

City of Thomasville Council Meeting, December 13, 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 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 city 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 and the wearing of facial coverings, 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.

CALL TO ORDER

Mayor Hobbs called the Council Meeting to order at 6:00 PM.

INVOCATION

Councilmember Flowers gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Hufstetler led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilmember Mobley motioned to approve the November 22, 2021 City Council Meeting minutes 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.

CITIZENS TO BE HEARD

Mayor Hobbs acknowledged the following Citizens to be Heard, as listed on the sign-in sheet, and reminded those present to speak of the three-minute rule in which to address Council:

1. Candee Henderson addressed Council and provided them with a copy of the renewable energy resolution from Athens-Clark County. She encouraged Councilmembers to consider committing Thomasville to resolve to transition to 100% renewable energy by 2035.
2. Lucinda Brown addressed Council and spoke in opposition of the proposed increase in utility rates and base charge. She requested that this be removed from the budget and not be voted upon at this time. Brown indicated that an increase in utility rates would adversely affect those in the community on fixed incomes.
3. Brenda Griffin read a prepared statement on behalf of herself and the Thomas County Democratic Party in which was stated TCDP's opposition of the proposed utility rate increases and transference of an additional \$1 million in utilities revenue to the general fund to pay for city operations, as has been proposed in the 2022 budget for City of Thomasville. The statement included language regarding concerns that utility rate increases will create undue hardships for low-income households and families living below the poverty level within the community. The TCDP encourages the city to instead use that \$1million to reduce utility rates and to better manage the city's growth by reinstating a modest property tax.
4. Audrey Linder also voiced her opposition of rate increases and requested Council to reconsider the proposed utility rate increases. She noted there are young people who haven't learned how to budget yet; elderly who are on fixed incomes, who are unsure of how to ask for help; and, people who have been living on the line of poverty who simply cannot afford an increase of any amount in their monthly utility bills.

5. Brian Jackson presented four members of Boy Scouts Troop 306, sponsored by Thomasville First United Methodist Church. The young men; Sam, Emmett, Will and Graham, were attending the meeting to learn more about their community and to obtain their Citizenship of the Community Badges. Councilmember Flowers administered the Scout Oath to the young men collectively, in which they pledged the following: "I pledge before this group and on the record that I will stick with scouting until I make Eagle, This I do pledge." The young scouts then requested each Councilmember to tell them why they chose to run for office and be on the Council.
 - a. Councilmember Warren explained for her, it was about helping the community and filling a need that she felt was not being met.
 - b. Mayor Pro Tem Hufstetler conveyed that it was about giving back to the community.
 - c. Mayor Greg Hobbs explained that he wanted to be a public servant and to be a part of the community's leadership. He also noted that it has been a blessing for him to serve his community as a law enforcement officer, a member of various boards and authorities and as a Councilmember.
 - d. Councilmember Flowers noted he was a Councilmember due in part by being a Boy Scout and Leader. He noted he also wanted to see his children enjoy Thomasville as he had in his youth. Councilmember Flowers explained the investing time in the community today ensures the future of the community for tomorrow.
 - e. Councilmember Mobley explained that he enjoyed being a principal at Thomasville High School and wanted to give back to the community that has supported him.

ADOPT AGENDA

Mayor Pro Tem Hufstetler motioned to amend the agenda regarding New Business Item B so as to reflect the removal of utility rates from the FY2022 Budget and for Council to consider each, the FY2022 Budget and rate increases, approved as a separate item. The motion failed for the lack of a second.

Councilmember Flowers motioned to adopt the agenda as presented. Councilmember Mobley seconded. There was no further discussion. The motion passed 4-1, with the following votes recorded:

AYES: Mayor Hobbs and Councilmembers Flowers, Mobley and Warren.

NAY: Mayor Pro Tem Hufstetler.

OLD BUSINESS

Second reading of an ordinance to rezone 1218 East Jackson Street from R-1 Residential and C-1 Commercial to Planned Unit Development (PUD).

City Planner, Kenny Thompson, reported there have been no changes to the proposed ordinance since its passage on first reading. It was noted that drainage issues have been addressed, mitigated and there are currently no issues regarding this project. City Planner Thompson further reported the developers of the Bellamy PUD have purchased 1218 East Jackson Street so as to add to the project with the intent to use this property to address stormwater concerns on the development and to add much needed multi-family residential (48-60 units) on the front half of the property. The original Bellamy PUD application was approved by Council earlier this year. The amendment meets all the requirements of the PUD.

Mayor Pro Tem Hufstetler motioned to order the ordinance to rezone 1218 East Jackson Street from R-1 Residential and C-1 Commercial to Planned Unit Development (PUD) as read for the second time, passed and adopted, 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 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 8 OF

SECTION 22-81 CAPTIONED "R-1, RESIDENTIAL", AND BY EXCLUDING A CERTAIN TRACT OF LAND FROM PARCEL 10 OF SECTION 22-81 CAPTIONED "C-1, COMMERCIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 3 OF SECTION 22-81 CAPTIONED "PLANNED UNIT DEVELOPMENT (PUD) CONDITIONAL USE". 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 "R-1, Residential" a certain Parcel 10 from Section 22-81 captioned "C-1, Commercial" and to designate the said same tract as Parcel 3 of Section 22-81 captioned "Planned Unit Development (PUD) Conditional Use"

and more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING in the City of Thomasville, Georgia, comprised of 3.171 acres (mol) and more particularly described as follows: beginning a one-half inch diameter iron pin located at the intersection of the east right of way of Orchard Lane and the south right of way of East Jackson Street run N 51 degrees, 27 minutes 06 seconds E a distance of 1018.14 to a one-half inch diameter iron pin, which is the POINT OF BEGINNING of the tract herein described. From said POINT OF BEGINNING, run thence N 51 degrees 25 minutes 57 seconds E a distance of 235.72 feet to a one-half inch diameter iron pin; run thence S 40 degrees 05 minutes 30 seconds E a distance of 756.78 feet to a one-half inch diameter iron pin; run thence S 51 degrees 57 minutes 14 seconds W a distance of 138.50 feet to a one-half inch diameter iron pin; run thence N 41 degrees 02 minutes 59 seconds W a distance of 417.97 feet to a one-half inch diameter iron pin; run thence S 51 degrees 11 minutes 11 seconds W a distance of 85.12 feet to a one-half inch diameter iron pin; run thence N 40 degrees 57 minutes 47 seconds W a distance of 338.34 feet to a one-half inch diameter iron pin and the POINT OF BEGINNING of the tract herein described.

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

BE IT FURTHER ORDAINED that this ordinance shall be effective as of the date of its second reading and final passage.

SECTION VI

This ordinance was introduced and read for the first time in a lawful meeting of the City Council held on November 22, 2021 and passed and adopted on the second reading of the ordinance at a lawful meeting of the City Council held on December 13, 2021.

Second reading of an ordinance to rezone 314 Mimosa Drive from R-1 to R-2 Conditional Use (Cottage Court). City Planner, Kenney Thompson, reported there have been no changes to the proposed ordinance since its passage on first reading. It was noted that drainage issues have been addressed and mitigated. City Planner Thompson further reported a Cottage Court consists of a series of small, detached homes facing a central green, and offers the most sought-after aspects of single family living (privacy, space, security, status) in conjunction with the benefits of attached living (convenience, lower maintenance, sense of community, savings). The rezoning request is in conformance with the *Thomasville: Blueprint 2028 Comprehensive Plan and 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 Mobley motioned to order the ordinance to rezone 314 Mimosa Drive from R-1 to R-2 Conditional Use (Cottage Court) 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 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 2 OF SECTION 22-81 CAPTIONED "R-1, RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 65 OF SECTION 22-81 CAPTIONED "R-2A, CU, COTTAGE COURT DEVELOPMENT". 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 2 from Section 22-81 captioned "R-1, Residential" and to designate the said same tract as Parcel 65 of Section 22-81 captioned "R-2A, CU, Cottage Court Development"

and more particularly described as follows:

ALL THOSE TRACTS OR PARCELS OF LAND situate, lying and being in the City of Thomasville, Thomas County, Georgia, and being more particularly described as Parcel No. 1, Parcel No. 2, and Parcel No. 3 as shown on a plat of survey for Joan Beaver prepared by Frank E. Carlton, Georgia Registered Land Surveyor No. 1544, dated January 8, 2007, a copy of which said plat is recorded in Plat Cabinet 4, Folio 158-E of the Deed Records of Thomas County, Georgia, which said plat of survey by reference thereto is incorporated herein and made a part thereof for a more definite description of the property herein conveyed.

The above described property is conveyed subject to an easement to the City of Thomasville, Georgia of record in Deed Book 254, page 465 of the Deed Records

of Thomas County, Georgia, and to an easement for existing drainage facilities as shown of the within referenced plat of survey.

The above described property is subject to a Boundary Line Agreement between Pauline S. Cone (f/k/a Pauline S. Simmons) and TOC Real Estate, LLC, dated February 14, 2007 and recorded in Deed Book 1382, Page 250 of the Deed Records of Thomas County, Georgia.

LESS AND EXCEPT from the above described property is 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 Lot "B" as shown on a Revision Plat of Re-Survey and Divisional Survey for The Dale Edwards Co. prepared by Murry A. Maxwell, Georgia Registered Land Surveyor No. 1653, with a plat date of June 16, 2016, a copy of which said plat is recorded in Plat Cabinet 5, Folio 171-D of the Deed Records of Thomas County, Georgia, which said plat of survey by reference thereto is incorporated herein and made a part hereof for a more definite description of the property herein conveyed.

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

BE IT FURTHER ORDAINED that this ordinance shall be effective as of the date of its second reading and final passage.

SECTION VI

This ordinance was introduced and read for the first time in a lawful meeting of the City Council held on November 22, 2021 and passed and adopted on the second reading of the ordinance at a lawful meeting of the City Council held on December 13, 2021.

NEW BUSINESS

First reading of an ordinance to approve text amendments to Chapter 4, captioned "Animals" of the Thomasville Code of Ordinances.

City Attorney, Tim Sanders, reviewed the proposed text amendments to Chapter 4 of the Thomasville Municipal Code. City Attorney Sanders noted there are three revisions which are specifically related to owners' restraint of dogs when in municipal public spaces. He reported the remaining balance of the proposed text amendments to this chapter brings this ordinance into compliance with State Law. City Attorney Sanders reported the proposed text amendments which address the use of leashes for restraint in public spaces and the clarification of direct and indirect control of animals in public spaces are addressed in Sections 4-26, captioned "Definitions"; 4-27, captioned "Keeping of animals."; and, 4-34, captioned "Prohibited acts.". There was brief discussion regarding clarification of the ordinance language as it

relates to animals remaining on leashes while in the enclosed fenced areas of the designated Dog Park. It was noted that prior to the second reading of the proposed ordinance, the language as it relates to the use of leashes within the designated enclosed/fenced areas of the Dog Park would be clarified to provide for the provision of no leash restraint once the animal is within the fenced areas of the Dog Park.

Councilmember Warren motioned to order the ordinance to approve text amendments to Chapter 4, captioned "Animals", as presented and discussed, and as read for the first time, passed and carried over. Councilmember Mobley seconded. Councilmember Flowers reported having received several inquiries regarding this proposed ordinance and requested additional public input be gathered at a separate meeting prior to its adoption. Councilmember Warren noted the proposed amendments have been discussed by Council in public meetings in which citizens were provided adequate time to submit input. There was no further discussion. The motion remained unchanged and passed 5-0, with the following votes recorded:

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

The title of the ordinance read for the first time, passed and carried over follows.

AN ORDINANCE TO AMEND CHAPTER 4, ANIMALS, OF THE CODE OF THE CITY OF THOMASVILLE, GEORGIA, BY AMENDING SECTION 4-26; BY AMENDING SECTION 4-27(b); BY AMENDING SECTION 4-28(b); BY DELETING IN ITS ENTIRETY SECTION 4-32; BY DELETING IN ITS ENTIRETY SECTION 4-33; BY AMENDING SECTION 4-34(a)(1); BY AMENDING SECTION 4-37; BY AMENDING SECTION 4-38; BY CREATING A NEW ARTICLE III TO BE CAPTIONED "DANGEROUS AND VICIOUS ANIMALS"; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR THE EFFECTIVE DATE OF THE ORDINANCE; AND FOR OTHER PURPOSES.

Resolution to adopt the City of Thomasville 2022 Proposed Budget.

Chief Financial Officer, Ashley Cason reported the operating and capital budgets are one of the most important documents a government can produce. The budget works as a financial planning tool, a policy and legally binding document, a guide for operations and capital, and a communication device that expresses to the citizens the Council's vision for the City. Each year, the City is responsible for adopting the operating and capital budgets for the upcoming fiscal year. On November 15th, 2021, the Proposed Budget was presented to Council at a scheduled budget review meeting. At this meeting, the budget timeline and the process to develop the budget and the number of new positions (five and half new positions) for 2022 was discussed. Also at that meeting, Council was provided a high level overview of some key takeaways in the Proposed Budget; which included the following:

1. 3% Utility Rate Increases for Water and Sewer
2. Increase in Electric's Basic Facility Charge (BFC) of \$2 per month
3. Utility Transfers to the General Fund Increased by \$1 million
4. American Rescue Plan Act (ARPA) Funds appropriated for Water and Wastewater Infrastructure Improvements and an Initial Funding for a Community Development Corporation (CDC)
5. Remington Avenue Streetscape
6. Storm Water Master Plan
7. Completion of the Park Assessment
8. Review of Fees, Rates, Ordinances, City Charter and Policies

CFO Cason reported that since the proposed budget meeting, one change was made to the Gas Fund. The projected revenues, supply cost and utility transfer amounts were adjusted in the proposed 2022 budget to account for the increase in gas prices. Inclusive of that change, the overall Proposed Budget for 2022 includes \$141,946,490 in revenues and \$136,154,164 in operating expenses. The budget also includes transfers from the utility funds to the general fund of \$11,560,000 and no ad valorem taxes. A public hearing was held on December 6th, 2021 for citizens input. CFO Cason indicated the minutes of the public hearing were provided to Council. There was brief discussion regarding the average increase that residential customers inside the city limits would see on their 2022 utility bills: which was averaged at a total increase of \$5.18 per month.

Mayor Pro Tem Hufstetler voiced his opposition of rate increases; as well as the rates being included in the budget approval. There was additional discussion ensued regarding fund transfers and rate increases needed to ensure critical capital infrastructure expenditures can continue.

Councilmember Warren indicated she was not in favor of rate increases either; however, she noted that citizens are not aware of the debt incurred by the city throughout the year for repairs of an aging infrastructure system. She also noted that unfortunately due to a decision to abolish ad valorem taxes years ago, difficult decisions must be made today for the city's financial future of tomorrow.

Councilmember Flowers noted that the cost of living within the City of Thomasville is much lower than in peer cities that do have an ad valorem tax assessment. He further noted an assessment of an ad valorem tax for the City of Thomasville at this time would be a significantly greater increase than the current rate increase provided for in the proposed 2022 budget.

Mayor Hobbs echoed previous Councilmembers' comments regarding rate increases and further noted there are numerous types of services provided to citizens at a cost much less than the City's actual cost to provide the service. He further noted that city staff works with citizens who have experienced hardships and will continue to provide this service in the future.

Councilmember Flowers motioned to approve the resolution adopting the City of Thomasville 2022 Proposed Budget, including the utility rate increases as presented. Councilmember Warren seconded. There was not further discussion. The motion passed 4-1, with the following votes recorded:

AYES: Mayor Hobbs and Councilmembers Flowers, Mobley and Warren.

NAY: Mayor Pro Tem Hufstetler.

The adopted resolution, inclusive of Exhibit A, follows.

**City of Thomasville Budget Resolution Fiscal Year 2022
Utilities and General Government**

WHEREAS, the City of Thomasville provides certain services which are deemed to be for the general welfare and in the best interest of its citizens; and

WHEREAS, the provisions of these services requires the collection of revenue and the appropriation of expenditures; and

WHEREAS, the fiscal year of the City of Thomasville begins on the 1st day of January, and ends on the 31st day of December of each year; and

WHEREAS, a budget has been prepared which itemizes projected revenue and proposed expenditures for the fiscal year 2022; and

WHEREAS, the aforementioned prepared budget for fiscal year 2022 is inclusive of an itemized listing of utility rates for the fiscal year 2022.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Thomasville that for the following General Government Budget and Thomasville Utilities Budget; inclusive of the Utility Rate Sheet attached hereto and made a part thereof as Exhibit A, be adopted for the various funds of the City of Thomasville and for the various Utilities funds as presented by the Chief Financial Officer and attached.

BE IT FURTHER RESOLVED, that certain appropriations as outlined in the capital budget document are contingent upon the receipt of federal and state grant funds and other revenues and those appropriations will be disbursed only as those funds become available.

BE IT FURTHER RESOLVED, that the revenue from the Utilities Department of the City of Thomasville be transferred on an as needed basis.

SO DONE, in regular session of the Council of the City of Thomasville this the 13th day of December 2021.

“EXHIBIT A – 2022 Utility Rates” follows.

**EXHIBIT A
2022 UTILITY RATES**

WASTEWATER

Inside the Corporate City Limits

Inside Commercial Base Rate (Monthly)

First 16,500 Gal	\$33.31 (Minimum Charge)	\$33.31	3%	\$34.31
Next 83,500 Gal	\$2.017 per 1000 Gallons	\$2.017	3%	\$2.078
Next 100,000 Gal	\$1.764 per 1000 Gallons	\$1.764	3%	\$1.817
Next 200,000 Gal	\$1.511 per 1000 Gallons	\$1.511	3%	\$1.556
Next 400,000 Gal	\$1.260 per 1000 Gallons	\$1.260	3%	\$1.298
Next 800,000 Gal	\$1.009 per 1000 Gallons	\$1.009	3%	\$1.039
Next 1,600,000 Gal	\$0.756 per 1000 Gallons	\$0.756	3%	\$0.779
Next 3,200,000 Gal	\$0.502 per 1000 Gallons	\$0.502	3%	\$0.517
All Over 6,400,000 Gal	\$0.251 per 1000 Gallons	\$0.251	3%	\$0.259

Inside Commercial User Rate (Monthly)

All Consumption	\$3.331 per 1000 Gallons	\$3.331	3%	\$3.431
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Inside Residential Base Rate (Monthly)

Base Charge	\$24.57 (Minimum Charge)	\$24.57	3%	\$25.31
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Inside Residential User Rate (Monthly)

All Consumption	\$3.331 per 1000 Gallons	\$3.331	3%	\$3.431
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WASTEWATER

Outside the Corporate City Limits

Outside Commercial Base Rate (Monthly)

First 16,500 Gal	\$50.01 (Minimum Charge)	\$50.01	3%	\$51.51
Next 83,500 Gal	\$3.023 per 1000 Gallons	\$3.023	3%	\$3.114
Next 100,000 Gal	\$2.646 per 1000 Gallons	\$2.646	3%	\$2.725
Next 200,000 Gal	\$2.268 per 1000 Gallons	\$2.268	3%	\$2.336
Next 400,000 Gal	\$1.889 per 1000 Gallons	\$1.889	3%	\$1.946
Next 800,000 Gal	\$1.511 per 1000 Gallons	\$1.511	3%	\$1.556
Next 1,600,000 Gal	\$1.133 per 1000 Gallons	\$1.133	3%	\$1.167
Next 3,200,000 Gal	\$0.756 per 1000 Gallons	\$0.756	3%	\$0.779
All Over 6,400,000 Gal	\$0.377 per 1000 Gallons	\$0.377	3%	\$0.388

Outside Commercial User Rate (Monthly)

All Consumption	\$5.001 per 1000 Gallons	\$ 5.001	3%	\$5.151
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Outside Residential Base Rate (Monthly)

Base Charge	\$36.86 (Minimum Charge)	\$ 36.86	3%	\$37.97
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Outside Residential User Rate (Monthly)

All Consumption	\$5.001 per 1000 Gallons	\$ 5.001	3%	\$5.151
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EXHIBIT A -2022 Utility Rates - continued on page 2

EXHIBIT A -2022 Utility Rates
Page 2

WASTEWATER

Government Sewer Rate:

Base Rate (Monthly)

First 16,500 Gal	\$33.31 (Minimum Charge)	\$33.31	3%	\$34.31
Next 83,500 Gal	\$2.017 per 1000 Gallons	\$2.017	3%	\$2.078
Next 100,000 Gal	\$1.764 per 1000 Gallons	\$1.764	3%	\$1.817
Next 200,000 Gal	\$1.511 per 1000 Gallons	\$1.511	3%	\$1.556
Next 400,000 Gal	\$1.260 per 1000 Gallons	\$1.260	3%	\$1.298
Next 800,000 Gal	\$1.009 per 1000 Gallons	\$1.009	3%	\$1.039
Next 1,600,000 Gal	\$0.756 per 1000 Gallons	\$0.756	3%	\$0.779
Next 3,200,000 Gal	\$0.502 per 1000 Gallons	\$0.502	3%	\$0.517
All Over 6,400,000 Gal	\$0.251 per 1000 Gallons	\$0.251	3%	\$0.259

Inside Commercial User Rate (Monthly)

All Consumption	\$3.331 per 1000 Gallons	\$3.331	3%	\$3.431
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WATER

Inside the Corporate City limits;

Inside Base Rate (monthly-minimum charge):

3/4" and 1"		\$17.77	3%	\$18.30
1 1/2"		\$25.80	3%	\$26.57
2"		\$33.25	3%	\$34.25
3"		\$50.45	3%	\$51.96
4"		\$68.80	3%	\$70.86
6"		\$91.73	3%	\$94.48
8"		\$126.13	3%	\$129.91
Inside User Rate (monthly):	\$2.09 per 1000 gallons	\$2.09	3%	\$2.15

WATER

Outside the Corporate City Limits;

Outside Base Rate (monthly-minimum charge):

3/4 and 1"		\$31.53	3%	\$32.48
1 1/2"		\$45.86	3%	\$47.24
2"		\$60.77	3%	\$62.59
3"		\$91.73	3%	\$94.48
4"		\$114.66	3%	\$118.10
6"		\$160.52	3%	\$165.34
8"		\$206.39	3%	\$212.58
Outside User Rate (monthly):	\$3.24 per 1000 gallons	\$3.24	3%	\$3.34

SOLID WASTE

Residential Refuse Collection Inside City	\$13.91	No Change
Residential Refuse Collection Outside City	\$16.03	\$20.00

ELECTRIC

Residential Electric Base Facility Charge	\$10.00	\$12.00
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END: EXHIBIT A - 2022 Utility Rates

Resolution to approve First Amendment to City Manager Employment Agreement.

City Attorney, Tim Sanders, reported the proposed First Amendment to the City Manager Employment Agreement is reflective of a decrease in the way the salary increase is figured for 2022. The employment agreement currently states that a salary increase of 5% shall be effective on July 1, 2022. However, to remain in alignment with the deferral of cost of living increases for city employees, this amendment will provide for the salary increase of 2% and the effective date of October 1, 2022.

Mayor Pro Tem Hufstetler motioned to adopt the resolution to approve the First Amendment to City Manager Employment Agreement as presented. Councilmember Warren Seconded. Mayor Hobbs commended City Manager Carson for the action to be in alignment with TEAM Thomasville employees. 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 adopted resolution follows.

CITY OF THOMASVILLE, GEORGIA
RESOLUTION

WHEREAS, the City of Thomasville entered into that certain City Manager Employment Agreement, effective December 12, 2018, (“Employment Agreement”) by and between the City of Thomasville and J. Alan Carson; and desire to amend Section 3. C of the Employment Agreement.;

WHEREAS, both the City of Thomasville and J. Alar Carson desire to amend Section 3. C of the Employment Agreement.

NOW THEREFORE BE IT RESOLVED, that the recitals set forth above are incorporated herein by reference as if set forth fully herein.

NOW THEREFORE BE IT FURTHER RESOLVED, that the First Amendment to City Manager Employment Agreement, attached hereto and made a part hereof as Exhibit A is hereby approved and the Mayor is authorized to execute the First Amendment to City Manager Employment Agreement on behalf of the City of Thomasville.

SO RESOLVED, this 13th day of December, 2021.

This resolution shall be effective immediately upon its adoption.

Resolutions to approve four (4) Inter-Participant (“IPT”) MEAG Agreements and Authorize the Mayor to execute Agreements.

Assistant City Manager, Chris White, reported as participants of the Municipal Electric Authority of Georgia (MEAG) each participant is required to maintain a percentage of reserve electrical capacity. There are a number of cities that fall short of this need and requirement. To help alleviate large capital investment of those cities, MEAG allows for and facilitates transfer of these capacity and reserve requirements from cities that have excess capacity, to those that fall short. These IPT are sales agreements having terms of 12 calendar months and provide compensation in a predetermined amount(s) with proceeds credited on the seller’s MEAG monthly invoice. These credits reduce some of Thomasville’s fixed electric cost which ultimately reduces energy cost to customers. Thomasville has “sold off” excess capacity for a number of years, however in March 2020, MEAG invoked new policy requiring the full City Council approval and an “Opinion of Enforceability Letter” from the City Attorney. Assistant City manager White requested Councilmembers consider the approval of the following four (4) Inter-Participant (“IPT”) Agreements and Authorize the Mayor to Execute the IPT Agreements:

1. IPT Agreement with City of West Point For Excess Capacity; 12,538KW at \$8.00 per KW Annual Total \$100,304.
2. IPT Agreement with City of West Point For Excess Reserve Capacity; 3,368KW at \$6.00 per KW Annual Total \$20,208.

3. IPT Agreement with City of Washington For Excess Capacity; 2,407KW at \$8.00 per KW Annual Total \$19,256.
4. IPT Agreement with City of Washington For Excess Reserve Capacity; 3,289KW at \$6.00 per KW Annual Total \$19,734.

It was noted that these agreements' terms are for one (1) calendar year; January 1, 2022 through December 31st 2022. Mayor Hobbs indicated these agreements would be voted on individually.

Councilmember Mobley motioned to adopt the resolution to approve IPT Agreement with City of West Point for Excess Capacity. 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 adopted resolution follows.

RESOLUTION

WHEREAS, the City of Thomasville is a member of the Municipal Electric Authority of Georgia ("MEAG Power"), as is the City of West Point, Georgia;

WHEREAS, pursuant to section 312 of that certain Power Sales Contract between MEAG Power and the City of Thomasville, the City of Thomasville has declared excess capacity;

WHEREAS, the City of Thomasville, the City of West Point, Georgia, and MEAG Power desire to enter into an agreement through which the City of Thomasville will sell an agreed upon amount of excess capacity to the City of West Point, Georgia;

WHEREAS, the City Council of the City of Thomasville finds it is in the best interest of the City of Thomasville to sell the agreed upon amount of its excess capacity to the City of West Point, Georgia, and to approve letter agreement attached hereto and authorize the Mayor to execute the letter agreement on behalf of the City and such other related documents necessary, desirable and proper to carry out the intent and the purposes of the Resolution and the letter agreement.

NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY RESOLVED by the authority of this Council, that the letter agreement, providing for the sale of 12,538 kW of excess capacity to the City of West Point for \$8.00 per kW-year, attached hereto and made a part hereof as Exhibit A is hereby approved and the Mayor is authorized to execute the letter agreement on behalf of the City of Thomasville as well as such other related documents necessary, desirable and proper to carry out the intent and the purposes of this Resolution and the letter agreement.

SO RESOLVED this 13th day of December, 2021.

Councilmember Flowers motioned to adopt the resolution to approve IPT Agreement with City of West Point for Excess Reserve Capacity. 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 adopted resolution follows.

RESOLUTION

WHEREAS, the City of Thomasville is a member of the Municipal Electric Authority of Georgia ("MEAG Power"), as is the City of West Point, Georgia;

WHEREAS, pursuant to section 312 of that certain Power Sales Contract between MEAG Power and the City of Thomasville, the City of Thomasville has declared excess reserve capacity;

WHEREAS, the City of Thomasville, the City of West Point, Georgia, and MEAG Power desire to enter into an agreement through which the City of Thomasville will sell an agreed upon amount of excess reserve capacity to the City of West Point, Georgia;

WHEREAS, the City Council of the City of Thomasville finds it is in the best interest of the City of Thomasville to sell the agreed upon amount of its excess reserve capacity to the City of West Point, Georgia, and to approve letter agreement attached hereto and authorize the Mayor to execute the letter agreement on behalf of the City and such other related documents necessary, desirable and proper to carry out the intent and the purposes of the Resolution and the letter agreement.

NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY RESOLVED by the authority of this Council, that the letter agreement, providing for the sale of 3,368 kW of excess reserve capacity to the City of West Point for \$6.00 per kW-year, attached hereto and made a part hereof as Exhibit A is hereby approved and the Mayor is authorized to execute the letter agreement on behalf of the City of Thomasville as well as such other related documents necessary, desirable and proper to carry out the intent and the purposes of this Resolution and the letter agreement.

SO RESOLVED this 13th day of December, 2021.

Councilmember Warren motioned to adopt the resolution to approve IPT Agreement with City of Washington for Excess Capacity. 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 adopted resolution follows.

RESOLUTION

WHEREAS, the City of Thomasville is a member of the Municipal Electric Authority of Georgia ("MEAG Power"), as is the City of Washington, Georgia;

WHEREAS, pursuant to section 312 of that certain Power Sales Contract between MEAG Power and the City of Thomasville, the City of Thomasville has declared excess capacity;

WHEREAS, the City of Thomasville, the City of Washington, Georgia, and MEAG Power desire to enter into an agreement through which the City of Thomasville will sell an agreed upon amount of excess capacity to the City of Washington, Georgia;

WHEREAS, the City Council of the City of Thomasville finds it is in the best interest of the City of Thomasville to sell the agreed upon amount of its excess capacity to the City of Washington, Georgia, and to approve letter agreement attached hereto and authorize the Mayor to execute the letter agreement on behalf of the City and such other related documents necessary, desirable and proper to carry out the intent and the purposes of the Resolution and the letter agreement.

NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY RESOLVED by the authority of this Council, that the letter agreement, providing for the sale of 2,407 kW of excess capacity to the City of Washington for \$8.00 per kW-year, attached hereto and made a part hereof as Exhibit A is hereby approved and the Mayor is authorized to execute the letter agreement on behalf of the City of Thomasville as well as such other related documents necessary, desirable and proper to carry out the intent and the purposes of this Resolution and the letter agreement.

SO RESOLVED this 13th day of December, 2021.

Councilmember Mobley motioned to adopt the resolution to approve IPT Agreement with City of Washington for Excess Reserve Capacity. 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 adopted resolution follows.

RESOLUTION

WHEREAS, the City of Thomasville is a member of the Municipal Electric Authority of Georgia (“MEAG Power”), as is the City of Washington, Georgia;

WHEREAS, pursuant to section 312 of that certain Power Sales Contract between MEAG Power and the City of Thomasville, the City of Thomasville has declared excess reserve capacity;

WHEREAS, the City of Thomasville, the City of Washington, Georgia, and MEAG Power desire to enter into an agreement through which the City of Thomasville will sell an agreed upon amount of excess reserve capacity to the City of Washington, Georgia;

WHEREAS, the City Council of the City of Thomasville finds it is in the best interest of the City of Thomasville to sell the agreed upon amount of its excess reserve capacity to the City of Washington, Georgia, and to approve letter agreement attached hereto and authorize the Mayor to execute the letter agreement on behalf of the City and such other related documents necessary, desirable and proper to carry out the intent and the purposes of the Resolution and the letter agreement.

NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY RESOLVED by the authority of this Council, that the letter agreement, providing for the sale of 3,289 kW of excess reserve capacity to the City of Washington for \$6.00 per kW-year, attached hereto and made a part hereof as Exhibit A is hereby approved and he Mayor is authorized to execute the letter agreement on behalf of the City of Thomasville as well as such other related documents necessary, desirable and proper to carry out the intent and the purposes of this Resolution and the letter agreement.

SO RESOLVED this 13th day of December, 2021.

Bids and award for the purchase of construction contract for 2021 Magnolia Street Sidewalk Improvements. City Engineer, Todd Powell reported The Engineering Department received bids on December 3, 2021 for the above project. The project includes curb and gutter, sidewalk and storm water improvements on Magnolia Street from Augusta Avenue to South Pinetree Blvd. This is the final section to connect the existing sidewalk along Magnolia to sidewalk at South Pinetree Blvd. A total of four companies requested plans, however we only received bids from two of them. City Engineer Powell requested that the Council award the contract for the 2021 Magnolia Street Sidewalk Improvements to Green’s Backhoe of Thomasville, Georgia, in the amount of \$369,355.89, as being qualified to perform the services and as the lowest cost proposal received. He further requested that the Council approve such contract and authorize the Mayor to execute such contract on behalf of the City” This Project will be funded under the 2018 SPLOST. A summary of bids received follows.

<u>BIDDER</u>	<u>BID AMOUNT</u>
Green’s Backhoe, Thomasville, Georgia	\$369,355.89
H & H Paving, Quitman, Georgia	\$436,305.00
Capital Asphalt	No bid received.
Construct Connect	Doesn’t bid on projects.

Councilmember Flowers motioned to award the bid to Green's Backhoe of Thomasville, Georgia, in the amount of \$369,355.89, 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.

REPORTS

City Manager Carson commended the Thomasville High School Football Team on their season accomplishments and their journey to State competition. Councilmember Mobley reported Thomasville had the largest visitor attendance to the games held at the Georgia Dome in Atlanta.

City Manager Carson reported Police Chief Letteney, Fire Chief Connell and numerous employees are participating in the annual Shop with a Cop event; which was expanded for 2021 to Thomasville Fire Rescue and First Responders. It was noted that 64+ children are recipients of the shopping trip and dinner with members of Thomasville Police and Fire Departments and other First Responder organizations. This year's event is known as Wonder with a First Responder.

City Manager Carson further reported that City of Thomasville employees participate annually with CASA (Court Appointed Special Advocates) and Never Lost organization to provide gifts to children. It was noted that 26 children, ages 19 years to six months old were the recipients of Christmas gifts.

City Manager Carson also reported a City of Thomasville Electric Lineman crew of four departed earlier in the day, headed to Bowling Green, Kentucky to assist with electrical system recovery efforts following the catastrophic tornado outbreak that impacted six states over the weekend. He requested the community keep those affected communities and Linemen Jarrett Turnbull, Jacob Gunn, Jeremy Layton and Robert Prosser, in their thoughts and prayers.

Councilmember Flowers acknowledged and thanked the Boy Scout Members for attending the meeting and encouraged them to continue to be helpful within their community.

Councilmembers collectively complimented the community and city employees on recent successful events, noting that the Christmas Parade and Victorian Christmas were both well attended and enjoyed by the community and visitors.

Councilmembers jointly bestowed upon the community and City of Thomasville employees best wishes for a Merry Christmas and Happy New Year.

ADJOURNMENT

Having no further business to discuss, the Thomasville City Council Meeting was adjourned at 7:09 PM.



ATTEST: City Clerk


Mayor, Greg Hobbs

