The Council of the City of Thomasville met in regular session with Mayor Greg Hobbs presiding and the following Councilmembers present: Mayor Pro Tem Terry Scott; and Councilmembers Jay Flowers, David Hufstetler and Todd Mobley. Also present were the 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, Thomasville, Georgia.

CALL TO ORDER
Mayor Hobbs called the meeting to order at 6:00 PM.

INVOCATION
Given by Councilmember Flowers.

PLEDGE OF ALLEGIANCE
Mayor Pro Tern Scott led the Pledge of Allegiance.

APPROVAL OF MINUTES
Mayor Pro Tern Scott motioned to approve the minutes of the regular City Council Meeting of October 14, 2019 as presented. Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:
A YES: Mayor Hobbs, Mayor Pro Tern Scott and Councilmembers Flowers, Hufstetler and Mobley.

CITIZENS TO BE HEARD
Mayor Hobbs acknowledged the following citizens as listed on the Citizens to be Heard Sign in sheet:
1. Teresa Holland, 709 Wright Street, Thomasville, Georgia, addressed Council regarding her concerns of her high utility bills.
2. Vandacious Thompson, 411 Lester Street, Thomasville, Georgia, also addressed Council with concerns regarding high utility bills. Thompson stated citizens did not need sidewalks, they needed lower utility bills.
3. Thelma Bates, 418 Tanglewood Drive, Thomasville, Georgia, expressed concerns regarding utility bills as well. She noted that the City of Thomasville only allows two extensions per year and that is not enough to assist citizens with payment of high utility bills.
4. Elona Williams, 502 Harris Street, Thomasville, Georgia, spoke on behalf of her husband Dwaymon Williams. She stated when they spend time away from their home, they disconnect everything in their absence; the utility bill is still high, which is difficult to pay with limited incomes.
5. Odessa Williams, 119 Festus Street, Thomasville, Georgia, signed in with a topic of “lights”; however, was not present when the Mayor acknowledged the citizen to speak.
6. Barbara Grooms, 631 Fletcher Street, Thomasville, Georgia addressed Council regarding her concerns of how utility rates have doubled within the past seven years. She noted the rates are too high for residential and for businesses.
7. Nolah Shotwell, 702 Wright Street, Thomasville, Georgia, also addressed Council with concerns regarding citizens’ high utility bills. She stated utility rates are increasing and investments are not being made in the community for things the community has requested. Shotwell noted there are still dirt roads within the City Limits that need paving, drainage issues on Magnolia Street that need repairing and Weston Park improvements which need to be made. Shotwell requested that Council decline the approval of items B and D on the printed agenda for this meeting and stop spending money on unnecessary items.
8. Betty Sirmans, Rosedale Avenue, Thomasville, Georgia, spoke to Council regarding the difficulties of paying high utility bills on a fixed income.
9. Lee James Arnold, 111 Meadow Street, Thomasville, Georgia, signed in to speak without listing a topic and was not present when the Mayor acknowledged the citizen to speak.

10. Tasha Brockington, 111 Meadow Street, Thomasville, Georgia, spoke to Council and voiced her concerns of not being able to afford the high utility bills for her residence.

11. Leonard Guyton, 413 Magnolia Street, Thomasville, Georgia, addressed Council with concerns regarding flooding of homes on Magnolia Street. He requested Council to have staff look into the matter and make necessary corrections to alleviate the flooding of homes in this area.

12. Lakortorne Gabriel, 512 East Webster Street, Thomasville, Georgia, addressed Council in opposition of utility rate increases. She reported Thomasville is poverty stricken and the cost of living here does not match the pay received here. Gabriel requested to know where tax payers’ dollars are going as citizens are struggling to pay these rates and nothing is being done about it.

City Manager Carson reported there was a “Let’s Discuss” event planned for the following evening in Council Chambers for citizens. The event topic is Utility Rates: Understanding Your Utility Bill. Citizens will be able to speak with City of Thomasville Staff regarding their individual utility bills and learn ways to save energy and reduce energy costs. The event will be held Tuesday, October 29, 2019 at 6:00 PM.

Mayor Pro Tem Scott suggested the rate adjustment of January 2019 be reviewed for potential options to assist citizens concerning the high utility bills and requested the City Manager look into this matter in detail. Mayor Pro Tem Scott noted if a determination is made from that review that Council’s January 2019 adoption of rate adjustments should be rescinded, and provided it can be done without detriment to the City, then it should be brought back to Council through proper procedures.

Mayor Hobbs reported that following the last Council Workshop, Councilmember Hufstetler had requested of Council (by email communication) to add an item to the agenda regarding rescinding the 2019 rate adjustment and there was not a consensus to add the item at that time. Councilmember Flowers reported all of Council had previously agreed to not add agenda items at the last minute or without proper discussion. City Manager Carson reported a rollback of the rate adjustment could be adopted; however, this action must be reviewed at length to determine repercussions and what determinations would be required to take such action. Councilmember Flowers noted a vote to roll back rates would mean accounting for the unanticipated loss in excess of $600,000 in funding of the operations and services to the community, and should not be done in the heat of the moment or at the last moment. There was confusion regarding whether or not the discussion currently being held would constitute the item’s addition to the agenda of this meeting. Attorney Sanders noted the agenda had not yet been adopted and a motion to amend the agenda, and duly seconded, was required to enable discussion of the added item to the agenda.

Councilmember Hufstetler motioned to amend the agenda so as to include consideration for the repeal of the rate adjustments for Water, Sewer, Natural Gas, and Sanitation Services adopted January 14, 2019. Mayor Hobbs seconded. Further discussion ensued with Councilmember Mobley echoing Councilmember Flowers earlier comment that this item had not been discussed in a public meeting and therefore should not be added to the agenda without following proper procedures to ensure transparency to citizens. Councilmember Hufstetler stated the 2019 rate adjustment ordinance was adopted unnecessarily and should be repealed. Mayor Pro Tem voiced his agreement with Councilmembers Mobley and Flowers in that the decision to roll back the utility rate adjustments would have a significant repercussions for the City of Thomasville and requires extensive discussion. He requested the City Manager and staff to conduct a review of the rate adjustments and repercussions as discussed. Mayor Pro Tem encouraged those citizens present to attend the next “Let’s Discuss” event; as well as the next Utilities Commission meeting for further discussions regarding this matter. Mayor Hobbs noted the motion to amend the agenda remained unchanged and called for the vote. The motion failed to pass 2-0, with the following votes recorded:

AYES: Mayor Hobbs and Councilmember Hufstetler.
NAYS: Mayor Pro Tem Scott, Councilmember Flowers and Councilmember Mobley.

PRESENTATIONS
There were no special presentations given at this meeting.
ADOPT AGENDA
Councilmember Flowers motioned to adopt the printed agenda, with no exceptions. Mayor Pro Tem Scott seconded. There was no further discussion. The motion passed 5-0 with the following votes recorded:
AYS: Mayor Hobbs, Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler and Mobley.

OLD BUSINESS
There was no Old Business discussed at this meeting.

NEW BUSINESS
First reading of an ordinance to rezone 134 and 138 South Madison Street from M-Manufacturing to C-2, Commercial.
City Planner, Kenneth Thompson, presented. The City is requesting 134 and 138 S. Madison Street to be rezoned from M-Manufacturing to C-2, Commercial. Currently, the parcel consists of a downtown commercial building that houses a restaurant and a retail store. When Thomasville’s zoning code was developed in 1958, this area was primarily used as a “downtown industrial” zone, which was characterized by its relationship between the adjacent downtown core and the railroad. At that time, the primary function of these buildings necessitated an appropriate manufacturing zoning classification. However, this focus on manufacturing has changed in recent years and the area is now a thriving extension of our downtown that is characterized by culturally rich, ethnically diverse, and environmentally unique historic features and is affectionately known as “The Bottom”. In 2014, the City adopted the Creative District Vision Plan, which specifically designated this area as part of the Creative District. A primary recommendation from the Creative District Plan was to expand the boundaries of “downtown” to include this area. The rezoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property. The property in question is zoned M-Manufacturing, but is surrounded by commercial and residential uses. In fact, it would be more detrimental to the value of the surrounding properties if the parcel is used for manufacturing. The parcel is well suited for being rezoned into the Downtown C-2 district. The existing building is compatible with this zoning, and the rezoning would ensure that any future use or new development is harmonious with the district. In addition to limiting potentially hazardous manufacturing uses, the C-2 zoning would also allow for the potential of mixed-use and residential development. The 2028 Blueprint Thomasville Comprehensive Plan Future Character Area Map identifies the property in question as part of the downtown character area. The C-2 zoning district allows uses that are compatible with downtown, and provides an opportunity to expand the walkable downtown mixed-use core with development that will increase taxes, create jobs, and further enhance our community. Based on the City’s goals to expand the walkable downtown, promote redevelopment of the “Bottom”, and adhere to all adopted documents that reference this district such as “The Creative District Plan” (2014), “Thomasville Code Audit” (2018), and “Thomasville: Blueprint 2028” (2018), as well as the unanimous recommendation from the Planning and Zoning Commission, take appropriate action and approve the requested rezoning 134 & 138 S. Madison Street from M, Manufacturing to C-2, Commercial.

Councilmember Hufstetler motioned to approve, on first reading, an ordinance to rezone 134 and 138 South Madison Street from M-Manufacturing to C-2, Commercial. Councilmember Mobley seconded. There was no further discussion. The motion passed 5-0 with the following votes recorded:
AYS: Mayor Hobbs, Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler and Mobley.

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

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 3 OF SECTION 22-81 CAPTIONED “M, MANUFACTURING”, TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 61 OF SECTION 22-81 CAPTIONED “C- 2, COMMERCIAL”, TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.
Resolution to submit an application for funding from the Georgia Department of Natural Resources’ Recreational Trails Program, and authorize the Mayor as the Certifying Official on necessary related documents.

City Planner, Kenneth Thompson, presented. The Recreational Trails Program (RTP) is a federally funded program that provides funding for trail construction, trail maintenance and trail education to city and county governments. This grant is administered by the Georgia Department of Natural Resources (DNR). Part of the 2008 Strategic Plan included a Parks & Multi-Use Trail Master Plan which specifically addressed 5 of the 8 elements identified in the Strategic Plan: Environment, Aging Population, Image, and Economic Development. The Community Trail is more than just a recreational amenity; it is also an amenity that has the potential to enhance our community’s vibrant, livable, sustainable development. Based on community input for the Thomasville Blueprint 2028, trails were again identified as a need. It is now the intent of the City to apply to the DNR for RTP funding within the MacIntyre Park phase of the Community Trail (See attached map). The MacIntyre Park (Phase IVa) will help to close the inner-city loop portion of the Community Trail plan while providing enhanced access to a beloved community park. The mayor’s signature is required on several forms related to the 2019 RTP grant application. Thompson noted the estimated project cost is a maximum of $250,000; $200,000 will be requested with $50,000 match to be provided by the City.

Councilmember Mobley motioned to table this for further discussion. Councilmember Hufstetler seconded. Following notification of the application deadline of November 1, 2019, discussion regarding the resolution purpose of authorizing the submittal of an application and the potential loss of award due to missing the deadline date, Councilmember Mobley rescinded his motion to table the item. Councilmember Hufstetler motioned to approve the resolution as presented, with no exceptions. Councilmember Flowers seconded. There was no further discussion. The motion passed 4-1, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler and Mobley.
NAY: Mayor Hobbs.

The approved resolution follows:

RESOLUTION

STATE OF GEORGIA
COUNTY OF THOMAS

WHEREAS, at the regular meeting of the City of Thomasville of Thomasville, Georgia held on the 28th day of October, 2019 a motion was made and duly seconded that the City of Thomasville shall submit an application for funding from the Georgia Department of Natural Resources’ Recreational Trails Program in order to design and construct a portion of Phase 4 of the Thomasville Community Trail that runs along Mitchell Street in MacIntyre Park, and a portion of the trail system internal to MacIntyre Park, and

WHEREAS the City of Thomasville further states that in the event the City of Thomasville’s application is recommended for funding by the Department of Natural Resources, the City of Thomasville certifies and assures that it has the ability and intention to finance 100 percent of the total project cost and be reimbursed for 80 percent of eligible costs – the maximum reimbursed is $200,000 – by the Department of Natural Resources,

THEREFORE, BE IT RESOLVED by the City of Thomasville of Thomas County, Georgia that it shall submit an application for funding from the Georgia Department of Natural Resources’ Recreational Trails Program, and that it shall, in the event that the application is recommended for funding, take action to assure that it will finance 100 percent of the total project cost and be reimbursed for 80 percent of eligible costs – the maximum reimbursed is $200,000 – by the Department of Natural Resources.

SO DONE, this 28th day of October, 2019.

Approval of Alcohol Beverage License for Beer and Wine Consumption for The Kickstand, 114 South Madison Street.

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Director of Financial Compliance/Customer Relations, Emily Phillips, presented. The Kickstand, located at 114 South Madison Street, Thomasville, Georgia, has applied for an Alcohol License for Beer and Wine Consumption. Phillips reported the owner/applicant, Margaret Randell Chastain has completed all proper procedures and has completed all paperwork for approval and did not reveal any problems or concerns regarding the request.

Councilmember Mobley motioned to approve the Alcohol Beverage License for Beer and Wine Consumption for The Kickstand, 114 South Madison Street, Thomasville, Georgia, as presented. Councilmember Hufstetler seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Mayor Hobbs, Mayor Pro Tem Scott and Councilmembers Flowers, Hufstetler and Mobley.

Following the approval of The Kickstand’s Alcohol Beverage License for Beer and Wine Consumption, Mayor Hobbs called the owner, Margaret Randell Chastain, forward and stated the following to Chastain:

“It is important that you and your staff strictly adhere to the City of Thomasville’s Alcoholic Beverage Sales ordinances and required employee training programs. It is important that you have a training program for your employees regarding the sale of alcoholic beverages to underage persons, and it is important that you have written proof that your employees have participated in the required training program. As a reminder, 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. If you or one of your employees sells alcoholic beverages to an underage person through the Mystery Shopper Program, you will be required to appear before the City Council and show written proof that your employees have participated in the required training program. Please understand that the penalties for the sale of alcoholic beverages to underage person are significantly greater if you don’t have written proof that your employees have participated in the required training program. We are providing you with this copy of Thomasville Municipal Code Chapter 3, Alcoholic Beverages. Please familiarize yourself with the code and the requirements associated with your alcoholic beverage license.” Mayor Hobbs then presented Chastain with a printed copy of Thomasville Municipal Code, Chapter 3, titled “Alcoholic Beverages”.

Consider bids and award for the purchase of Old Monticello Road Drainage Improvements.
City Engineer, Wayne Newsome, presented. The work includes construction of drainage system improvements for both Old Monticello Road and Nottingham Drive. The project includes installations of 639 linear feet of storm water drainage piping, inlets, 44 cubic yards of rip rap, and additional erosion control devices. The request for proposal (RFP) was advertised for 34 days on the City’s website, beginning on September 6, 2019 and ending on October 10, 2019. The RFP was advertised in the Thomasville Times-Enterprise newspaper both on September 6, 2019 and September 27, 2019. Work is to be completed within 90 consecutive calendar days of Notice to Proceed. A summary of bids received follows:

<table>
<thead>
<tr>
<th>BIDDER</th>
<th>BID AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greens Backhoe, Thomasville, Georgia</td>
<td>$80,929.00</td>
</tr>
<tr>
<td>Hancock and Sons, Tifton, Georgia</td>
<td>$98,397.34</td>
</tr>
</tbody>
</table>

Councilmember Hufstetler inquired about the availability of 2102 SPLOST funding. City Manager Carson replied the list of items on which the SPLOST can be spent on is a stringent listing with little to no variances. Councilmember Mobley inquired if Magnolia Street improvements were complete and if the drainage issues on Magnolia, as was indicated by citizens earlier in this meeting, spoke about earlier in this meeting, would be addressed. City Engineer Newsome responded not at this time. There was discussion regarding Magnolia Street drainage issues. City Manager Carson noted staff would conduct a study of the affected areas on Magnolia Street and provide a report of findings at a later date.

Councilmember Flowers motioned to approve the award the contract for the Old Monticello Road Drainage Improvements to Greens Backhoe Thomasville, Georgia in the amount of $80,929.00 as being qualified to perform the services, and the lowest cost proposal received. This work will be funded utilizing budgeted 2012 SPLOST funds. Mayor Pro Tem Scott seconded. There was no further discussion. The motion failed to pass 2-3, with the following votes recorded:

AYES: Mayor Pro Tem Scott and Councilmember Flowers.
NAYS: Mayor Hobbs and Councilmembers Hufstetler and Mobley.
CONSENT AGENDA
There were no items for consideration on the Consent Agenda at this meeting.

REPORTS
Mayor Pro Tem Scott addressed citizens and noted the utility concerns will be addressed. Councilmember Mobley noted that he would vote in favor of the award of purchase of drainage improvements on Monticello Road when the drainage issues on Magnolia Street are addressed. He also congratulated the City of Thomasville Public Works Department for receiving the Golden Backhoe Award. Councilmember Hufstetler thanked citizens for attending and encouraged individual Councilmembers to take a stand and vote accordingly.

ADJOURNMENT
Having no further business to discuss, the Thomasville City Council meeting was adjourned at 6:53 PM.