

The Council of the City of Thomasville met in regular session with Mayor Hobbs presiding and the following Councilmembers present: Mayor Pro-Tem Terry Scott, Councilmembers Flowers, Hufstetler and Mobley. Also present were the Interim City Manager/Human Resources and Community Relations, Kha McDonald; City Attorney, Tim Sanders; other staff; members of the press and citizens.

Mayor Hobbs called the meeting to order at 7:00 PM and noted the City Council meeting moved to the Municipal Auditorium to accommodate the large number of attendees for the Special Presentation for Thomasville Fire Rescue and the CDBG 2018 Public Hearing. Councilmember Flowers gave the invocation. Mayor Pro-Tem Scott led those present in the Pledge of Allegiance.

Mayor Hobbs recognized Thomasville Fire Rescue Chief, Chris Bowman. TFR Chief Bowman called all TFR Command staff to stage. Chief Bowman recognized individual TFR personnel for the following achievements: Promotions, Education Achievements, Commission on Professional Credentialing, and Awards and Medals. Chief Bowman acknowledged the challenges of the profession and commended every TFR personnel on their sacrifices for choosing the profession of a Fire Fighter. Council also commended the special presentation recipients.

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 commended Thomasville Fire Rescue personnel on their recent awards. Mr. Campbell then requested Council to consider paving improvements that are needed on Crawford Street, Remington Avenue and the areas coming in to Thomasville from Tallahassee, Florida.

Mr. Gary Florent, resident of Rachel Lane, Thomasville, Georgia, addressed Council. Mr. Florent thanked ICM McDonald for visiting the neighborhood last Friday to assess the current situation. He apologized to ICM McDonald for asking her to answer an unfair question of her during the site in reference to owning a home that close to the Market Station Apartment development. Mr. Florent reported the stormwater drainage issues continue to be a concern as is the issues with privacy concerns. Discussion ensued regarding the development's privacy fence height, Municipal Code's requirement of six-feet and the lack of a landscaping buffer zone. Mr. Florent also conveyed concerns regarding a diminished resell caused by these issues with the development. ICM McDonald noted she is conversing with the Chief Building Official to see what potential options are available and the City is facilitating the concerns.

Ms. Morgan Bailey, resident of Rachel Lane, Thomasville, Georgia, addressed Council. Ms. Bailey noted that neighboring residents have not been given a definitive answer for the concerns of landscaping. She also noted there has been no follow-up on that item. Ms. Bailey conveyed that the installation of the berm did alleviate some of the water concern; however, it created others and noted that water is now an issue for residents on Gale Street. Ms. Bailey further conveyed there were continued issues with the placement of socks used to reduce sediment placement. She stated she had conversed with a representative of the Environmental Protection Agency (EPA) regarding the development concerns and an on-site assessment was made. Discussion ensued regarding a potential second on-site visit by the EPA, Ms. Bailey noted the City would have to communicate with the EPA for a second visit. In conclusion, Ms. Bailey noted that it has been a year of chaos and inconsistency and she wanted to ensure these discussions were brought back to the forefront and a certificate of occupancy was not given without corrections for these concerns.

There being no other citizens to be heard, Council moved on to the agenda. Mayor Hobbs reported there was no old business to be discussed. Under new business Mayor Hobbs recognized Interim City

Engineer, Wayne Newsome. Interim City Engineer Newsome noted the City of Thomasville is applying for a \$750,000 Community Development Block Grant (CDBG) for the southern portion of the Fletcherville community which can be used housing, public facilities and economic development. He also noted that CDBG funds are intended to be used primarily to benefit low and moderate income persons. Newsome recognized Mr. Phillip Davis, President of ALGA, Inc. Newsome requested all persons who were in attendance for the CDBG Public Hearing to place their names and addresses on the Public hearing sign-in sheet provided by Mr. Davis. Newsome recognized Ms. Martha Reynolds, Neighborhood Planner, and further noted those individuals who were present to seek assistance with obtaining housing funds to communicate with Ms. Reynolds. Newsome stated the purpose of the CDBG Public Hearing was to obtain citizen input regarding the CDBG 2018 application. Mayor Hobbs opened the CDBG FY2018 Public Hearing for public comment.

Ms. Lucinda Brown, NAACP, requested more information on the grant and what can people give as input. Newsome explained the CDBG is used for water, sewer and stormwater improvements located within the targeted area, which is known as the Fletcherville area. He noted the City will match those funds and is also incorporating a housing component for homes with issues located within the target area. Ms. Brown questioned if the grant would assist elderly residents with home rehabs. Newsome state the City is applying for a multi-infrastructure grant and an additional \$250,000 housing component for owner/occupants in the target area.

Ms. Nolah Shotwell, Habitat for Humanity Director, suggested that future public hearings such as this should be held separately of Council meetings. She noted it is difficult to obtain the necessary public input when a hearing is held in this manner. Ms. Shotwell further noted if the CDBG 2018 funds are awarded the City should consider another forum to obtain public input.

Mr. Blake Freeman, Disciples of Jesus Ministries, had questions in regards to assistance for association ownership. Newsome directed Mr. Freeman to converse with Ms. Reynolds for details. Mr. Freeman also inquired about the proposed target area, noting confusion of two separate areas. Newsome explained that the application for CDBG 2017 included Fletcherville as a whole; however, that target area had to be split into two separate applications due to costs. The CDBG 2017 was used for the northern portion of Fletcherville and CDBG 2018 will be used for the southern portion.

Ms. Raquel Mitchell inquired about a \$5,000 loan that citizens can obtain and if the CDBG funds could be used to subsidize utility bills of residents in the area. Discussion ensued regarding the City's matching funds for the grant, the application for the housing component of the CDBG, and potential SPLOST funding. City Attorney Sanders reported SPLOST has very specific allocations which are in other areas of improvements. Ms. Mitchell further inquired how the City would assist those homes who were not owner occupied with a clear title and if there was a plan to if the City to help meet the needs of renters in the area. Newsome noted the "owner occupied with clear title" is a requirement directly outlined for CDBG by Department of Community Affairs (DCA) and HUD. Newsome further noted economic development portion of the CDBG helps the entire area overall.

Ms. Loise Starke, Dawson Street, had questions about assistance for painting and sewer repairs for her home. Mayor Hobbs directed her to converse with Ms. Reynold for survey submission. Ms. Reynolds addressed the audience and reported completed survey forms will help define the program for the housing component of the CDBG 2018. Ms. Reynold stated staff will process the forms and follow up with eligible households using the contact information provided on the forms.

Ms. Gladys Harrison and Mr. Sammy Williams inquired about clarification of home and family ownership. Mayor Hobbs reported the owner of the home, with clear title, must be the applicant. Ms. Harrison questioned if the homeowner would have to pay back any funds received from the grant. Ms.

Reynolds noted there would be a potential for minimum grant fund matching; however, that has not been determined.

Having no further public comment, Mayor Hobbs closed the CDBG 2018 Public Hearing and moved on to the remainder of the agenda.

Council considered the adoption of a Fair Housing Resolution for the 2018 CDBG. Interim City Engineer Newsome reported that this resolution would ensure compliancy with key regulations of the CDBG 2018 application. On motion of Councilmember Flowers, and seconded by Mayor Pro-Tem Scott, Council unanimously adopted the following resolution:

### **FAIR HOUSING RESOLUTION**

LET IT BE KNOWN TO ALL PERSONS OF the CITY OF THOMASVILLE that discrimination on the basis of race, color, religion, gender or national origin in the sale, rental, leasing or financing of housing or land to be used for construction of housing or in the provision of brokerage services is prohibited by Title VIII of the 1968 Civil Rights Act (Federal Fair Housing Law).

It is the policy of the CITY OF THOMASVILLE to encourage equal opportunity in housing for all persons regardless of race, color, religion, gender or national origin. The Fair Housing Amendments Act of 1988 expands coverage to include disabled persons and families with children. Therefore, the CITY does hereby pass the following Resolution.

BE IT RESOLVED that within available resources the CITY will assist all persons who feel they have been discriminated against because of race, color, religion, gender, national origin, disability or familial status to seek equity under Federal and State laws by referring them to the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Compliance Division.

BE IT FURTHER RESOLVED that the CITY shall publicize this Resolution and through this publicity shall encourage owners of real estate, developers, and builders to become aware of their respective responsibilities and rights under the Federal Fair Housing Law and amendments and any applicable state or local laws or ordinances.

SAID CITY will, at a minimum: 1. Adopt and publicize the Fair Housing Resolution; 2. Post Fair Housing Posters in prominent public areas; 3. Provide Fair Housing Brochures Fair Housing information to the public; 4. Declare April as Fair Housing Month by Proclamation or Resolution; and 5. Conduct at least one (1) Fair Housing activity and document said activity.

This Resolution shall take effect February 26, 2018.

Council considered the authorization of Interim City Manager to enter into fee and contract negotiations for 2018 CDBG Grant Administrator. Interim City Engineer Newsome reported as part of the application process of the CDBG 2018, the City must enter into a contract with a grant administrator. The current 2017 grant administrator, Associates in Local Government Assistance (ALGA) Incorporated, was significantly involved in developing the successful 2017 CDBG application. ALGA was instrumental in preparation of the background data for the entire Fletcherville Neighborhood, and would be responsible for preparation of the 2018 CDBG application and administration of the CDBG grant when awarded later this year.

On motion of Councilmember Mobley, and seconded by Councilmember Flowers, Council unanimously authorized Interim City Manager McDonald to enter into fee and contract negotiations for 2018 CDBG Grant Administrator ALGA, Inc. as per staff recommendation.

Council considered award of a Design and Construction Administration contract for the 2018 CDBG – Fletcherville Multi-Infrastructure Improvements. Interim City Engineer Newsome reported the project will include sewer rehab, water main replacement, drainage improvements, trail, sidewalk, and resurfacing. The 2018 CDBG application will contain an Engineering Report that identifies the improvements for the community and develops costs for those improvements. Carter & Sloope Consulting Engineers prepared the Engineering Report for the 2017 CDBG Grant, and are very familiar with the infrastructure issues in the Fletcherville Community. Newsome also reported Carter & Sloope provided a fee proposal which contained estimated engineering cost all the way through construction; however, staff is only seeking authorization through Task A, which is for Preliminary Engineering & Preparation of the CDBG Engineering report in the amount of \$8,000.00.

On motion of Mayor Pro-Tem Scott, and seconded by Councilmember Flowers, Council unanimously approved the award of contract for Design Engineering and Construction Administration for the 2018 CDBG Fletcherville Multi-Infrastructure Improvements to Carter & Sloope for \$8,000.00 to conduct preliminary Engineering and preparation of the CDBG 2018 Engineering Report.

Council considered the approval of Application for License to Sell Beer and Wine at Fred's Store #3043, 2730 East Pinetree Boulevard, Thomasville, GA by Amy Yu, manager and applicant. CFO Juarez reported the applicant had completed the application and background check for a License to Sell Beer and Wine at Fred's Store #2730 and the background check did not reveal any problems or concerns. Ms. Yu was present at the meeting.

On motion of Mayor Pro-Tem Scott, and seconded by Councilmember Hufstetler, the application for License to Sell Beer and Wine at Fred's Store #3043, 2730 East Pinetree Boulevard, Thomasville, GA by Amy Yu, was unanimously approved by Council.

Council considered the approval of application for License to Sell Beer and Wine at Rite Aid #1629, 301 South Broad Street, Thomasville, GA by Melvin Mitchell, manager and applicant for Walgreen Co. dba Rite Aid #1629. CFO Juarez reported the application was being filed due to a change in ownership of Rite Aid #1629. She also reported the applicant had completed the application and background check for a License to Sell Beer and Wine at Rite Aid #1629 and the background check did not reveal any problems or concerns. Mr. Mitchell was present at the meeting.

On motion of Councilmember Flowers, and seconded by Mayor Pro-Tem Scott, the application for License to Sell Beer and Wine at Rite Aid #1629, 301 South Broad Street, Thomasville, GA by Melvin Mitchell, manager and applicant for Walgreen Co. dba Rite Aid #1629, was unanimously approved by Council.

Council considered bids and award for the purchase of Water Main and Force Main Improvements for South Pinetree Boulevard. Interim City Engineer reported in advance of the planned reconstruction of South Pinetree Boulevard from W. Jackson Street to Magnolia, the City of Thomasville has an ongoing need to replace Asbestos-Cement (AC) pipes within the water distribution system including an 8" main along S. Pinetree Blvd. The City contracted with Carter-Sloope to provide the design, construction plans, and specifications for this construction. This project will replace an existing AC 8" water main with new 8" HDPE water main. Additionally, the project includes replacement of an existing cast iron sanitary sewer force main with an 8" HDPE force main. The water main portion of this contract will be funded using third party financing from a 2016 Georgia Environmental Finance Authority (GEFA) DWSRF loan and the sewer force main portion will be funded through 2018 Sewer Capital Fund, Mains – South Pinetree Boulevard. The following is a summary of bids received:

<u>BIDDER</u>	<u>BID AMOUNT</u>
<b>Popco, Inc.</b> <i>Albany, Georgia</i>	<b>\$1,407,827.96</b>
HTS Contractors, Inc. <i>Albany, Georgia</i>	\$1,594,623.70
R.A.W. Construction, LLC <i>Tallahassee, Florida</i>	\$1,597,257.50
RDJE, Inc. <i>Newnan, Georgia</i>	\$1,650,935.60
James Warren & Associates <i>Valdosta, Georgia</i>	Non-Responsive Bid
Little River Contractors, Inc.	Non- Responsive Bid

On motion of Councilmember Mobley, and seconded by Councilmember Hufstetler, Council unanimously awarded the contract for construction of the Water Main and Force Main Improvements for South Pinetree Boulevard to Popco, Inc. of Albany, Georgia in the amount of \$1,407,827.96 and utilizing the funds and third party financing as presented.

Council considered bids and award for the purchase of South Martin Luther King, Jr. Drive asphalt patching for sanitary sewer replacement. Interim City Engineer Newsome reported the patching is needed as a result of the relocation of utilities in preparation of sidewalk installation on S. M. L.K. Jr. Drive. The project includes furnishing all materials and labor to repair asphalt pavement on S. M.L.K. Jr. Drive from Broadnax Street to Harris Street. The pavement repair (patching) is estimated to be eight (8) feet in width on average, and is to repair pavement removed to replace approximately 515 linear feet of 8” sanitary sewer main, and associated service laterals on S. M.L.K Jr. Drive. Newsome also reported the project will be funded through the 2018 Sewer Capital fund for Mains. The following is a summary of bids received:

<u>BIDDER</u>	<u>BID AMOUNT</u>
CMI <i>Cairo, Georgia</i>	\$11,653.50
Green’s Backhoe <i>Thomasville, Georgia</i>	\$19,044.00
Scoggin’s Dozer <i>Thomasville, Georgia</i>	\$17,390.50
<b>Defnall Construction Co.</b> <i>Thomasville, Georgia</i>	<b>\$11,398.92</b>

On motion of Councilmember Mobley, and seconded by Councilmember Hufstetler, Council unanimously awarded the contract for South Martin Luther King, Jr. Drive patching for sanitary sewer replacement to Defnall Construction Co. in the amount of \$11,398.92 and funded through 2018 Sewer Capital fund for Mains.

Council considered bids and award for the purchase of a Dump Truck for the Public Works Department. Public Works Director Mike Atkinson reported the 2018 Public Works budget included \$90,000.00 for the purchase of a new 10-wheel dump truck to replace Unit 20027, a 2000 F650. Atkinson noted staff reviewed all bids and it was determined that a diesel unit was the recommended choice due to cost, use and vehicle longevity. The following is a summary of bids received:

	TRANSPOWER	FOUR STAR FREIGHTLINER	CAPITAL CITY	PETERBUILT
Year, Make & Model	2018 Kenworth T370 Diesel 2018 Kenworth T400 CNG	2019 Freightliner M2 106	Hinno 338	2019 Perterbuilt 337
Diesel Cost	\$86,703.19	<b>\$78,489.00</b>	\$80,705.00	\$83,500.00
CNG Ready Cost	\$134,744.02	\$125,392.00	N/A	\$150,000.00
CNG Prep Cost	N/A	N/A	N/A	\$115,000.00
Dump Body Offered	Godwin 300 Series	<b>Godwin</b>	Godwin	Godwin
Delivery	90-150 days	<b>195 days ARO</b>	90 days	Will Advise

On motion of Mayor Pro-Tem Scott, and seconded by Councilmember Flowers, Council unanimously awarded the bid to Four Star Freightliner for the purchase of 2019 Freightliner M2 106, 10-wheel dump truck with a Godwin Dump Body in the amount \$78,489.00 with third party financing if needed.

Council considered the approval of a proposal from Jinright, Ryan & Lynn Architects & Planners for a humidity investigation of the City Municipal Building. ACM/Marketing & Communications Lynn Williams noted that Council toured the Municipal Building prior to the February 26, 2018 meeting and viewed areas affected by moisture intrusion of the building. Williams reported an interior renovation in 2000 did not address issues related to the structure's exterior. In 2017 a new HVAC system was installed and will address ceiling condensation issues; however, the exterior walls continue to exhibit damage from moisture intrusion, as does the basement from stormwater intrusion. Williams noted an investigation is necessary to properly determine causes and create a plan of action. Williams further noted that a proposal from Jinright, Ryan, & Lynn, Architects & Planners, was requested based upon their prior knowledge of the building, historic preservation efforts and references of like projects. The proposal for the work to be performed is as follows: 1. Investigation by Andrew, Hammock, Powell Consulting Engineers to discover source of humidity problems; 2. Third party inspection of the roof to determine its life expectancy and role in humidity issues; 3. Extensive investigation by Jinright, Ryan & Lynn to determine extent of damage due to high humidity; 4. Summary report of findings with recommendations for corrective action and estimated costs; and 5. CAD drawing of building footprint for all levels. These services will be provided at a cost not to exceed \$36,500 and will be funded from the Municipal Auditorium Capital Improvements fund.

On motion of Councilmember Flowers, and seconded by Mayor Pro-Tem Scott, Council unanimously approved the proposal as presented at a cost not to exceed \$36,500 and to be funded from the Municipal Auditorium Improvements fund.

Council considered the award of a contract for a Housing Consultant for the City of Thomasville. City Planner, Brian Herrmann reported Sharon Edwards currently provides needed housing related services through her efforts with the Community Outreach Training Center. Herrmann noted Ms. Edwards' existing expertise and knowledge of the City's current housing initiatives; home buyer education and consultation; and, related certifications fulfills a niche need within the Housing arena that offers long term value to the community. The annual contract will assess benchmark documentation of tasks and services relating to the implementation of the City's housing related goals. Herrmann also noted compensation of said contract is retroactive, beginning January 1, 2018.

On motion of Mayor Pro-Tem Scott, and seconded by Councilmember Mobley, Council unanimously approved the annual contract and compensation in the amount of \$20,000.00 with Sharon Edwards to be a Housing Consultant to be funded by the Housing budget of the Planning Department as presented.

Mayor Hobbs reported the conclusion of items on the printed agenda and inquired if there was other business to be discussed. Interim City Manager McDonald commended the continued efforts of Thomasville Fire Rescue personnel.

Mayor Hobbs reported an item discussed in Council Workshop had been added to the agenda. Councilmember Hufstetler moved to appoint Mr. Bass as the Interim Utilities Superintendent, pending Mr. Bass's acceptance of the offered position. Mayor Pro-Tem seconded. Councilmember Flowers continued the discussion from Workshop regarding the manner in which this appointment was being made. Councilmember Flowers noted he did not understand the apparent rush for this appointment. He further noted that only two Councilmembers have met with Mr. Bass. It was also noted that Human Resources was not involved in any employment discussion with Mr. Bass. Councilmember Flowers voiced concerns regarding the importance of the assistance from the Carl Vinson Institute in the search of a City Manager and noted the appointment of a Utilities Superintendent is parallel with that assistance and search. Councilmember Flowers requested Council to table this motion for further and proper discussion.

Councilmember Hufstetler clarified Mr. Bass's appointment as Interim Utilities Superintendent, not Utilities Superintendent. Councilmember Hufstetler noted that Mr. Bass's resume meets all of the qualifications references as an Interim Utilities Superintendent. He further noted that appointing Mr. Bass as Interim would allow Council to focus on other matters, including the search for City Manager.

Mayor Hobbs noted that all members of Council had met Mr. Bass. Councilmember Flowers replied that while all Council may have met Mr. Bass, only two Councilmembers have discussed employment with Mr. Bass. Councilmember Flowers also noted that he received Mr. Bass's resume following the introduction to Mr. Bass, at which time there was no discussion of a potential appointment.

Councilmember Mobley inquired of Councilmembers if the consensus was that Mr. Bass was indeed the right person for the appointment. Councilmember Hufstetler replied "yes" and that it would take several weeks to finalize details with Mr. Bass. Councilmember Mobley voiced an inquiry regarding the possibility of appointment retraction if, in the following weeks, Council determined Mr. Bass shouldn't be appointed. Mayor Hobs noted Council will move forward with the appointment and noted Mr. Bass would possibly be available to meet with Councilmembers within the next week for further discussion. Councilmember Mobley questioned if a motion could be made to conduct an interview with Mr. Bass and Council to confirm/deny appointment following the interview.

City Attorney Sanders noted to Council that there may be a possible provision of the Open Records Act that requires a 14-day prior disclosure of Mr. Bass's resume before Council could take action on

extending an offer of employment to Mr. Bass. City Attorney Sanders further noted the additional research of the Act is required for certainty and could be a requirement only if the position of Interim General Superintendent of Utilities was considered as an executive head of an agency.

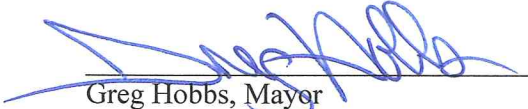
Mayor Hobbs denied Councilmember Mobley’s request to amend the motion on the floor and restated Councilmember Hufstetler’s motion to appoint Mr. Bass as the Interim Utilities Superintendent, pending Mr. Bass’s acceptance of the offered position. Mayor Pro-Tem confirmed his second to the motion and Mayor Hobbs called for a vote. The motion to appoint Mr. Bass as the Interim Utilities Superintendent carried with four in favor, one opposed and the votes were recorded as follows:

NAY: Councilmember Flowers.

AYE: Mayor Hobbs, Mayor Pro-Tem Scott, Councilmember Hufstetler and Councilmember Mobley.

Mayor Hobbs requested reports from Interim City Manager, Council, City Attorney and City Clerk. There were no additional reports. Commendations were voiced for the Thomasville Fire Rescue Personnel achievements, Thomasville’s recent designation of being named a PlanFirst Community and to staff for their efforts to achieve that designation.

Having no further discussion, the City of Thomasville Council meeting was adjourned 8:15 PM.



Greg Hobbs, Mayor



Felicia Brannen, City Clerk