects a year and has assembled six parcels with six owners for this project. The site plan was reviewed on the overhead screen. Mr. Fritz said he met with GDOT on their feedback for the proposed project. This would create a lot of jobs and taxes for the community. There are six homes that would become a commercial development, but they would have two entrances and said he agrees with all conditions. Mr. Fritz said he would like to have 24 months to build out versus 18 months and do two flock cameras (one at each entrance).

Jan Madison of 1537 Jackson Street stepped forward to comment. Jan asked for clarity on the entrance locations and Jason reviewed the site plan. Jan asked if the city is planning for additional commercial for these areas and Jason said no.

Montana Thompson of 101 Jodi place, stepped forward to comment. Ms. Thompson asked if this will be completed in phases. Mr. Fritz said it will happen in small phases and should close on the first phase in January 2027. Ms. Thompson said she is in favor and requests that the applicant look at health-conscious restaurants because the community needs that. Jason commented that this is a very high-end development.

Councilwoman McCornell asked if the ordinance specifies how many flock cameras are required and Daunté said no.

Councilwoman Duncan asked for clarity on the location. Mayor Greer said this would be near the Longhorn [restaurant] development. Councilwoman Duncan said it seems it will take more residential away as the commercial development increases. Her concern is that it could be too close to homes. The mayor said a FLUM and Comprehensive plan are in place that determines development.

Shameky White stepped forward to comment. Ms. White said she has a commercial development in her front yard; however, it is nice to have options on this side of the community. Ms. White feels like this is positive for the community and that it will create jobs, property taxes, and other advantages.

Linda, 4657 Highway 42, stepped forward to comment. Linda said other commercial developments in the area will be beneficial.

Mr. Tony Jones stepped forward to comment. Mr. Jones said he doesn't live in Locust Grove, but he represents Linda Sellers. Mr. Jones said a transitional neighborhood can be challenging but the best use for the area is commercial.

Mayor Greer asked for comments from anyone opposed to the request and there were no comments.

The mayor closed the public hearing and asked for comments from the council.

Councilwoman Duncan said she understands the public comments.

Mayor Greer asked if there will be buffers and Daunté said buffers are required through the ordinance and said it is condition number one. Also, the mayor mentioned the city's future plan for the Tanger Extension and said that it needs to be shifted to align correctly. Andy explained the council is looking at not delegating the zoning condition to GDOT and may not be what the council wants. Andy said the Jackson Street angle is problematic and the city has plans with GDOT to have all traffic flow through the realignment. Councilman Breedlove asked when the council decides if the right-of-way is needed or not. Andy suggested Daunté and Tim discussing with the developer further.

Jason said he was not aware of Tanger Boulevard going all the way through and said he is not sure they can make that work (losing 80 feet ROW). We may need variances and we are willing to discuss the situation further.

Councilman Breedlove asked if the plan is to have four buildings or more and Jason said he is not sure yet and options are open.

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

2. Resolution to accept the FY 2024 audited financial statement –

Mayor Greer asked for a motion. Councilman Breedlove made the motion to approve the request by approving resolution **#26-01-023**.

RESULT	APPROVED RESOLUTION #26-01-023
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILWOMAN MCCORNELL
VOTE	MOTION CARRIED - ALL IN FAVOR

3. Ordinance to award the bid for engineering services associated with the Peeksville Connector

Bert stepped forward to comment. We received feedback from two of the eight engineers and staff recommendation is Falcon Design. The cost associated will be paid through GTIB funding and said the traffic study is about \$20,000. Tim said traffic studies are typically \$25,00- \$30,000. Falcon Design ranked higher on the preferred engineering list from 2023 and has completed successful projects for the city.

Mayor Greer asked for a motion. Councilman Taylor made the motion to approve the request and seconded by Councilman Clark.

Councilman Breedlove reviewed the cost comparison between the two bidders and asked if the difference is worth paying and asked about previous issues. Tim said those were related to engineering of the veteran’s memorial. Discussion took place on the high bid from WSP.

Andy asked if the vendor was aware of deadlines for completion and Bert said yes. Andy said we can set a schedule so that Falcon Design understands the project can’t be delayed since the city has state money that has an expiration date.

Councilwoman McCornell asked Bert if his recommendation is based on assumptions and asked how we know Whitley Engineering can’t perform the task. Have we researched to see if they can or cannot do the job? Bert said he doesn’t think Whitley has the internal staff that Falcon does. The mayor asked Bert why he thinks that and Bert said Falcon has nine engineers, and Mr. Whitley is the only engineer, but has retainers.

Councilwoman McCornell said she feels like staff should do more research and said the council makes decisions based on staff recommendations.

Councilwoman Duncan said she agrees with setting parameters and would also like more information. Bert said the \$5,000 difference is because Whitley doesn’t include a traffic study.

The mayor asked when the GTIB deadline is and Bert said we have to draw down the full \$2 million loan by July 2027. Andy said this is the engineering of the design which is a multi-month process and then submitted to contractors.

Mayor Greer asked for a motion. Councilman Taylor made the motion to amend his original motion to table the request until February 2, 2026.

RESULT	TABLED UNTIL FEBRUARY 2, 2026
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN CLARK
VOTE	MOTION CARRIED - ALL IN FAVOR

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN COOK

4. Resolution to reappoint Bart Hammock to the Downtown Development Authority (DDA) –

Mayor Greer asked for a motion. Councilwoman McCornell made the motion to approve the request by approving resolution 26-01-24.

RESULT	APPROVED RESOLUTION #26-01-024
MADE MOTION	COUNCILWOMAN MCCORNELL
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

Main Street Director Colleen Cook stepped forward to give her update. We are waiting for the easement to be signed for the parking mural at South Side Realtors and Main Street, Inc is helping fund it along with DDA. We will have a clean-up day at Beersheba cemetery on March 7, 2026, from 8am-noon. This will be volunteer work only and Strong Rock school students will be helping. Main Street, Inc., met last month. The two free little libraries have been removed due to lack of stability and missing structure, and we are discussing whether to refurbish or purchase new. No new businesses open/close in the month of December. The Easter Egg hunt will be March 28, 2026, and Locust Grove Day will be April 18, 2026. Colleen said she also completed the annual assessment with DCA.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Derrick Austin reviewed the monthly report and gave an update total collected in December 2025 was \$94,736.00. The department completed 224 training hours in December. We had 415 new cases for investigation and cleared 352 of those cases for 2025. The chief reviewed the crime analysis report and said he is working on the citizens academy and working with the county on obtaining radar license for Price Drive. Nothing further.

5. City of Locust Grove vehicles and equipment for Surplus –

The chief said these will be sold through GovDeals. Discussion took place about the Crown Victoria that is currently parked at Strong Rock, and the Chief said there are transmission issues causing it not to be driven.

PUBLIC WORKS – TRAVIS KONOPKA

Travis stepped forward with an update and review of the status report. One employee retired from public works and four new employees started last Friday. The mayor asked who checks potholes and Travis said he will check on it and said Casey had his crew repaired a pothole on Jackson Street today.

ADMINISTRATION –BERT FOSTER

Bert gave an update of capital projects and reviewed the report provided in the packets. We are looking at installing clear walls in city hall and renovating the conference room across from the mayor’s office. We will have the steering committee meeting for the Heart of Locust Grove project on Thursday. Nothing further.

6. Ordinance to authorize the issuance of a request for qualifications (RFQ) for on-call engineering services -

Bert reviewed and said this is just to update the 2023 list.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

Daunté gave an update that his department has issued a total of 1,580 permits for 2025 and 215 new housing permits. We have issued 283 COs [189 residential / 94 commercial] with 494 business licenses issued [71

new businesses] so far for 2025. Daunté reviewed the new updates including Fire Marshal, Building Inspector, Development Inspector, and Code Enforcement for 2025.

Publix will have their opening on January 28, 2026, at 6:30 am and Longhorn expected to open [on] March [2nd].

7. Ordinance to approve a final plat for Evergreen Crossing, Phase 1B, located at LG Griffin Road and Hosanna Road –

Daunté reviewed the request and said the staff are recommending approval. This is PR-4 and is grandfathered in.

8. Ordinance to approve a final plat for Dawson Creek, located at 209 Bowden Street –

Daunté reviewed the request and said the staff are recommending approval.

CITY MANAGER’S COMMENTS –TIM YOUNG

9. Resolution – City of Civility

Tim said the council approved this in 2023 from GMA and time to update again. Nothing further.

10. Adoption of changes to the retirement plan (GMEBS) for the City of Locust Grove-

Tim reviewed the changes including increases to elected officials [\$60] and extended the rule of 80 to all employees. This plan would be less than \$100,000 to implement. Councilman Breedlove asked if this includes capping sick bank time and Tim said no, but we are looking further into that and capping at six months. Councilman Taylor asked what the vested time is for an employee and Tim said five years.

Further, Tim said several of the council members will be absent on February 16, scheduled meeting and will need to cancel that meeting. We will be doing rate increases for water/sewer and stormwater fees and referred back to the changes in sick bank related to the accounting changes to compensated absences. We will need to discuss winter storm prep for the possible ice this weekend.

PUBLIC COMMENTS – NONE

COUNCIL COMMENTS –

Mayor Greer asked for a motion. Councilman Breedlove made the motion to adjust the council meeting schedule.

RESULT	APPROVED
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILWOMAN MCCORNELL
VOTE	MOTION CARRIED - ALL IN FAVOR

Mayor Greer asked for a motion. Councilman Clark made the motion to cancel the February 16, 2026, workshop meeting.

RESULT	APPROVED
MADE MOTION	COUNCILMAN CLARK
2 ND MOTION	COUNCILWOMAN MCCORNELL
VOTE	MOTION CARRIED - ALL IN FAVOR

MAYOR’S COMMENTS –

The mayor said we are in discussion about hosting another town hall meeting in February for the purpose of a year-end review. Tim said possibly February 23, 2026. The mayor said Locust Grove Day will be at the Capital for officials and employees on March 12, 2026, and the sidewalk project on Peeksville Road is in process. Henry County is proposing \$1.8 billion for traffic relief, which is good news and hoping it is approved.

Andy gave an update and said the council authorized his firm to seek attorney fees against an individual. We filed the motion and the next morning the gentleman paid the fees. When people abuse the judicial system, the behavior must be stopped. Nothing further.

EXECUTIVE SESSION – NONE

ADJOURNMENT-

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN CLARK
2 ND MOTION	COUNCILWOMAN MCCORNELL
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED 8:48PM.

Notes taken by:

Misty Spurling, City Clerk