

## City of Thomasville Council Meeting, May 23, 2022

The Council of the City of Thomasville met in regular session with Mayor Jay Flowers presiding and the following Councilmembers present: Councilmembers Wanda Warren, Terry Scott and Scott Chastain. Also present were the City Manager, J. Alan Carson; City Attorney, Tim Sanders; Assistant City Managers Sheryl Sealy and Chris White; other city staff; citizens and members of the media. It shall be noted that Mayor Pro Tem Todd Mobley was absent from the meeting. 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 Flowers called the meeting to order at 6:00 PM.

### **INVOCATION**

Councilmember Scott gave the Invocation.

### **PLEDGE OF ALLEGIANCE**

Mayor Flowers led the Pledge of Allegiance.

### **APPROVAL OF MINUTES**

Councilmember Chastain motioned to approve the City Council Regular Meeting Minutes of May 9, 2022, as presented. Councilmember Scott seconded. There was no further discussion. The motion passed 4-0, with the following votes recorded:

AYES: Flowers, Warren, Scott and Chastain.

### **PROCLAMATION**

Mayor Flowers acknowledged the month of May as Pediatric Stroke Awareness Month and presented a Proclamation to pediatric stroke survivor Hayden Eason and his parents Jesse Eason and Rena Crew. Mayor Flowers encouraged all citizens of Thomasville to join the support of efforts, programs, services, and advocacy the Children's Hemiplegia and Stroke Association provides as they strive to enhance public awareness of Pediatric Strokes. Friends and family members were also in attendance, wearing purple to raise awareness and celebrate Hayden and his family.

### **CITIZENS TO BE HEARD**

Mayor Flowers acknowledged the following citizens to be heard as listed on Sign in Sheet.

1. Whitney White, Chairperson of Main Street Advisory Board, spoke in favor of the Council's approval of a resolution to submit an application for funding from the Georgia Department of Community Affairs (DCA) FY2022 Rural Downtown Redevelopment Grant Program. She conveyed to Councilmembers the Main Street Advisory Board (MSAB) had recently adopted a Resolution in support of the streetscape improvements in the 100 block of East Jackson Street, Crawford Street between Jefferson Street and Remington Avenue, and Remington Avenue between Dawson Street and Broad Street and the public improvements of the Municipal Building parking lot redesign and public restroom construction, urging the Council of the City of

Thomasville to consider moving forward with the approval of the Rural Redevelopment Grant and required matching funds, along with the planning and design of this important project.

2. Nancy Tinker, Executive Director of Thomasville Landmarks, also spoke in support of Council's approval of the DCA FY2022 Rural Downtown Grant Program. She noted that Landmarks thanked Mayor Flowers and the Thomasville City Council for their continuing stewardship of the city's many historic resources.
3. Candee Henderson, citizen of Thomas County, encouraged Councilmembers to continue looking into possibilities that will help Thomasville and Thomas County to achieve 100% renewable energy for Thomasville and Thomas County by the year 2035. She further encouraged Council to consider electric chargers be placed in the streetscape design in relation to DCA's FY2022 Rural Downtown Grant Program, as mentioned by Ms. White and Ms. Tinker.
4. Jennifer Dyson, resident of Thomasville, voiced concerns regarding her issues with the City of Thomasville's processes for event venues and guidelines as they relate to what she would like to do at a property she owns within the city limits. She noted she did not think that the city codes coincided correctly with state law and there was not fairness regarding city coordinated events and events coordinated by individuals. Dyson further noted she had concerns with communications from the city to the public regarding zoning guidelines. Councilmember Scott encouraged Ms. Dyson to contact the City Manager's office to discuss what is required for her in relation to her property and her plans for the property.

### **ADOPT AGENDA**

Councilmember Chastain motioned to adopt the agenda as presented. Councilmember Warren seconded. There was no further discussion. The motion passed 4-0, with the following votes recorded:

AYES: Flowers, Warren, Scott and Chastain.

### **OLD BUSINESS**

There was no Old Business for consideration by Council at this meeting.

### **NEW BUSINESS**

#### **Consider two separate ordinances to demolish unfit structures as listed.**

Executive Director of Inspections & Engineering, Mark Harmon reported the dilapidated structures located on two separate properties have been in a deteriorating state without utilities for a decade or more. The required appraisals have been completed to confirm that they meet the threshold for demolition. Title searches were completed in an attempt to identify all interested parties. Those listed were brought before the City Manager in an advertised hearing where an order was lawfully issued to demolish these structures. Notices of the orders generated from the hearings were mailed to all parties identified, posted on site, recorded with the County Clerk in the public records and printed in the required intervals in the legal section of the Times Enterprise per the requirement by City of Thomasville ordinances and Georgia Law. The time limit on each order expired in 2019. The list of structures to be considered for demolition include the following:

1. 235 Second Avenue. Although the shell of this house is in fair condition, the foundation is weak and all other components would need to be completely reworked. The cost of repairs makes the repairs impractical. There was an outreach by several members of the extended family expressing concerns about the prospect of demolition. Ms. Linda Rugina of Chattanooga and Larry Austin represented the family at the hearing held on 8-15-2019. When Harmon spoke with some of the family earlier that same year in April of 2019, they agreed to formulate a plan to restore or save the house. They believed it to have some historical significance and made efforts with Landmarks and other entities to establish this. To date, Harmon has received no confirmation of any historical significance or plans to rehabilitate the property. It remains much the same as it did in early 2019 and for the past decade. Harmon took the extraordinary step of reaching out to the family to let them know that he would be moving this case forward to Council.
2. 807 North Stevens Street. This house is severely dilapidated and has been for a great while. The structure has been compromised in many areas and the foundation masonry is weak. The electrical, mechanical and plumbing systems would require complete reconstruction. The roof is tattered and likely leaking in several spots. I was contacted by and spoke with Aisha Gabriel on 4-5-19 who wanted to repair the house. I let her know that if permits were secured and work was in progress, we would halt this process to allow the

rehabilitation. Later the same year, a Demolition permit was secured by the owner of record, Annie Wade in November of 2019. The house still stands and was never demolished. Executive Director Harmon reported the new Director of Thomasville Landmarks, Ms. Tinker, will review both properties before the second readings to determine if there is any historical significance with either structure.

Councilmember Scott motioned to order the ordinance to demolish the unfit structure located at 235 Second Avenue as read for the first time, passed and carried over as presented. Councilmember Warren seconded. There was no further discussion. The motion passed 4-0, with the following votes recorded:

AYES: Flowers, Warren, Scott and Chastain.

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

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 235 SECOND AVE., THOMASVILLE, GEORGIA; OWNED BY LLOYD JAMES AUSTIN (EST) c/o LARRY AUSTIN; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

Councilmember Chastain motioned to order the ordinance to demolish the unfit structure located at 807 North Stevens Street as read for the first time, passed and carried over as presented. Councilmember Warren seconded. There was no further discussion. The motion passed 4-0, with the following votes recorded:

AYES: Flowers, Warren, Scott and Chastain.

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

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 807 N STEVENS ST., THOMASVILLE, GEORGIA; OWNED BY ANNIE WADE; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

## **2022 General Obligation School Bonds.**

- 1. Consideration of Bond Resolution and Related Documents for General Obligation School Bonds, Series 2022, in an Aggregate Principal Amount Not to Exceed \$42,000,000.00**
- 2. Consideration of Bond Placement Agreement.**

City Attorney, Tim Sanders reviewed two instruments in relation to the 2022 General Obligation School Bonds. The first instrument is the Bond Resolution that would authorize \$38,770,000.00 of General Obligation Bonds for the Thomasville City Schools. The resolution defines the project and recites the ESPLOST as approved by the voters, as well as the issuance of the debt. The resolution also authorizes the execution of the Bond Placement Agreement. The second instrument, the Bond Placement Agreement, allows for those bonds to be sold. Attorney Sanders reported John Pannell, Bond Counsel, was present to answer any questions Councilmembers may have regarding these instruments. There were no questions.

Councilmember Warren motioned to approve the Bond Resolution as presented. Councilmember Chastain seconded. There was no further discussion. The motion passed 4-0, with the following votes recorded:

AYES: Flowers, Warren, Scott and Chastain.

Councilmember Warren inquired if an additional vote regarding the Bond Placement item as listed on the agenda would be required. Attorney Sanders indicated that the Bond Resolution also authorized the execution of the Bond Placement Agreement and therefore only one vote was required by Council regarding the two agenda items as listed.

The approved resolution title follows.

## BOND RESOLUTION

A BOND RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF THOMASVILLE AND THE BOARD OF EDUCATION OF THE CITY OF THOMASVILLE TO REGULATE AND PROVIDE FOR THE ISSUANCE OF THE CITY OF THOMASVILLE GENERAL OBLIGATION SCHOOL BOND, SERIES 2022, IN THE PRINCIPAL AMOUNT OF \$38,770,000 (THE "BOND"), AS AUTHORIZED BY A VOTE OF THE QUALIFIED VOTERS OF THE CITY OF THOMASVILLE VOTING IN AN ELECTION HELD ON NOVEMBER 2, 2021, PURSUANT TO AND IN CONFORMITY WITH THE CONSTITUTION AND STATUTES OF THE STATE OF GEORGIA; TO REGULATE AND PROVIDE FOR THE FORM OF THE BOND; TO PROVIDE FOR THE ASSESSMENT AND COLLECTION OF A DIRECT ANNUAL TAX SUFFICIENT IN AMOUNT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BOND; TO DESIGNATE A PAYING AGENT, BOND REGISTRAR, AND AUTHENTICATION AGENT FOR THE BOND; TO DESIGNATE A CONSTRUCTION FUND CUSTODIAN AND A SINKING FUND CUSTODIAN; TO AUTHORIZE THE EXECUTION OF A BOND PLACEMENT AGREEMENT; AND FOR OTHER PURPOSES.

### **Resolution to appoint Voting Delegate and Alternate for Municipal Electric Authority of Georgia (MEAG).**

Assistant City Manager, Sheryl Sealy reported the voting delegate and alternate for Municipal Electric Authority of Georgia (MEAG) are currently listed as Greg Hobbs and Chris White. These voting delegates need to be updated due to changes in personnel. This resolution appoints Mayor John H. Flowers as the Voting Delegate and Assistant City Manager Chris White as the Alternate. The Voting Delegate has the authority to cast all votes to which the City is entitled. If the Voting Delegate is unable to vote, the Alternate Voting Delegate then is provided the authority to cast all votes to which the City is entitled.

Councilmember Scott motioned to approve the resolution as presented. Councilmember Chastain seconded. There was no further discussion. The motion passed 4-0, with the following votes recorded:

AYES: Flowers, Warren, Scott and Chastain.

The approved resolution follows.

## RESOLUTION

BE IT RESOLVED by the Council of the City of Thomasville, Georgia that Mayor John H. Flowers is hereby appointed to serve as this City's voting delegate on the Municipal Electric Authority of Georgia's Election Committee, with authority to cast all votes to which this City is entitled. Assistant City Manager, Chris White, is appointed as alternate voting delegate.

So resolved this 23<sup>rd</sup> Day of May 23, 2022.

### **Resolution to submit application for funding from the Georgia Department of Community Affairs (DCA) FY2022 Rural Downtown Redevelopment Grant Program.**

Grants Administrator, Pam Schalk reported that DCA announced the FY2022 Rural Downtown Redevelopment Grant Program April 11, 2022. The purpose of the program is to support transformative economic development projects in rural downtowns that will revitalize the community. Applicants must be able to provide commitment of all necessary partnerships, plans, architectural/engineering designs, the remaining balance of funding (match), and any other relevant documentation to demonstrate the readiness of the project to proceed. Applications are due June 3, 2022. Awards to applicants will be announced before the end of the state fiscal year 2022. Several catalytic and major public building projects are envisioned in Downtown Thomasville. These are anchor investments by the community that should drive increased numbers of visitors to Thomasville, add patronage to downtown businesses, and strengthen the community's core by increasing the vibrancy Downtown. The manner in which these places are linked together, connected to other downtown destinations, and the experience people have coming to/leaving these facilities will shape the image of Thomasville to many visitors. A resolution is required with the submission for the FY2022 Rural Downtown Redevelopment grant application stating the City is committed to construction of the East Jackson

Streetscape (sidewalk improvements, enhanced pedestrian crosswalks), public restrooms on East Remington Avenue, and parking lot improvements (Municipal Auditorium and Crawford/Jefferson Streets); it is understood that City of Thomasville will finance 100% of the project and be reimbursed for up to 90% of the project cost. Due to the unpredictability of construction prices at this time, it is requested that up to \$300,000.00 from FY2023 SPLOST be allocated to this project. Current estimates for construction are \$3,000,000.00 and staff will follow the procurement process outlined in the Thomasville Purchasing Policies and Procedures to procure qualified construction services to complete this project. It is requested that Council consider the approval of a maximum of \$300,000.00 from SPLOST in the FY2023 budget and take appropriate action and authorize the Mayor to sign all necessary documents related to the FY 2022 Rural Downtown Redevelopment Grant Application. It was noted that the application deadline is June 3, 2022 and award notifications should take place by October.

Councilmember Chastain motioned to approve the resolution as presented. Councilmember Warren seconded. There was no further discussion. The motion passed 4-0, with the following votes recorded:

AYES: Flowers, Warren, Scott and Chastain.

The approved resolution follows.

### RESOLUTION

WHEREAS, the FY2022 Rural Downtown Redevelopment Grant Program is a state program that is distributed by the Georgia Department of Community Affairs (DCA); and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to complete the East Jackson Streetscape and Municipal Auditorium parking lot improvements for the greater good of the community; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to submit a FY2022 Rural Redevelopment Grant application so as to obtain funding assistance for the East Jackson Streetscape, downtown restrooms, and Municipal Auditorium parking lot improvements; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to commit funding of SPLOST funds in the FY2023 Budget to provide for the provision of the matching funds as a requirement of the Rural Downtown Redevelopment Grant application; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to authorize the Mayor to sign all necessary and related documents, as shall be necessary in relation to the F2022 Rural Downtown Redevelopment Grant.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Thomasville, Georgia, hereby authorizes the submittal of an application for the FY2022 Rural Downtown Redevelopment Grant on, or before, the application's deadline of June 3, 2022 to obtain assistance for the East Jackson Streetscape, downtown restrooms, and Municipal Auditorium parking lot improvements; and

BE IT FURTHER RESOLVED, that the Council of the City of Thomasville, Georgia, further authorizes the provision of commitment of SPLOST funds in the FY2023 Budget so as to provide the matching funds as required in the FY2022 Rural Downtown Redevelopment Grant application; and

BE IT FURTHER RESOLVED, that the Council of the City of Thomasville, Georgia, further authorizes the Mayor of the City of Thomasville, or his/her successor, as

the signatory on all necessary and related documents as shall be necessary in relation to the FY2022 Rural Downtown Redevelopment grant application and grant agreement.

PASSED, APPROVED AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 23rd day of May 2022.

**Resolution to submit an application for funding from the Community Oriented Policing (COPS) Hiring Grant Program.**

Police Chief, John Letteney reported the purpose of the Department of Justice COPS Hiring Program grant program is to advance the practice of community policing. Community policing is a philosophy that promotes organizational strategies that support the systematic use of partnerships and proactively address the immediate conditions that give rise to public safety issues such as non-violent crime, violent crime, and fear of crime. With increased violent crime and drug related crime in our community, the Thomasville Police Department wants to increase the number of outreach programs to underserved and at-risk communities to provide alternative to the use of violence as conflict resolution. The funds will help to increase visibility and the enforcement of law in high crime areas. Funding from the grant will be used to hire three additional law enforcement officers. Funding through the COPS CHP will offset the City's costs for the first three years of this project. The project period is five years. A resolution is required with the submission for the FY2022 COPS Hiring Program application. This project will advance the Thomasville Police Department's initiative to address violent crime in our community through the increase in community oriented policing programs. Funding from this grant will provide 75% of the funds for three new officer positions for a period of three years. These new positions have been approved; however, they are not yet funded in the annual budget. The estimated salary including fringe benefits per officer is \$41,040.00 annually. It is requested that up to \$31,000.00 per year be allocated in the budget over the next three years (FY2023-2025). After the three-year period the full salary amounts will be the responsibility of the City for a minimum of an additional two-years. If funded, the program will provide a total of \$277,020.00 over the three-year period. Chief Letteney requested Council consider the approval of a maximum of \$31,000.00 in the FY2023-2025 annual budgets, add the three positions to the FY2025 and 2026 budgets, and take appropriate action and authorize the Mayor to sign all necessary documents related to the FY2022 COPS Hiring Program.

Councilmember Warren motioned to approve the resolution as presented. Councilmember Chastain seconded. Councilmember Scott inquired how many positions were currently vacant. Chief Letteney reported that number as five. There was no further discussion. The motion passed 4-0, with the following votes recorded:

AYES: Flowers, Warren, Scott and Chastain.

The approved resolution follows.

**RESOLUTION**

WHEREAS, the FY2022 Community Oriented Policing (COPS) Hiring Program grant is a state program that is distributed by the U.S. Department of Justice; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to support the systematic use of partnerships and proactively address the immediate conditions that give rise to public safety issues such as non-violent crime, violent crime, and fear of crime for the greater good of the community; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to submit a FY2022 COPS Hiring Program grant application so as to obtain funding assistance to increase the number of outreach programs to underserved and at-risk communities to reduce gun violence and violent crime;

WHEREAS, the Council of the City of Thomasville, Georgia, desires to commit funding in the FY2023-2027 budgets to provide for the provision of the matching funds as a requirement of the COPS Hiring Program Grant application; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to authorize the Mayor to sign all necessary and related documents, as shall be necessary in relation to the F2022 COPS Hiring Program Grant.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Thomasville, Georgia, hereby authorizes the submittal of an application for the FY2022 COPS Hiring Program Grant on, or before, the application's deadline of June 9, 2022 to obtain assistance to increase the number of outreach programs to underserved and at-risk communities to reduce gun violence and violent crime; and

BE IT FURTHER RESOLVED, that the Council of the City of Thomasville, Georgia, further authorizes the provision of commitment of funds in the FY2023-2027 Budgets so as to provide the matching funds as required in the FY2022 COPS Hiring Program Grant application; and

BE IT FURTHER RESOLVED, that the Council of the City of Thomasville, Georgia, further authorizes the Mayor of the City of Thomasville, or his/her successor, as the signatory on all necessary and related documents as shall be necessary in relation to the FY2022 COPS Hiring Program Grant application and grant agreement.

PASSED, APPROVED AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 23rd day of May 2022.

**Bids and award for the purchase of asphalt patching for Cecil Street, Friar Tuck Lane and West Loomis Street.**

City Engineer, Todd Powell reported the project proposals were opened for the project, which includes furnishing all labor and equipment to perform asphalt patching where the sewer mains and services were recently replaced along the following streets:

- Cecil Street, from Smith Avenue to Reid Street
- Sherwood Drive and Friar Tuck Lane
- West Loomis Street (just west of Gordon Avenue)

The request for proposals were distributed to four local contractors with a two-week deadline. There were a total of four (4) proposals received for the project. Defnall Construction of Thomasville with a total base bid of \$37,310.00 was found to be the low bidder at the bid opening. However, after the bid opening Defnall Construction called to inform the Engineering Department that they were not aware the 2" GAB removal was required in the asphalt patching price. This requirement is shown in both Exhibits A and B that were provided to Councilmembers as backup documentation (these were specifications as listed on the request for proposals that each bidder received). Defnall Construction mentioned that a change order of \$13,000.00 would be required for them to perform the work. This would bring their total up to \$50,310.00, which is \$4,545.00 less than the next lowest bid from CMI of \$54,855.00. However, CMI bid the job correctly from the beginning and would not require a change order. Work is to be completed within thirty (30) consecutive calendar days of the Notice to Proceed. Staff recommendation was to award the contract to CMI, Inc. as they bid the project correctly. A summary of bids received follows.

<u>BIDDER</u>	<u>BID AMOUNT</u>
Defnall Construction	\$37,310.00
CMI, Inc.	\$54,855.00
Green's Backhoe, Inc.	\$57,382.50
H and H Construction	No Bid Received

Councilmember Scott motioned to award the bid for asphalt patching for Cecil Street, Friar Tuck Lane and West Loomis Street to CMI, Inc. in the amount of \$54,855.00, as presented. Councilmember Chastain seconded. There was no further discussion. The motion passed 4-0, with the following votes recorded:

AYES: Flowers, Warren, Scott and Chastain.

**REPORTS**

City Manager Carson reported several draft policies were to be sent to Councilmembers for their review and noted these policies would be placed on an upcoming agenda.

Councilmember Warren encouraged all Councilmembers to continue to attend training that will help Councilmembers to provide better service to the citizens of Thomasville. Councilmembers collectively encouraged citizens to vote in the upcoming election.

**EXECUTIVE SESSION**

Mayor Flowers reported that an Executive Session was necessary for the purpose of Council discussion of pending litigation. Councilmember Warren motioned to close the public meeting and enter into an Executive Session pursuant to O.C.G.A. § 50-14-2(I). Councilmember Scott seconded. There was no further discussion. The motion passed 4-0, with the following votes recorded:

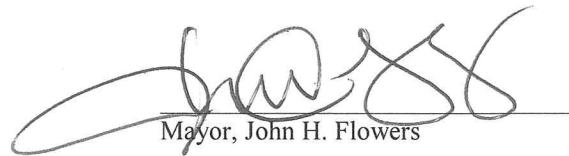
AYES: Flowers, Warren, Scott and Chastain.

Following the duly convened and adjourned Executive Session, the meeting was reopened to the public.

**ADJOURNMENT**

Having no further business to discuss, the Thomasville City Council Meeting was adjourned at 6:52 PM.

CITY OF THOMASVILLE, GEORGIA

  
Mayor, John H. Flowers

  
ATTEST: City Clerk

