City of Thomasville Council Meeting, November 12, 2019

The Council of the City of Thomasville met in regular session with Mayor Greg Hobbs presiding and the following Councilmembers present: Mayor Pro Tem Terry Scott; and Councilmembers Jay Flowers, David Hufstetler and Todd Mobley. Also present were the City Manager, J. Alan Carson; Assistant City Attorney, Chuck Stafford (Tim Sanders absent due to illness); Honorary Councilmember, Bishop Joe Burns; other staff, members of the press and citizens. The meeting was held in Council Chambers at 144 East Jackson Street, Thomasville, Georgia.

CALL TO ORDER
Mayor Greg Hobbs called the meeting to order at 6:00 PM.

INVOCATION
Given by Councilmember Jay Flowers.

PLEDGE OF ALLEGIANCE
Mayor Pro Tem Terry Scott led the Pledge of Allegiance.

APPROVAL OF MINUTES
Mayor Pro Tem Scott motioned to approve the minutes of the regular City Council Meeting of October 28, 2019 as presented. Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:
AYES: Mayor Hobbs, Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler and Mobley.

PRESENTATIONS

Department of Community Affairs GEMS Accreditation
Jessica Reynolds, Director of the Office of Downtown Development at the Georgia Department of Community Affairs addressed City Councilmembers with the following statement:
“The Office of Downtown Development manages the Georgia Main Street Program and have the pleasure of working with 118 communities across the state who are dedicated to the growth of their historic commercial districts. As you are probably aware, the Main Street Approach provides a balanced path towards revitalization with a focus on economic development in the context of historic preservation. In partnership with the National Main Street Center, our participating cities are required to meet ten standards during their annual accreditation process in order to become a Main Street America City. During this assessment process, our team works to identify communities who have gone above and beyond the process to consistently excel in each of these ten standards. These cities are known as Georgia’s Exceptional Main Streets; or what we loving refer to them as GEMS. It is because of Thomasville Main Street’s commitment of excellence and stable leadership that I am hear this evening to congratulate the City of Thomasville as being designated as a 2020 GEMS Community. Over the past three years, Downtown Thomasville has seen $20 million of private/public investment happening in downtown, with 58 new businesses opening, and 225 net new jobs being created. Additionally, your Main Street program has attracted almost 400,000 people to downtown through civic events. You are all to be commended for your dedication to rebuilding the heart of your community. To recognize the City of Thomasville, and as a token of our appreciation, I would like to present you all with this gateway signage, which reads “Welcome to Downtown Thomasville, a Georgia Exceptional Main Street city”. Thank you for all for having me tonight and all that you do for making the heart of the community that much better.”

City of Thomasville Main Street and Business Development Director, April Norton, reported the support of the State and National levels, is certainly what strengthens the Thomasville Main Street Program. Norton commended City Council and City Manager for support of the program and noted this support allows the Program to give back to the community and support small businesses. Norton acknowledged that it takes every Team Thomasville employee to
make the Program successful. Norton recognized members who were present from Main Street staff and the Main Street Advisory Board. Photos were taken of the awards acceptance and citizens present applauded the Program’s accomplishment.

Retired Teachers Proclamation
Councilmember Mobley presented members of the Georgia Retired Educators Association a proclamation signed by Mayor Hobbs which proclaimed November 3, 2019 as Retired Educators Day in Thomasville, Georgia to recognize the lasting contributions of the State’s retired educators to the educational development of the children.

CITIZENS TO BE HEARD
Mayor Hobbs acknowledged the following citizens as listed on the Citizens to be Heard sign in sheet:

1. Keith Thomas, 432 Woods Gate Lane, Thomasville, Georgia addressed Council with his concerns regarding the demise of personal relationships following the perception of recent community actions.

2. Nolah Shotwell, 125 Lester Street, Thomasville, Georgia addressed Councilmembers on behalf of Habitat for Humanity to request an extension of the 120 day time-frame given to the property owner in regards to the demolition of the structure located at 120 Third Avenue. Shotwell reported Habitat for Humanity is working with Thomasville Landmarks, and the homeowner, to rehabilitate the structure. However, unforeseen circumstances have been discovered regarding the title of the property and additional time is needed to complete the title work.

ADOPT AGENDA
Councilmember Mobley motioned to approve the agenda as presented with no exceptions. Councilmember Hufstetler seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

A YES: Mayor Hobbs, Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler and Mobley.

OLD BUSINESS
Second reading of an ordinance to rezone 134 and 138 South Madison Street from M-Manufacturing to C-2, Commercial.

City Planner, Kenneth Thompson, presented. It was noted there were no changes to the ordinance since the first reading by Council at the October 28, 2019 City Council meeting. Thompson noted the ordinance will allow for 134 and 138 S. Madison Street to be rezoned from M-Manufacturing to C-2, Commercial. Currently, the parcel consists of a downtown commercial building that houses a restaurant and a retail store. The rezoning will permit a use that is suitable in view of the use and development of the adjacent and nearby property. The property in question is zoned M-Manufacturing, but is surrounded by commercial and residential uses. The parcel is well suited for being rezoned into the Downtown C-2 district. The existing building is compatible with this zoning, and the rezoning would ensure that any future use or new development is harmonious with the district. In addition to limiting potentially hazardous manufacturing uses, the C-2 zoning would also allow for the potential of mixed-use and residential development.

Councilmember Flowers motioned to order the ordinance read for the second time, passed and adopted as presented. Mayor Pro Tem Scott seconded. The motion passed 5-0, with the following votes recorded:

A YES: Mayor Hobbs, Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler and Mobley.

The following ordinance was ordered read for the second time, passed and adopted:

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, OF 1971, AS AMENDED WHICH IS SET FORTH IN THE CODE OF THE CITY OF THOMASVILLE AS CHAPTER 22, CAPTIONED “ZONING”, BY EXCLUDING A CERTAIN TRACT OF LAND FROM PARCEL 3 OF SECTION 22-81 CAPTIONED “M, MANUFACTURING”, TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 61 OF SECTION 22-81 CAPTIONED “C-2, COMMERCIAL”, TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.
SECTION I

BE IT ORDAINED by the Council of the City of Thomasville and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is amended by excluding a certain Parcel 3 from Section 22-81 captioned "M, Manufacturing" and to designate the said same tract as Parcel 61 of Section 22-81 captioned "C-2, Commercial" and more particularly described as follows:

All that tract or parcel of land situate, lying in the City of Thomasville, Thomas County, Georgia containing 2.03 acres, more or less, Commencing at the Intersection of Northwest margin of right of way of Remington Avenue and the Southwest margin of Right of Way of South Madison Street, Which is the Point of Beginning, run North 40 degrees 34 minutes 07 seconds West along South right of way of South Madison Street a distance of 153.61 feet to a point, Thence South 49 degrees 33 minutes West a distance of 104.62 feet to a point, Thence North 40 degrees 29 minutes West a distance of 24.96 feet to a point, Thence South 49 degrees 42 minutes West a distance of 128.82 feet to a point, Thence South 39 degrees 49 minutes 08 seconds East a distance of 61.95 feet to a point, Thence South 39 degrees 49 minutes 08 seconds East a distance of 115.34 feet to a point, Thence North 49 degrees 59 minutes 38 seconds East a distance of 155.37 feet to the point of beginning.

Bearing and distance taken from plat of survey for John H Flowers prepared by Frank Carlton LS #1544 recorded in plat cabinet 2 page 9-G and Plat of survey for Building 209 by Frank Carlton recorded in Thomas County Clerk of Court office.

SECTION II

BE IT ORDAINED that all ordinances of the City of Thomasville in conflict herewith be the same are hereby repealed for purposes of this ordinance only.

SECTION III

BE IT FURTHER ORDAINED that the provisions of this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville.

SECTION IV

BE IT FURTHER ORDAINED that if any part of this ordinance is declared void it is the intent and the purpose hereof that all other provisions not declared void shall remain in full force and effect.

SECTION V

BE IT FURTHER ORDAINED the effective date of the foregoing ordinance is the date of its final reading and passage.

SECTION VI

This ordinance was introduced and read for the first time in a lawful meeting of the City Council held on October 28, 2019 and passed and adopted on the second reading of the ordinance at a lawful meeting of the City Council held on November 12, 2019.

NEW BUSINESS

Resolution to approve Check-Mate, Inc. - Payroll Development Authority Memorandum of Understanding (MOU) and to authorize the Mayor to execute MOU on behalf of the City.

City Manager Carson reported City Attorney Sanders was not present at this meeting due to illness. It was noted there were no changes to the presentation given by City Attorney Sanders during the Council Workshop held on November 6, 2019.
Councilmember Hufstetler motioned to approve the resolution and to authorize the Mayor to execute the MOU on behalf of the City of Thomasville. Councilmember Mobley seconded. Mayor Hobbs inquired if there were any concerns regarding the resolution or MOU. Attorney Stafford, and Councilmembers, noted there were none. There was no further discussion. The motion passed 5-0, with the following votes recorded:

A YES: Mayor Hobbs, Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler and Mobley.

Motion to approve an Alcohol Beverage License for Divine Studio.
Tax & Licensing Manager, Emily Phillips, reported having received an application for License to Engage in the Business of Selling Wine; Consumption, from owner, Kelsi Lane Davis of Divine Studio located at 1211 East Jackson Street, Thomasville, Georgia. The applicant has completed all necessary documentation and the GCIC/NCIC, CLEAR and local law enforcement agencies criminal history checks did not reveal any problems or concerns with Kelsi Lane Davis’ request.

Councilmember Mobley motioned to approve the Alcohol Beverage License for Divine Studio as presented. Councilmember Hufstetler seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

A YES: Mayor Hobbs, Mayor Pro Tern Scott and Councilmembers Flowers, Hufstetler and Mobley.

Following the approval of the Alcohol Beverage License for Divine Studio, Mayor Hobbs provided Ms. Lane with a complete copy of Chapter 3, Alcoholic Beverages, of the City of Thomasville’s Municipal Code and stated the following:

"It is important that you and your staff strictly adhere to the City of Thomasville’s Alcoholic Beverage Sales ordinances and required employee training programs. It is important that you have a training program for your employees regarding the sale of alcoholic beverages to underage persons, and it is important that you have written proof that your employees have participated in the required training program. As a reminder, the Thomasville Police Department routinely conducts a “Mystery Shopper Program” so as to monitor the enforcement of the prohibition of sales of alcohol to underage persons. If you or one of your employees sells alcoholic beverages to an underage person through the Mystery Shopper Program, you will be required to appear before the City Council and show written proof that your employees have participated in the required training program. Please understand that the penalties for the sale of alcoholic beverages to underage person are significantly greater if you don’t have written proof that your employees have participated in the required training program. We are providing each of you with this copy of Thomasville Municipal Code Chapter 3, Alcoholic Beverages, with the added Article V ordinance amendment for “Sale Off-Premises for Catered Functions”. Please familiarize yourself with the code and the requirements associated with your alcoholic beverage license."

Motion to approve two separate Alcohol Licenses for Retail Catering Beer and Wine.
Tax & Licensing Manager, Emily Phillips, presented two separate license requests for Alcohol Licenses for Retail Catering Beer and Retail Catering Wine. It was noted that Council should address the requests individually and both applicants were present at this meeting.

AJ Moonspin, 113 North Crawford Street; owner/applicant, Joshua Smith.
Phillips reported having received an application for Retail Catering Beer and Retail Catering Wine from AJ Moonspin, located at 113 North Crawford Street, Thomasville, Georgia. She reported the owner/applicant, Joshua Smith currently holds a Retail Consumption Beer and a Retail Consumption Wine License. As required by City ordinance, an investigation was conducted as to the standing of all required licenses and as to the payment of applicable occupation tax or excise tax. The applicant is currently in good standing, and the Thomasville Police Department finds no reason not to issue the requested licenses.

Councilmember Flowers motioned to approve the Alcohol Beverage License for Retail Catering Beer and Wine for Joshua Smith, AJ Moonspin as presented. Mayor Pro Tem seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

A YES: Mayor Hobbs, Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler and Mobley.
Following the approval of the Alcohol Beverage License, as presented for AJ Moonspin, Mayor Hobbs provided Mr. Smith with a complete copy of Chapter 3, Alcoholic Beverages, of the City of Thomasville’s Municipal Code and stated the following: “It is important that you and your staff strictly adhere to the City of Thomasville’s Alcoholic Beverage Sales ordinances and required employee training programs. It is important that you have a training program for your employees regarding the sale of alcoholic beverages to underage persons, and it is important that you have written proof that your employees have participated in the required training program. As a reminder, the Thomasville Police Department routinely conducts a “Mystery Shopper Program” so as to monitor the enforcement of the prohibition of sales of alcohol to underage persons. If you or one of your employees sells alcoholic beverages to an underage person through the Mystery Shopper Program, you will be required to appear before the City Council and show written proof that your employees have participated in the required training program. Please understand that the penalties for the sale of alcoholic beverages to underage person are significantly greater if you don’t have written proof that your employees have participated in the required training program. We are providing each of you with this copy of Thomasville Municipal Code Chapter 3, Alcoholic Beverages, with the added Article V ordinance amendment for “Sale Off-Premises for Catered Functions”. Please familiarize yourself with the code and the requirements associated with your alcoholic beverage license.”

Specifically in reference to the Alcohol Beverage License for Retail Catering of Beer and Wine, Mayor Hobbs also stated the following to Mr. Smith: “As a licensed caterer, you are required to apply for an Event Permit at least ten days prior to each event and pay a $25 processing fee for each permit. Licensees should contact the Georgia Department of Revenue regarding any requirements related to a State permit for each event. We want to remind you that alcohol caterer licensees must comply with all applicable provisions of Chapter 3 of the City Code related to Alcoholic Beverages, including but not limited to
1) the permitting of staff working a catered event;
2) provisions related to sales to underage persons; and
3) provisions related to the times and days when sales are allowed.

Please note that event permits will not be issued at any location that has had an alcohol license revoked in the last twelve months.”

**Farmer’s Daughter Vineyards, 106 North Broad Street: owner/applicant Renee Moss.**

Phillips reported having received an application for Retail Catering Wine from AJ Moonspin, located at 106 North Broad Street, Thomasville, Georgia. She reported the owner/applicant, Renee Moss, currently holds a Retail Consumption Beer and a Retail Package/Consumption Wine License. As required by City ordinance, an investigation was conducted as to the standing of all required licenses and as to the payment of applicable occupation tax or excise tax. The applicant is currently in good standing, and the Thomasville Police Department finds no reason not to issue the requested licenses.

Mayor Pro Tem Scott motioned to approve the Alcohol Beverage License for Retail Catering Wine for Renee Moss, Farmer’s Daughter Vineyards as presented. Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

**AYES:** Mayor Hobbs, Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler and Mobley.

Following the approval of the Alcohol Beverage License, as presented for Farmer’s Daughter Vineyards, Mayor Hobbs provided Ms. Moss with a complete copy of Chapter 3, Alcoholic Beverages, of the City of Thomasville’s Municipal Code and stated the following: “It is important that you and your staff strictly adhere to the City of Thomasville’s Alcoholic Beverage Sales ordinances and required employee training programs. It is important that you have a training program for your employees regarding the sale of alcoholic beverages to underage persons, and it is important that you have written proof that your employees have participated in the required training program. As a reminder, the Thomasville Police Department routinely conducts a “Mystery Shopper Program” so as to monitor the enforcement of the prohibition of sales of alcohol to underage persons. If you or one of your employees sells alcoholic beverages to an underage person through the Mystery Shopper Program, you will be required to appear before the City Council and show written proof that your employees have participated in the required training program. Please understand that the penalties for the sale of alcoholic beverages to underage person are significantly greater if you don’t have written proof that your employees have participated in the required training program. We are providing each of you with this copy of Thomasville Municipal Code Chapter 3, Alcoholic Beverages, with the added Article V
ordinance amendment for “Sale Off-Premises for Catered Functions”. Please familiarize yourself with the code and the requirements associated with your alcoholic beverage license.”

Specifically in reference to the Alcohol Beverage License for Retail Catering of Beer and Wine, Mayor Hobbs also stated the following to Ms. Moss: “As a licensed caterer, you are required to apply for an Event Permit at least ten days prior to each event and pay a $25 processing fee for each permit. Licensees should contact the Georgia Department of Revenue regarding any requirements related to a State permit for each event. We want to remind you that alcohol caterer licensees must comply with all applicable provisions of Chapter 3 of the City Code related to Alcoholic Beverages, including but not limited to

1) the permitting of staff working a catered event;
2) provisions related to sales to underage persons; and
3) provisions related to the times and days when sales are allowed.

Please note that event permits will not be issued at any location that has had an alcohol license revoked in the last twelve months.”

**Motion to approve two separate One-Day Alcohol Event Permits.**

Tax & Licensing Manager, Emily Phillips, reported having received two separate requests for One-Day Alcohol Event Permits. All one-day alcohol event permits that are held on City property are required to be approved by City Council.

Phillips reported the South Georgia Ballet will host *The Nutcracker-Donor’s Lounge*, November 30, 2019, in the Municipal Auditorium Courtyard.

Councilmember Hufstetler motioned to approve the November 30, 2019 one-day alcohol event permit for the South Georgia Ballet as presented. Councilmember Mobley seconded. There was no further discussion. The Motion passed 5-0, with the following votes recorded:

**AYES:** Mayor Hobbs, Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler and Mobley.

Phillips reported the Heart of the Storm, Inc. will host *Be A Legend Music Festival*, November 30, 2019, The Ritz Amphitheater.

Councilmember Mobley motioned to approve the November 30, 2019 one-day alcohol event permit for the Heart of the Storm, Inc. as presented. Councilmember Hufstetler seconded. There was no further discussion. The Motion passed 5-0, with the following votes recorded:

**AYES:** Mayor Hobbs, Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler and Mobley.

**CONSENT AGENDA**

Mayor Hobbs noted Consent Agenda item was presented in Council Workshop on November 6, 2019 and was considered as a routine and/or non-controversial item.

Councilmember Mobley motioned to adopt the Consent Agenda as presented, with no exceptions and thereby approving each item as presented collectively with one motion. Councilmember Hufstetler seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

**AYES:** Mayor Hobbs, Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler and Mobley.

The following item was approved under the Consent Agenda as presented and discussed on November 6, 2019 Council Workshop meeting:

1. **Resolution to appoint Hal Jackson to fill an unexpired term on the Airport Advisory Board.**

   City Manager Carson, J. Alan Carson, presented at November 6, 2019 Council Workshop.

Following is the resolution which was approved collectively under the Consent Agenda:

**RESOLUTION**
BE IT RESOLVED by the Council of the City of Thomasville, and it is hereby resolved by the authority of the same, that Hal Jackson is appointed to fill the unexpired term of Dudley Lewis, as the second Hangar Lessor Board member, on the Thomasville Municipal Regional Advisory Board for a term expiring on December 31, 2020.

So Done, this the 12th day of November 2019.

REPORTS
City Manager Carson acknowledged Veterans Day and thanked Veterans for their service. He recognized Executive Director–Human Resources & Community Resources, Kha McDonald, for receiving the Woman of the Year Award as voted on by the community and organized through the Thomasville-Thomas County Chamber of Commerce.

Councilmember Flowers recognized Life Scouts Andrew Bennett and Harrison Johnson of Scout Troop 306 (supported by First United Methodist Church) as present at this meeting to meet the requirements for their Communications Badge. Scouts Bennett and Johnson reported their Eagle Scout Projects were anticipated to benefit the City of Thomasville and the Thomasville Exchange Club. Councilmember Flowers administered the following customary Scout Pledge for the badge requirements to each Scout, who repeated the pledge under the three-finger scout salute:

“I pledge to finish my Eagle Scout project and obtain the rank of Eagle Scout, so help me God.”

Councilmembers collectively commended Veterans and retired educators for their service and thanked citizens for their attendance.

ADJOURNMENT
Having no further discussion, the Thomasville City Council Meeting Adjourned at 6:48 PM.