

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

The room capacity of Council Chambers was exceeded due to the large number of attending citizens and the meeting was moved upstairs to the Thomasville Municipal Auditorium.

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 November 29, 2017 were unanimously approved as presented.

Mayor Hobbs welcomed Thomasville Police Chief Troy Rich to address Council and citizens with a special presentation of a Proclamation for "Hado" Canine Patrol. Chief Rich reported Hado, Canine Patrol has loyally served the City of Thomasville for eight years and has been responsible for over 1,000 narcotic arrests, hundreds of felony arrests and received multiple awards as a partner to Sgt. Daniel Powers. Hado has attained the age, medical condition and years of service necessary for retirement from the K-9 unit. Chief Rich proclaimed that Hado is hereby released from active duty and his ownership is conveyed to his handler and trainer, Sgt. Daniel Powers effective as of December 11, 2017. Chief Rich then welcomed "Koda" as the newest member of the K-9 unit.

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 second reading an ordinance to amend the text of Thomasville Municipal Code Section 22-499 Division I. Victoria Place Overlay. City Planner Brian Herrmann addressed Council noting these twenty-five text amendments to the Victoria Place Overlay District were recommended by Planning & Zoning and the language in the text amendments was revised to include consideration of City Attorney and Council's comments regarding replacing all references of Supervisory Planner with City Planner and other edits as discussed.

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 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 "(1) 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 SO AS TO LIST SUBSECTIONS IN PROPER NUMERICAL ORDER SECTION 22-501, CAPTIONED "GENERAL TO ALL DEVELOPMENT"; 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 REPLACING WITH NEW TEXT FOR EACH 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” IN SECTION 22-505 CAPTIONED “FENCE AND FENCE WALL DESIGN”; AND, 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 AND AMENDING THE SUBSECTION CAPTIONED “NOTES” WITH ADDITIONAL REQUIREMENT; AND, 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.

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 hereby amended by adding an entirely new subsection, captioned “(l) Cottage Court” of Section 22-502, captioned “Building Types” in the Table of Contents of 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 read as follows:

- (l) Cottage Court

SECTION II

BE IT FURTHER 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 hereby amended by striking all references of “Supervisory Planner” and replace with “City Planner” in Article XV, captioned “Overlay Districts”; Division I, captioned “Victoria Park Overlay District”; Section 22-499 through Section 22-510 OF Chapter 22, captioned “Zoning”.

SECTION III

BE IT FURTHER 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 hereby amended by correcting scrivener's errors so as to list subsections in proper numerical order in Section 22-501, captioned "General to all Development" in Article XV, captioned "Overlay Districts"; Division I, captioned "Victoria Park Overlay District"; Section 22-499 through Section 22-510 OF Chapter 22, captioned "Zoning";

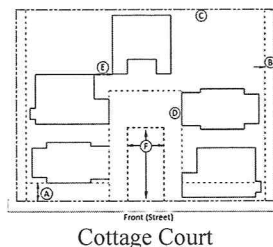
SECTION IV

BE IT FURTHER 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 hereby amended by adding an entirely new subsection captioned "15. Light Impact Materials" of Section 22-501, captioned "General to all Development" in 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 read as follows:

15. Light Impact Materials. Where appropriate the City Engineer may approve energy efficient and sustainable materials when utilized as an alternative means of stormwater compliance if they are contextual (see Light Imprint Handbook – Integrating Sustainability and Community Design. v-1.3. DPZ-Charlotte. New Urban Press. 2008) and meet or exceed baseline requirements in the Georgia Stormwater Management Manual.

SECTION V

BE IT FURTHER 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 hereby amended by adding an entirely new building type and image, captioned "Cottage Court" in Section 22-502, captioned "Building Types" in 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 read as follows:



SECTION VI

BE IT FURTHER 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 hereby amended by striking "Zoning Administrator Approval" and replacing 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” in Article XV, captioned “Overlay Districts”; Division I, captioned “Victoria Park Overlay District”; Section 22-499 through Section 22-510 OF Chapter 22, captioned “Zoning”;

SECTION VII

BE IT FURTHER 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 hereby amended by striking entirely the text of subsection captioned “Use” and replacing with new text for each subsection captioned “Use” of Sections 22-502(g), captioned “Corner Store”; 22-502(h), captioned “Shopfront Building”; and 22-502(i), captioned “Flex Building” in 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 read as follows:

For Subsection captioned “Use” in Section 22-502 (g) captioned “Corner Store”:

First Floor: This building type / lot shall house a non-resident Corner Store use on the first floor as defined in Section 22-508 (Uses).

First Floor Rear, Side, and Upper Stories: In those areas not occupied by the first floor storefront, including upper stories, this building type may house all permitted uses in the Victoria Place overlay district as defined in Section 22-508 (Uses), except: Live Work Townhouse and Personal Care Home (Group). In an effort to create mixed-use residential buildings; single-family, two-family, and multi-family dwellings shall be encouraged on upper floors.

For Subsection captioned “Use” in Section 22-502 (h) captioned “Shopfront Building”:

First Floor: This building type / lot shall house a non-residential use on the first floor as defined in Section 22-508 (Uses); except: Corner Store.

First Floor Rear and Upper Stories: In those areas not occupied by a non-residential use, including upper stories, this building type may house all permitted uses in the Victoria Place overlay district as defined in Section 22-508 (Uses). In an effort to create mixed-use residential buildings; single-family, two-family, and multi-family dwellings shall be encouraged on upper floors.

For Subsection captioned “Use” in Section 22-502 (i) captioned “Flex Building”:

First Floor: This building type / lot shall only house a non-residential use on the first floor as defined in Section 22-508 (Uses); except: Corner Store.

First Floor Rear and Upper Stories: In those areas not occupied by a non-residential use, including upper stories, this building type may house all permitted uses in the Victoria Place overlay district as defined in Section 22-508 (Uses). In an effort to create mixed-use residential buildings; single-family, two-family, and multi-family dwellings shall be encouraged on upper floors.

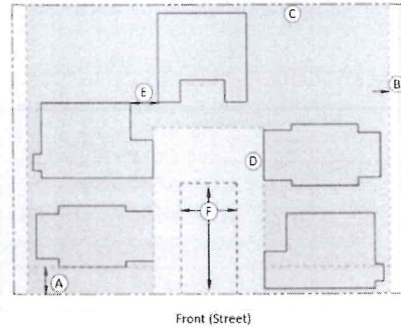
SECTION VIII

BE IT FURTHER 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 hereby amended by adding an entirely new Section 22-502(l), captioned “Cottage Court” in 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 read as follows:

(new code section shown on following page)

Section 22-502 (l): Cottage Court

The Cottage Court consists of a series of small, detached structures on a single lot, providing multiple interior units arranged to define a shared court that is typically open to, and perpendicular to the street. The shared court takes the place of a private rear and becomes an important community-enhancing space.



Lot:

Lot Proportions	Depth: 75 ft. min., 150 ft. max. Width: 75 ft. min., 150 ft. max.
Lot Setbacks	(A) Front / Street: 0-10 ft. (B) Side: 5 ft. min. (C) Rear: None
Building Setbacks	(D) Common Court: None (E) Sideyard Spacing Between Primary Buildings: 10 ft. min.
Building coverage	75 percent max.
Dwelling area	No min.

Height:

Building height	2-1/2 stories max.
Story height	Ground floor: Residential: 14 ft. max. Non-residential: 10 ft. min., 14 ft. max. Upper story: 8 ft. min., 12 ft. max.
First floor elevation	2 ft. min.; 5 ft. max. above grade. Non-residential “shopfront” like uses may request a min. of 0” – 6” from the Zoning Admin.

Buildings:

Buildings per lot	3 min.; 9 max.*
Units per lot (multiple rooms may comprise unit)	3 min.; 9 max.; Attached units permitted.*
When used for B&B *	Buildings per lot: 3 min.; 9max. Units per lot: 3 min.; 18 max.

Courtyard:

Area:	(F) 400 sf. min.
Proportions:	(F) Depth: 20 ft. min. (F) Width: 20 ft. min.

Allowed Frontages:

Buildings are required to have a front porch (may be substituted with a stoop if approved by City Planner).

Use:

While typically residential in form, the “Cottage Court” allows for the establishment of a single-lot cluster of buildings dedicated to a variety of functions including one, two, and multi-family residential, lodging,* retail, arts, and similar uses. The Cottage Court functions much like a Mansion Apartment or Shopfront Building, only the units have been de-centralized and sited around a common space. Accessory Dwelling Units (ADU’s) are prohibited.

* If used for a B&B, a “unit” equals a “rentable unit,” and the max. permitted number of rentable units is 18.

SECTION IX

BE IT FURTHER 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 hereby amended by striking entirely subparagraph number 2 of subsection captioned “Fence Types” and correctly number the remaining subparagraphs in subsection captioned “Fence Types” in Section 22-505 captioned “Fence and Fence Wall Design” in 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 read as follows:

FENCE TYPES

1. “Living” Fence
2. Picket or Baluster Fence with Corner Posts
3. Wrought Iron Fence
4. Wrought Iron Fence with Brick Posts
5. Privacy Fence

SECTION X

BE IT FURTHER 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 hereby amended by adding an additional requirement to the “Permitted Height” table of the Side and Rear Yard and the Side and Rear Yard Adjacent to a ROW and amending the subsection captioned “Notes” with additional requirement in 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 read as follows:

Side and Rear Yard ²
Max 72”

(Where a fence or wall runs parallel to the front façade and adjacent to the principle street the height shall not exceed 48”)

Side and Rear Yard adjacent to a ROW ³
Min 36” Max 48”

(Where a fence or wall runs parallel to the front façade and adjacent to the principle street the height shall not exceed 48”)

AMENDMENT FOR SUBSECTION CAPTIONED “NOTES”:

² Side and Rear Yard (5’ behind the front plane of the primary façade).

³ Side and Rear Yard (5’ behind the font plane of the primary façade) that abuts a side street Right of Way.

SECTION XI

BE IT FURTHER 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 hereby amended by striking the text of paragraph 2 and replacing it with entirely new text of paragraph 2 of subsection captioned “General Remarks” of Section 22-505 captioned “Fence and Fence Wall Design” in 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 read as follows:

2. Fences and Walls greater than 48” in height shall be a min. of 33% opaque.

SECTION XII

BE IT FURTHER 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 hereby amended by adding a new subparagraph and definition captioned” 8.” In subsection captioned “Parking Location and Design” of Section 55-506 captioned “Parking” in 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 read as follows:

8. Light impact surfaces that promote unique placemaking in keeping with the Sect. 22-500 and 22-501 may be approved by the City Engineer. Reference the Light Imprint Handbook (T3#, T4 for contextually appropriate materials).

SECTION XIII

BE IT FURTHER 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 hereby amended by amending the test of subparagraph captioned “Live Work Townhouse” of subsection captioned “Residential” of Section 22-508 captioned “uses” in 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 read as follows:

Specific to the Townhouse building type, these dwellings provide flexible space at the street level for retail, service, or office uses; and a complete living unit located above or behind and above that is occupied by the same resident. First floor uses must adhere to all legal requirements of the business. Such uses allow nearby residents to meet their daily needs without leaving the neighborhood, providing a limited variety of low-Intensity activities currently associated with the following uses: Art Studio; Barber or Beauty Shop; Bookbinding, Printing, Engraving (etc.) Shop, Flower Shop; Music Teaching Studio; Personal Service Shops; Photograph Studio; Professional Offices; Food Catering Service; Tailor; and Taxidermist. *Additional uses include, but are not limited to:* home medical office (doctor, dentist, counseling, therapeutic massage), framing, locksmiths, shoe repair, tanning salons, etc.

SECTION XIV

BE IT FURTHER 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 hereby amended by striking entirely subsection 1, captioned “Review Process” and replacing with an entirely new subsection 1, captioned “Review Process” of Section 22-509, captioned “Administration” in 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 read as follows:

1. Review Process

- a. **Review Responsibility.** Interpretation of these standards shall be the responsibility of the City’s Planning Department. This code is calibrated to implement the vision conveyed in the Victoria Place Urban Redevelopment Plan (VPURA) while also promoting a form and function that is contextual with the existing neighborhood; a complex place in which no single element dominates, but rather many components come together to create a

community. In order to ensure the above outcome, certain requirements in this code may be met using the range of options provided herein, and associated with a specific standard.

- b. **Administrative Approval.** Where waivers of requirements are permitted in this code, the following shall be utilized in determining the appropriate outcome:
 - (1) Refer to the goals and intentions conveyed in the Victoria Place Urban Redevelopment Plan (VPURA).
 - (2) Refer to the Section 22-500 (Intent) of this code.
 - (3) The proposed matter should be considered in context with the character of the surrounding community and surrounding land uses and the outcome compatible and consistent with the same.
- c. **Map.** As the code changes, so shall the map. The current boundary map is available from the Zoning Administrator. As the code changes from time to time, so shall the map. The current boundary map is available from the Zoning Administrator.
- d. **Development Review Threshold.** All new development or modifications to existing development in which:
 - (1) The impervious surface of the lot is disturbed or altered; or
 - (2) The structure is sixty (60) square feet or greater in size; or
 - (3) The applicant is required to obtain a building permit....shall be reviewed per the standards of this overlay district.
- e. **Scope of Review.** The City Planner shall have approval authority for all aspects of site planning and exterior architecture, including aesthetic appropriateness, fit with historic context, environmental implications, traffic impacts, and any other site-specific matters not delineated herein. The Supervising Planner shall have authority to waive architectural guidelines in specific instances where compliance would create undue hardship such as:
 - (1) Additions in which new portions would be incompatible with the existing structure, or
 - (2) In the application of roofing materials that are consistent with the goals of preservation, but are not expressly permitted.
- f. **Conformance.** Lots with an owner-occupied, single-family residential building that existed at the time of adoption of the Victoria Place Overlay Code (insert date) shall not be required to comply with the overlay district standards, **except** when making renovations, repairs, or otherwise improving the principal structure by more than 50% of its current square footage **or** current replacement value (at the time of alteration). In such case, the principal structure shall be brought into conformance with the standards of the overlay district. Otherwise, to the maximum extent practicable, all lots, structures, uses, and associated architectural elements (signs, fences, etc.) shall comply with the standards of this overlay code.
- g. **Mandatory Pre-Application Meeting.** Those wishing to develop in the Victoria Place overlay district shall meet with the Zoning Administrator and / or City Planner to discuss the project prior to submitting a formal application. Only the City Planner shall have the authority to waive this meeting.
- h. **Final Approval.** Applicants shall submit the items described below for final approval. Both the Zoning Administrator and the City Planner will review the application for final approval. Except where expressed herein, existing development review procedures shall be maintained and implemented.

SECTION XV

BE IT FURTHER 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 hereby amended by striking entirely subsection 3, captioned “Denial and Appeals” and replacing with an entirely new subsection 3, captioned “Decisions and Appeals” of Section 22-509, captioned “Administration” in 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 read as follows:

1. Decisions and Appeals.

- a. The Zoning Administrator shall issue a written notification concerning any decision made pursuant to this code and such notification shall state that an appeal is available and the procedures for such appeal. Appeals shall be made, publicized and heard in the same manner as provide for in Article XIII, of Chapter 22 of the Code of Ordinances.
- b. Reserved.

SECTION XVI

BE IT FURTHER ORDAINED that this ordinance shall become effective on December 11, 2017.

SECTION XVII

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith are hereby repealed for the purposes of the ordinance only.

SECTION XVIII

BE IT FURTHER ORDAINED that upon its final adoption the provisions of this ordinance shall be made a part of the official codified ordinances of the City of Thomasville.

SECTION XIX

This ordinance was read for the first time in a lawful meeting of the Council of the City of Thomasville held on November 29, 2017, and read for the second time, passed and adopted in like meeting held on December 11, 2017.

Mayor Hobbs opened the Public Hearing for Community Development Block Grant, Grant No. 17p-X-136-2-59691. ACM/City Engineer Jerry Pionessa noted CDBG Grant No. 17p-X-136-2-59691 grant includes \$150,000 for water facilities, \$437,448 for sewer facilities, \$95,000 for flood and drainage facilities, \$45,000 for administration and \$22,552 for contingencies and unprogramed funds in conjunction with the Fletcherville project area. ACM/City Engineer Pionessa reported that the City intends to match the \$750,000 grant with \$1.2 million from a variety of funds including water capital, sewer capital, and SPLOST funds for the various improvements located within the Fletcherville neighborhood of the City of Thomasville. ACM/City Engineer Pionessa welcomed comments from the audience regarding CDBG Grant No. 17p-X-136-2-59691.

Nolah Shotwell, Director of Habitat for Humanity, addressed Council and commended the City of Thomasville on receiving this grant for the designated project area. Ms. Shotwell also requested if there were plans in the near future to address the current flooding issues in the 400 block of Magnolia Street. ACM/City Engineer Pionessa explained that this area was not part of the CDBG Grant No. 17p-X-136-2-59691 project area and potential CDBG funding for that area must be applied for at a later date.

Lucinda Brown addressed Council and noted there were also concerns regarding flooding in the area of College and Fern Streets. ACM/City Engineer Pionessa noted the City was aware of the concerns in that area and would address the issues within the public right of way. Also noted, in reference to the area of College and Fern Streets, there were additional issues located on private property to be addressed by property owner(s).

Having no further discussion in reference to the Public Hearing for CDBG, Grant No. 17p-X-136-2-59691, Mayor Hobbs closed the Public Hearing.

Council considered on first reading ordinances to adjust Water Rates, Natural Gas Rates, Sewer rates and Sanitation Services Rates. CFO Michelle Juarez noted each year when the budget is prepared, each of the utilities and enterprise funds are reviewed to determine whether or not rates need to be adjusted to cover the cost of providing the service or services.

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

AN ORDINANCE TO AMEND SECTION 13-90 CAPTIONED "WATER RATES" OF THE CODE OF THE CITY OF THOMASVILLE SO AS TO ADJUST WATER RATES; TO PROVIDE AN EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

AN ORDINANCE TO AMEND THE SECTION 13.125 CAPTIONED "NATURAL GAS RATES AND RATE STRUCTURES" OF THE CODE OF THE CITY OF THOMASVILLE SO AS TO ADJUST NATURAL GAS RESIDENTIAL RATES; TO PROVIDE AND EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

AN ORDINANCE TO AMEND THE SECTION 13-125 CAPTIONED "NATURAL GAS RATES AND RATE STRUCTURES" OF THE CODE OF THE CITY OF THOMASVILLE SO AS TO ADJUST NATURAL GAS GENERAL SERVICE COMMERCIAL RATES; TO PROVIDE AND EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

AN ORDINANCE TO AMEND THE SECTION 13-125 CAPTIONED "NATURAL GAS RATES AND RATE STRUCTURES" OF THE CODE OF THE CITY OF THOMASVILLE SO AS TO ADJUST NATURAL GAS GENERAL SERVICE – FIRM INDUSTRIAL RATES; TO PROVIDE AND EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

AN ORDINANCE TO AMEND SECTION 14-146 CAPTIONED "SEWER USER CHARGES" OF THE CODE OF THE CITY OF THOMASVILLE SO AS TO AMEND THE SEWER RATES; TO PROVIDE AN EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

AN ORDINANCE TO AMEND CHAPTER 15 CAPTIONED “SOLID WASTE” OF THE CODE OF THE CITY OF THOMASVILLE SO AS TO ADJUST THE RATES FOR RESIDENTIAL AND COMMERCIAL REFUSE COLLECTION SERVICES; TO PROVIDE AN EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

Council considered a resolution to submit a list of eligible persons to fill appointments for vacancies on the Board of Trustees of the Hospital Authority under the provisions of O.C.G.A. § 31-7-72.

On motion of Councilmember Beverly, and seconded by Councilmember Scott, Council unanimously approved the Mayor’s signature on the following resolution to submit a list of eligible persons to fill appointments for vacancies on the Board of Trustees of the Hospital Authority:

RESOLUTION

WHEREAS, the Hospital Authority of the City of Thomasville (“Hospital Authority”) has notified the Council of the City of Thomasville (“City Council”) that the terms of all five members of the Board of trustees of the Hospital Authority have expired; and

WHEREAS, under the provisions of the O.C.G.A. Section 31-7-72, appointments for vacancies on the Board of trustees of the Hospital Authority are made by the Board of Trustees after receiving a list of three eligible persons from the City Council with regard to each vacant position; and

WHEREAS, the City Council, after due deliberation, has arrived at a list of three eligible persons for each such vacant position;

NOW, THEREFORE, BE IT RESOLVED that the City Council shall submit to the Hospital Authority of the City of Thomasville the following list of eligible persons for each vacant position on the Board of Trustees of the Hospital Authority:

For two-year term to expire 12/31/19
List of eligible persons to fill this position:

1. Eddie Smith, M.D.
2. William Dickey
3. Joel Barrett

For two-year term to expire 12/31/19
List of eligible persons to fill this position:

1. Wallace Goodman
2. Joe Brown
3. David Cone

For four-year term to expire 12/31/21
List of eligible persons to fill this position:

1. Mills Herndon
2. Sloan Howard
3. Almeda Simpson

For four-year term to expire 12/31/21
List of eligible persons to fill this position:

1. Greg Hobbs
2. Powell Jones
3. David Crane

For six-year term to expire 12/31/23
List of eligible persons to fill this position:

1. Stephen Cheney
2. Elvin Irvin
3. Daniel E. Autry

So resolved this 11th day of December, 2017.

Council considered a resolution to adopt the City of Thomasville FY2018 Budget. CFO Michelle Juarez reported a Council Workshop was held November 15, 2017 so as to discuss the proposed budget for 2018. Based on direction from Council, the proposed budget was amended and now includes an additional \$67,318 and one FTE in the Planning Budget. This resulted in an increase in transfers from the Electric Fund of \$60,000 from the proposed budget discussed at the November 15, 2017 Workshop. She further reported the Sanitation Capital Budget was increased by \$233,470 for a hook lift truck that is a carryover from 2017 that will not be received until 2018. The proposed budget for 2018 includes \$125,685,828 in revenues and \$122,729,789 in operating expenses. It includes transfers from the utility funds to general government of \$10,551,500 and no ad valorem taxes. A public hearing was held on December 4, 2017, at which two citizens attended.

On motion of Councilmember Flowers, and seconded by Mayor Pro-Tem Sims, Council unanimously approved the following resolution to adopt the City of Thomasville FY2018 Budget as proposed:

CITY OF THOMASVILLE BUDGET RESOLUTION FISCAL YEAR 2018
UTILITIES AND GENERAL GOVERNMENT

WHEREAS, the City of Thomasville provides certain services which are deemed to be for the general welfare and in the best interest of its citizens; and

WHEREAS, the provisions of these services requires the collection of revenue and the appropriation of expenditures; and

WHEREAS, the fiscal year of the City of Thomasville begins on the 1st day of January, and ends on the 31st day of December each year; and

WHEREAS, a budget has been prepared which itemizes projected revenue and proposed expenditures for the fiscal year 2018;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Thomasville that for the following General Government Budget and Thomasville Utilities Budget be adopted for the various funds of the City of Thomasville and for the various Utilities funds as presented by the City Manager/Utilities Superintendent and attached.

BE IT FURTHER RESOLVED, that certain appropriations as outlined in the capital budget document are contingent upon the receipt of federal and state grant funds and other revenues and those appropriations will be disbursed only as those funds become available.

BE IT FURTHER RESOLVED, that the revenue from the Utilities Department of the City of Thomasville be transferred on an as needed basis.

SO DONE, in regular session of the Council of the City of Thomasville this the 11th day of December, 2017.

Council considered a resolution authorizing staff to submit application for grant funding from the Georgia Department of Natural Resources Recreational Trails Program. ACM/City Engineer Pionessa reported the Federal Highway Administration Recreational Trails Program (“RTP”) is a Federal-aid assistance program that the Georgia Department of Natural Resources (“GA DNR”) administers as a reimbursement grant program. These funds are intended to fund recreational trail-related projects and are on a two-year application cycle. Pre-applications are due on January 2, 2018 and if selected to move forward, then a second level application is due at a later date. Projects must be completed within a two-year period.

On motion of Councilmember Scott, and seconded by Councilmember Beverly, Council unanimously approved the submission of a pre-application for funding from the Georgia Department of natural Resources Recreational Trails Program in order to design and construct a portion of Phase 4 of the Thomasville Community Trail that runs along Mitchell Street in MacIntyre Park and a portion of the trail system internal to MacIntyre Park and, in the event the City of Thomasville’s application is recommended for funding by the Department of natural Resources, the City of Thomasville shall take action to assure that it will finance 100 percent of the total project cost and be reimbursed for 80 percent of eligible costs – the maximum reimbursed is \$200,000 – by the Department of Natural Resources.

Council considered a resolution to add membership in a fund of the Georgia Interlocal Risk management Agency (GIRMA) as required by HB146. CFO Juarez reported the City is required by HB146 to provide fully insured lump sum cancer coverage and disability coverage for firefighters as of January 1, 2018. The City obtained bids from GIRMA and The Standard. GIRMA’s rates were approximately 50 percent of The Standard’s rates.

On motion of Mayor Pro-Tem Sims, and seconded by Councilmember Flowers, unanimously approved the following resolution:

A RESOLUTION TO ADD MEMBERSHIP IN A FUND OF
GEORGIA INTERLOCAL RISK MANAGEMENT AGENCY (“GIRMA”)

WHEREAS, the Public Entity of the City of Thomasville, located in Thomas County, Georgia (“Public Entity”) is a current member of the Georgia Interlocal Risk Management Agency (hereafter GIRMA), an interlocal risk management agency formed pursuant to Chapter 85 of title 36 of the Official Code of Georgia Annotated; and

WHEREAS, the governing authority of Public Entity is currently a member of a GIRMA Fund and desires to add membership in an additional GIRMA Fund; and

WHEREAS, the governing authority of Public Entity has reviewed the Fund Election Form attached as Appendix A and finds that it is in the best interest of its citizens for Public Entity to be a member of the Funds indicated on the Fund Election form;

NOW THEREFORE BE IT RESOLVED by the governing authority of Public Entity:

1. Michelle Juarez of Public Entity is authorized to execute the GIRMA Fund Election Form attached as Appendix A on behalf of Public Entity and all documents necessary for membership in the GIRMA Funds elected on the Form.
2. The Chief Financial Officer (CFO) of Public Entity is designated as Public Entity's representative to GIRMA.
3. Public Entity may change its representative by making a written request to Georgia Municipal Association, Inc., the Program Administrator for GIRMA
4. This resolution shall be effective on the date of adoption.

Adopted the Monday the 11th day of December, 2017.

Council considered the approval of Application of License to Engage in the Business of Selling Beer and Wine at Quarter 2105, LLC (DBA OM) located at 2754 East Pinetree Boulevard, Thomasville, Georgia by owner/applicant Chirag Patel. CFO Juarez reported the applicant had completed the application and background check and no problems or concerns were revealed.

On motion of Councilmember Beverly, and seconded by Councilmember Scott, unanimously approved the License to sell beer and Wine at Quarter 2105, LLC (DBA OM) located at 2754 East Pinetree Boulevard, Thomasville, Georgia to the owner/applicant Chirag Patel. Mayor Hobbs reminded the owner/applicant of the strict adherence of the Code of the City of Thomasville, Chapter 3 captioned "Alcoholic Beverages" and informed him of the Thomasville Police Department's "Mystery Shopper" program randomly conducted which monitors the sale of alcoholic beverages to underage person(s).

Council considered the approval of staff to proceed with preparation of documents and precursory utility improvements to allow the West Jackson Streetscape proposal to proceed as conveyed in the conceptual plan as recommended by the Planning & Zoning Commission. ACM/City Engineer Pionessa explained the conceptual plan was presented to the public in various meetings and the Planning & Zoning Commission has recommended that staff formulate a cost estimate, prepare detailed engineering documents with a specific timeline, and proceed with precursory utility improvements, allowing the West Jackson Streetscape proposal to proceed as conveyed in the conceptual plans.

On motion of Councilmember Flowers, and seconded by Mayor Pro-Tem Sims, Council unanimously approved staff to formulate a cost estimate, prepare detailed engineering documents with a specific timeline, and proceed with precursory utility improvements, allowing the West Jackson Streetscape proposal to proceed as conveyed in the conceptual plans. Mayor Hobbs noted the importance of Staff's continuous notifications of detailed work schedules and concerted efforts to ensure customer access to each business throughout the streetscape project.

Kenya Carter, owner of Courtney's Couture, 228 West Jackson Street, Thomasville, Georgia, addressed Council regarding the West Jackson Streetscape Project. Ms. Carter wanted to ensure her business would be fully functional while remaining ADA compliant during the West Jackson Streetscape

Project. ACM/City Engineer Pionessa stated temporary access will be constructed to all front entrances of businesses within the project area and staff will provide a detailed timeline and communicate with business owners throughout the project. He further noted the Main Street program will be assisting the affected businesses within the project area with an advertising campaign.

Nicole Ellis, owner of Channel Essence, 345 West Jackson Street, Thomasville, addressed Council and stated she had not been adequately advised of the project. She noted further concerns regarding the back door campaign and stated she did not have customer parking availability for the rear of her business. Ms. Ellis voiced additional concerns regarding handicap access during the project. ACM/City Engineer Pionessa reiterated that businesses will have constructed walkways to the front door for customer access. Mayor Hobbs noted staff would contact both business owners to discuss concerns in detail.

Noting a conflict of interest with the FY2017 CDBG Grant, Mayor Hobbs recused himself from the meeting and authorized Mayor Pro-Tem Sims to conduct the meeting during the Mayor's recusal. Council considered the adoption of a Language Access Plan (LAP) for the City of Thomasville and authorizing Mayor Pro-Tem to sign LAP Adoption Letter for DCA to remain in compliance with 2017 CDBG requirements. ACM/City Engineer Pionessa reported the LAP was a condition of the CDBG Grant to ensure persons with language deficiencies are offered communication in reference to CDBG Grant projects. Ms. Grace Dooley, a City of Thomasville employee, has agreed to be the Spanish speaking LAP communicator for the City of Thomasville.

On motion of Councilmember Beverly, and seconded by Councilmember Scott, Council voted unanimously to adopt the Language Access Plan (LAP) for the City of Thomasville and authorized Mayor Pro-Tem to sign LAP Adoption Letter for DCA for the City of Thomasville to remain in compliance with 2017 CDBG requirements. The following votes were recorded:

AYE: Mayor Pro-Tem Sims, Councilmembers Beverly, Scott and Flowers.

NAY: None recorded.

ABSTAINED: Mayor Hobbs.

Following the record of vote, and Mayor Hobbs' abstinence, Mayor Pro-Tem Sims returned authorization to conduct the remaining portions of the meeting to Mayor Hobbs.

Council Considered the award of a contract for 2017 Financial Audit Services. CFO Juarez reported annually the City of Thomasville has a financial audit completed which includes preparation of the Comprehensive Annual Financial Report for the State of Georgia. She further reported Lanigan and Associates is proposing to complete the financial audits of the City of Thomasville, Payroll Development Authority, Downtown Development Authority, the Landfill and the Land Bank Authority for a total cost of \$101,500. Mayor Hobbs called for a motion to approve the award of contract for the 2017 Financial Audit Services by Lanigan and Associates for a total cost of \$101,500. Councilmember Flowers made the motion and it was seconded by Mayor Pro-Tem Sims. Mayor Hobbs opened the motion for discussion.

Raquel Mitchell addressed Council and requested if other audit firms were considered for proposal submissions. CFO Juarez reported the Audit Committee did not direct staff to go out for bids for the 2017 audit. Ms. Mitchell noted this service had been provided by Lanigan and Associates for many years, stating longevity potentially creates complacency with their objectivity of audit details. Ms. Mitchell also requested Council consider other audit firms before voting on this item. CFO Juarez noted bids can be obtained for this service; however, the appropriate time to obtain bids for audit services is during the first quarter of the audit year which permits a potential new audit firm adequate time to review and learn the financial workings of the City. She further noted the audit of 2017 begins in two weeks with on-site inventory observations. Mayor Hobbs thanked CFO Juarez and Ms. Mitchell for their comments and noted that in the future bids shall be obtained for this service. Mayor Hobbs called for a vote on the motion.

Council voted unanimously to award the contract for 2017 Financial Audit Services to Lanigan and Associates in the amount of \$101,500.

Council considered appointments and reappointments to 2018 Boards and Authorities. City Manager Sykes noted the list of appointments and reappointments had been provided to Council one month prior for recommendations and changes to the appointments for terms expiring on December 31, 2017. Councilmember Scott motioned to extend board appointments and reappointments to January 31, 2018. Mayor Hobbs seconded the motion so as to enable discussion on the motion as presented.

Councilmember Scott noted incoming Councilmembers should be offered the opportunity to make individual decisions on this matter. Mayor Hobbs expressed concerns regarding incoming Councilmembers' election and interaction with appointments and reappointments. He also noted it would allow incoming Councilmembers David Hufstetler and Todd Mobley to assist in making decisions for board appointments and reappointments. Mayor Hobbs also voiced concerns regarding length of terms.

Alston Watt addressed Council noting that during recent Council Workshops Mr. Hufstetler had stated that there had been change and incoming Councilmembers wanted the opportunity to appoint new members to these boards and authorities. She acknowledged there had been change only in the elected officials, not the boards and authorities. Mrs. Watt stated citizens serve on these boards and authorities because they are committed to serve. She further stated the citizens on these boards and authorities know the history of the actions and continue to teach other citizens who desire to be a part of the board or authority. Mrs. Watt noted this continued stability has served new Councilmembers well throughout the history of Thomasville's City Council.

David Hufstetler, incoming Councilmember, addressed Council and the audience stating there were a dozen or more appointments and some of these include one to six members each. He further noted that the appointed citizens will serve the current Council for approximately three weeks and the new Council for approximately two years. He also stated that incoming Councilmembers should have the opportunity to review these boards and who is serving on them to decide what is best for the City.

Tyree Brown addressed Council noting the understanding of continuity. He further noted that the citizens of Thomasville recently voted for a change to begin in 2018. Mr. Brown also noted that transition programs should be in effect for all elections so as to appropriately serve Thomasville and its citizens.

Elizabeth Young, addressed Council in reference to Mayor Hobbs concerns about appointment dates. She noted that Council received the list with adequate time to address any concerns regarding appointment dates prior to making a decision. She also noted that citizens truly interested in serving on these boards make the effort to be a part of the recommendations for appointments and do not feel intimidated by the process or Council. Mayor Hobbs voiced concerns of citizens feeling that Council was unapproachable for such matters.

Sharon Edwards also addressed Council and noted a need for educating citizens regarding what boards and authorities are available on which to serve. She further noted that many people are simply not aware of what is available in which to participate in the community.

Mayor Hobbs thanked those for commenting and voicing concerns. He further noted that staff has been given direction to address these concerns. Mayor Hobbs called for a vote on the motion of extending the appointments to January 31, 2018. Motioned failed for the lack of a second.

Councilmember Beverly motioned that Council approve the 2018 Board Appointments and reappointments as follows. Councilmember Flowers seconded. The motioned passed three to two, with the following votes recorded:

AYE: Mayor Pro-tem Sims, Councilmember Beverly, Councilmember Flowers.

NAY: Mayor Hobbs, Councilmember Scott.

2018 BOARD APPOINTMENTS

Airport Advisory Board

Charles Gainey (Com. Airport User) Reappointed

Architectural Review & Zoning Appeals Board

Janet Liles Reappointed

Mark Parker Reappointed

Building Contractors Examining Board

Ray Finger (Architect/Engineer) Reappointed - Term to end Dec 2018

David Dunn Reappointed - Term to end Dec 2019

Brad Hinson Reappointed - Term to end Dec 2020

Destination Thomasville Tourism Authority

Clay Campbell (tourism) Reappointed

Michele Arwood (citizen) Reappointed

Downtown Development Authority

Len Robinson Reappointed

Bert Hodges Reappointed

Historic Preservation Commission Board

Spencer Young (Citizen) Reappointed

Matt Delarber (Construction) Reappointed

John Hand (Architectural) Reappointed

Housing Authority

Bill Rainey Reappointed

Main Street Advisory Board

Merritt Godwin Appointed

Michelle Arwood Appointed

Kenya Carter Appointed

Cadence Kidwell Appointed

Whitney White Reappointed

Charlie Whitney Reappointed

Planning and Zoning

Harry Rayford Reappointed

Haile McCollum Reappointed

Southwest Georgia Regional Commission

Terry Scott, term expires 12/31/17

Mayoral Appointment, *resolution required*

Thomasville/Thomas County Recreation Advisory Board

Octavian Jordan (City)

Reappointed

Tree & Landscape

Pam Long

Reappointed

Matt Dukes

Reappointed

County Extension Agent

Reappointed County Extension Agent

Mayor Hobbs noted this concluded the printed agenda and moved on to added agenda items and Council considered the resignation of City Manager Steve Sykes.

On motion of Councilmember Beverly, and seconded by Councilmember Scott, Council voted unanimously to approve a severance agreement with City Manager Steve Sykes, authorize the Mayor to execute the severance agreement, with a payment in the amount of \$25,000, payable on or before December 31, 2017, contingent upon the resignation of City Manager Sykes effective as of December 31, 2017.

On motion of Councilmember Beverly, and seconded by Mayor Pro-Tem Sims, Council voted unanimously to approve 2017 additional compensation in the amount of \$55,000 payable to City Manager Steve Sykes on or before December 31, 2017, in consideration of the performance of his job in the year 2017, contingent upon resignation of City Manager Sykes effective December 31, 2017.

On motion of Mayor Pro-Tem Sims, and seconded by Councilmember Scott, Council voted unanimously to name Senior Assistant City Manager/Human resources and Community Relations Kha McDonald as the Interim City Manager effective 12:01 AM January 1, 2018.

Councilmembers expressed their gratitude and commended City Manager Steve Sykes for his years of service to, and the accomplishments with, the City of Thomasville. Council also commended Kha McDonald as accepting the position of Interim City Manager. Council also expressed gratitude and commended ACM/City Engineer Jerry Pionessa for his years of service to the City of Thomasville.

City Manager Sykes thanked Tom Berry, City Councilmembers and the citizens of Thomasville for allowing him the opportunity to serve the City of Thomasville.

Having no further discussion, the meeting was adjourned.



Mayor Greg Hobbs



City Clerk Felicia Brannen