

City of Thomasville Council Meeting, March 9, 2020

The Council of the City of Thomasville met in 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 was 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 Greg Hobbs called the meeting to order at 6:00 PM.

INVOCATION

Councilmember Jay Flowers led the Invocation. Following the invocation, Mayor Hobbs observed a moment of silence in honor of the family mourning the tragic death of a three year old on March 8, 2020.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem David Hufstetler led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilmember Warren motioned to approve the minutes of the regular City Council Meeting of February 24, 2020 as presented. 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.

PRESENTATIONS

There were no special presentations given at this meeting.

CITIZENS TO BE HEARD

Mayor Hobbs acknowledged the following citizens as listed on the Citizens to be Heard sign in sheet:

1. Terry Scott, 106 Pinecrest Boulevard, Thomasville, Georgia, addressed Council regarding the following list of his concerns:
 - a. Requested a meeting with City Manager Carson to discuss communication Mr. Scott received from an employee of the Building Department.
 - b. Requested additional information regarding the City/County merger that was mentioned in the March 4, 2020 City Council Workshop. Mayor Hobbs stated County Manager Stephenson had inquired if Councilmembers would be in agreement to listen to a presentation by the Carl Vinson Institute on the matter at the next City/County combined Workshop.
 - c. In reference to the "Celebrating Legacy" program discussed at the March 4, 2020 Council Workshop, Mr. Scott inquired of Councilmembers' concerns regarding his presenting of the invocation. Mayor Hobbs noted Councilmembers had inquired as to why the current Mayor Pro Tem was not listed.
 - d. Requested an update regarding the Georgia Highway 3 Project for sidewalk installation. City Manager Carson noted Mr. Scott could meet with he and Chris White following this meeting.

- e. Requested an update regarding Weston Park projects. City Manager Carson noted 2018 SPLOST funds have been allocated; which has less than \$70,000 collected to date, and determinations must be made on what could, or could not, be done with what that funding.
2. Keith Thomas, 432 Woods Gate Lane, Thomasville, Georgia, inquired of the City Manager and City Attorney if they could request newspaper reporter Patti Dozier to write about all past due taxes, not just one individual. Mr. Thomas commended Mr. Harmon's responses in reference to Mr. Thomas's recent comments about Harmon.

ADOPT AGENDA

Councilmember Mobley motioned to approve 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 523 North Madison Street and 209 West Calhoun Street from C-1 to C-1, CU (Manufacturing, Processing and Packaging – Light).

City Planner, Kenneth Thompson, reported there were no changes from the first reading of this ordinance on February 24, 2020. As was noted during the first reading of this ordinance, the applicant requested a conditional use for their property at 523 North Madison Street and 209 West Calhoun Street. While not technically a rezoning, the proposed use is listed as "conditional" meaning that several factors should be considered prior to recommending approval. The Conditional Use that the owner is seeking for their property is *Manufacturing, processing and packaging-Light*. This parcel is zoned C-1; however, C-1 does not allow for on-site manufacturing. The applicant would like to utilize this use to operate a retail storefront where candles, soaps, and other wooden objects are made and sold "in house" to support the non-profit's other goals. The rezoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property. The conditional use for light manufacturing will allow the property owner to use the existing building and sell goods made in-house. Under this use, the following conditions must be met:

1. The operation shall not emit or produce smoke, noise, odor, dust, vibration or fumes.
2. Goods may be displayed or sold on site
3. All supplies, goods, etc. shall be maintained inside the facility only.

For a conditional use, additional restrictions or standards may be imposed as necessary to protect the health and safety of community members, and to protect the value and use of property in the general neighborhood, as set forth in Section 22-382 of the Thomasville Municipal Code. In recommending this conditional use to Council, the Planning and Zoning Commission requested the following condition be placed on the property:

1. Site improvements shall be reviewed with the Planning Department. Site improvements include but are not limited to the reconfiguring of the parking area, landscaping, vehicular travel routes and curb cuts.

Mayor Pro Tem Hufstetler motioned to order the ordinance to rezone 523 North Madison Street and 209 West Calhoun Street from C-1 to C-1, CU (Manufacturing, Processing and Packaging – Light) with the recommended conditions, as per the recommendation of City Staff and Planning and Zoning Commission, as 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 Hobbs, Mayor Pro Tem Hufstetler and Councilmembers Flowers, Mobley and Warren.

The ordinance 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 8 OF SECTION 22-81

CAPTIONED “C-1, COMMERCIAL”, TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 75 OF SECTION 22-81 CAPTIONED “C-1 CU, COMMERCIAL CONDITIONAL USE (MANUFACTURING, PROCESSING AND PACKAGING-LIGHT) WITH CONDITIONS”. 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 8 from Section 22-81 captioned “C-1, Commercial” and to designate the said same tract as Parcel 75 of Section 22-81 captioned “C-1 CU, Commercial Conditional Use (Manufacturing, Processing and Packaging-Light) with the following conditions”:

- As required by the zoning district, the proposed use shall not include outside storage of materials, and the emission of smoke, noise, dust, odor, vibration, or fumes is prohibited
- Goods may be displayed and sold on-site, either wholesale or retail
- Site improvements shall be reviewed with the Planning Department. Site improvements include but are not limited to the reconfiguring of the parking area, landscaping, vehicular travel routes and curb cuts

and more particularly described as follows:

TRACT 1: THAT LOT OR PARCEL OF LAND in the City of Thomasville, Thomas County, Georgia, located on the southwestern corner of the intersection of Madison Street and Calhoun Street and being in the shape of a rectangle fronting 31 feet on the southern side of Calhoun Street and fronting 116 feet, more or less, on the western side of Madison Street and bounded on the north by Calhoun Street and on the south by what is known as the Sinclair lot. Also, that parcel of land in the City of Thomasville, Thomas County, Georgia, lying adjacent to the above described lot and being described as beginning at a point on the western line of the above described lot a distance of 27 feet and 6 inches southeast of the margin of Calhoun Street and running thence in a southwestern direction, parallel with Calhoun Street, a distance of 8 feet and 4 inches; thence in a southeastern direction, parallel with Madison Street, a distance of 22 feet and 1 inch; thence in a southwestern direction, parallel with Calhoun Street, a distance of 8 inches; thence in a southeastern direction, parallel with Madison Street, a distance of 15 feet and 5 inches; thence in a northeastern direction, parallel with Calhoun Street, a distance of 9 feet to a point on the western line of the above described lot: and thence in a northwestern direction along said line a distance of 37 feet and 6 inches to the point of beginning.

ALSO, all that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia, and described as follows, to-wit:

BEGINNING at a point on the southeast margin of Calhoun Street a distance of 31 feet southwesterly from the corner formed by the intersection of the southeast margin of Calhoun Street with the southwest margin of Madison Street, and run thence in a southwesterly direction along the southeast margin of Calhoun Street a distance of 39 feet; thence in a southeasterly direction, parallel with the south margin of Madison Street, a distance of 115 feet; thence in a northeasterly direction a distance of 39 feet (this point being a distance of 31 feet southwesterly from the southwest margin of Madison street and 115 feet southeasterly from the southeast margin of Calhoun Street); thence in a northwesterly direction, parallel to and a distance of 31 feet from the southwest margin of Madison Street a distance of 50 feet to the southeast wall of the present filling station building

owned by Paul A. Turner ; thence in a southwesterly direction along the southeast wall of the present filling station building a distance of 9 feet to the corner of said building; thence northwesterly along the southwest wall of said building a distance of 15 feet and 5 inches to a corner of said building; thence in a northeasterly direction along the northwest wall of said building a distance of 8 inches; thence in a northwesterly direction , parallel to the southwest margin of Madison Street, a distance of 22 feet and 1 inch ; thence in a northeasterly direction , parallel with the southeast margin of Calhoun Street, a distance of 8 feet and 4 inches; thence a northwesterly direction , parallel with the southwest margin of Madison Street a distance of 27 feet and 6 inches to the point of beginning on the southeast margin of Calhoun Street. Subject to the covenants , reservations, easements and conditions as described , conveyed and set out in that certain deed from Paul A. Tanner to Walter U. Scott, dated February 8, 1946, and recorded in Book 6-S, Page 227, Deed Records of Thomas County, Georgia, with the exception of the fifth (5th) paragraph of same. There being located upon said premises a garage building formerly occupied by Thomas J. Nimmer, doing business as General Sales and Service Company. Said tract of land has located thereon a structure known as 523 N. Madison Street by the present numbering system of the City of Thomasville

TRACT II: All that city lot in the City of Thomasville , Thomas County , Georgia on West Calhoun Street beginning at a point on the South side of West Calhoun Street Seventy(70) feet from the intersection of Madison and Calhoun Streets and running West along Calhoun Street Fifty (50) feet; thence in a Southerly direction at right angles to Calhoun Street 116 feet; thence in a Southerly direction at right angles to Calhoun Street 116 feet; thence in an Eastern direction parallel with Calhoun Street Fifty (50) feet; thence in a Northerly direction at right angles to Calhoun Street One Hundred Sixteen (116) feet to the point of beginning and having thereon a dwelling known as 209 W. Calhoun Street.

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 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 February 24, 2020 and passed and adopted on the second reading of the ordinance at a lawful meeting of the City Council held on March 9, 2020.

Resolution to approve Citizen Board Appointment for Tree & Landscape Board.

Mayor Greg Hobbs reported consensus of Council was to appoint Kathy MacQuirter to the Tree & Landscape Board.

Mayor Pro Tem Hufstetler motioned to approve the resolution to appoint Kathy MacQuirter as the Citizen Board Appointment for Tree & Landscape Board as presented. Councilmember Warren 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 resolution follows.

RESOLUTION

BE IT RESOLVED by the Council of the City of Thomasville, and it is hereby resolved by the authority of the same, that Kathy MacQuirter is hereby appointed to serve on the City of Thomasville Tree & Landscape Board for a two-year term expiring on December 31, 2021.

NEW BUSINESS

Motion to approve an Alcohol One Day Event Permit Application for Consumption of Beer and Wine for Hands On Thomas County event “Cheers for Volunteers” scheduled for April 21, 2020 at The Ritz Amphitheater.

Events Facilities, Business & Tax Licensing Administrator, Melissa Creel, reported Hands On Thomas County has submitted a completed City of Thomasville Application for a One-Day Permit for Sale of Alcoholic Beverage by Bona Fide Charitable & Non-Profit Civic Organization (Consumption Only for Beer and Wine) for the annual fundraising event “Cheers for Volunteers” to be held at The Ritz Amphitheater in downtown Thomasville on April 21, 2020, from 5:30 PM until 8:00 PM. City Council approval of the One-Day Alcohol permit is required as the event will be held on property owned by the City. The Thomasville Police Department found no reason not to issue the One-Day Alcohol permit.

Councilmember Flowers motioned to approve the Alcohol One Day Event Permit Application for Consumption of Beer and Wine for Hands On Thomas County event “Cheers for Volunteers” scheduled for April 21, 2020 at The Ritz Amphitheater as presented. 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.

Motion to ratify approval of bids and award for the purchase of West Jackson Street Emergency Sewer Repair.

City Engineer, Wayne Newsome, presented. On Tuesday, February 18, 2020, Engineering was called out by the City Sewer Department to review an issue with an 8” concrete sewer main on West Jackson Street. After multiple attempts to camera the line, it became apparent that the existing main had collapsed and failed at multiple locations. A temporary bypass was set up, and Engineering sought proposals from licensed utility contractors to install a new 8” sewer main to tie to an existing functioning sewer main on W. Jackson Street. The functioning sewer main is constructed of concrete, and is a candidate for lining with Cure In Place Pipe (CIPP). The CIPP work is not a part of this scope, but will be completed after the gravity main installation and service laterals are completed. Newsome reported due to necessary and emergency repairs, the work is already in progress, utilizing the lowest qualified bidder and 2020 budgeted Sewer Capital Main Funds. He further noted that a portion of this project was included in the FY2020 budget; however, the emergency needed repairs escalated an additional portion of the project to being completed sooner than scheduled. The following is a summary of bids received.

<u>BIDDER</u>	<u>BID AMOUNT</u>
Green's Backhoe, Thomasville, GA	\$136,560.00
RPI, Inc., Valdosta, GA	\$142,305.00

Councilmember Mobley motioned to ratify approval of bids and award for the purchase of West Jackson Street Emergency Sewer Repair to Green's Backhoe, of Thomasville, Georgia in the amount of \$136,560.00 as presented. Councilmember Warren seconded. Councilmember Warren requested the balance in the Sewer Main Capital Improvements FY2020 to be provided to her at a later date. 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.

Motion to approve bids and award of contract for construction of sidewalk and asphalt re-surfacing for South Pinetree Boulevard and Susie Way inside CSX Railroad Right of Way. City Engineer, Wayne Newsome, reported CSX Railroad informed City of Thomasville of their intent of construction improvements for the Railroad intersections of South Pinetree Boulevard and Susie Way. Due to benefits of coordinating certain right of way projects during the Railroad construction improvements, Engineering is requesting Council's consideration of approval of awarding a contract for drainage, sidewalk, and resurfacing improvements in these same areas utilizing budgeted 2018 SPLOST funds. All bids for construction were received before February 23, 2020, which includes labor, equipment, and material to perform all work required to accomplish the following on CSX property: The work includes drainage improvements including 48 linear feet of piping, 2 structures, and ditch grading. The work also includes resurfacing asphalt paving (77 tons) of roadway within CSX Right of Way. Request for bids were sent out to (4) four contractors that were referred to the City by CSX that are approved to work in the CSX Right of Way. Newsome reported the work is to be completed within 10 consecutive calendar days of Notice to Proceed. A summary of bids received follows:

<u>BIDDER</u>	<u>BID</u>
Utilco Railroad Services, Tifton GA	\$36,685.00
The Scruggs Company, Valdosta GA	\$75,000.00
Hulcher Services, Inc., Atlanta, GA	No Bid
Reeves Construction Co., Albany, GA	No Bid

Councilmember Warren motioned to approve bids and award of contract for construction of sidewalk and asphalt re-surfacing for South Pinetree Boulevard and Susie Way inside CSX Railroad Right of Way to Utilco Railroad Services, in the amount of \$36,685.00 as presented. Mayor Pro Tem Hufstetler 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.

CONSENT AGENDA

There were no items for consideration on the Consent Agenda at this meeting.

REPORTS

Councilmember Flowers and Mayor Pro Tem Hufstetler encouraged citizens to participate and be counted in the upcoming 2020 Census. The 2020 Census counts every person living in the 50 states, District of Columbia and five U.S. Territories. Every year, billions of dollars in federal funding are allocated to hospitals, fire departments, schools, roads, and other resources based on census data received during the official Census Count.

Councilmember Mobley thanked everyone for attending the meeting and requested continued prayers for the family of the youngster who perished over the weekend.


Councilmember Warren reported she would always do what is in the best interest of the City and its Citizens, by utilizing the Charter, Comprehensive Plan, City/State Laws and other resources to govern accordingly. She encouraged citizens to contact her with any questions or concerns they may have.

ADJOURNMENT

Having no other business to discuss, the Thomasville City Council meeting was adjourned at 6:18 PM.



Mayor, Greg Hobbs



ATTEST: City Clerk

