

City of Thomasville Council Meeting, July 15, 2019

The Council of the City of Thomasville met in regular session with Mayor Pro Tempore Terry Scott presiding and the following Councilmembers present: Councilmembers David Hufstetler, Todd Mobley (by telephone conference) and Cheryl Presha. Also present were the Honorary Councilmember Lauren Vann; City Manager, J. Alan Carson; City Attorney, Tim Sanders; other staff, members of the press and citizens. The meeting was held in Council Chambers at 144 East Jackson Street in Thomasville, Georgia.

CALL TO ORDER

Mayor Pro Tem Scott called the meeting to order at 6:00 PM. It was noted that Councilmember Mobley was attending by teleconference.

INVOCATION

Given by Councilmember Flowers.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Scott led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilmember Hufstetler moved to approve minutes of the regular City Council Meeting of June 24, 2019 as presented. Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

CITIZENS TO BE HEARD

Mayor Pro Tem Scott acknowledged the following citizen who signed in to address Council:

1. Keith Thomas, 432 Woods Gate Lane, Thomasville, Georgia (as listed on sign in sheet), addressed Council regarding his concerns with vehicular chases involving the City Police and Chief of Police. Mayor Pro Tem Scott directed Mr. Thomas to contact the City Manager to discuss his concerns regarding City staff at a later date.

PRESENTATIONS

There were no presentations during this meeting.

ADOPT AGENDA

Councilmember Presha moved to approve the printed agenda as presented, with no exceptions. Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

Councilmember Hufstetler inquired of the absence of personnel at Fire Station 2, located on South Pinetree Boulevard, and community rumors of its potential closure. City Manager Carson reported the personnel of Fire Station 2 was temporarily relocated due air conditioning, insulation and tile issues. Fire Station 2 is undergoing the necessary repairs for continued operation. City Manager Carson further reported having met with County Manager Mike Stephenson recently, at which time Stephenson was notified by Carson that the projected date of completion was the end of August.

OLD BUSINESS

Second reading of six separate ordinances to demolish unfit structures located as listed.

Chief Building Official, Mark Harmon, presented. Harmon reported the owners of 818 South Street had responded with their intent to demolish the structure at this address; therefore, this property was removed from the action of second reading of that ordinance. Harmon further reported, with the exception of the removal of 818 South Street, the ordinances remain unchanged from the first reading.

Councilmember Presha moved to order the ordinance to demolish the unfit structure located on 1107 Wright Street read for the second time, passed and adopted as presented. Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

The following ordinance was ordered read for the second time, passed and adopted:

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 1107 WRIGHT STREET, THOMASVILLE, GEORGIA; OWNED BY WILLIAM B. BROWN, SR., WILLIAM B. BROWN, SR., ROSETTA L. BROWN, JANICE KALIP, CONNIE DAVIS, JOHNNY GREEN, WILLIAM BROWN, JR., GWENDOLYN MILLER, KAMBRIYAH MOORE, AND KANDACE MOORE; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

SECTION I

WHEREAS, pursuant to Sub-section 5-288c of the City of Thomasville Municipal Code (the "Code"), the City of Thomasville has previously ordered the owner of the property located at 1107 Wright Street, Thomasville, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the Council of The City of Thomasville that the City Manager of the City of Thomasville is hereby authorized and directed to demolish the structure(s) and clean up the property located at 1107 Wright Street, Thomasville, Georgia, being 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 being more particularly described as follows: Those tracts designated as Lot Number 113 and the southern half of Lot Number 130 of Mallette's Normal School Addition as the same appears upon a plat of survey of record

in Deed Book PP, page 292. Said tract fronts a distance of Fifty (50) feet on the eastern margin of Wright Street and One Hundred Fifty (150) feet on the northern margin of School Street, now known as Fourth Avenue in said City.

SECTION II

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

SECTION III

BE IT FURTHER ORDAINED that the provisions of the 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 IV

BE IT FURTHER ORDAINED that the effective date of the foregoing ordinance is the date of its final reading and passage.

SECTION V

This ordinance was introduced and read at the lawful meeting of the Council of the City of Thomasville held June 24, 2019, and read the second time, passed, and adopted on July 15, 2019.

Councilmember Presha moved to order the ordinance to demolish the unfit structure located on 523 West Alley read for the second time, passed and adopted as presented. Councilmember Hufstetler seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

The following ordinance was ordered read for the second time, passed and adopted:

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 523 WEST ALLEY, THOMASVILLE, GEORGIA; OWNED BY HENRY M. LAING, BARBARA JEAN IVEY, MARY ALICE COATES, PATRICIA ANN BROWN, CYNTHIA BLANCHE LAING, CALVIN LAING, JOHNNY LAING, NATHANIEL LAING, ANTONIO DEWAYNE SANDERS, AVON DEWAYNE LAING, JR., TREVON DEMETRIUS SANDERS, ADRIELL JEANNE LAING, BRANDON LAMAR LAING, AND MICHAEL EDWARD LAING; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

SECTION I

WHEREAS, pursuant to Sub-section 5-288c of the City of Thomasville Municipal Code (the "Code"), the City of Thomasville has previously ordered the owner of the property located at 523 West Alley, Thomasville, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the Council of The City of Thomasville that the City Manager of the City of Thomasville is hereby authorized and directed to demolish the structure(s) and clean up the property located at 523 West Alley, Thomasville, Georgia, being more particularly described as follows:

One house and Lot in the City of Thomasville, Georgia, between Clay and Calhoun Streets, North of, and fronting Eighty five (85) feet more or less, on Albany division of A.C.L. Railway track, and more particularly described as follows: Beginning at a dividing line of fence between this lot and lot formerly owned by T.J. McCartney, which is along Rail Road street, which is Ninety six (96) feet from Calhoun street Thence back Northerly along McCartney line of fence Two Hundred and Twenty (220) feet more or less to Jim Pettis property, thence Southerly along Pettis line (85) feet more or less to Frances Lumpkin property, Thence back westerly Two Hundred and Twenty (220) Feet to Rail Road Street, thence back along Railroad Street to the starting point, Eighty Five (85) Feet more or less.

SECTION II

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

SECTION III

BE IT FURTHER ORDAINED that the provisions of the 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 IV

BE IT FURTHER ORDAINED that the effective date of the foregoing ordinance is the date of its final reading and passage.

SECTION V

This ordinance was introduced and read at the lawful meeting of the Council of the City of Thomasville held June 24, 2019, and read the second time, passed, and adopted on July 15, 2019.

Councilmember Presha moved to order the ordinance to demolish the unfit structure located on 720 Old Albany Road read for the second time, passed and adopted as presented. Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

The following ordinance was ordered read for the second time, passed and adopted:

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 720 OLD ALBANY ROAD, THOMASVILLE, GEORGIA; OWNED BY EDDIE L. HILL, ANTHONY W. ROAN, AND GEORGIA DEPARTMENT OF REVENUE; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

SECTION I

WHEREAS, pursuant to Sub-section 5-288c of the City of Thomasville Municipal Code (the "Code"), the City of Thomasville has previously ordered the owner of the property located at 720 Old Albany Road, Thomasville, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the Council of The City of Thomasville that the City Manager of the City of Thomasville is hereby authorized and directed to demolish the structure(s) and clean up the property located at 720 Old Albany Road, Thomasville, Georgia, being more particularly described as follows:

COMMENCING at a point formed by the intersection of the eastern margin of Albany Road (Georgia Highway 3, formerly Dixie Highway) and the southern margin of Holland Street run South 9 degrees 42 minutes East along the eastern margin of Albany Road 93.70 feet to a point of beginning; and from said POINT OF BEGINNING run North 88 degrees 14 minutes East 413.00 feet to a point; thence run South 8 degrees 4 minutes East 80.00 feet to a point; thence run South 88 degrees 14 minutes West 415.00 feet to a point on the eastern margin of Albany Road; and thence run North 9 degrees 42 minutes West along the eastern margin of Albany Road 80.00 feet to the point of beginning.

SECTION II

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

SECTION III

BE IT FURTHER ORDAINED that the provisions of the 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 IV

BE IT FURTHER ORDAINED that the effective date of the foregoing ordinance is the date of its final reading and passage.

SECTION V

This ordinance was introduced and read at the lawful meeting of the Council of the City of Thomasville held June 24, 2019, and read the second time, passed, and adopted on July 15, 2019.

Councilmember Presha moved to order the ordinance to demolish the unfit structure located on 112 Dowdell Street read for the second time, passed and adopted as presented. Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

The following ordinance was ordered read for the second time, passed and adopted:

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 112 DOWDELL STREET, THOMASVILLE, GEORGIA; OWNED BY NOBLE NASH, OPHELIA NASH, AND DORIS N. BLACK; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith, AND FOR OTHER PURPOSES.

SECTION I

WHEREAS, pursuant to Sub-section 5-288c of the City of Thomasville Municipal Code (the "Code"), the City of Thomasville has previously ordered the owner of the property located at 112 Dowdell Street, Thomasville, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the Council of The City of Thomasville that the City Manager of the City of Thomasville is hereby authorized and directed to demolish the structure(s) and clean up the property located at 112 Dowdell Street, Thomasville, Georgia, being more particularly described as follows:

All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia. Said tract being a vacant lot located at 108 Dowdell Street. TA Map Code 7-25-3.

SECTION II

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

SECTION III

BE IT FURTHER ORDAINED that the provisions of the 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 IV

BE IT FURTHER ORDAINED that the effective date of the foregoing ordinance is the date of its final reading and passage.

SECTION V

This ordinance was introduced and read at the lawful meeting of the Council of the City of Thomasville held June 24, 2019, and read the second time, passed, and adopted on July 15, 2019.

Councilmember Presha moved to order the ordinance to demolish the unfit structure located on 108 McRae Avenue read for the second time, passed and adopted as presented. Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

The following ordinance was ordered read for the second time, passed and adopted:

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 108 MCRAE AVENUE, THOMASVILLE, GEORGIA; OWNED BY RON JAMES, THOMAS COUNTY TAX COMMISSIONER, AND CITY OF THOMASVILLE; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

SECTION I

WHEREAS, pursuant to Sub-section 5-288c of the City of Thomasville Municipal Code (the "Code"), the City of Thomasville has previously ordered the owner of the property located at 108 McRae Avenue, Thomasville, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the Council of The City of Thomasville that the City Manager of the City of Thomasville is hereby authorized and directed to demolish the structure(s) and clean up the property located at 108 McRae Avenue, Thomasville, Georgia, being more particularly described as follows:

BEGINNING at a point on the southerly margin of McRae Street in said City of Thomasville, Georgia which point of beginning is one hundred twenty (120) feet North 87 degrees 30 minutes East from the property line at the corner formed by the intersection of the easterly margin of Magnolia Street with the southerly margin of McRae Street and from said point of beginning run thence North 87 degrees 30 minutes East along the southerly margin of McRae Street ninety (90) feet to a point; thence South 1 degree 30 minutes West one hundred twenty (120) feet to a point; thence South 87 degrees 20 minutes West one hundred (100) feet to a point; thence North 6 degrees 00 minutes East one hundred twenty (120) feet to the southerly margin of McRae Street and the point of beginning.

SECTION II

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

SECTION III

BE IT FURTHER ORDAINED that the provisions of the 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 IV

BE IT FURTHER ORDAINED that the effective date of the foregoing ordinance is the date of its final reading and passage.

SECTION V

This ordinance was introduced and read at the lawful meeting of the Council of the City of Thomasville held June 24, 2019, and read the second time, passed, and adopted on July 15, 2019.

Councilmember Presha moved to order the ordinance to demolish the unfit structure located on 1103 Short Broad Street read for the second time, passed and adopted as presented. Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

The following ordinance was ordered read for the second time, passed and adopted:

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 1103 SHORT BROAD STREET, THOMASVILLE, GEORGIA; OWNED BY ANNIE MAE K. MUHAMMAD C/O NEW YORK GUARDIANSHIP SERVICES, ANNIE MAE K. MUHAMMAD, AND THOMAS COUNTY TAX COMMISSIONER; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

SECTION I

WHEREAS, pursuant to Sub-section 5-288c of the City of Thomasville Municipal Code (the "Code"), the City of Thomasville has previously ordered the owner of the property located at 1103 Short Broad Street, Thomasville, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the Council of The City of Thomasville that the City Manager of the City of Thomasville is hereby authorized and directed to demolish the structure(s) and clean up the property located at 1103 Short Broad Street, Thomasville, Georgia, being 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 designated as Lot No. 4 in "West End" as shown by a

plat of said property recorded in Deed Book U, Folio 130-131, of the Public Records of Thomas County, Georgia, to which reference is made for a more particular description. Said lot fronts 82 feet on the west margin of Short Broad Street and extends back of uniform width a distance of 124 feet. There is located on the above described property a dwelling known as number 1103 Short Broad Street according to the present numbering of the City of Thomasville, Georgia.

SECTION II

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

SECTION III

BE IT FURTHER ORDAINED that the provisions of the 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 IV

BE IT FURTHER ORDAINED that the effective date of the foregoing ordinance is the date of its final reading and passage.

SECTION V

This ordinance was introduced and read at the lawful meeting of the Council of the City of Thomasville held June 24, 2019, and read the second time, passed, and adopted on July 15, 2019.

NEW BUSINESS

First reading of an ordinance to amend the Charter of the City of Thomasville, Section 2.13 of Article II.

City Attorney, Tim Sanders, presented. Attorney Sanders reported this amendment to the Charter of The City of Thomasville allows the change in compensation of the City Council under the Municipal Home Rule Act of 1965. He noted the City Council Charter currently provides a monthly salary for the Councilmembers, \$650.00, and the Mayor, \$750.00; and provides for additional compensation above the monthly salary to be paid to Councilmembers and the Mayor in connection with attendance at meetings based on the daily expense allowance afforded to members of the General Assembly of the State of Georgia. Attorney Sanders further reported Council has determined that the City of Thomasville would be better served by amending the Charter to increase the salary of Council and remove the provision of compensation based on attendance during monthly meetings. Upon the effective date; the ordinance provides the Mayor shall receive a monthly salary of \$1,961.00 and remaining Councilmembers shall receive a monthly salary of \$1,688.00, with no additional per meeting attendance compensation. The ordinance also provides that Council shall be entitled to receive the per mile allowance for meetings attended outside of Thomas County and pursuant to the travel policy adopted by the City Council. It was reported that this ordinance shall not become effective until the date on which the Councilmembers elected at the next regular municipal election take office, as required by state statute.

Councilmember Mobley moved to order the ordinance to amend Section 2.13 of Article II of the Charter of the City of Thomasville read for the first time, passed and carried over as presented. Councilmember Flowers seconded. Councilmember Hufstetler noted this was not an increase in overall Council compensation; however, it clarifies the manner in which compensation is calculated in the future. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

The following ordinance was ordered read for the first time, passed and carried over:

AN ORDINANCE TO AMEND THE CHARTER OF THE CITY OF THOMASVILLE, WHICH WAS ESTABLISHED BY AN ACT APPROVED OCTOBER 3, 1889, ENTITLED "AN ACT TO INCORPORATE THE TOWN OF THOMASVILLE AS THE CITY OF THOMASVILLE" (GA. LAWS 1888-89, PAGES 854-64, INCLUSIVE), AS AMENDED BY SEVERAL SUBSEQUENT ACTS, TO AMEND THE PROVISIONS OF SECTION 2.13; TO PROVIDE THAT THIS ORDINANCE SHALL IN NO WAY OTHERWISE CHANGE THE EXISTING CHARTER EXCEPT AS SET FORTH ABOVE AND SHALL IN NO WAY WHATSOEVER CHANGE THE FORM OF GOVERNMENT OF THE CITY OF THOMASVILLE IN ANY MANNER; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

First reading of an ordinance to transfer Pretreatment Facility, real property, from the City of Thomasville to the Thomasville Payroll Development Authority.

City Attorney, Tim Sanders, reported the proposed ordinance conveys .62 acres more or less on Roseway Drive, which joins the former Caterpillar building and on which is located a water pretreatment facility, to the Thomasville Payroll Development Authority for the Check-Mate Industries project. It was noted that current statutes do not allow the City of Thomasville to oversee its own permitting which is required for the operation of the pretreatment facility.

Councilmember Hufstetler moved to order the ordinance to transfer the property to the Payroll Development Authority read for the first time, passed and carried over as presented. Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

The following ordinance was ordered read for the first time, passed and carried over:

AN ORDINANCE TO AUTHORIZE THE TRANSFER OF A CERTAIN PARCEL OF REAL PROPERTY LOCATED IN THOMASVILLE, THOMAS COUNTY, GEORGIA, FROM THE CITY OF THOMASVILLE TO THE THOMASVILLE PAYROLL DEVELOPMENT AUTHORITY; TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

First reading of an ordinance to designate Mallette Heights a Local Historic District.

City Planner, Kenny Thompson presented. Thompson reported that based on neighborhood input and rooted in the recommendations of the comprehensive plan, a new local historic district is proposed for Mallette Heights, an area comprised of properties along East Washington Street, Jefferson Street and North Love Street, in the blocks between Hansell Street and North Dawson Street. Residents of the district asked Thomasville Landmarks to lead the effort to designate their neighborhood, an effort that began over two years ago. Strong neighbor buy-in and desire have brought forward this designation request. It was noted that Thomasville Landmarks performed and provided all research, survey work, and documentation necessary to complete the proposed Mallette Heights Historic District designation report.

Councilmember Flowers moved to order the ordinance to designate Mallette Heights a Local Historic District read for the first time, passed and carried over as presented. Councilmember Presha seconded. Councilmember Hufstetler noted this designation would be of no financial burden to the City of Thomasville and commended the assistance of Thomasville Landmarks. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

The following ordinance was ordered read for the first time, passed and carried over:

AN ORDINANCE ADOPTING THE BOUNDARY OF THE CITY OF THOMASVILLE MALLETTE HEIGHTS HISTORIC DISTRICT, LISTING EACH PROPERTY IN THE HISTORIC DISTRICT, SETTING FORTH THE NAMES OF THE OWNERS OF THE DESIGNATED PROPERTIES REQUIRING CERTIFICATES OF APPROPRIATENESS, REQUIRING THE DISTRICT AND PROPERTIES BE SHOWN ON THE OFFICIAL ZONING MAP OF THE CITY OF THOMASVILLE, PROVIDING FOR SEVERABILITY, APPROVAL, AND FOR OTHER PURPOSES.

First reading of an ordinance to rezone 101 Reid Street from R-1 to R-2.

City Planner, Kenny Thompson, presented. The applicant is seeking to rezone their property at 101 Reid Street from R-1 (Single Family) to R-2 (Multi Family). The property is currently a 15 acre site that contains a historic house (The Reid House) and two additional smaller historic buildings. The owner has expressed a desire to use this property as a bed and breakfast, and has operated similar establishments in other cities with much success. This use is appropriate for the site and will help to further tourism and preservation efforts in Thomasville. However, under the current R-1 zoning, the owner is only allowed to have 2 Bed and Breakfast Units. In 2015, the zoning for the Bed and Breakfast use was amended. The updated use standards increased the number of guest rooms allowed in R-2 and R-2A from 2 to a maximum of 5 guest rooms. This rezoning will enable the property owners to have up to 5 bed and breakfast guest units instead of 2 as allowed under R-1. The rezoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property. Conditions for the Bed and Breakfast include:

- A maximum of 5 rentable units may be provided on-site. There may be multiple units per building; the current proposal is to use the existing three buildings as potential rentable units.
- Meals may be prepared on site for guests only.
- One parking space shall be provided per rentable unit.
- The owner or manager shall reside on the property as his / her primary place of residence.

Thompson noted the Blueprint Thomasville 2028 Comprehensive Plan identifies this area as suburban neighborhood; however, the property is located at the edge of the Traditional Neighborhood and Suburban Neighborhood districts. Since the proposed use and character is more in keeping with the Traditional Neighborhood Character area (per the future character area description in the Blueprint, pp 2.10), the future land use map should also be modified to place this parcel within the Traditional Neighborhood character area. This will ensure that any future development of this property is consistent with the surrounding neighborhood and the Comprehensive Plan for the city.

Councilmember Hufstetler moved to order the ordinance to rezone 101 Reid Street from R-1 to R-2 read for the first time, passed and carried over as presented. Councilmember Presha seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

The following ordinance was ordered read for the first time, passed and carried over:

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 39 OF SECTION 22-81 CAPTIONED "R-1, RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 75 OF SECTION 22-81 CAPTIONED "R-2, MULTI-FAMILY RESIDENTIAL". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

Motion to authorize Mayor Pro Tem as the official signatory for necessary and related documents pertaining to the U.S. Department of Housing and Urban Development (HUD) Certification by State or Local Official of Public Housing Agency Plans.

City Attorney, Tim Sanders, presented. He reported the Thomasville Housing Authority is required to submit a Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan. The certification plays a critical role in the receipt of funding for the Housing Development Authority.

Councilmember Flowers motioned to Authorize Mayor Pro Tem as the official signatory for necessary and related documents pertaining to the U.S. Department of Housing and Urban Development (HUD) Certification by State or Local Official of Public Housing Agency Plans as presented. Councilmember Hufstetler seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

Motion to approve Alcohol License for Beer and Wine Consumption for The Sporting Gallery, LLC located at 206 South Broad Street, Thomasville, Georgia.

Tax Coordinator, Melissa Creel, presented. It was reported that Mr. Traben S. Gowan, owner/applicant of The Sporting Gallery located at 2016 South Broad Street, Thomasville, Georgia, has completed all necessary requirements and procedures to permit the license with no issues or concerns.

Councilmember Presha motioned to approve Alcohol License for Beer and Wine Consumption for The Sporting Gallery, LLC located at 206 South Broad Street, Thomasville, Georgia, as presented. Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

Upon approval of the license, as presented, Mayor Pro Tem Scott congratulated Mr. Gowan and stated it is important that Mr. Gowan, and staff, strictly adhere to the City of Thomasville's Alcoholic Beverage Sales ordinances and required employee training programs and that the Thomasville Police Department routinely conducts a "Mystery Shopper Program" so as to monitor the enforcement of the prohibition of sales of alcohol to underage persons. Mr. Gowan acknowledged receipt of the current City ordinances concerning the Sale of Alcoholic Beverages during the process of application.

Selection and award of consultant for Thomasville Housing Market Study.

City Planner, Kenny Thompson, reported that during the Blueprint 2028 public meetings, housing issues came to the forefront as community concern. The Blueprint 2028 Comprehensive Plan (Book 2: Building Community, Housing) recommends as an initial step to conduct a full-fledged Housing Market Study to provide the city and stakeholders with baseline information and insight. The Georgia Initiative for Community Housing (GICH) team, which is comprised of community housing stakeholders, developed a Request for Proposal (RFP) for a comprehensive Housing Market Study. The RFP was advertised on the American Planning Association (APA) website (www.planning.org) and the city's website (www.thomasville.org). The City received several inquiries regarding the RFP; however, only one proposal was submitted by a joint team of Zimmerman/Volk Associates (ZVA) and Urban3 in the amount of \$83,560.00. ZVA is a leading expert in residential market feasibility and urban redevelopment. Urban3 is a real estate economics firm that has earned wide acclaim for its pioneering economic productivity visualization using 3-D modeling software. Both firms are nationally recognized leaders and innovators in their respective fields of expertise. Councilmember Flowers inquired of the reason for only receiving one proposal and Councilmember Hufstetler inquired if the amount proposed was expected. City Planner Thompson noted having contacted those who inquired and received notification of organizations relocating. He also noted the amount was within the anticipated costs of services. It was noted that the GICH Team reviewed the submitted RFP response and approved the selection of ZVA / Urban3. City Planner Thompson reported there was a potential receipt of community contribution of \$10,000.00 to assist with this project.

Councilmember Hufstetler motioned to award the Housing Market Study to ZVA/Urban3 in an amount not to exceed \$83,560.00 as presented. Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

Bids and award for the purchase of a 973K Track Loader at Thomasville-Thomas County Landfill.

Landfill Superintendent, Lee Thomas, reported the Thomasville-Thomas County Landfill is requesting approval to place an order for a new 973K track loader. There are four units that are used in the daily operations of the Landfill for pushing and packing waste. These units are also used to move soil and apply cover dirt at both portions of the Landfill. Thomas reported staff is requesting permission from Council to place the order for a new track loader in 2019, with payment and delivery of the unit in 2020. The request for this purchase is being made at this meeting to accommodate the amount of time involved

with building and delivery of the unit (typically 6-8 months). Thomas presented an aerial video of one of the units in operation at the Landfill. Discussion ensued regarding hours of use, potential trade-in values vs. outright sale of used unit as a means of disposal and Landfill funding. There was discussion also regarding the use and application of incinerator programs as a method to reduce waste footprint. Thomas noted there are other manufacturers offer track loaders, however Caterpillar is the only brand to offer one in the size required for Landfill operations. The following is a summary of bids received:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Yancey Brothers Company, Albany, GA	\$549,715.00
Ring Power Corp., St. Augustine, FL	\$558,955.00
Thompson Tractor, Dothan, AL	No Response

Councilmember Flowers motioned to award the purchase of a 973K Track Loader at Thomasville-Thomas County Landfill to Yancey Brothers, in the amount of \$549,715.00, as presented and with third party financing if necessary. Councilmember Hufstetler seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

CONSENT AGENDA

Mayor Pro Tem Scott reported there were no items to be considered under the Consent Agenda at this meeting.

REPORTS

City Manager Carson reported this meeting marked his six-month employment with City of Thomasville. Having moved from another municipality at which he spent nearly thirty years, he noted that Thomasville is a wonderful community and he has found that the members of the community, City Council and employees are dedicated, delightful and forward thinking. Carson also noted that prior to his move he watched the live streamed Council meetings, read articles in the media and was well aware of the action within the community. Carson conveyed that while not everyone has always agreed on everything since his arrival, there has been a tremendous amount of give and take between the community, City Council and the employees of TEAM Thomasville. Carson conveyed that he and his wife, Debbie, thought they would never find a community that they would fall in love with as they had with Lexington, North Carolina; however, they feel that have indeed fell in love with Thomasville, Georgia and are happy to be here.

Councilmember Flowers introduced Lauren Vann as the Honorary Councilmember for the month of July. He thanked her for investing in downtown Thomasville and encouraged everyone to visit her business, Adele Creative, on West Jackson Street. Honorary Councilmember Vann thanked Council for the opportunity and noted she was looking forward to attending all the meetings and learning more about City government.

Councilmember Hufstetler applauded the efforts of Chief Rich and Thomasville Police Department regarding recent shootings. He stated Council needed to get more engaged in the fight against drugs and violence. Councilmember Hufstetler suggested a program, with specialty trained officers, should be enacted in conjunction with the County Drug Squad.

Councilmember Mobley commended City Manager Carson and thanked everyone for allowing him the opportunity to attend by telephone.

Mayor Pro Tem Scott also commended the efforts of the Thomasville Police Department and conveyed his concerns with recent violence. He noted a concerted effort needed to be made in making neighborhoods safer for children and the aging population.

EXECUTIVE SESSION

Councilmember Hufstetler moved to close the public meeting for the purpose of entering into an Executive Session for legal counsel pertaining to litigation and pursuant to O.C.G.A. § 50-14-2(1). Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler, Mobley (audible by telephone) and Presha.

Mayor Pro Tem Scott; Councilmembers Flowers, Hufstetler and Presha; City Manager, City Attorney and City Clerk exited Council Chambers and convened in Council Conference Room for the closed session.

Following the duly convened, and adjourned, Executive Session, the City Council meeting was reopened to the public.

ADJOURNMENT

Having no further discussion, the Thomasville City Council meeting was adjourned at 7:15 PM.



Mayor Pro Tempore, Terry Scott



ATTEST: City Clerk

[seal]