

The Council of the City of Thomasville met in regular session with Mayor Hobbs presiding and the following Councilmembers present: Beverly, Flowers, Scott and Sims. Also present were the City Manager /Utilities Superintendent, Steve Sykes; City Attorney, Tim Sanders; Honorary Councilmember, Andrea Collins; 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 August 14, 2017 were unanimously approved as presented.

Mayor Hobbs opened the meeting to citizens to be heard on non-agenda items. Mr. Roy Campbell, 1631 Millpond Road, Thomasville, Georgia 31792, addressed Council. Mr. Campbell applauded City Council, City Manager and all City Staff for their unprecedented efforts with storm recovery following Hurricane Irma. Mr. Campbell also stated the debris that has collected in the trees on Remington Avenue should be removed.

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

Under old business, Council considered the second reading of an ordinance to rezone 1613 Triplet Avenue from m, Manufacturing to r-1, Residential. 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 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 1 OF SECTION 22-81 CAPTIONED "M, Manufacturing", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 62 OF SECTION 22-81 CAPTIONED "R-1, Residential". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

SECTION I

BE IT ORDAINED by the Council of the City of Thomasville and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is amended by excluding a certain Parcel 1 from Section 22-81 captioned "M, Manufacturing" and to designate the said same tract as Parcel 62 of Section 22-81 captioned "R-1, Residential" and more particularly described as follows:

TRACT 1: Triplett Avenue; Thomas County Tax Parcel #21-36-10

ALL that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia; and being Lot 10 in block 2 of Jackson Heights Subdivision as shown on a plat of survey of said subdivision made by W. E. Roundtree, licensed surveyor, dated September 10, 1956, and recorded in Deed Book 8-K, page 572, in the Office of the Clerk of Superior Court of Thomas County, Georgia, said plat of survey being incorporated herein by reference for a complete description of the aforesaid lands. Said Tract fronts on Triplett Street a distance of 75 and runs back of uniform depth a distance of 140 feet.

TRACT 2: 1613 Triplett Avenue; Thomas County Tax Parcel #21-36-11

All that lot or parcel of land, situate, lying and being in the City of Thomasville, Thomas County, Georgia, and being more particularly described as follows: BEGINNING at an iron pin on the northerly margin of Triplett Street in said City of Thomasville, Georgia, which point of beginning is north 84 degrees west 170 feet from the property line at the corner formed by the intersection of the northerly margin of Triplett Street with the westerly margin of Mississippi avenue and from said point of beginning run thence north 84 degrees west along the northerly margin of Triplett street 75 feet to an iron pin; thence 3 degrees east 170 feet to a point; then south 84 degrees east 75 feet to a point; thence south 3 degrees west 170 feet to an iron pin on the northerly margin of Triplett Street and the point of beginning. Said property being known and identified as Lot No. 11 of Block 2 of Jackson Heights Subdivision in the City of Thomasville, Georgia, and being more particularly shown by a plat of survey of land of Clyde F. Voyles, dated April 5, 1958, prepared by James A. Anderson, Jr., Registered Surveyor, a copy of which is of record in Deed Book 8-U, Page 589, Deed Records of Thomas County, Georgia.

TRACT 3: Vacant Lot, Triplett Avenue: Thomas County Tax Parcel #21-36-12

All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia, and being all of Lot No. 12 in Block 2 of Jackson Heights Subdivision as shown on a plat of survey of said subdivision made by W. E. Roundtree, licensed surveyor No. 622, on September 20, 1956, and recorded in the office of the Clerk of the Superior Court of Thomas County, Georgia, in Deed Book 8-K, page 572, MINUS 18.75 feet given by deed to Lot Not Number 13 and shown on the Plat of survey prepared by Leroy Ouzts, dated August 17, 1987 and recorded in deed Book 6, Page 463, of the Deed Records of Thomas County, Georgia, and more particularly described as follows:

For a more particular description by metes, courses, boundaries and distances reference is hereby made to said plat of survey and the record thereof. Said lot fronts 56.25 feet on Triplett Street and runs back North 06 degrees 41 minutes east of even width a depth of 140 feet.

SECTION II

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

SECTION III

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

SECTION IV

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

SECTION V

The effective date of the foregoing ordinance will be effective on the date of its final reading and passage.

SECTION VI

This ordinance was introduced and read for the first time in a lawful meeting of the City Council held on August 28, 2017 and passed and adopted on the second reading of the ordinance at a lawful meeting of the City Council held on September 20, 2017.

There being no further discussion, Council moved on to new business.

On motion of Councilmember Beverly, and seconded by Councilmember Scott, Council unanimously approved a resolution of emergency for the first and second readings of an ordinance to ratify the 2017 ad-valorem tax millage rate for the City of Thomasville; and the 2017 school tax millage rate for the Thomasville Board of Education, as set and requested by the City of Thomasville Board of Education.

On motion of Councilmember Beverly, and seconded by Councilmember Scott, the following ordinance was ordered read for the first and second time at this meeting, passed and adopted:

AN ORDINANCE TO ESTABLISH THE CITY AD VALOREM PROPERTY TAX ASSESSMENT FOR 2017, AS REQUIRED BY THE STATE LAW BASED ON THE EVALUATION, BY THE BOARD OF SUCH TAX ASSESSORS OF THOMAS COUNTY FOR 2017 COUNTY TAX PURPOSES, OF EACH SUCH TAXABLE ITEM WITHIN THE CORPORATE LIMITS OF THE CITY; TO SET THE TAX RATE FOR 2017 TO BE LEVIED UPON ALL SAID PROPERTY; AND FOR OTHER PURPOSES.

SECTION I

BE IT ORDAINED by the Council of the City of Thomasville by the authority vested in them by the charter, charter amendments, and ordinances of said City, and in conformity with State law, that the City ad valorem property tax assessments for 2017 are hereby established based on the evaluation, by the Board of Tax Assessors of Thomas County for 2017 County tax purposes, of each such taxable item within the corporate limits of said City, such assessments totaling \$646,835,318 exclusive of assessments on motor vehicles which have already been taxed, by operation of State Law of 1985.

SECTION II

BE IT FURTHER ORDAINED that upon all of said assessment as hereby established, and compiled into the 2017 Tax Digest together with the assessments established by the State Revenue Commissioner upon properties of public utilities, there be, and hereby is, set and levied a tax rate of:

00.00 mills for General Government.

SECTION III

BE IT FURTHER ORDAINED that this ordinance shall become effective on September 20, 2017.

SECTION IV

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 V

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 shall nevertheless be made a part of the public minutes of the City of Thomasville.

SECTION VI

This ordinance was read the first and second times at a lawful meeting of the Council of the City of Thomasville held this the 20th day of September, 2017, in accordance with resolution adopted previously declaring an emergency requiring first and second readings at this one meeting, passed and adopted after proper vote.

On motion of Mayor Pro-Tem Sims, and seconded by Councilmember Beverly, the following ordinance was ordered read for the first and second time at this meeting, passed and adopted:

AN ORDINANCE TO ESTABLISH THE CITY AD VALOREM PROPERTY TAX ASSESSMENT FOR CITY SCHOOL TAX FOR 2017, AS REQUIRED BY THE STATE LAW BASED ON THE EVALUATION, BY THE BOARD OF SUCH TAX ASSESSORS OF THOMAS COUNTY FOR 2017 COUNTY TAX PURPOSES, OF EACH SUCH TAXABLE ITEM WITHIN THE CORPORATE LIMITS OF THE CITY; TO SET THE CITY SCHOOL TAX RATE FOR 2017 TO BE LEVIED UPON ALL SAID PROPERTY; TO PROVIDE FOR DISCOUNTS TO BE ALLOWED ON PAYMENT OF 2017 TAXES; AND FOR OTHER PURPOSES.

SECTION I

BE IT ORDAINED by the Council of the City of Thomasville by the authority vested in them by the charter, charter amendments, and ordinances of said City, and in conformity with State law, that the City ad valorem property tax assessments for 2017 are hereby established based on the evaluation, by the Board of Tax Assessors of Thomas County for 2017 County tax purposes, of each such taxable item within the corporate limits of said City, such assessments totaling \$646,835,318 exclusive of assessments on motor vehicles which have already been taxed, by operation of State Law of 1985.

SECTION II

BE IT FURTHER ORDAINED that upon all of said assessment as hereby established, and compiled into the 2017 Tax Digest together with the assessments established by the State Revenue Commissioner upon properties of public utilities, there be, and hereby is, set and levied a tax rate of 17.869 mills comprised of the following levies to meet the requirements for each purpose as listed:

For City School Tax 17.869 mills

SECTION III

BE IT FURTHER ORDAINED that the following discounts be allowed on payments of 2017 taxes:

If paid on or before November 17, 20173 percent

SECTION IV

BE IT FURTHER ORDAINED that as to any irregularity or error which occurs with regard to payment by the taxpayer and which is not the result of fault or oversight by the taxpayer and which occurs because of fault, oversight, time constraints or other action or inaction on the part of the administrative staff of the City of Thomasville, the City Manager shall have the authority, in his sole discretion, to allow the benefit of early payment, to waive any penalty for late payment which would otherwise be imposed, or take any other such action which he deems prudent and appropriate in the circumstances.

SECTION V

BE IT FURTHER ORDAINED that this ordinance shall become effective on September 20, 2017.

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 the provisions of this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville but shall nevertheless be made a part of the public minutes of the City of Thomasville.

SECTION VII

This ordinance was read the first and second times in lawful meeting of the Council of the City of Thomasville held this the 20th day of September, 2017, in accordance with resolution adopted previously declaring an emergency requiring first and second readings at this one meeting, passed and adopted after proper vote.

Council considered on first reading an ordinance to adopt the International Existing Building Code (IEBC) as presented in Workshop by City Planner Brian Herrmann and recommended by the Chief Building Official, Fire Marshall and Planning & Zoning Commission. City Planner Herrmann explained the adoption of the IEBC will create greater flexibility for the renovation and redevelopment of existing buildings while continuing to meet basic safety levels. It was noted that the 2028 Thomasville Comprehensive Plan, 2017 Code Audit, 2014 Creative District Vision Plan all recommend the adoption of the IEBC. City Planner Herrmann further noted The Dover, Kohl & Partners Team has offered a memorandum in support of the IEBC based upon their experience in similar communities.

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

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF THOMASVILLE, GEORGIA, BY ADDING NEW SECTION 5-14 TO CHAPTER 5, CAPTIONED "BUILDING, CONSTRUCTION AND RELATED ACTIVITIES," SO AS TO PROVIDE FOR THE ADOPTION OF THE INTERNATIONAL EXISTING BUILDING CODE AND THE ESTABLISHMENT OF MINIMUM STANDARDS FOR THE MAINTENANCE OF EXISTING BUILDINGS; TO PROVIDE A PENALTY FOR VIOLATION OF THE INTERNATIONAL EXISTING BUILDING CODE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE; AND FOR OTHER PURPOSES.

Council considered the approval of a 2017 Intergovernmental Agreement for the purpose of implementing provisions of the 2017 County Special Purpose Local Option Sales Tax (SPLOST). City Manager Sykes reported the outline of amount, duration, and distribution of SPLOST funding had been agreed upon by all cities and a signed IGA is required prior to SPLOST being placed on the ballot for the November 7, 2017 election.

On motion of Councilmember Beverly, and seconded by Councilmember Scott, Council voted unanimously to authorize Mayor Hobbs' signature on the 2017 Intergovernmental Agreement by and between Thomas County, Georgia and the cities of Thomasville, Barwick, Boston, Coolidge, Meigs, Ochlocknee and Pavo and for the purpose of implementing provisions of the 2017 County Special Local Option Sales Tax (SPLOST).

Council considered the authorization of Vashti's fourth annual Dinner on the Bricks Fundraiser to be held September 23, 2017 at the Amphitheater. CFO Juarez reported Vashti has completed the applied for One Day Permit for sale of Alcoholic Beverage by Bona Fide Charitable & Non-Profit Civic Organization Consumption only.

On motion of Councilmember Flowers, and seconded by Mayor Pro-Tem Sims, Council unanimously approved the One Day Permit for sale of Alcoholic Beverage by Bona Fide Charitable & Non-Profit Civic Organization Consumption Only for Vashti's fourth annual Dinner on the Bricks Special Event.

Council considered bids for the purchase of Electrical Pole Yard Improvements, Phase 1. Asst. Utilities Superintendent White reported the Electric pole yard on Davenport Drive serves as the storage facility for electric poles, transformers and other appurtenances. Trucks access the storage area via unpaved drives and in rainy conditions these areas become unstable, requiring frequent maintenance. The first phase of the proposed improvements include subgrade preparation and asphalt drives to stabilize the area. It was noted this was included in the 2017 Electric System Capital budget.

BID TABULATION

Purchase of Electric Pole Yard Improvements, Phase 1

<u>Bidder</u>	<u>Bid Amount</u>
Scoggins Dozer <i>Thomasville, GA</i>	\$86,217.50
Defnall Companies <i>Thomasville, GA</i>	\$91,605.00
Greens Backhoe, Inc. <i>Thomasville, GA</i>	\$94695.00

On motion of Mayor Pro-Tem Sims, and seconded by Councilmember Flowers, council unanimously approved the award of contract to Scoggins Dozer for the amount of \$86,217.50 for the purchase of Electric Pole Yard Improvements, Phase 1 as per staff recommendation and with third-party financing if needed.

Council considered approval of a motion to award a design and construction administration contract for the 2017 CDBG Fletcherville multi-infrastructural improvements. ACM/City Engineer Pionessa reported the Georgia Department of Community Affairs awarded the City of Thomasville \$750,000 in Community Development Block Grant Funding for a multi-infrastructure improvement project in the Fletcherville Area. Improvements will include sewer rehab, water main replacements, drainage

improvements, trail, sidewalk and resurfacing. The City will match the grant funds with \$1,200,000, primarily from the 2012 SPLOST to complete the improvements. ACM/City Engineer Pionessa further reported that Carter & Sloope prepared the engineering report for the grant application at a cost of \$8,000. The fee, based on a construction value of \$1,860,000, for Design Engineering is 5.1% and Construction Administration is 2.2% for a total cost not to exceed \$135,780.00.

On motion of Councilmember Scott, and seconded by Councilmember Beverly, council unanimously awarded the contract for Design Engineering and Construction Administration for the 2017 CDBG Fletcherville Multi-Infrastructure Improvements to Carter & Sloope not to exceed the amount of \$135,780 and using CDBG and SPLOST funds as discussed.

Council considered bids for the purchase of dock repair at Cassidy Pond Park. ACM/City Engineer Pionessa reported Council had previously approved an allocation of 2012 SPLOST Recreation funds for Cassidy Park. Following installation of new signage, tables and benches it has been determined that the greatest need is the replacement of the decking on the dock. Based on life cycle costs associated with pressure treated decking, staff recommends using the composite material Trex.

BID TABULATION

Purchase of Dock Repair at Cassidy Pond

<u>Bidder</u>	<u>Bid Amount</u>	
	<u>Pressure Treated</u>	<u>Trex</u>
Classic Builders of Thomasville, LLC	\$15,500.00	\$19,695.00
Southland Construction Contractors, LLC	\$16,884.00	\$21,984.00
Greens Backhoe, Inc.	\$17,500.00	\$25,350.00

On motion of Councilmember Flowers, and seconded by Mayor Pro-Tem Sims, Council unanimously awarded the Dock Repair at Cassidy Pond Park to Classic Builders of Thomasville, LLC in the amount of \$19,695.00 using 2012 SPLOST funds on hand.

As an added agenda item City Manager Sykes requested Council to consider on first reading an ordinance to amend the definitions in Section 22-106 Schedule of Permitted Uses for (110) Heavy Manufacturing and (126) Other Manufacturing Processing. As was discussed in Workshop, City Planner Herrmann reported in recent months there has been increased interest by business owners for the inclusion of certain types of manufacturing in their shops and storefronts as a means to increase consumer traffic. The current code does not permit this type of inclusion. The proposed amendment would address light manufacturing and assembly within certain districts; meaning that each application would be required to be presented to P&Z and Council for approval. The C1 and C2 districts would be considered conditional uses which allows additional stipulations to be made to address noise, traffic and other actions that might be of concern of neighbors within those districts. City Planner Herrmann further reported if the use of the business/applicant changes, a new application would have to be submitted for approval.

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

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF THOMASVILLE BY DELETING IN ITS ENTIRETY SUBPARAGRAPH 110 CAPTIONED "HEAVY MANUFACTURING" 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 110 CAPTIONED "HEAVY MANUFACTURING, PROCESSING, AND PACKAGING"; AND BY DELETING IN ITS ENTIRETY SUBPARAGRAH 126 CAPTIONED "OTHER MANUFACTURING PROCESSING" 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 126 CAPTIONED "MANUFACTURING, PROCESSING, AND PACKAGING-LIGHT (LESS THAN 12,000 SF)"; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE AN EFFECTIVE DATE FOR THIS ORDINANCE; AND FOR OTHER PURPOSES.

Councilmember Flowers presented a plaque to Honorary Councilmember Andrea Collins for her service on the Council for the month of September 2017. Ms. Collins thanked Councilmember Flowers for the opportunity. Ms. Collins stated she was excited to be a part of the Thomasville community and the City's planning process for the community's future.

Mayor Hobbs and Councilmembers applauded the City of Thomasville Team Members for their efforts prior to, during, and following Hurricane Irma. Asst. Utilities Superintendent White noted it was truly a team effort and many hours were logged by team members during this weather event to provide the community with needed services.

City Manager Sykes acknowledged Patti Dozier for an article that appeared in the Times-Enterprise regarding the City of Thomasville's outage reporting system. The article received statewide coverage and as a result Asst. Superintendent Chris White will be the feature speaker during the December meeting of the Electric Cities of Georgia (ECG).

Council also commended City Planner Brian Herrmann and staff for communication efforts regarding the Blueprint 2028 events recently held. It was noted the events have been very well received and the community has been engaged with the entire process.

Having no further business, the meeting was adjourned.



Greg Hobbs, Mayor

ATTEST:



Felicia Brannen, City Clerk