

## City of Thomasville Council Meeting, July 26, 2021

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 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 at City Hall, located at 144 East, Jackson Street, Thomasville, Georgia.

This meeting was held in a manner that observed active Executive Orders and Health Advisories provided by Georgia Governor Kemp, Centers for Disease Control, Department of Health, and local health officials in response to the coronavirus pandemic. Seating was limited and additional safety measures were required such as, but not limited to, social distancing to ensure the health and safety of meeting participants and the citizens of Thomasville. Simultaneous access to the meeting was provided to those members of the press and citizens not present via the City of Thomasville's online live stream feed located at [www.thomasville.org](http://www.thomasville.org).

### **CALL TO ORDER**

Mayor Hobbs called the Council Meeting to order at 6:05 PM.

### **INVOCATION**

Councilmember Flowers gave the invocation.

### **PLEDGE OF ALLEGIANCE**

Mayor Pro Tem led the Pledge of Allegiance.

### **APPROVAL OF MINUTES**

Councilmember Warren motioned to approve the June 28, 2021 City Council Meeting minutes 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.

### **CITIZENS TO BE HEARD**

Mayor Hobbs acknowledged the following citizens as listed on the Sign in Sheet.

1. Lucinda Brown addressed Council and handed out information to Councilmembers, City Manager and City Attorney in which she explained provided all the information relating to the American Rescue Plan Act of 2021 (ARPA). She noted the list of items that the funds can be used for is greater than what has been mentioned in prior meetings. Brown requested a forum be held to gather community input to assist in the decisions relating to what the funds are used for in Thomasville.
  - a. Mayor Hobbs inquired of the two different types of COVID funds that have been made available. City Manager Carson reported the two different types of funds available are the CARES Act funding (authorized by the previous Presidential administration) and the ARPA funding (authorized by the current Presidential administration). He further noted that a portion of the CARES Act funding was designated for use by the COTC and a portion designated for future use. Carson further reported the ARPA's funding authorized uses have not yet been determined by the Federal Government. Lucinda Brown noted the distributed information referred to only the ARPA funds.
2. Matt Kirkley addressed Council regarding concerns of the process for the City's annual financial audit. He distributed to Councilmembers, City Manager and City Attorney, copies of his excerpts of past meetings regarding the 2018 audit and expressed his confusion regarding the completion date of the audit. Kirkley also inquired of the current audit and if it was on schedule. City Manager Carson reported the only audit not yet complete was the FY2020 audit. City Manager Carson requested Mr. Kirkley submit an open records request if he would like to receive copies of past audits.
3. Keith Thomas addressed Council with concerns of neighborhood speeding and gun shots being fired. He requested that the City and Police Department address these concerns before something detrimental happened to innocent bystanders.

## ADOPT AGENDA

Councilmember Flowers motioned to adopt the agenda as presented, with no exceptions. 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.

## OLD BUSINESS

There was no Old Business for consideration at this meeting.

## NEW BUSINESS

### **First reading of an ordinance to rezone 2007 Smith Avenue from R-1 Single-Family Residential to R-2 Multi-Family Residential.**

City Planner, Kenny Thompson reported the applicant is seeking to rezone their property at 2007 Smith Avenue from R-1 to R-2 in order to operate a daycare facility on the existing church campus. The change to R-2 will also allow for additional uses that would be compatible with the existing neighborhood. The property consists of an approximately 12,000 square foot church building on a 2 ½ acre lot. The property has access on three streets: Pinetree Boulevard, Smith Avenue, and Wheat Street. The structure appears to have been built before the zoning was adopted – churches are not allowed “by right” in an R-1 zoning district. Additionally, the current zoning appears to reflect the condition of this intersection before Pinetree Blvd and Smith Ave were widened from 2-lane roads to 5-lane roads. The property is across the street from Commercial buildings and uses and backs up to a residential neighborhood along Wheat Street. As Pinetree Blvd and Smith Ave were widened in anticipation of suburban growth, the new commercial development that occurred began to have a detrimental impact on the residential character of the adjacent homes, especially those that faced these roads. When considering zoning issues, it is always important to look at the design of the thoroughfare and to make transitions between intensity of uses “mid-block”. This ensures that all front yards remain consistent with each other and with the design of the public realm.

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.

- The rezoning will unlock greater economic potential for the parcel, allowing for the property to operate the daycare or other low-impact commercial uses (such as professional offices) that are contextual with the adjacent residential neighborhood.
- The rezoning will follow a previously set precedent to allow for R-2 zoning of properties that face this portion of Pinetree Boulevard. This precedent does not extend into the adjacent neighborhoods.
- The proposed rezoning conforms with the recommendations of the Comprehensive Plan. The parcel is within the Suburban Neighborhood character area but is on the edge of the Highway character area and faces two 5-lane roads that are classified as “Suburban Arterial”. In these conditions, it is appropriate for more intense or commercial uses to occur along main corridors.

It was noted the number of children enrolled at any one daycare facility is determined by the State of Georgia. It was also noted that this rezoning is only for the stated address and that any potential future requests; such as those for apartments, require review by Planning and Zoning Commission.

Mayor Pro Tem Hufstetler motioned to order the ordinance to rezone 2007 Smith Avenue from R-1 Single-Family Residential to R-2 Multi-Family Residential as read for the first time, passed and carried over. 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.

The ordinance title 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 9 OF SECTION 22-81 CAPTIONED “R-1, RESIDENTIAL”, TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 77 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.

**Resolution authorizing the adoption of the Thomas County Pre-Disaster Hazard Mitigation Plan.**

City Manager, J. Alan Carson reported the Thomas County and its municipal governments are required to complete a Pre-Disaster Hazard Mitigation Plan as mandated by the Disaster Mitigation Act of 2000. This plan provides eligibility for federal financial assistance to communities that have experienced a disaster of such severity as to receive a presidential declaration. This original plan was developed and submitted to the state in 2012 with the assistance of the Southwest Georgia Regional Commission. Due to new recommendations from FEMA and GEMA, Thomas County, with the assistance of SWRC, has submitted a revised plan. This revised plan includes only minor changes and are identified in the draft copy as such. Each municipality in Thomas County and Thomas County must adopt this plan to maintain our eligibility for federal funding. Councilmember Warren inquired how often this Plan is updated. City Manager Carson noted it should be every ten years; however, it can be updated sooner if necessary.

Councilmember Flowers motioned to approve the resolution authorizing the adoption of the Thomas County Pre-Disaster Hazard Mitigation Plan 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.

A RESOLUTION OF THE  
COUNCIL OF THE CITY OF THOMASVILLE  
PURSUANT TO THE DISASTER MITIGATION ACT OF 2000  
AUTHORIZING ADOPTION OF THE  
THOMAS COUNTY PRE-DISASTER HAZARD MITIGATION PLAN

WHEREAS, Thomas County and its municipal governments are required to complete a Pre-Disaster Hazard Mitigation Plan by the Disaster Mitigation Act of 2000; and

WHEREAS, under the provisions of the Disaster Mitigation Act of 2000, local governments that complete Pre-Disaster Hazard Mitigation Plans will remain eligible for Federal mitigation funding; and

WHEREAS, Thomas County and its municipal governments have completed a Pre-Disaster Hazard Mitigation Plan that fulfills the Federal requirements of the Disaster Mitigation Act of 2000.

NOW THEREFORE, LET IT BE RESOLVED THAT THE COUNCIL OF THE CITY OF THOMASVILLE FORMALLY ADOPTS THIS PRE-DISASTER HAZARD MITIGATION PLAN.

RESOLVED THIS 26<sup>th</sup> DAY OF July, 2021

**Resolution to authorize the declaration of certain Thomasville Fire Rescue equipment as surplus property and to authorize the Mayor to execute a Bill of Sale for surplus property to the Ray City Fire Department.**

Fire Chief, Tim Connell reported in 2019, Thomasville Fire Rescue received a FEMA Grant to assist with the purchase of replacement Self Contained Breathing Apparatus (SCBA) equipment. The grant allowed Thomasville Fire Rescue to purchase forty-two new units. The older units (including cylinders and face pieces) have been rendered as not necessary for the department. Ray City, Georgia's Volunteer Fire Department has expressed an immediate need for fifteen SCBA units, cylinders, and face pieces. If the SCBAs are declared as surplus property, Thomasville Fire Rescue has the ability to donate them to a volunteer company, who operates on an almost nonexistence budget and provide them with equipment they need to safely handle incidents that require a SCBA to be used.

Mayor Pro Tem Hufstetler motioned to approve the Resolution to authorize the declaration of certain Thomasville Fire Rescue equipment as surplus property and to authorize the Mayor to execute a Bill of Sale for the surplus property to the Ray City, Georgia Fire Department. 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

WHEREAS, the City of Thomasville Fire Rescue purchased new life-saving Self Contained Breathing Apparatus units ("SCBA") in FY2019 with the assistance of a Federal Emergency Management Agency ("FEMA") Assistance to Firefighters Grant to replace existing units; and,

WHEREAS, the aforementioned Self Contained Breathing Apparatus units replaced fifteen existing SCBA units including Cylinders and Face Pieces, as defined on "Schedule 1" attached hereto, thereby rendering those fifteen SCBA units, Cylinders and Face Pieces, as unnecessary for use by Thomasville Fire Rescue; and,

WHEREAS, the Council of the City of Thomasville desires to declare the aforementioned fifteen (15) SCBA units Cylinders and Face Pieces, as defined on Schedule 1, as "Surplus Property"; and,

WHEREAS, the Council of the City of Thomasville further desires to donate Surplus Property, as defined on Schedule 1, to Ray City, Georgia, a Georgia municipal corporation, which has expressed an immediate need for the SCBA equipment, if so declared as Surplus Property, to be used for a public purpose as required by O.C.G.A. § 37-36-6(e); and,

WHEREAS, the Council of the City of Thomasville desires to authorize the Mayor of the City of Thomasville, Georgia, or his/her successor, to sign all necessary and related documents for the execution of the donation of Surplus Property, as listed on Schedule 1, to Ray City, Georgia.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Thomasville, Georgia, to declare fifteen (15) Self Contained Breathing Apparatus units, Cylinders and Face Pieces as Surplus Property, as described on the attached Schedule 1; and,

BE IT FURTHER RESOLVED by the Council of the City of Thomasville, to authorize the donation of Surplus Property, as described on the attached Schedule 1, to Ray City, Georgia, a Georgia municipal corporation; and,

BE IT FURTHER RESOLVED by the Council of the City of Thomasville to authorize the Mayor to sign necessary and related documents, including but not limited to bills of sale, to execute the donation of Surplus Property, as described on the attached Schedule 1, to Ray City, Georgia, a Georgia municipal corporation.

SO READ, APPROVED AND ADOPTED by the Council of the City of Thomasville of the City of Thomasville, Georgia, on this the 26<sup>th</sup> day of July, 2021.

### **Motion to approve award for the purchase of Digester Draft Tube Mixer for the Waste Water Treatment Facility.**

Waste Water Treatment Operations/Maintenance Supervisor, Jonathan Clay reported the WPCP utilizes 2 Digester Draft Tube Mixers in the anaerobic sludge digestion process. These were installed in 2016. Life expectancy has not been determined completely but 1 mixer had a seal failure in November 2020. Some of these parts have a 15 week lead time. These mixers run continuously. This expenditure was budgeted and approved for 2021 in the amount of \$45,000.00. Bids are not an option as this is a sole source vendor. A Sole Source Letter from the vendor was included with the backup packet to Council.

Councilmember Mobley motioned to approve the award for the purchase of Digester Draft Tube Mixer to Ovivo in the amount of \$42,046.20, 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.

**Motion to approve award for the purchase of replacement Fairbanks 8” motors for the Waste Water Department.**

Waste Water Treatment Operations/Maintenance Supervisor, Jonathan Clay reported the WPCP utilizes 5 Tertiary pumps to move water from secondary treatment to the aeration basin for ammonia removal. WAS/RAS pumps move settled Activated Sludge back to the aeration basin or to waste line. Average pump life is 4-5 years. At least 1 of each of these runs continuously. This expenditure was budgeted and approved for 2021 in the amount of \$34,000.00. A price increase occurred between the budget quote received in 2020 and the most recent quote. Bids are not an option as this is a sole source vendor. A Sole Source Letter from the vendor was included with the backup packet to Council.

Councilmember Flowers motioned to approve the award for the purchase of replacement Fairbanks 8” motors to Pump and Process Equipment, Inc., in the amount of \$38,416.00, 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.

**Bids and award for the purchase of New 973K Track Loader for the Landfill.**

Assistant Landfill/Solid Waste Superintendent, Lee Thomas reported the Landfill has four of these units in its fleet. Each track loader has a variety of tasks performed daily, in various areas of the Landfill. These tasks range from pushing waste, to moving soil. The 973K Track Loaders are specialty units that not only pushes and covers waste; but also give the Landfill the needed compaction to conserve airspace. As with past requests for the 973K units, this is presented as a single source bid due to its size, capability and the units are built overseas exclusively for Caterpillar, Inc. This purchase will replace the #8 unit; which is a 2013 973D with 12,000 plus operating hours. The expenditure will be included in the 2022 Landfill Capital Budget. There is a six-month build time for these units and there is no expenditure until the delivery date in 2022. As with past purchases, the order for the unit must be submitted to Caterpillar by July 2021 to avoid the 2022 price increases and ensure a January 2022 delivery date. If necessary, third party financing will be utilized if necessary. It was noted the unit that is being replaced can be resold for fair market value utilizing GovDeals or through Caterpillar’s guaranteed buy-back program (\$65,000).

Councilmember Flowers motioned to award the purchase of one 973K Track Loader for the Landfill to Yancey Brothers of Albany, Georgia, in the amount of \$560,030.00, 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.

As requested by Council, Superintendent Thomas provided a project update for Cell 5A Municipal Solid Waste and Cells 9&10 Construction and Demolition at the Thomas County-Thomasville Municipal Solid Waste Landfill. It was noted that solid waste is being deposited into the newly opened cell.

**Bids and award for the purchase of five (5) Pickup Trucks for Airport, Streets, Wastewater, Water and Parks & Recreation Departments.**

Fleet and Purchasing Manager, Anthony ‘Quinn’ Choice reported the request for consideration is to replace unit #20134 for Airport (2001 Ford Crown Victoria), unit# 10509 for Streets Department (2005 GMC Sierra), unit #10314 for Wastewater Department (2003 Ford F150), unit # 10910 (2009 F250) for Water Department and to provide Parks & Recreation with a truck. The Parks and Rec Supervisor is currently borrowing a unit from Public Works until this unit is purchased. The units that are to be replaced have extended their life and the cost of operating and maintain them exceeds their value. All the unit’s replacement costs were included in each department’s 2021 capital budget. Bids were sent to six (6) bidders for the purchase of pickup trucks. The bid covered a range from 4 x 2, 4 x 4, extended cab & crew cab (4 complete doors) pickup trucks. A summary of bids received follows.

<u>BIDDER</u>	<u>BID AMOUNT</u>
Allan Vigil, Morrow, GA	No Bid
Stallings, Thomasville, GA	\$29,364.00 – 2022 Dodge Ram 4x2 Crew Cab
Tallahassee Ford, Tallahassee, FL	\$32,698.00 – 2022 Ford F150 4x2 Crew Cab

Councilmember Warren motioned to award the purchase of five 2022 Dodge Ram 4x2, Crew Cab 1500 pickup trucks to Stallings Automotive of Thomasville, Georgia for the Airport, Streets, Wastewater, Water, Airport, and Parks & Recreation Departments in the total amount of \$146,820.00, 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.

## **REPORTS**

City Manager Carson noted that while all employees are not always present at Council meetings, they do watch the live-stream and offer answers to questions. In reference to the question of who authorizes the updates to the Thomas County Hazard Mitigation Plan, it was noted that this was updated upon new recommendations from GEMA and FEMA. In reference to Mr. Kirkley's request, CFO Cason will forward the information to Council and Mr. Kirkley could receive the same information upon submittal of an open records request.

City Manager Carson reported that due to recent increases of COVID-19 reported cases, the City of Thomasville's COVID-19 policy had recently changed. As of July 26, 2021 all visitors to any City-owned buildings are now required to wear facial covering/masks while in the building. He also reported that City of Thomasville employees who have not received complete COVID-19 vaccinations are required to wear facial coverings/masks while at work; those employees who have been vaccinated, have the option to not wear a mask if they so desire. City Manager Carson noted that Thomasville is currently in its fifth highest month since the pandemic began and as the numbers are continuing to rise these steps are necessary to ensure safety of employees and citizens of Thomasville.

## **EXECUTIVE SESSION**

Councilmember Mobley motioned to close the public meeting and enter into an Executive session pursuant to O.C.G.A. § 50-14-2(1) to discuss pending litigation. 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.

Following a duly closed and reopened, closed Executive Session. The meeting was reopened to the public.

## **ADJOURNMENT**

Having no further business to be discussed, the Thomasville City Council Meeting was adjourned at approximately 7:30 PM.

  
Mayor, Greg Hobbs

  
ATTEST: City Clerk

