

City of Thomasville Council Meeting of April 10, 2017

The Council of the City of Thomasville met in regular session with Mayor Hobbs presiding and the following Councilmembers present: Scott, Beverly, Sims, Flowers. Also present were the Honorary Councilmember David Hufstetler, 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.

On motion of Mayor Pro-Tem Sims, and seconded by Councilmember Flowers, the minutes of the meeting of March 27, 2017, were unanimously approved as presented.

On behalf of the Council of the City of Thomasville, Mayor Hobbs presented Thomasville City Schools Superintendent Sabrina Boykins-Everett with a Proclamation recognizing Thomasville City Schools for their commitment to improving the educations and literacy of Thomasville's youngest citizens in partnership with the Footsteps2Brilliance/Rose City Readers initiative.

Mayor Hobbs opened the meeting to citizens to be heard on non-agenda items and the following citizens spoke:

Roy Campbell, 1631 Millpond Road, Thomasville, Georgia 31792, commended the Councilmembers for their service to the community. Mr. Campbell also expressed concerns regarding paving of the Airport runway and the repair of several streets within the Downtown District area. Mr. Campbell invited the Council and others present to attend the Republication Party's District 8 Convention to be held in Thomasville later this month.

Mr. Keith Thomas, P.O. Box 2982, Thomasville, Georgia 31799, addressed the Council regarding their involvement within the community, stating Councilmembers are not individually seen at community functions or meetings. He expressed his concerns about spending on projects and specifically addressed the need for improvements in the City's parks. Mayor Hobbs thanked Mr. Thomas for his comments and informed Mr. Thomas that the City of Thomasville currently does not assess an ad-valorem tax on property within the City of Thomasville. Mayor Pro-Tem Sims invited Mr. Thomas to participate in the efforts that are underway for Weston Park, noting a Design Workshop taking place later this month and the display of voting boards located at various community locations to gather public input. Councilmember Scott informed Mr. Thomas that he regularly conducts Town Hall meetings and invited Mr. Thomas to attend those as well.

There being no further discussion, the meeting moved on to old business.

The Council considered the second reading of an ordinance to regulate community gardens. 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 SECTION 22-6 CAPTIONED "DEFINITIONS" OF ARTICLE I CAPTIONED "IN GENERAL" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO ADD A DEFINITION FOR "COMMUNITY GARDEN"; BY DELETING SECTION 22-44 CAPTIONED "RESERVED" OF ARTICLE I CAPTIONED "IN GENERAL" OF CHAPTER 22 CAPTIONED "ZONING" AND BY REPLACING IT WITH AN ENTIRELY NEW SECTION 22-44 CAPTIONED "STANDARDS FOR COMMUNITY GARDENS"; BY DELETING IN ITS ENTIRETY SUBPARAGRAPH 56 CAPTIONED

“GROWING OF CROPS, GARDENS (COMMERCIAL)” OF SECTION 106 CAPTIONED “SCHEDULE OF PERMITTED USES” OF ARTICLE IV CAPTIONED “PERMITTED USES” OF CHAPTER 22 CAPTIONED “ZONING AND BY REPLACING IT WITH AN ENTIRELY NEW SUBPARAGRAPH 56 CAPTIONED “GROWING OF CROPS, VEGETABLES, OR FLOWER GARDENS”; AND BY DELETING IN ITS ENTIRETY SUBPARAGRAH 103 CAPTIONED “VEGETABLE OR FLOWER GARDENS (RESIDENTIAL)” OF SECTION 106 CAPTIONED “SCHEDULE OF PERMITTED USES” OF ARTICLE IV CAPTIONED “PERMITTED USES” OF CHAPTER 22 CAPTIONED “ZONING” AND BY RESERVING SUBPARAGRAPH 103; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE AN EFFECTIVE DATE FOR 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 a definition for Community Garden to Section 22-6 captioned “Definitions” of Article I captioned “In General” of Chapter 22 captioned “Zoning” to read as follows:

Section 22-6 Definitions.

Community Garden means a civic space, established as the primary use on an otherwise vacant lot, and available to nearby residents for small-scale cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users. The land shall be served by a water supply sufficient to support the cultivation practices used on this site. Such land may include available public land.

SECTION II

BE IT FUTHER 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 deleting in its entirety Section 22-44 captioned “Reserved” of Article I captioned “In General” of Chapter 22 captioned “Zoning” and by adding an entirely new Section 22-44 captioned “Standards for Community Garden” to read as follows:

Section 22- 44 Standards for Community Gardens.

A Community Garden is a civic space open to the public, even if on private property, established as the primary use on an otherwise vacant lot, for small-scale cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users. The land shall be served by a water supply sufficient to support the cultivation practices used on the site. Such land may include available public land. Community Gardens are a permitted use in all zoning districts subject to the following regulations:

- (1) Each Community Garden must have:
 - a. An established set of operating rules which must be approved by the Zoning Administrator of the City. These rules shall be posted on site and shall address items such as governance, hours of operation, maintenance, security requirements, and related responsibilities; and
 - b. A garden coordinator to perform the coordinating role for the management of the community garden and to liaise with the City Zoning Administrator. The name and telephone number of the garden coordinator and a copy of the operating rules shall be kept on file at the City Building Department.

- (2) A site plan must also be submitted and approved by the Zoning Administrator of the City. The site must be designed and maintained so that water will not adversely affect the current direction of water run-off.
- (3) Any structure used in conjunction with a community garden must comply with the following requirements.
 - (a) Be located at least five (5) feet from any property line.
 - (b) Garden sheds and greenhouses shall be permitted as structures: the aggregate of which shall not exceed 20% of the total lot area.
 - (c) The following are not considered structures for the purposes of this section and are permitted: benches, raised/accessible planting beds, compost and waste bins, picnic tables, fences, garden art, rain barrel systems, cold-frames, hoop houses, apiaries and bicycle racks.
- (4) Fences shall not exceed six feet in height.
 - (a) If the fence is taller than four feet it shall be at least 30% opaque.
 - (b) If the fence fronts a street or right-of-way it shall not exceed four feet in height.
 - (c) Fences shall be constructed of wood or wood/metal, "living fences" such as climbing plants on woven wire fence are strongly encouraged.
- (5) If a Community Garden is proposed on a site that is owned by the City or a governmental entity (including but not limited to the Downtown Development Authority, the Thomasville Payroll Development Authority, or the Thomasville-Thomas County Land Bank Authority) the proposed site users must provide a Phase I Environmental Site Assessment (ESA) and any other testing and reporting required by the owner. Any historical sources of contamination identified in the ESA must be tested to determine type and level of contamination; appropriate remediation procedures must be undertaken to ensure that soil is suitable for gardening.
- (6) Each Community Garden shall be maintained in accordance with Municipal Code Chapter 15 Solid Waste Management, Section 15-25A ARTICLE II. DEBRIS, WEEDS AND OTHER VEGETATION.

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 deleting in its entirety Subparagraph 56 captioned "Growing of Crops, Gardens (Commercial)" of Section 22-106 captioned "Schedule of Permitted Uses" of Article IV captioned "Permitted Uses" of Chapter 22 captioned "Zoning" of by replacing it with an entirely new Subparagraph 56 captioned "Growing of Crops, Vegetables, or Flower Gardens" to read as follows:

Section 22-106 Schedule of Permitted Uses.

56. GROWING OF CROPS, VEGETABLES, OR FLOWER GARDENS

- (a) Vegetable or Flower Gardens (non-commercial residential) single and two family
 - a. Note: the Permitted Zoning Districts remain unchanged
By Right Use: A, R-1A, R-1B, R-1, R-2A, R-2, C-1A, C-1, C-2, M, R-TH, R-CD

- (b) Growing of Crops, Gardens, farming (commercial)
 - a. Note: the Permitted Zoning Districts remain unchanged
By Right Use: A, C-1, C-2, M
- (c) Community Garden
 - a. Permitted Zoning Districts:
By Right Use: A, R-2A, R-2, C-1A, C-1, C-2, M, M-1, R-CD
Conditional Use: R1-A, R-1B, R-1, MH R-TH

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 deleting in its entirety Subparagraph 103 captioned “Vegetable or Flower Gardens (Residential) of Section 22-106 captioned “Schedule of Permitted Uses” of Article IV captioned “Permitted Uses” of Chapter 22 captioned “Zoning” and by reserving this subparagraph.

SECTION V

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

SECTION VI

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

SECTION VII

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 VIII

This ordinance was read for the first time at a lawful meeting of the Council of the City of Thomasville on March 27, 2017, and read the second time, passed and adopted in a like meeting held on April 10, 2017.

Fire Chief Bowman presented the following bid tabulation for the purchase of a 2017 Ram 2500, CNG Ready, Crew Cab, 4x4 Pickup. Fire Chief Bowman noted this vehicle will replace an aging, in-service vehicle used to transport personnel and equipment for the Fire Department as needed at various training exercises, continuing education courses and transportation to replace crews, or vehicle, as needed during fires or weather related events. The vehicle is CNG ready, as is recommended by City of Thomasville Fleet Manager.

BID TABULATION

One 2017 Ram 2500, CNG Ready, Crew Cab, 4x4, Pickup Truck
For Use by Fire Department

Stallings Automotive, Thomasville, GA	\$36,723	2017 Ram 2500 CNG Ready
Hub City Ford, Crestview, FL	\$45,896	2017 Ford F250 CNG Ready
Allan Vigil Ford, Morrow, GA	No Bid	2017 Ford F250 CNG Ready

Stallings Automotive, Thomasville, GA	No Bid	2017 Ram 2500 CNG Prep
Hub City Ford, Crestview, FL	\$30,996	2017 Ford F250 CNG Prep
Allan Vigil Ford, Morrow, GA	\$29,859	2017 Ford F250 CNG Prep

On motion of Councilmember Beverly, and seconded by Councilmember Scott, the Council unanimously approved the purchase of a 2017 Ram 2500 CNG ready Crew Cab 4x4 Pickup for Fire Department use as per staff recommendation and as specified to Stallings Automotive for \$36,723 with third party financing as needed.

Asst. City Manager/City Engineer Pionessa presented the following bid tabulation for the purchase of a 1.5-ton, Crew Cab, 4x4 Truck, with Dump Bed for the Wastewater Department. The vehicle purchase is within the 2017 Capital Budget amount. Due to heavy usage history of the vehicle which is being replaced and anticipated future use for vehicle to be purchased, it is recommended to purchase a diesel instead of a CNG ready vehicle.

BID TABULATION

One 1.5-ton, Crew Cab, 4x4 Truck, with Dump Bed
For use by Wastewater Department

Stallings Automotive, Thomasville, GA	\$60,674
Hub City Ford, Crestview, FL	\$56,896

On motion of Councilmember Flowers, and seconded by Mayor Pro-Tem Sims, the Council unanimously approved the purchase of a 1.5-ton, Crew Cab, 4x4 Truck, with Dump Bed for the Wastewater Department for use as per staff recommendation and as specified to Hub City Ford, Crestview, FL with third party financing as needed.

City Attorney Tim Sanders reported the City of Thomasville is the recipient of a 2016 Community HOME Investment Program (CHIP) Grant and that the Land Bank is the owner of property which has been identified as suitable for new construction. City of Thomasville and Land Bank have identified two additional lots for new construction for the CHIP project, which fulfills the required total of five lots (as contemplated under the CHIP Grant). City Attorney Sanders requested Council to consider authorizing Mayor Hobbs to sign an “Agreement to Partner by and between City of Thomasville and Thomasville-Thomas County Land Bank Authority” to fulfill the requirement of the Department of Community Affairs (DCA) to have a written agreement between City of Thomasville and Land Bank prior to disbursing any HOME funds as regulated. Land Bank has agreed to provide the property for new construction CHIP projects outlined in the Application and Grant Agreement for an administrative fee of \$2,000.00 per lot and the remainder value of the property will be donated as an in-kind match as noted in the CHIP Grant Application.

On motion of Councilmember Scott, and seconded by Councilmember Beverly, the Council unanimously authorized Mayor Hobbs as the designated signer to execute “Agreement to Partner by and between City of Thomasville and Thomasville-Thomas County Land Bank Authority” to fulfill the requirements by DCA as discussed.

City Manager/Utilities Superintendent Sykes asked the Council to consider appointing Scott Chastain to serve on the Planning & Zoning Board. On motion of Mayor Pro-Tem Sims, and seconded by Councilmember Flowers, the Council unanimously approved the appointment of Scott Chastain to the Planning & Zoning Board.

City Manager/Utilities Superintendent Sykes asked the Council to consider authorizing Mayor Hobbs to request of Georgia Department of Transportation (GDOT) to approve and fund a full traffic signal at the intersection of U.S. 84 and Susie Way.

On motion of Councilmember Scott, and seconded by Councilmember Beverly, the Council unanimously approved the authorization of Mayor Hobbs to request GDOT to approve and fund a full traffic signal at the intersection of U.S. 84 and Susie Way.

Councilmember Flowers introduced Honorary Councilmember David Hufstetler and thanked him for serving as Honorary Councilmember for the Month of April 2017.

Councilmember Scott recognized two Pavo residents, Mr. Danny King and Mr. Gerald Chastain, for lifesaving aid provided to Mr. Gary Bell during the aftermath of a severe storm in January 2017. He commended their selfless, lifesaving actions during the aftermath of the storm. They were each recognized as heroes and awarded the Hometown Hero Award, sponsored by Woodmen of the World.

Having no further business, the meeting was adjourned.



Greg Hobbs, Mayor

ATTEST:



Felicia Brannen
Felicia Brannen, City Clerk