

## City of Thomasville Council Meeting, May 26, 2020

The Council of the City of Thomasville met in a regular session with Mayor Greg Hobbs presiding and the following Councilmembers present: Mayor Pro Tem David Hufstetler; and Councilmembers Jay Flowers, Todd Mobley and Wanda Warren. Also present were the City Manager, J. Alan Carson; City Attorney, Tim Sanders; and, other staff.

The meeting was held in Council Chambers located at 144 East Jackson Street, Thomasville, Georgia. The meeting was held in a manner that observed active Executive Orders and Health Advisories provided by Georgia Governor Kemp, Centers for Disease Control (CDC), Department of Public Health (DPH), and local health officials. Safety measures were observed such as, but not limited to, social distancing and the wearing of facial coverings to ensure the health and safety of the meeting's participants; as well as the Citizens of Thomasville. Members of the press and citizens not present were granted simultaneous access to the meeting via the City of Thomasville's live stream feed located at [www.thomasville.org](http://www.thomasville.org).

### **CALL TO ORDER**

Mayor Greg Hobbs called the meeting to order at 6:00 PM.

### **INVOCATION**

Councilmember Jay Flowers led the Invocation.

### **PLEDGE OF ALLEGIANCE**

Mayor Pro Tem David Hufstetler led the Pledge of Allegiance.

### **APPROVAL OF MINUTES**

Councilmember Warren motioned to approve the teleconferenced Council Meeting Minutes of May 11, 2020 as presented, with no exceptions. Councilmember Mobley seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

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

### **CITIZENS TO BE HEARD**

Mayor Hobbs acknowledged the following Citizen to be Heard:

1. Keith Thomas, 432 Woods Gate Lane, Thomasville, Georgia, requested Council amend the Charter to provide for the Mayor to be elected by the citizens and the City Attorney to be appointed by Council. Thomas also requested Councilmembers to talk to Police Department employees in reference to concerns of the community.

### **ADOPT AGENDA**

Mayor Pro Tem Hufstetler motioned to adopt the 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 Hobbs, Mayor Pro Tem Hufstetler and Councilmembers Flowers, Mobley and Warren.

## OLD BUSINESS

### **Second reading of an ordinance to rezone 1601 East Pinetree Boulevard from R-1, Single-Family Residential, to R-2, Multi-Family Residential.**

City Planner, Kenneth Thompson, reported this ordinance was read for the first time, passed and carried over at the May 11, 2020 City Council meeting. Thompson further reported there were no changes to the ordinance following the first reading. The owner/applicant is requesting a rezoning of their property at 1601 East Pinetree Blvd from R-1 to R-2 for the purpose of using the existing building as a professional office. An R-2 rezoning will allow for a professional office to operate out of the existing building while remaining compatible with the surrounding neighborhood. The property consists of a modest size house situated on approximately a 1/3-acre lot. The house faces Pinetree Boulevard, and along with the neighboring homes sits about 20' back from the road. The rezoning request is in conformance with the *Thomasville: Blueprint 2028 Future Land Use Map* and will permit a use that is suitable in view of the use and development of adjacent and nearby property. Councilmember Warren inquired of parking space requirements of future business location at the address. Thompson noted the number of spaces required will be determined by future use and that any change of the current use would require the owner/applicant to conform to the City's ordinances in reference to the land use for the property, this would also include any parking requirements.

Councilmember Mobley motioned to order the second reading of the ordinance to rezone 1601 East Pinetree Boulevard from R-1, Single-Family Residential, to R-2, Multi-Family Residential as read for the second time, passed and adopted. Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

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

The ordinance read for the second time, passed and adopted 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 9 OF SECTION 22-81 CAPTIONED "R-1, RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 76 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.

### 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 9 from Section 22-81 captioned "R-1, Residential" and to designate the said same tract as Parcel 76 of Section 22-81 captioned "R-2, Multi-family 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 being ALL OF LOT NO. 8 IN LIVEOAK SUBDIVISION, as shown by a plat of said subdivision recorded in Deed Book 7-P, Page 585, among the Deed Records of Thomas County, Georgia, and being more particularly described by a plat of survey of said individual lot made by W.E. Roundtree, Licensed Surveyor, on March 18, 1958, as follows:

Commencing at the corner formed by the intersection of the north margin of Whitehurst Street with the west margin of Pinetree Boulevard and running thence North 01 degree 30 minutes east along the west margin of Pinetree Boulevard 100 feet to a point; thence run North 89 degrees 15 minutes west 150 feet to a point

on the north margin of Whitehurst Street; thence run South 89 degrees 15 minutes east along the north margin of Whitehurst Street 150 feet to THE POINT OF BEGINNING.

Excepted and Excluded from the above-described property is that certain land conveyed by Right-of-Way Deed dated July 22, 1968, from Leon G. Eldridge and Betty Lou H. Hathaway to Thomas County, Georgia, recorded in Deed Book 41, pages 47-48 of the Deed Records of Thomas County, Georgia.

Said tract of land has located thereon a structure known as 1601 E. Pinetree Boulevard by the present numbering system of the City of Thomasville.

## 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 FURTHER 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 is 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 May 11, 2020 and passed and adopted on the second reading of the ordinance at a lawful meeting of the City Council held on May 26, 2020.

**Motion to adopt a resolution approving the Loan Agreement and Promissory Note for Georgia Environmental Finance Authority (GEFA); and, to authorize the Mayor to sign necessary and related documents to execute the Loan Agreement.**

City Engineer, Wayne Newsome, reported on May 12, 2020 GEFA approved the City of Thomasville's loan application in the amount of \$2,500,000.00, such loan also qualifying for \$750,000.00 in principal forgiveness, if all loan funds are drawn. The loan interest rate is set at 0.94%, paid in 239 consecutive monthly installments. The estimated installment amount is \$8,001.40 per month, assuming the full amount of funds indicated in the loan documents is dispersed to the project, and all requirements for the project are met. Funds will be utilized to upgrade/replace aging water mains, fire hydrants, and related appurtenances at various locations throughout the City. Currently, the City has two projects that will utilize these funds for water main upgrades and replacements. The first

project will replace an 8” water main with a new 12” water main along S. Pinetree Blvd. from east of Magnolia to Millpond, and then along Millpond to Gordon Avenue. The second project upgrades and replaces water mains and services on multiple streets where planned resurfacing is to occur in 2020. Both projects are scheduled to be completed in the first quarter of 2021. Newsome reviewed a visual story map referencing the project sites. Newsome requested Council adopt a resolution approving the loan agreement and promissory note and authorizing the Mayor to sign and execute the agreement and promissory note; as well as any related documents.

Councilmember Warren inquired of a list of additional substantial water infrastructure that needs to be completed and the Capital Improvement Plan. City Manager Carson reported having reviewed departmental capital improvement plans and has tasked staff with re-prioritizing on an immediate-need basis. He noted the revised list would be available in the coming weeks.

Mayor Pro Tem Hufstetler motioned to approve the resolution and to authorize the Mayor as the signatory on necessary and related documents in reference to GEFA Loan DW2019033 as presented. Councilmember Flowers seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

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

The approved GEFA Resolution follows.

EXTRACT OF MINUTES  
RESOLUTION OF GOVERNING BODY  
Recipient: City of Thomasville  
Loan Number: DW2019033

At a duly called meeting of the governing body of the Borrower identified above (the “Borrower”) held on the 26<sup>th</sup> day of May, 2020, the following resolution was introduced and adopted.

WHEREAS, the governing body of the Borrower has determined to borrow but not to exceed \$2,500,000 from the DRINKING WATER STATE REVOLVING FUND, ADMINISTERED BY GEORGIA ENVIRONMENTAL FINANCE AUTHORITY (the “Lender”) to finance a portion of the costs of acquiring, constructing, and installing the environmental facilities described in Exhibit A to the hereinafter defined Loan Agreement (the “Project”), pursuant to the terms of a Loan Agreement (the “Loan Agreement”) between the Borrower and the Lender, the form of which has been presented to this meeting; and

WHEREAS, the Borrower’s obligation to repay the loan made pursuant to the Loan Agreement will be evidenced by a Promissory Note (the “Note”) of the Borrower, the form of which has been presented to this meeting;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borrower that the forms, terms, and conditions and the execution, delivery, and performance of the Loan Agreement and the Note are hereby approved and authorized.

BE IT FURTHER RESOLVED by the governing body of the Borrower that the terms of the Loan Agreement and the Note (including the interest rate provisions, which shall be as provided in the Note) are in the best interests of the Borrower for the financing of the Project, and the governing body of the Borrower designates and authorizes the following persons to execute and deliver, and to attest, respectively, the Loan Agreement, the Note, and any related documents necessary to the consummation of the transactions contemplated by the Loan Agreement.

Signature of Person to Execute Documents: Greg Hobbs, Mayor  
Signature of Person to Attest Documents: Felicia Brannen, City Clerk

**REPORTS**

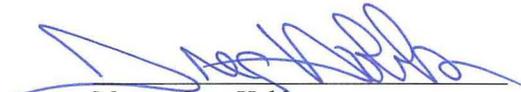
Councilmember Warren requested Council’s consideration of entering into an Executive Session, for the purpose of personnel discussion, during the June 3, 2020 Council Workshop.

Councilmembers collectively encouraged citizens to stay safe during this time of pandemic and thanked them for their patience in and support for reopening the businesses in a safe manner.

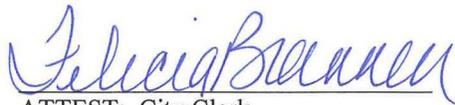
Councilmember Flowers encouraged the community to utilize the new digital resource *Community Connect* to alert first responders of residents’ special needs prior to arriving on scene in an emergency. The information entered into this secure data base provides those first responders with valuable knowledge to better assess the emergency at hand upon arrival.

**ADJOURNMENT**

Having no further business to discuss, the Thomasville City Council meeting was adjourned at 6:20 PM.



Mayor, Greg Hobbs



ATTEST: City Clerk

