

City of Thomasville Council Meeting, August 8, 2022

The Council of the City of Thomasville met in regular session with Mayor Jay Flowers presiding and the following Councilmembers present: Mayor Pro Tem Todd Mobley and Councilmembers Wanda Warren, Terry Scott and Scott Chastain. Also present were the City Manager, J. Alan Carson; City Attorney, Tim Sanders; Assistant City Manager Chris White; other city staff; citizens and members of the media. The meeting was held in Council Chambers at City Hall, located at 144 East Jackson Street, Thomasville, Georgia.

CALL TO ORDER

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

INVOCATION

Councilmember Scott gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Mobley led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilmember Scott motioned to approve the City Council Regular Meeting Minutes of July 25, 2022. Mayor Pro Tem Mobley seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

PROCLAMATIONS/RECOGNITIONS

Mayor Flowers reported Georgia Trend Magazine, along with the Georgia Convention and Visitors Bureau has awarded Debra Smith, owner of the Taste of Thomasville Food Tour, as a 2022 Travel Blazer Champion. Mayor Flowers recognized Mrs. Smith as an award-winning food tour operator and tour guide in Thomasville's downtown, shaping the Food Tour as a top visitor attraction, and as becoming a true tourism community partner. He presented Mrs. Smith with a proclamation declaring August 8, 2022 as "Debra Smith and the Taste of Thomasville Food Tour Travel Blazer Day".

CITIZENS TO BE HEARD

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

1. Lucinda Brown, resident of Halcyon Way, Thomasville, Georgia voiced concerns relating to Council's final approved plans of the South Pinetree Boulevard Project. She noted the southside neighborhoods adjacent to the Project have not received the same representation as were others in Project area. She referenced existing Lift Station accesses located near the Glen Arven Country Club and Mill Pond Plantation. Brown further noted an additional Lift Station would have accommodated the sewer needs of the Halcyon Way neighborhood.
2. Keith Thomas, resident of Woods Gate Lane commended Councilmembers and city Staff on their collective efforts to head the City in the right direction for the community. He provided accolades of various City employees and departments which have been very helpful in providing him with assistance when needed. In conclusion, he requested that Council consider placing a community pool adjacent to the southside neighborhoods.

ADOPT AGENDA

City Manager Carson requested Councilmembers consider the addition of an Executive Session to the agenda for the discussion of Land Acquisition; pursuant to O.C.G.A. § 50-14-3 (b)(1)(D). Councilmember Warren motioned to

approve the amended agenda as requested. Councilmember Chastain seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

OLD BUSINESS

Second reading of an ordinance to amend the Bellamy Planned Unit Development (PUD).

City Planner, Kenneth Thompson reported there had been no amendments to the ordinance since its passage on first reading on July 25, 2022. Thompson briefly reviewed the purpose of the ordinance as the developers of the Bellamy Planned Unit Development (PUD) are seeking to amend the approved PUD document to modify the site plan and development standards to include the following: remove the storage units and replace them with a cottage court development, reconfigure the commercial buildings along East Jackson Street, amend the architectural standards to allow for a four-story apartment building (currently 3 story max), and modify the parking areas accordingly.

Councilmember Chastain motioned to order the ordinance to amend the Bellamy PUD as read for the second time, passed and adopted, as presented. Mayor Pro Tem Mobley seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

The ordinance ordered 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 3 OF SECTION 22-81 CAPTIONED "PLANNED UNIT DEVELOPMENT (PUD) CONDITIONAL USE (AMENDMENT 1 OF 1)", AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 3 OF SECTION 22-81 CAPTIONED "PLANNED UNIT DEVELOPMENT (PUD) CONDITIONAL USE (AMENDMENT 2 OF 2)". 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 3 from Section 22-81 captioned Planned Unit Development (PUD) Conditional Use (Amendment 1 of 1) and to designate the said same tract as Parcel 3 of Section 22-81 captioned "Planned Unit Development (PUD) Conditional Use (Amendment 2 of 2)"), such Amendment 2 of 2 attached hereto and made a part hereof as Exhibit A, and

Parcel 3 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 July 25, 2022 and passed and adopted on the second reading of the ordinance at a lawful meeting of the City Council held on August 8, 2022.

NEW BUSINESS

First reading of an ordinance to adopt and enact the recodification of the City of Thomasville Code of Ordinances.

City Clerk, Felicia Brannen reported State law requires the codification of adopted ordinances and resolutions that have the force and effect of law. For over twenty years, the City of Thomasville has codified its adopted ordinances in-house and hosted that codification on the City's website. The professional services of Municode (powered by CivicPlus) provided an in-depth legal analysis of Thomasville's current Code. They were provided with over twenty years of Council-adopted ordinances and Council Meeting Minutes for which to compare to the current online Code. Municode's legal team also researched legislation against the State Constitution, State Law, and the Charter. The legal analysis of the Code of Thomasville, Georgia was conducted for the purpose of

1. Identification and elimination of conflicts, inconsistencies, and obsolete provisions in connection with the Official Code of Georgia Annotated (O.C.G.A.) current with legislation passed as the 2021 regular session of the Georgia General Assembly.
2. Identification and elimination of redundant, conflicting, or obsolete provisions.

The legal analysis revealed errors that were largely editorial in nature and adopted ordinances which had not yet been codified. Two legal teleconferences were held with Municode to ensure the editorial errors and all adopted ordinances were codified correctly. The number of discrepancies found and cured, resulted in some of the Code's section numbers to be renumbered and made consistent throughout the Code. This process overwhelmingly revealed the importance of consistent, proper codification of adopted ordinances. Municode has provided a properly recodified Code of Ordinances for the City of Thomasville that is ready for adoption by Council on the required two readings. Following adoption by Council, the Code will be placed online utilizing Municode's hosting platform, MunicodeNEXT, within

two weeks of its final adoption and passage. It was noted that Councilmembers were provided with a copy of the Unofficial Code and a listing of the Legal Review's substantive changes for review.

Councilmember Chastain motioned to order the ordinance to adopt and enact the recodification of the City of Thomasville Code of Ordinances as read for the first time, passed and carried over. Mayor Pro Tem Mobley seconded. Councilmember Warren inquired as to how scrivener's errors would be corrected. It was noted that following the adoption on second reading, these errors would be corrected with the subsequent supplements to the Code. There was no further discussion. The motion remained unchanged and passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

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

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR THE CITY OF THOMASVILLE, GEORGIA; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE.

Motion to approve Alcohol License for Retail Consumption of Beer and Wine and Liquor Pouring for Zaan Indian Cuisine located at 2575 East Pinetree Boulevard, Thomasville, Georgia.

Business Tax & Licensing Administrator, Melissa Creel reported Zaan Indian Cuisine, Richard Barnes, Jr. (Managing Partner), has completed application for Alcohol License for Retail Consumption of Beer and Wine and Liquor Pouring for the establishment located at 2575 East Pinetree Boulevard, Thomasville, Georgia. The license is issued by the City is conditioned upon the applicant obtaining a like permit from the Georgia Department of Revenue, Alcohol and Tobacco Tax Unit.

Councilmember Warren motioned to approve the Alcohol License for Retail Consumption of Beer and Wine and Liquor Pouring to Zaan Indian Cuisine, Richard Barnes, Jr. (Managing Partner) as presented. Councilmember Chastain seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

Bids and award for purchase of 2021 Community Development Block Grant (CDBG) street improvement contract.

City Engineer, Todd Powell reported bids and awards were received for the purchase of 2021 Community Development Block Grant street improvements for Felix, Allen, Willis, Burns, Plain, Forrest, Bay and Festus Streets. The improvements include 1,451 tons of asphalt for resurfacing, 775 feet of curb and gutter installations, storm water drainage improvements, water main replacements including: 6,289 feet of 6 inch mains and 3,686 feet of 8 inch mains, manhole and sewer main rehabilitation including: 7,184 feet of Cured In Place Pipe. The work is to be completed within 320 consecutive calendar days of the Notice to Proceed. It was noted that this project was estimated to be completed over two budget cycles of 2022 and 2023 at a cost of \$1,862,741.29. It was further noted the project is above the projected estimate by \$348,366.26, the cost will not be expended from the 2022 budget. The difference will be accounted for in the upcoming 2023 budget cycle. The project will be funded through the CDBG program and 2018 SPLOST funds; as well as water and sewer capital funds. A summary of bids received follows.

<u>BIDDER</u>	<u>BID AMOUNT</u>
Green's Backhoe, Thomasville, Georgia	\$ 2,211,108.05
GA RPI, Valdosta, Georgia	\$ 2,455,813.05
Capital Asphalt, Tallahassee, Florida	No Bid Received
CMI, Cairo, Georgia	No Bid Received
Instituform Tech, Jacksonville, Florida	No Bid Received

Councilmember Scott motioned to award the bid to Green’s Backhoe and to authorize the Mayor to sign all necessary documents to execute the contract, as presented. Mayor Pro Tem Mobley seconded. Discussion ensued regarding crew availability of Green’s Backhoe, as there were concerns relating to the number of projects Green’s Backhoe has been awarded recently. It was noted that Green’s Backhoe currently has five crews available to do the work; the contract includes incentives and contingencies relating to delays and completion as per deadlines; and Green’s Backhoe was the lowest bidder. It was further noted Councilmember Scott had voiced concerns during Workshop in relation to the possibility of re-bidding of projects with so few bidders. There had also been brief discussion at the Workshop which in relation to rising construction costs due to material costs and the effect the economy has on the anticipated budgets of all projects. There was no further discussion. The motion remained unchanged. The motion passed 5-0, with the following votes recorded.

AYES: Flowers, Mobley, Warren, Scott and Chastain.

Bids and award for purchase of contract for Executive, Nottingham & Longleaf Drive Patching & Underdrain Installations.

City Engineer, Todd Powell reported there is an excessive amount of groundwater infiltration into several roadways such as Executive, Nottingham, and Longleaf Drive. These roadways are built into steep hillsides, which leads to the groundwater over saturating the base for extended time periods. The solution available is to install perforated underdrain piping, which reduces groundwater infiltration into the roadways that are built into hillsides. This provides an improved system for the property owners to drain their private lines through private investment. It helps alleviate excessive ground water collection that leads to lawn saturation. The work is to be completed within 60 consecutive calendar days of the Notice to Proceed. Project costs were estimated at \$63,176 for the 2022 Capital Budget. There are 2018 SPLOST funds available from projects not completed in the previous fiscal year and from increased SPLOST revenues.

<u>BIDDER</u>	<u>BID AMOUNT</u>
Green’s Backhoe, Thomasville, Georgia	\$ 127,580.00
Jim Boyd Construction, Albany, Georgia	No Bid Received
Capital Asphalt, Tallahassee, Florida	No Bid Received

Councilmember Scott motioned to award the purchase of patching and underdrain installation contract to Green’s Backhoe, as presented. Councilmember Chastain seconded. There was brief discussion of concerns of rising materials costs for projects and plan holders. It was noted that ‘plan holders’ must purchase the project’s plans so as to be able to formulate a bid on the project. It was further noted that plan holders are not required to submit a bid on any project which they purchased plans. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

Bids and award of for the purchase of an agreement for Right of Way Acquisition services related to the Old Albany Sidewalk Project (GDOT PI #0015394).

Project Manager, Eve Geyer reported the City of Thomasville was selected to be awarded by the Georgia Department of Transportation for fiscal year 2022 funding for right-of-way (ROW) funds for the Old Albany Road Sidewalk Project (GDOT PI #0015394) in 2021. It is the desire of the city to work with a firm during the project’s right-of-way acquisition phase to perform the right-of-way negotiations and acquisition services as well as any pre-acquisition services and closing assistance that may be required. Two proposals were received at the Office of the City Engineer from Croy Engineering and Bryan Real Estate Services, Inc. Both firms were rated independently by a selection committee, and Croy Engineering has been recommend by the selection committee as being the most qualified firm for this project. Geyer further reported that staff requested Council to enter into a contract with Croy Engineering for services related to right-of-way acquisition for the Old Albany Road Sidewalk Project (GDOT PI #0015394) and to authorize the Mayor to sign necessary and related documents.

Mayor Pro Tem Mobley motioned to award the right-of-way acquisition services contract to Croy Engineering and to authorize the Mayor to sign necessary and related documents, as presented. Councilmember Warren seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

Award of Janitorial contract for City of Thomasville facilities.

Public Works Superintendent, Stephen Stewart reported Procurement conducted the process for Request for Proposal (RFP) to obtain competitive offers of price and plans for handling the annual janitorial services contract for the facilities of the City of Thomasville. The janitorial services are completed and maintain offices, bathrooms and common areas with a clean and healthy facility for use by employees and citizens. The RFP included twenty-two City of Thomasville buildings. This annual contract is a budgeted item for each department; with the budgeted costs per department is calculated based on each building's size in square-feet. It was noted the previous contract was \$161,274.75 per year. A seven-member committee was formed, which included staff members who manage the maintenance needs of various City of Thomasville buildings, to evaluate RFPs received and stated performances of the proposals. The seven-member committee also conducted a survey of the existing contract to the services being performed at each building. Following a thorough evaluation, the committee recommends the annual contract be awarded to American Facility Services. A summary of RFPs received follows.

<u>PROPOSAL RECEIVED</u>	<u>AMOUNT</u>
American Facility Services <i>Alpharetta, GA</i>	\$131,348.04
Johnson Institutional Services <i>Thomasville, GA</i>	\$131,879.61
Golden Services <i>Thomasville, GA</i>	No Bid Received
Quick and Clean <i>Tallahassee, FL</i>	No Bid Received

Councilmember Chastain motioned to award the annual janitorial contract to American Facility Services, as presented. Councilmember Warren seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

Approval of Public Works Fee Schedule.

Public Works Superintendent, Stephen Stewart reported fees are charged by the Public Works Department to provide a multitude of services. The barricade and cone fees are generally charged to event organizers, businesses, property owners to aid in covering the costs associated with delivery, pickup and replacement. Fees for barricade use started in 2017 and have not been updated since. To accurately adjust fees assessed by the City of Thomasville to cover the cost of providing our services, staff has reviewed the fees as well as the various costs that are involved in the delivery of these services. In addition, staff has also conducted a survey of Municipalities/Counties in the area as additional information in consideration of the recommended fee schedule for Council's approval.

Mayor Pro Tem Mobley motioned to approve the 2022 Public Works Fee Schedule, Exhibit A, as presented. Councilmember Chastain seconded. It was noted the fee schedule's effective date is October 1, 2022. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

The approved 2022 Public Works Fee Schedule follows.

EXHIBIT A
2022 Public Works - BARRICADE AND CONE USE FEE SCHEDULE

SERVICE PROVIDED	CURRENT FEE	RECOMMENDED FEE
Up to 25 cones	\$25.00	\$30.00
26 or more cones	\$100.00	\$125.00
10 barricades or less	\$75.00	\$150.00
11-25 Barricades w/ signage	\$100.00	\$250.00

Costs are associated with recovering time and replacement cost.

Effective Date: October 1, 2022

END EXHIBIT A

Approval of Police Fee Schedule.

Police Chief, John Letteney reported the Thomasville Police Department purpose is to enhance the quality of life for our residents, businesses and visitors by providing effective public safety and law enforcement services to the City. We provide services on a 24/7 basis through the city, and offer additional services to public and private entities on a cost basis for additional services for specific events, requested for enhanced services or other needs. Additionally, we provide background investigation services for people seeking state licensure, employment or other reasons when a criminal background check is required. In an effort to establish a fee schedule for the Thomasville Police Department, staff has given their recommendations for a fee schedule which includes associated costs (such as labor) to deliver services.

Councilmember Warren motioned to approve the 2022 Thomasville Police Department Fee Schedule as presented. Councilmember Scott seconded. It was noted the fee schedule's effective date is October 1, 2022. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

The approved 2022 Thomasville Police Department Fee Schedule follows.

EXHIBIT A
2022 Thomasville Police Department Fee Schedule

Service	Current Fee	Recommended Fee	Information
Background Checks	\$25.00	\$25.00	Costs associated with employee time, infrastructure (computer systems, AFIS, etc.) and connections to state network.
Personnel for Events (per hour)	\$40.00	\$25.00	Costs associated with employee time, certification/training, infrastructure (Intoximeter, etc.) and connections to state network.

Effective Date: October 1, 2022

END EXHIBIT A

REPORTS

City Manager Carson noted local schools started classes today and encouraged everyone to be mindful of their speed while traveling through school zones, as the speed limits are photo enforced in designated school zones.

Councilmembers collectively thanked the Disciples of Jesus Ministries congregation and Pastor Denny Blake for allowing the City to hold Council Workshop at their church on Wednesday, August 3, 2022. It was also noted that the recent First Friday event was enjoyed by the community and visitors alike.

EXECUTIVE SESSION

Councilmember Scott motioned to close the public meeting for the purpose of an Executive Session pursuant to O.C.G.A. § 50-14-3 (b)(1)(D). Councilmember Chastain seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, 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 6:37 PM.

CITY OF THOMASVILLE, GEORGIA



Mayor, John H. Flowers



ATTEST: City Clerk

