

City of Thomasville Council Meeting of October 23, 2017

The Council of the City of Thomasville met in regular session with Mayor Hobbs presiding and the following Councilmembers present: Mayor Pro-Tem Sims, Councilmember Beverly, Councilmember Flowers and Councilmember Scott. Also present were the City Manager/Utilities Superintendent, Steve Sykes; City Attorney, Tim Sanders; Honorary Councilmember, Pastor Rick Monroe; other staff; members of the press and citizens.

Mayor Hobbs called the meeting to order. Councilmember Flowers gave the invocation. Mayor Pro-Tem Sims led those present in the Pledge of Allegiance.

On motion of Councilmember Scott, and seconded by Councilmember Beverly, the minutes of the regular meeting held October 9, 2017 were unanimously approved as presented.

Mayor Hobbs opened the meeting to citizens to be heard on non-agenda items. Mr. Gary Florent, 138 Rachel Lane, Thomasville, Georgia, addressed Council. Mr. Florent commended Mayor Hobbs for “boots on the ground” in reference to recent rains and the drainage issue of Rachel Lane. Mr. Florent cited several passages from the 2005-2025 Thomasville Comprehensive Plan regarding requirements of developments for landscaping and greenspace; protection of municipal trees and clear cutting; and housing density. He expressed concerns that this plan has not been followed in reference to Market Station Apartments development. Mr. Florent expressed additional concerns regarding representative government and public input.

Mayor Hobbs noted that there would be greenspace provided by the developer for this project, citing it was part of the stipulations put in place for the development. He also noted it is not the responsibility of Council to determine placement of buildings on property, this is done by the ordinances currently in place.

Mr. Barry Cone, 128 Rachel Lane, Thomasville Georgia, also addressed the Council with further concerns regarding the development. He also commended the efforts of those who assisted during the rain event on October 22, 2017. Mr. Cone noted in reference to the agreement addressing contractor work at undesirable hours, Rachel Lane residents were told to contact the police if problems continued after 7PM. Residents have done this and the Police Department explained the Police could not enforce this issue.

Chief Building Official Harmon addressed Council and Rachel Lane residents present. He noted that, as was discussed during the on-site meeting, there was an honorary agreement with the construction manager to reduce the hours of operation of construction work. He further noted that most of the Rachel Lane residents have his cell phone number to address issues as they arise and he has not been contacted. Chief Building official reported that he has conversed only with Ms. Bailey and Chris Hall, at which times their issues were addressed immediately. Chief Building Official Harmon stated that to his knowledge the builder has been compliant to the best of his ability and further noted that he could not address issues for which he was not been notified of when they take place. Chief Building Official Harmon stated he would give his contact number to those who wished to contact him.

Ms. Yvonne Stinson addressed Council. She stated she did not wish to give her address publically, as she did not want to have the same issues Ms. Bailey has had following her published address. In reference to the recent newspaper article, Ms. Stinson agreed that storm water has always flowed through the Rachel Lane area; however, it has done so in a gentle manner – not the raging river that is currently present. She noted the amount of rain during Tropical Storm Faye did not create an issue even similar the current drainage issue. Further citing the same article, she expressed concerns of Rachel Lane residents potentially having to hire attorneys at their expense for civil action to address damage claims. City Manager

Sykes explained that property owners who have any damage to their property as a result of the development must file those claims with the builder. He further explained that it is the responsibility of the builder to address any claims filed as a result of construction; and this is done through the builder's insurance. It was noted that Ms. Bailey had the builder's contact information and if she did not the City would obtain it and provide the information to Rachel Lane residents.

Ms. Morgan Bailey addressed Council and suggested the City change their policy for requesting/providing home addresses as she has had to take precautionary measures to address her safety following the publishing of her address in the recent newspaper article. Ms. Bailey reiterated concerns regarding privacy issues resulting from the development of Market Station Apartments and noted that issues of zero-foot setback, fencing requirement, tree/landscaping, the gentlemen's agreement with the construction manager and current safety issues are unacceptable from the City of Thomasville in regard to this development. In reference to the zoning ordinances, City Manager Sykes noted that staff is not authorized to require more than the ordinance allows. He noted changes for issues such as those must be appealed through the proper processes of the Zoning Appeals Board.

Mayor Pro-Tem Sims reiterated that the development would not receive a Certificate of Occupancy (CO) form the City of Thomasville until a permanent solution to the drainage issues was in place and working properly. City Manager Sykes noted the current storm water ordinance does offer flexibility in how to address water retention; however, it was not the responsibility of the City of Thomasville to design the developer's storm water program for them. Mayor Hobbs noted that the temporary solution in place has helped the current drainage issue.

There being no further discussion, Council moved on to the agenda

Under old business, Council considered on second reading an ordinance to accept a gift of certain real property to the City of Thomasville from the Young Men's Christian Association & Youth Center, Inc. City Attorney Sanders reported the ordinance remained unchanged from its first reading on October 9, 2017. On motion of Mayor Pro-Tem Sims, and seconded by Councilmember Flowers, the following ordinance was unanimously ordered read for the second time, passed and adopted:

AN ORDINANCE TO ACCEPT A GIFT OF CERTAIN REAL PROPERTY TO THE CITY OF THOMASVILLE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR THE EFFECTIVE DATE OF THE ORDINANCE; AND FOR OTHER PURPOSES.

PREAMBLE

The Young Men's Christian Association & Youth Center, Inc., has generously offered to make a gift to the City of Thomasville of certain real property located at the intersection of Felix Street and Plain Street and which contains thereon a beautiful park, all for the enjoyment of and use by citizens of and visitors to the City. The City Council for the City of Thomasville has considered this generous offer and deems it in the best interests of the City and its citizens to accept this gift and, further, by these presents, does hereby thank The Young Men's Christian Association & Youth Center, Inc., for this gift. The transfer of the real property which is the subject of this ordinance is hereby authorized as set forth below.

SECTION I

BE IT ORDAINED by the City Council for the City of Thomasville, and it is hereby ordained by the authority of the same, that the City of Thomasville accepts from The Young Men's Christian Association & Youth Center, Inc., transfer of title to a parcel of real property more particularly described in the quit-claim deed attached hereto as Exhibit "A".

SECTION II

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

SECTION III

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon its final adoption.

SECTION IV

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 but will nevertheless be spread upon the public minutes and records of the City:

SECTION V

The ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville held on October 9, 2017, and read a second time, passed, and adopted in a like meeting held on October 23, 2017.

Council considered on first readings nine separate ordinances to demolish structures located at the following addresses: 1403 N Martin Luther King, Jr. Boulevard, 327 Hopkins Street, 1001 Wright Street, 721 Lester Street, 1016 NE Madison Alley, 123 Lewis Lane, 111 Fifth Avenue, 201 Chestnut Street and 109 Charnie Drive. Chief Building Official Harmon reported all of the houses represented here are on the list of dilapidated houses that is currently maintained in the Building Department. Most if not all of them have appeared on this list since its inception in 2015 and all have been in a deteriorating state without utilities for a decade or more. Each of these listed have been brought before the City Manager and an order was lawfully issued to demolish these structures. Title searches have been completed along with appraisals to confirm that they meet the threshold for demolition. Notices were mailed to all parties found and orders posted on site along with advertisement in the legal section of the Times Enterprise per the requirement by COT ordinances and Georgia Law. There was no opposition from any citizens present regarding the demotion of structures as listed.

On motion of Councilmember Beverly, and seconded by Mayor Pro-Tem Sims, the following ordinance was unanimously ordered read for the first time, passed and carried over:

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 1403 N MARTIN LUTHER KING, JR. BOULEVARD, THOMASVILLE, GEORGIA; OWNED BY RAMONA RAMSBY, GALVESTER LEWIS; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

On motion of Councilmember Scott, and seconded by Councilmember Beverly, the following ordinance was unanimously ordered read for the first time, passed and carried over:

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 327 HOPKINS STREET, THOMASVILLE, GEORGIA; OWNED BY ACQUILLA BECKHAM FLOWERS C/O DR. CAROLYN F. WRIGHT, HEIRS OF MARY BECKHAM DAVIS, TENA LEE BECKHAM; TO

PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

On motion of Councilmember Scott, and seconded by Councilmember Flowers, the following ordinance was unanimously ordered read for the first time, passed and carried over:

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 1001 WRIGHT STREET, THOMASVILLE, GEORGIA; OWNED BY THE ESTATES OF JAMES L. WILLIAMS AND MARY JANE WILLIAMS, JAMES LEONARD WILLIAMS III, ETHEL WILLIAMS; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

On motion of Councilmember Flowers, and seconded by Mayor Pro-Tem Sims, the following ordinance was unanimously ordered read for the first time, passed and carried over:

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 721 LESTER STREET, THOMASVILLE, GEORGIA; OWNED BY FREDERICK R. AND CHERYL AMOS C/O CHERYL AMOS PETERS; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

On motion of Mayor Pro-Tem Sims, and seconded by Councilmember Flowers, the following ordinance was unanimously order read for the first time, passed and carried over:

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 1016 NE MADISON ALLEY, THOMASVILLE, GEORGIA; OWNED BY RACHEL WATKINS; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

On motion of Councilmember Scott, and seconded by Councilmember Beverly, the following ordinance was unanimously ordered read for the first time, passed and carried over:

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 123 LEWIS LANE, THOMASVILLE, GEORGIA; OWNED BY THOMASVILLE INVESTMENTS, LLC; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

On motion of Councilmember Beverly, and seconded by Councilmember Scott, the following ordinance was unanimously ordered read for the first time, passed and carried over:

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 111FIFTH AVENUE, THOMASVILLE, GEORGIA; OWNED BY BETTY FILMORE; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

On motion of Councilmember Scott, and seconded by Mayor Pro-Tem Sims, the following ordinance was unanimously ordered read for the first time, passed and carried over:

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 201 CHESTNUT STREET, THOMASVILLE, GEORGIA; OWNED BY THE ESTATE OF NATHAN MCCASKILL, SR.; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

On motion of Councilmember Flowers, and seconded by Mayor Pro-Tem Sims, the following ordinance was unanimously ordered read for the first time, passed and carried over:

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 109 CHARNIE DRIVE, THOMASVILLE, GEORGIA; OWNED BY THE SUMMIT CLUB, INC.; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith, AND FOR OTHER PURPOSES.

Council considered on first reading an ordinance to rezone 623 East Clay Street from C1 Commercial to C1 Commercial (Conditional Use). The property is currently zoned C1 Commercial. The surrounding properties and uses are similar in character and intensity to the proposed function (a combination of office, warehousing, and light manufacturing). Since the proposed use (Manufacturing, Processing, and Packaging – Light < than 12,000 SF) is a Conditional Use, Council must review the proposal for potential impacts, and if necessary, attach mitigating stipulations to the rezoning. Neither the Planning and Zoning Commission nor staff recommend any additional stipulations. Consensus of Council did not assign any further stipulations in association with the rezoning request.

On motion of Mayor Pro-Tem Sims, and seconded by Councilmember Flowers, the following ordinance was unanimously ordered read for the first time, passed and carried over:

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 9 OF SECTION 22-81 CAPTIONED “C-1, COMMERCIAL”, TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 81 OF SECTION 22-81 CAPTIONED “C-1, CU COMMERCIAL #126 MANUFACTURING, PROCESSING, AND PACKAGING-LIGHT”. TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

Council considered on first reading an ordinance to rezone 105 Hadley Drive from C1 Commercial to C1 Commercial (Conditional Use). The property is currently zoned C1 Commercial. The surrounding properties and uses are similar in character and intensity to the proposed function (a combination of office, warehousing, and light manufacturing). Since the proposed use (Manufacturing, Processing, and Packaging – Light < than 12,000 SF) is a Conditional Use, Council must review the proposal for potential impacts, and if necessary, attach mitigating stipulations to the rezoning. Neither the Planning and Zoning Commission nor staff recommend any additional stipulations. Consensus of Council did not assign any further stipulations in association with the rezoning request.

On motion of Mayor Pro-Tem Sims, and seconded by Councilmember Flowers, the following ordinance was unanimously ordered read for the first time, passed and carried over:

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 26 OF SECTION 22-81 CAPTIONED “C-1, COMMERCIAL”, TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 82 OF SECTION 22-81 CAPTIONED “C-1, CU COMMERCIAL #126 MANUFACTURING, PROCESSING, AND PACKAGING-LIGHT”. TO ESTABLISH THE

EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

Council considered a resolution to name the gifted property from the YMCA to the City of Thomasville as Weston Park and to restrict future uses of the property to recreational purposes only. City Attorney Sanders noted the adoption of the ordinance to accept certain real property known as Weston Park from the YMCA earlier on the agenda. It was requested that a resolution be passed officially authorizing the name of the park to remain as "Francis Weston Park" and for the park to remain as its intended use for the community.

On Motion of Councilmember Flowers, and seconded by Mayor Pro-Tem Sims, the following resolution was unanimously passed:

RESOLUTION

WHEREAS, The Young Men's Christian Association & Youth Center, Inc., has generously made a gift to the City of Thomasville of certain real property located at the intersection of Felix Street and Plain Street which contains thereon a beautiful park which enhances the beauty of the City of Thomasville and which provides a place of enjoyment for citizens of and visitors to the City of Thomasville; and

WHEREAS, the City Council for the City of Thomasville wishes to recognize the generosity of The Young Men's Christian Association & Youth Center, Inc., with its generous donation of the park; and

WHEREAS, by way of recognition of The Young Men's Christian Association & Youth Center, Inc., the City Council for the City of Thomasville wishes to name the park for Francis Weston, a former director of The Young Men's Christian Association & Youth Center, Inc.;

NOW, THEREFORE, BE IT RESOLVED, and it is hereby resolved by the City Council for the City of Thomasville that the park donated to the City of Thomasville by The Young Men's Christian Association & Youth Center, Inc., as described above shall be named, and the official name of the park shall hereafter be, the "Francis Weston Park."

BE IT FURTHER RESOLVED that a suitable sign or signs, as the City Manager shall deem appropriate, shall be placed in or adjacent to the Francis Weston Park setting forth the name of the park.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be delivered to The Young Men's Christian Association & Youth Center, Inc., together with the thanks of the City Council for the City of Thomasville acting by and for the citizens of the City of Thomasville.

BE IT FURTHER RESOLVED that this resolution be effective upon its passage by the City Council for the City of Thomasville.

This Resolution entered at a duly held meeting of the City Council for the City of Thomasville held on October 23, 2017.

Council considered approval of CSX Rail Crossing Agreement for sewer facilities near Lift Station 1. ACM/ City Engineer Jerry Pionessa noted this agreement outlines the project previously approved by Council for sewer facilities improvements near Lift Station 1 and the CSX rail yard. He further noted the agreement was reviewed by the City Attorney and has been negotiated with CSX. It was noted that extreme

due diligence had been conducted by all entities involved with the project to ensure successful results for the City's largest Lift Station improvements.

On Motion of Councilmember Beverly, and seconded by Councilmember Scott, Council unanimously approved authorization of the Mayor Hobbs' signature on the Supplemental Agreement No. CSX72757ø by and between CSX Transportation, Inc. and City of Thomasville.

Council considered approval of bid award and purchase of Remote Terminal Units for Sewer Lift Stations. Asst. Utilities Superintendent White reported in 2016, the Technical Services department identified numerous Sewer Lift stations in need of RTU SCADA upgrades. Each location is crucial to our overall wastewater collection system. These SCADA improvements will allow long term reliability in our ability to accurately monitor the performance of our sewer lift stations. This project was included in 2017 Sewer capital budget at \$38,500. The upgrades are for the following numbered Lift Stations: 16, 17, 18, 19, 20, 22, 23, 25 and 26. Asst. Utilities Superintendent White noted this is a sole source bid from Advanced Control System, our proprietary SCADA vendor, currently serving 60 end-points in the system. The bid amount is under budget at \$31,947.00.

On motion of Mayor Pro-Tem Sims, and seconded by Councilmember Flowers, Council unanimously approved the sole source bid for the purchase of Remote Terminal Units for Sewer Lift Stations to Advanced Control Systems of Norcross, Georgia, in the amount of \$31,947.00, with third party financing if necessary.

Council commended Rachel Lane residents present for voicing concerns regarding drainage issues, apologized for inconveniences and noted working towards future solutions for these and related issues. Councilmember Scott presented a plaque to Honorary Councilmember Pastor Rick Monroe for his service during the Month of October as Honorary Councilmember. Pastor Monroe thanked Council for the opportunity.

Having no further discussion, the City of Thomasville Council Meeting was adjourned.



Greg Hobbs, Mayor

ATTEST:



Felicia Brannen, City Clerk