

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 (attended by telephone due to illness), Hufstetler, Mobley and Honorary Councilmember Art Williams. Also present were the Asst. Utilities Superintendent, Chris White; Interim Utilities Superintendent Keith Bass; City Attorney, Tim Sanders; other staff; members of the press and citizens.

The City of Thomasville Council meeting was relocated to the Municipal Auditorium upstairs due to the number of attendees at the meeting.

Mayor Hobbs called the meeting to order at 7:00 PM. Mayor Pro-Tem Scott gave the invocation and led those present in the Pledge of Allegiance.

On motion of Mayor Pro-Tem Scott, and seconded by Councilmember Mobley, the minutes of the City Council meeting held on March 12, 2018 were unanimously approved as presented.

Mayor Hobbs opened the meeting to citizens to be heard on non-agenda items. Mrs. Janan Parrish, Sunnydale Subdivision, Thomasville, Georgia, thanked Council and Honorary Councilmember Williams for their efforts regarding the developer's installation of a privacy fence surrounding the Market Station Apartment Complex.

Mr. Barry Cone, 128 Rachel Lane, Thomasville, Georgia, addressed Council and noted he had learned the Chief Building Official had been overruled and multiple plan changes that were made to Market Station Apartments were permitted, which resulted in the lack of a landscaping buffer between the complex and existing neighbors and the construction of two-story structures. He also inquired regarding the ease of which an ordinance to change a TND stipulation happened at last Council meeting. Mr. Cone reported that City of Thomasville employees recently canvassed neighborhoods adjacent to the development in an effort to find out what steps could be taken to alleviate issues with the development; however, residents were later told the City could not pay for repairs on private property. He inquired about a recent payment made by the City to cover expenses of brick installation/removal on private property in the downtown area following the involvement of Planning & Zoning Commission. Mayor Hobbs noted there are grants to assist with qualified projects.

Mr. Bob Parrish, 205 Palm Drive, Thomasville, addressed Council. He reported having served on the Planning & Zoning Commission when the Market Station project began and ultimately resigned due to the way fellow commissioners were handling the development. Mr. Parrish adamantly voiced concerns regarding difficulty of staff relations and stated the original plans had not been changed for the better. He thanked Council for improvements of added curbing, sidewalks, landscaping and the installation of the privacy fence.

Ms. Morgan Bailey, resident of Rachel Lane, also addressed Council. She reported the issues regarding Market Station Apartments are in reference to property damage and not racially motivated as the media has portrayed. Ms. Bailey reported residents had attended prior meetings, voiced their concerns and agreed to the development with stipulations that did not invade privacy or provide connectivity. Citing emails from the developer, Ms. Bailey noted changes had been made that directly conflicted with the original stipulations. She also referred to the ease of change in regards to the recent vote of amending a stipulation for TND. Ms. Bailey also reported the Planning & Zoning Commission is responsible for the oversight of such projects. She conveyed complaints regarding removal of sediment socks, personal privacy issues, and her personal misfortune of new home ownership. Ms. Bailey also voiced concerns regarding the City's decisions of investment for the CAT building and other Economic Developments and

the City would not have purchased if there were issues similar to what neighborhoods adjacent to the Market Station Apartments were facing. She commended the efforts of the current Council to continue to find positive solutions for the concerns of neighbors adjacent to the development.

Ms. Lucinda Brown, longtime resident of Thomasville, addressed Council and voiced concerns regarding the Market Station Apartment development. She adamantly conveyed her feelings of how residents adjacent to the Market Station development have falsely judged the incoming residents of the development. Ms. Brown also expressed her concerns regarding a previous vote of Council in favor of stipulations which included connectivity between the apartment development and adjacent neighborhood. She noted that decision has been rescinded and a fence is now being installed to stop the connectivity. Mayor Hobbs explained there is not currently an ordinance which solely prohibits the installation of the fence on private property.

Ms. Leah Cone also addressed Council, stating her parents are residents of the neighborhood adjacent to the development. They have had issues with flooding and are now concerned with security. She also adamantly expressed concerns about how the neighboring residents had been incorrectly labeled as prejudiced in part by speaking against the development for safety and privacy concerns. Ms. Cone conveyed that her parents and the residents of the adjacent neighborhoods are extremely dissatisfied with changes that were allowed to the development following the first public discussions in 2014.

Mr. Gary Florent, resident of Rachel Lane, spoke to Council. He reported the Market Station development was in violation of the Thomasville Municipal Code in such areas as landscaping variances and numerous other items. Mr. Florent stated the residents of the adjacent neighborhoods are offended with being labeled unjustly regarding this matter; they are angry with the decisions made by City staff, former leaders and Planning & Zoning Commission regarding this development. He noted the original plans were not well received by adjacent residents; however, a compromise was found and the development would not literally be in their backyards as it is currently. He further stated that residents have lost investment value in their homes as a direct result of Market Station Apartments development.

Honorary Councilmember, Art Williams, responded to citizens and stated the developer's original plan included perimeter fencing and the installation was not the City's decision to be made. Mr. Williams stated that everything that has happened can not be stopped; however, the choice to move forward in a positive direction can be made by Council and citizens.

Mr. Cone returned to speak to Council once again, stating that he was disturbed to know that the outrage of residents adjacent to the development has been misconstrued publically as a race issue. Citing numerous relationships of people of all races, Mr. Cone reported that race was not a part of the discussions regarding the development.

Ms. Nicole Pettis Ellis, addressed Council regarding parking concerns at her business located at 345 West Jackson Street. She reported a dedicated parking lot adjacent to the business is non-existent and the one temporary handicap space which has been provided is not adequate. Ms. Ellis further reported her customers and vendors were using the sidewalk space adjacent to her building since she opened the business a year ago. However, recently the owner of the building made the area unavailable. Asst. Utilities Superintendent White reported to Ms. Ellis the longterm solution for this would take place during the first part of May 2018 following annual Rose Festival events. Ms. Ellis noted she was aware of the project and reported speaking with Mayor Hobbs and Pro-Tem Scott about continuing to park in the space adjacent to her building; however, she stated she has been harassed by officers enforcing the no parking request of the building owner. Mayor Pro-Tem Scott apologized for the inconvenience, stated May was too long for her to wait for a solution and staff would find a solution prior to May.

Clara Clifton, 436 Woodlakes Road, addressed Council regarding concerns of the relaning project of South Pinetree Boulevard. She reported being a new driver and voiced safety concerns of the project to three-lane the road in that area. Miss Clifton cited the number of traffic related deaths in this area and noted that three-laning the road would increase the speed of traffic on that road exponentially.

There being no other citizens to be heard; Mayor Hobbs thanked citizens for voicing concerns. Council moved on to the agenda.

Council considered on second reading an ordinance to rezone 227 East Hill Street, from R-2, LU to R-1, Residential. City Planner Herrmann reported the ordinance remained unchanged from the first reading and it is a request to remove the Limited Use status of 227 East Hill Street. He further reported the home was used zoned as a personal care home and the applicant has requested the zoning be reverted back to the R-1, Residential status. Herrmann reported the Planning & Zoning Commission unanimously recommended this rezoning.

On motion of Councilmember Mobley, and seconded by Councilmember Hufstetler, the following ordinance was unanimously ordered read for the second time, passed and adopted (It was noted that Councilmember Flowers cast an AYE vote on this motion by teleconference):

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 45 OF SECTION 22-81 CAPTIONED "R-2 L.U., (Limited Use, Personal Care Home)", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 63 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 45 from Section 22-81 captioned "R-2 L.U., (Limited Use, Personal Care Home)" and to designate the said same tract as Parcel 63 of Section 22-81 captioned "R-1, Residential" and more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in the City of Thomasville, Thomas County, Georgia, and more particularly described as follows: BEGINNING at a point on the northwest margin of Hill Street a distance of 233 feet, more or less, southwesterly from the corner formed by the intersection of the northwest margin of Hill Street with the southwest margin of Grady Street, said point of beginning being where the northeast boundary line of the property of Harry W. Butler intersects the northwest margin of Hill street, and running thence in a northwesterly direction along the property of Harry W. Butler a distance of 212 feet, more or less, to the southeast margin of an alley; thence in a northeasterly direction along the southeast margin of said alley a distance of 95.5 feet, more or less, to property of Earnest Young; thence in a southeasterly direction along the property of Earnest Young, property of W. L. Ball and property of Cecil Barrett a distance of 212 feet, more or less, to the northwest margin of Hill Street; thence in southwesterly direction along the northwest margin of Hill Street; thence in a southwesterly direction along the northwest margin of Hill Street a distance of 84 feet, more or less, to property of Harry W. Butler and the Point of Beginning. Said land having

located thereon a frame dwelling known as Number 227 Hill Street according to the present numbering of the City of Thomasville, Georgia.

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 March 12, 2018 and passed and adopted on the second reading of the ordinance at a lawful meeting of the City Council held on March 26, 2018.

Council considered on second reading an ordinance to rezone Mitchell Place Subdivision from TND, with the stipulation that there can be no changes from the concept plan, to TND, with the stipulation that only Single Family Dwelling shall be allowed. City Planner Herrmann reported the ordinance remained unchanged from the first reading and it is a request by the applicant/owner to better alter their approach to the current marketplace and fill the remaining development space with single-family homes. Herrmann noted that the change to the plan will allow for the reallocation of common space within the community; including a 50' buffer between the residential units and Reid Street. Herrmann also noted that Planning and Zoning Commission recommends the approval of rezoning with the stipulation that there can only be Single Family Residential Lots as shown on the preliminary plan dated February 1, 2018.

On motion of Mayor Pro-Tem Scott, and seconded by Councilmember Hufstetler, the following ordinance was unanimously ordered read for the second time, passed and adopted (It was noted that Councilmember Flowers cast an AYE vote on this motion by teleconference):

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 "TND" Traditional Neighborhood Development with the Stipulation that there shall be no deviation from the Concept Plan, TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 1 OF SECTION 22-81 CAPTIONED "TND" Traditional Neighborhood Development TO

ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

Stipulations

Only Single Family Dwelling shall be allowed.

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 of section 22-81 captioned "TND" Traditional Neighborhood Development with the Stipulation that there shall be no deviation from the Concept Plan, and to designate the said same tract as parcel 1 of section 22-81 captioned "TND" traditional neighborhood development and more particularly described as follows:

Mitchell Place Subdivision

Tract #1: All that tract of parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia containing 17.733 acres, more or less, as this tract is more particularly shown on a plat of survey prepared for Diane W. Parker by Frank E. Carlton, Georgia Registered Land Surveyor No. 1544, dated July 31, 2000, recorded in Plat Cabinet 3, Folio 156-B, among the deed records of Thomas County, Georgia, reference to which plat is made for a more particular description by metes and bounds and courses and distances as set forth thereon.

Tract 2: All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia containing 23.985 acres, more or less, as this tract is more particularly shown on a plat of survey prepared for Deerwood, LLC by Frank E. Carlton, Georgia Registered Land Surveyor No. 1544, dated November 11, 1999, recorded in Plat Book 8, Page 197, among the deed records of Thomas County, Georgia reference to which plat is made for a more particular description by metes and bounds and courses and distances as set forth thereon.

LESS EXCEPT AND EXCLUDING, all that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia containing 15.125 acres, more or less, as this tract is more particularly shown on a plat of survey prepared for Jane M. O'Brien and James A. Grube by Frank E. Carlton, Georgia Registered Land Surveyor No 1544, dated July 14, 2003, revised September 5, 2003, recorded in Plat Book 8, Page 425, among the deed records of Thomas County, Georgia reference to which plat is made for a more particular description by metes and bounds and courses and distances as set forth thereon.

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 March 12, 2018 and passed and adopted on the second reading of the ordinance at a lawful meeting of the City Council held on March 26, 2018.

Council considered an ordinance to amend text in Chapter 22 Zoning so as to establish the Cottage Court as Residential Use. Mayor Hobbs recognized City Planner Herrmann who reported staff had requested this item to be tabled for further preparation and discussion. On motion of Mayor Pro-Tem Scott, and seconded by Councilmember Mobley, the discussion of an ordinance to amend Chapter 22 Zoning as aforementioned was unanimously tabled (It was noted that Councilmember Flowers cast an AYE vote on this motion by teleconference).

Council considered the approval of reimbursement to the Thomas County for the shared purchase of paving improvements of the Jail Justice Center Parking Lot as per the Facility Sharing Agreement with Thomas County. Police Chief Troy Rich reported as per the 1992 Facility Sharing Agreement by and between Thomas County and the City of Thomasville states that the City will reimburse the County for Fifty (50%) Percent of the cost of maintaining the grounds and parking area associated with the James. R. (Bobby) Hines Jail/Justice Center. In the event there is a need to resurface the parking area, City agrees to reimburse County for 50% of the cost of asphalt if the County uses its crews to resurface the parking areas or 50% of the cost in the event the County hires a private contractor to resurface. Police Chief Rich further reported that Thomas County secured bids for resurfacing the portions of the Jail Justice Center parking lot that were not resurfaced during the the expansion. Rich also reported as per Thomas County that Green's Backhoe, Inc. was the low bid for \$18,928.16 for the installation only. Thomas County will purchase and pay Scruggs directly for the asphalt under their current asphalt bid for 2018. The estimate for this asphalt is \$35,000. The project total is estimated to be \$53,928.16. The board wanted the City Council to review the estimates before the award since the expense will be shared. Based on the estimated project cost as submitted by Thomas County, at 50% the City of Thomasville's share would be \$26,964.08.

On motion of Councilmember Hufstetler, and seconded by Councilmember Mobley, Council unanimously voted to approve a reimbursement in the amount of \$26,964.08 to Thomas County for the shared purchase of paving improvements of the Jail Justice Center Parking Lot as Request Council to consider approval of reimbursement to Thomas County for the shared purchase of paving improvements of the Jail Justice Center Parking Lot as per Section 4 of the September 22, 1992 Facility Sharing Agreement by and between the City and Thomas County, with third party financing if necessary. It was noted that Councilmember Flowers cast an AYE vote on this motion by teleconference.

Council considered bids and award for the purchase of a cargo van for the Customer Service Department. CFO Michelle Juarez reported the Customer Service Department utilizes a cargo van on a daily basis for mail delivery and deliveries between departments. The current van, a 2000 model, is reaching its end of life and a replacement was budgeted FY2018.

Replacement Customer Service Cargo Van Bids Received

<u>Bids</u>	<u>Amount</u>
Stallings Automotive, Thomasville, GA <i>Note: unit not in stock, 120-150 day delivery</i>	\$20,322.00
Tallahassee Ford, Tallahassee, FL <i>Note: unit in stock, immediate delivery</i>	\$20,398.00

On motion of Mayor Pro-Tem Scott, and seconded by Councilmember Mobley, the purchase of a replacement Cargo Van was unanimously awarded to Stalling Automotive of Thomasville, Georgia in the amount of \$20,322.00, with third party financing if necessary. It was noted that Councilmember Flowers cast an AYE vote on this motion by teleconference.

Council considered bids and award for the purchase of construction contract for North Spair Street Road Rehabilitation. Interim City Engineer Wayne Newsome explained that Resurfacing of North Spair Street between N. Webster and E. Walcott St. was originally included in the 2016 SPLOST/LMIG project but was removed due to a water main identified in need of replacement. This resurfacing project was included in the 2017 SPLOST/LMIG Road Improvement project with a change order to include curb and gutter. After unsuccessfully reaching a price agreement for the curb & gutter addition with the contractor, this was removed from the 2017 contract, and the project was bid separately for resurfacing to include the addition of curb and gutter. The scope includes driveway pipe removal, grading work, curb and gutter, driveways, and roadway resurfacing. Bids for that work were received on March 16, 2018 as follows:

**North Spair Street
Road Rehabilitation Bids Received**

<u>BIDDER</u>	<u>BID AMOUNT</u>
H & H Paving	\$112,003.50
CMI Construction	\$123,024.00
Green’s Backhoe	\$147,121.00
Jim Boyd Construction	\$159,620.00
Capital Asphalt	\$184,537.00
Kellerman Construction	\$189,450.00

On motion of Councilmember Mobley, and seconded by Councilmember Hufstetler, the Council unanimously awarded the contract to H&H Paving of Quitman, Georgia in the amount of \$112,003.50. It was noted that Councilmember Flowers cast an AYE vote on this motion by teleconference.

Council considered public disclosure concerning potential Conflicts of Interest under the 2018 Community Development Block Grant (CDBG) Program regulations. City Attorney confirmed there were no technical or apparent conflicts of interest under the CDBG Program regulations. Councilmember Mobley moved to strike this item from the agenda. Mayor Pro-Tem Scott seconded and the motion passed

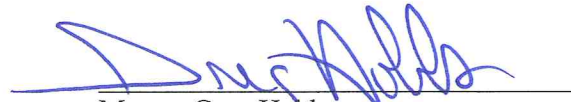
unanimously. It was noted that Councilmember Flowers cast an AYE vote on this motion by teleconference.

Mayor Hobbs reported an added agenda item during the Workshop immediately prior to the Council meeting. City Attorney Tim Sanders reported that a portion of the Multi Use Trail has been proposed to be routed through a portion of property owned by Trinity Anglican Church. Sanders also reported the parking lots at Trinity Anglican Church were used both publically and privately as a result of an agreement by and between Trinity Anglican Church and the Thomasville Downtown Development Authority. Trinity Anglican Church has verbally agreed to provide the needed easement for the Multi-Purpose Trail Access in return for the City's assumption of maintenance responsibility of the parking lots which are being used for public parking.

On motion of Councilmember Hufstetler, and seconded by Mayor Pro-Tem Scott, Council unanimously authorized Interim City Manager, Kha McDonald, to enter into negotiations for agreement with Trinity Anglican Church regarding property easement for the purpose of Multi-Purpose Trail access and the City of Thomasville's assumption of responsibility of Parking Lot Maintenance for public use parking lots at Trinity Anglican Church. It was noted that Councilmember Flowers cast an AYE vote on this motion by teleconference.

Mayor Pro-Tem Scott presented a plaque to Honorary Councilmember Arthur Williams for his service during the Month of March as Honorary Councilmember. Mr. Williams thanked Council, staff and citizens for the opportunity. He noted he was impressed with the interworkings of the community; most especially with the activity involved with the Market Station Apartment development. Mr. Williams commended City employees, City Council and stated he felt the City was well managed.

Having no further discussion, the City of Thomasville Council Meeting adjourned at 8:05 PM.



Mayor, Greg Hobbs



City Clerk, Felicia Brannen