

City of Thomasville Council Meeting of November 29, 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 Flowers, and Councilmember Scott. Also present were the City Manager/Utilities Superintendent, Steve Sykes; City Attorney, Tim Sanders; 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.

Mayor Hobbs noted Councilmember Beverly was unable to attend the meeting. On motion of Councilmember Scott, and seconded by Mayor Pro-Tem Sims, the minutes of the regular meeting held November 13, 2017 were unanimously approved as read.

Mayor Hobbs welcomed Adriane Wood, Planning Outreach Coordinator, Georgia Department of Community Affairs to address Council and citizens with a special presentation regarding Thomasville's recent designation of a PlanFirst Community. Ms. Wood reported PlanFirst is the Georgia Department of Community's program to recognize and reward communities that clearly demonstrate an established pattern of successfully implementing their Local Comprehensive Plan. She congratulated Council and Staff for Thomasville's designation and noted that it brings significant recognition and rewards, including an eligibility package of incentives for Thomasville. Ms. Wood noted the City of Thomasville has entered into an agreement with DCA to maintain the designation for three (3) years in a row; thereby allowing Thomasville to apply for CDBG grants for three consecutive years. She reported as a PlanFirst Community, Thomasville can receive a reduced interest rate on future GEFA Loans. Ms. Wood presented the City with a certificate and noted there will be a ceremony for the twenty-four cities who received the designation at the Capital in January.

Mayor Hobbs opened the meeting to citizens to be heard on non-agenda items. There being no citizens to be heard, Council moved on to the agenda.

Council considered on first reading an ordinance to amend the text of Section 22-499 Division I. Victoria Place Overlay as recommended by the Planning & Zoning Commission. City Planner Brian Herrmann addressed Council and noted the new language in the text amendments focused on the following four key areas:

1. Clarifying the process for reviewing standards in which a range of options is permitted in order to meet a requirement and the staff is permitted flexibility in determining the most appropriate outcome.
2. Ensuring that alternative development options that are "light on the land" are available, and that these meet baseline stormwater standards found elsewhere in the City.
3. Using zoning to provide cost effective ways of addressing sprinklers, ingress/egress, and other standards associated with the International Building Code.
4. Establishing a new building type known as Cottage Court.

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

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF THOMASVILLE BY AMENDING ARTICLE XV, CAPTIONED "OVERLAY DISTRICTS"; DIVISION I, CAPTIONED "VICTORIA PARK OVERLAY DISTRICT"; SECTION 22-499 THROUGH SECTION 22-510 OF CHAPTER 22, CAPTIONED "ZONING"; SO AS TO ADD AN ENTIRELY NEW SUBSECTION, CAPTIONED "(I) COTTAGE COURT" OF SECTION 22-502, CAPTIONED "BUILDING TYPES" IN

THE TABLE OF CONTENTS; AND, TO STRIKE ALL REFERENCES OF “SUPERVISORY PLANNER” AND REPLACE WITH “CITY PLANNER” IN SECTIONS 22-499 THROUGH SECTION 22-510 OF CHAPTER 22, CAPTIONED “ZONING”; AND, TO CORRECT SCRIVENER’S ERRORS TO CORRECTLY NUMBER SUBSECTIONS, AND TO ADD AN ENTIRELY NEW SUBSECTION CAPTIONED “15. LIGHT IMPACT MATERIALS”, OF SECTION 22-501, CAPTIONED “GENERAL TO ALL DEVELOPMENT”; AND, TO ADD AN ENTIRELY NEW BUILDING TYPE AND IMAGE CAPTIONED “COTTAGE COURT” IN SECTION 22-502 CAPTIONED “BUILDING TYPES”; AND, TO STRIKE “ZONING ADMINISTRATOR APPROVAL” AND REPLACE WITH “APPROVAL BY THE CITY PLANNER” OF SUBSECTIONS CAPTIONED “REQUIRED FRONTAGE” OF SECTIONS 22-502(a), CAPTIONED “SMALL HOUSE”; 22-502(b), CAPTIONED “MEDIUM HOUSE”; 22-502(c), CAPTIONED “LARGE HOUSE”; 22-502(d), CAPTIONED “MANSION APARTMENT HOUSE”; AND 22-502(e) CAPTIONED “DUPLEX”; AND, TO STRIKE ENTIRELY THE TEXT OF SUBSECTION CAPTIONED “USE” AND REPLACE WITH NEW TEXT FOR SUBSECTION CAPTIONED “USE” OF SECTIONS 22-502(g), CAPTIONED “CORNER STORE”; 22-502(h), CAPTIONED SHOPFRONT BUILDING”; AND 22-502(i), CAPTIONED “FLEX BUILDING”; AND, TO ADD AN ENTIRELY NEW SECTION 22-502(l), CAPTIONED “COTTAGE COURT”; AND, TO STRIKE ENTIRELY SUBPARAGRAPH NUMBER 2 OF SUBSECTION CAPTIONED “FENCE TYPES” AND CORRECTLY NUMBER THE REMAINING SUBPARAGRAPHS IN SUBSECTION CAPTIONED “FENCE TYPES”; TO ADD AN ADDITIONAL REQUIREMENT TO THE “PERMITTED HEIGHT” TABLE OF THE SIDE AND REAR YARD AND THE SIDE AND REAR YARD ADJACENT TO A ROW; TO STRIKE THE TEXT OF PARAGRAPH 2 AND REPLACE WITH ENTIRELY NEW TEXT OF PARAGRAPH 2 OF SUBSECTION CAPTIONED “GENERAL REMARKS” OF SECTION 22-505, CAPTIONED “FENCE AND FENCE WALL DESIGN”; AND, TO ADD A NEW SUBPARAGRAPH AND DEFINITION CAPTIONED “8.” IN SUBSECTION CAPTIONED “PARKING LOCATION AND DESIGN” OF SECTION 55-506, CAPTIONED “PARKING”; AND, TO AMEND THE TEXT OF SUBPARAGRAPH CAPTIONED “LIVE WORK TOWNHOUSE” OF SUBSECTION CAPTIONED “RESIDENTIAL” OF SECTION 22-508 CAPTIONED “USES”; AND, TO STRIKE ENTIRELY SUBSECTION 1, CAPTIONED “REVIEW PROCESS” AND REPLACE WITH AN ENTIRELY NEW SUBSECTION 1, CAPTIONED “REVIEW PROCESS” OF SECTION 22-509, CAPTIONED “ADMINISTRATION”; AND, TO STRIKE ENTIRELY SUBSECTION 3, CAPTIONED “DENIAL AND APPEALS” AND REPLACE WITH AN ENTIRELY NEW SUBSECTION 3, CAPTIONED “DECISIONS AND APPEALS” OF SECTION 22-509, CAPTIONED “ADMINISTRATION”; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE AN EFFECTIVE DATE OF THIS ORDINANCE; AND FOR OTHER PURPOSES.

Council considered a resolution to establish an Other Post-Employment Benefits (OPEB) Trust and execute the OPEB Trust Agreement. CFO Juarez addressed Council and noted the City of Thomasville provides medical benefits for its retirees in the defined benefit plan up to age 65. She reported GASB standards will require the City to account these OPEB as an unfunded liability. CFO Juarez noted Georgia law allows for an irrevocable trust to be established for the purpose of prefunding the OPEB obligation. She reported the City of Thomasville Pension Board of Trustees recommends establishing an OPEB Trust and funding this at \$5,000,000. These funds will be invested using the same investment policy as the Pension Plan. It is recommended that the Pension Board oversee the OPEB Trust. The Trust can be used to pay for retiree health benefits, which will reduce operating expenses.

On motion of Councilmember Flowers, and seconded by Mayor Pro-Tem Sims, Council unanimously approved the following resolution to establish an OPEB Trust and to execute the OPEB Trust Agreement as recommended by the City of Thomasville Pension Board of Trustees:

#### **Resolutions to Adopt Other Post-Employment Benefits (OPEB) Trust**

Be it hereby resolved by the Mayor and Council of the City of Thomasville, Georgia that:

WHEREAS, the City of Thomasville (the "City"), a political subdivision of Georgia, has established and maintains certain welfare benefit plans, which provide other post-employment benefits, such as medical, dental, vision and prescription drug coverage, to participants and their dependents who are eligible for coverage thereunder; and

WHEREAS, the Governmental Accounting Standards Board (GASB) has issued standards for accounting and financial reporting for state and local governmental employers that offer other post-employment benefits to their participants and their eligible dependents; and

WHEREAS, applicable GASB standards require the City to account for its unfunded actuarial accrued liability attributable to other post-employment benefits and require accrual-basis measurement and recognition of other post-employment benefit expenses and liabilities that will result in recognition of expenses over periods that approximate employees' years of service; and

WHEREAS, pursuant to applicable Georgia law, an irrevocable trust may be established by political subdivisions of the State of Georgia for the purpose of pre-funding other post-employment benefits provided under its welfare benefit plans in accordance with GASB; and

WHEREAS, the Mayor and City Council wishes to establish an irrevocable trust pursuant to Section 115 of the Internal Revenue Code of 1986, as amended to be known as the City of Thomasville Trust for Other Post-Employment Benefits (OPEB) (the "Trust") for the purpose of pre-funding other post-employment benefits provided under its welfare benefit plans in accordance with GASB and applicable Georgia law;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Thomasville, Georgia, in a meeting duly assembled, pursuant to the authority granted by the Official Code of Georgia Annotated Section 36-61-1, et seq., the attached the City of Thomasville Trust for Other Post-Employment Benefits (OPEB) (the "Trust") is hereby adopted.

IT IS FURTHER RESOLVED, that the individual members of the City of Thomasville Pension Board shall be appointed as the City of Thomasville OPEB Committee and the trustees of the Trust.

This Resolution shall become effective on the 29<sup>th</sup> day of November, 2017.

Council considered a resolution to amend GEFA loan CW2016040. CFO Juarez addressed Council and reported the City of Thomasville entered into a loan with GEFA for installing a gravity sewer main, demolishing the existing pump station, and abandoning the existing force main at Lift Station 1 and under the CSX railyard. The bids received for this work were above the original estimates. Council approved the contract and the request to GEFA for this modification at the July 24, 2017 meeting. CFO Juarez reported this amendment increases the dollar amount of the loan to \$1,860,000, an increase of \$360,000. This is a 2- year loan and the interest rate is 0.89%.

On motion of Mayor Pro-Tem Sims, and seconded by Councilmember Flowers, Council unanimously approved the following resolution authorizing the City Manager to sign documents related to the amendment as stated above and have the Chief Financial Officer (CFO) attest.

Council considered the modification/Amendment to Probation Supervision Services Contract for Municipal Court of Thomasville, Georgia and authorization of the Mayor to sign the contract. City Attorney Sanders addressed Council and noted Georgia law requires Council to approve any modifications/amendments to the Probation Supervision Services Contract. City Attorney Sanders further stated that he and Judge Mitchell have both reviewed the contract of Modification/Agreement and collectively found no concerns.

On motion of Councilmember Scott, and seconded by Mayor Pro-Tem Sims, council unanimously approved the modification/Amendment to Probation Supervision Services Contract for Municipal Court of Thomasville, Georgia and authorization of the Mayor to sign the contract.

As an added agenda item, Council considered a vacated and unexpired term on the Architectural Review and Zoning Appeals (ARZA). City Manager Sykes reported Jason Harpe had tendered his resignation on the ARZA Board and Royal baker was recommended as filling Mr. Harpe's unexpired term.

On motion of Councilmember Flowers, and seconded by Councilmember Scott, Council unanimously approved the appointment of Royal Baker to the ARZA Board.

City Manager Sykes thanked Council for their action on agenda items. Council applauded the Planning Department and staff for their hard work which enabled Thomasville to be one of twenty-four cities in the State of Georgia designated as a PlanFirst Community.

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

  
Greg Hobbs, Mayor

ATTEST:

  
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Felicia Brannen, City Clerk