

## City of Thomasville Council Meeting, May 8, 2023

The Council of the City of Thomasville met in regular session on the above date. Mayor John H. "Jay" Flowers presided and the following Councilmembers were present: Mayor Pro Tem Todd Mobley and Councilmembers Wanda Warren, Terry Scott and Scott Chastain. Also present were the City Manager, J. Alan Carson; Assistant City Managers, Sheryl Sealy and Chris White; City Attorney, Tim Sanders; 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. 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 Pro Tem Mobley led the Pledge of Allegiance.

### **APPROVAL OF MINUTES**

Councilmember Scott motioned to approve the Council Meeting Minutes of April 24, 2023 as presented. Councilmember Chastain seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott, and Chastain.

### **RECOGNITIONS/PROCLAMATIONS:**

Mayor Flowers recognized City of Thomasville Main Street, Tourism, Events and Marketing Departments' coordination efforts of the 102<sup>nd</sup> Rose Show & Festival. Assistant City Manager Sealy reported the events of the annual Rose Show & Festival could not be done without the support of Councilmembers, City Manager and Assistant City Managers. Assistant City Manager Sealy recognized members of the coordination team for the event: Nicole Elwell, Special Events Manager; Bonnie Hayes, Director of Tourism; April Norton, Managing Director of Marketing & Main Street; Christy Owens, Public Information Officer; Main Street Manager, Brandy Avery; Stephen Stewart, Public Works Superintendent; and, Brian Allensworth, Urban Landscape Manager. Assistant City Manager Sealy also noted the events of the annual Rose Show and Festival are successful due to the efforts of community partners and the 400+ employees of all departments within the City of Thomasville.

Councilmember Chastain acknowledged the importance of mental health awareness and presented a proclamation declaring May 2023 as Mental Health Awareness Month to representatives from Georgia Pines and Vashti Center of Thomasville. Councilmember Chastain commended the community members for their efforts in bringing awareness to the mental health initiatives within the Thomasville community.

Mayor Flowers acknowledged the importance of water safety and presented a proclamation declaring May 2023 as National Water Safety Month to representatives of the YMCA Aquatics Team and Tom Everett. Mayor Flowers commended the YMCA and their water safety program.

### **CITIZENS TO BE HEARD**

Mayor Flowers acknowledged the following citizens as listed on the Citizens to be Heard Sign-In Form and requested citizens adhere to the three minute time limit when speaking.

1. Stephan Thompson, resident of Pear Street, Thomasville, Georgia, commended the efforts of the Thomasville Police Department for assistance this year's Ira Flowers Day at Weston Park. He noted the event was a

success, well attended and everything went well. Thompson further noted that other events held during the same weekend did not receive the same positive assistance. He voiced concerns regarding the lack of forewarning to citizens that a task force comprised of numerous law enforcement agencies that would be in specific areas within the city. Thompson also spoke in favor of a unanimous vote by Council in relation to the rezoning of 115 Forrest Street, known as the Douglas School Campus.

2. Carolyn Coachman, resident of McKinley Street, Thomasville, Georgia voiced concerns about reoccurring loud music complaints in her neighborhood. She noted she has submitted several complaints and it has not yet been resolved.
3. Tony Bowdry, resident of McKinley Street, Thomasville, Georgia spoke in opposition of the rezoning of 115 Forrest Street, noting he, and the Dewey City Community, feel as though they have been left out of important decisions of their neighborhood. Bowdry also voiced his concerns regarding the actions of law enforcement in relation to the arrest of his daughter, Ms. Dyson during the previous weekend.
4. Job Culeman, resident of Halcyon Way, Thomasville, Georgia spoke in opposition of the rezoning of the Douglas School campus. He voiced concerns about Council's most recent citizen appointment to the Planning and Zoning board. He noted that, as a newly appointed member, she had no right to vote in the matter of rezoning Douglas School.
5. Marvin Bush, resident of Pinecrest Boulevard, Thomasville, Georgia, voiced concerns of reoccurring speeding vehicles in his neighborhood. He inquired if speed bumps could be placed permanently on the street as a deterrent.
6. Lucinda Brown, resident of Halcyon Way, Thomasville, Georgia, provided a copy of an open records request that she made in relation to the action of the law enforcement task force during Rose Show Festival Weekend. She briefly reviewed the request and spoke in opposition of actions of law enforcement, rising utility rates and events being shut down by the task force in the African American community.
7. Ashley Mervin, resident of Reid Street, Thomasville, Georgia, voiced concerns with the apparent lack of equal advertising on the City's website for all of the culturally diverse events held during the Rose Show Weekend. She asked what does the City of Thomasville and Thomas County governments do to embrace diversity, equity and inclusion in our community to benefit all of Thomasville citizens.

#### **ADOPT AGENDA**

Mayor Pro Tem Mobley motioned to adopt the agenda as presented. Councilmember Warren seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain. Following the adoption of the agenda, Councilmember Scott noted he would abstain from the votes on item New Business D and F, in relation to the rezoning of Douglass School and the LIHTC Project due to a conflict of interest.

#### **OLD BUSINESS**

There was no Old Business to be considered by Councilmembers at this meeting.

#### **NEW BUSINESS**

**First reading of an ordinance to amend the Thomasville City Charter, Section 5.22, captioned "Boundaries of Council districts" to change the boundaries of the Council districts as described in 5.22 to conform with the Redistricting Plan as described in such ordinance.**

City Attorney, Tim Sanders reported Council passed a resolution on February 27, 2023 adopting a Redistricting Plan and requesting a Local Act of the Legislature to implement the Plan. The Redistricting Plan revises the boundaries of District No. 1 and District No. 2 in order to bring the percentage deviation in population between the districts down to an acceptable level, from 15.2% to 1.90%. There was an error with the House Bill that would have implemented the Redistricting Plan through an act of the Legislature for both the City and the Board of Education. It is necessary to amend section 5.22 of the Charter through an ordinance under the Home Rule Statute change the boundaries of District 1 and District 2 to implement the Redistricting Plan. The Georgia Constitution requires that the General Assembly redistrict, or reapportion, the seats of the legislature after each census. Neither the Georgia Constitution nor the Code of Georgia requires municipalities to redistrict after each census. Notwithstanding, cities do have a legal obligation to insure the Constitutional rights of their citizens. The population of the City according to the 2020 Census



is 18,881. Additionally, according to the 2020 Census the population of District 1 is 8,723 and the population of District 2 is 10,158. The primary legal issue as to whether a city should redistrict is the principle of “one person – one vote.” Stated another way, each citizen’s vote should generally have the same weight as every other citizen’s vote. As a practical matter, this right translates into a need to have election or voting districts contain approximately the same number of people. This right is one of equal protection under the law and is found in the 14th Amendment to the United States Constitution. This right also highlights the importance of the Census and citizens’ participation in the Census. The State Legislative and Congressional Reapportionment Office was engaged for assistance in analyzing the census data relative to the current District lines to determine the deviation of population between District 1 and District 2. In short, “deviation” is a term that has been developed that describes the degree to which a city’s district lines and form of representation achieve even apportionment of population among the districts. The Reapportionment Office found that the deviation between the Districts is currently 15.2%. The line of Federal case law addressing these matters generally holds that for local governments “a deviation less than 10% has been held to be presumptively valid.” Because the deviation between the Districts exceeds 10%, it is recommended that the District lines be revised to bring the deviation in population between the Districts as close to zero as practicable. City Attorney Sanders reviewed the data provided by the reapportionment office and noted because the population of District 2 is greater than the population of District 1 according to the 2020 Census, it is necessary to expand the boundaries of District 1 to increase the population of District 1. The challenges for the Reapportionment office were to bring the populations of District 1 and District 2 as close as possible, while considering and respecting political boundaries, communities of interest and incumbent protection. The proposed, revised District boundary lines will not remove any District 2 incumbent seats to District 1. City Attorney Sanders further reviewed the proposed map with an overlay of the new district lines and reported the proposed redistricting plan is the same as presented to Council in February.

Councilmember Warren motioned to order the ordinance to amend the Thomasville City Charter to change the boundaries of Council Districts as read for the first time, passed and carried over. Mayor Pro Tem Mobley seconded. Councilmember Warren noted the importance of voting and completing the census. This required action is a direct result of the 2020 Census participation and impacts government funding at all levels. There was no further discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain.

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

AN ORDINANCE TO AMEND THE CHARTER OF THE CITY OF THOMASVILLE, 1990 GA. LAWS (ACT NO. 1118, PAGE 5051), AS AMENDED BY SEVERAL SUBSEQUENT ACTS, TO AMEND SECTION 5.22 TO CHANGE THE BOUNDARIES OF COUNCIL DISTRICTS PURSUANT TO THE PROVISIONS OF THAT ACT OF THE GENERAL ASSEMBLY OF GEORGIA KNOWN AS THE “MUNICIPAL HOME RULE ACT OF 1965,” (O.C.G.A. §36-35-1 ET SEQ.); TO PROVIDE THAT THIS ORDINANCE SHALL IN NO WAY OTHERWISE CHANGE THE EXISTING CHARTER EXCEPT AS SET FORTH ABOVE AND SHALL IN NO WAY WHATSOEVER CHANGE THE FORM OF GOVERNMENT OF THE CITY OF THOMASVILLE IN ANY MANNER; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND TO ESTABLISH AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

**First reading of an ordinance to amend Charter Section 11.10, captioned “Boundaries of districts defined” to change the boundaries of Education District No. 1 and Education District No. 2 for the City of Thomasville Board of Education at the request of the City of Thomasville Board of Education to conform to the Redistricting Plan approved by the City of Thomasville Board of Education.**

City Attorney, Tim Sanders reported the Board of Education previously adopted the same Redistricting Plan on February 28, 2023 and is requesting that the City also amend section 11.10 of the Charter by ordinance under the Home Rule Statute to implement the same Redistricting Plan. He further reported the Board of Education has requested Council to consider an ordinance that will amend Section 11.10 of the Charter to change the boundary lines of Education Districts 1 and 2 to conform to the Redistricting Plan adopted by the Board of Education.

Councilmember Chastain motioned to order the ordinance to amend the Thomasville City Charter to change the boundaries of the Education Districts as read for the first time, passed and carried over, as presented. Councilmember Scott 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 title read for the first time, passed and carried over follows.

AN ORDINANCE TO AMEND THE CHARTER OF THE CITY OF THOMASVILLE, 1990 GA. LAWS (ACT NO. 1118, PAGE 5051), AS AMENDED BY SEVERAL SUBSEQUENT ACTS, TO AMEND SECTION 11.10 TO CHANGE THE BOUNDARIES OF EDUCATION DISTRICTS NO. 1 AND NO. 2 AT THE REQUEST OF THE BOARD OF EDUCATION OF THE CITY OF THOMASVILLE, PURSUANT TO THE PROVISIONS OF THAT ACT OF THE GENERAL ASSEMBLY OF GEORGIA KNOWN AS THE "MUNICIPAL HOME RULE ACT OF 1965," (O.C.G.A. §36-35-1 ET SEQ.); TO PROVIDE THAT THIS ORDINANCE SHALL IN NO WAY OTHERWISE CHANGE THE EXISTING CHARTER EXCEPT AS SET FORTH ABOVE AND SHALL IN NO WAY WHATSOEVER CHANGE THE FORM OF GOVERNMENT OF THE CITY OF THOMASVILLE IN ANY MANNER; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND TO ESTABLISH AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

**First readings of seven separate ordinances to authorize the acquisition of permanent easements in connection with the Old Albany Road Sidewalk Project (GDOT PI#0015394).**

City Attorney, Tim Sanders, reported that on December 7, 2021, 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). It is necessary to acquire permanent easements in connection with the sidewalk construction on the portion of Old Albany Road beginning at the intersection of North Boulevard and Old Albany Road and ending at the intersection of Plantation Oaks Drive and Old Albany Road. Offers were accepted by the record owners of parcels 9, 17, 22, 24, 33, and 36 at the appraised value for permanent easements for construction and maintenance of slopes and utilities easements. The owner of Parcel 10 submitted a counteroffer and Croy Engineering recommended a negotiated acquisition price. City Attorney Sanders noted that each ordinance requires separate action by Council and requested Council to approve on first reading seven (7) separate ordinances for the easements identified and described as follows:

1. Parcel 9: Acquisition of a permanent easement for construction and maintenance of slopes and drainage of approximately 703.40 square feet and a permanent utility easement of approximately 527.15 square feet located on Old Albany Road (Map and Parcel No. 015 002008 B) from Steve Ostrowskii in exchange for consideration of \$500.00.

Councilmember Scott motioned to order the ordinance to authorize the acquisition of the permanent easement for construction and maintenance of slopes and drainage for Parcel 9 as read for the first time, passed and carried over, as presented. Mayor Pro Tem Mobley seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain. The ordinance title ordered read for the first time, passed and carried over follows.

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF A PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES AND DRAINAGE OF APPROXIMATELY 703.40 SQUARE FEET AND A PERMANENT UTILITIES EASEMENT OF APPROXIMATELY 527.15 SQUARE FEET ON THAT PROPERTY KNOWN AS MAP AND PARCEL NUMBER 015 002008 B LOCATED ON OLD ALBANY ROAD IN CONNECTION WITH OLD ALBANY ROAD SIDEWALK PROJECT (GDOT PI #0015394); TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE; AND FOR OTHER PURPOSES.

2. Parcel 10: Acquisition of a permanent easement for construction and maintenance of slopes and drainage of approximately 11,610.23 square feet and right-of-way of approximately 1,673.02 square feet located at Old Albany Road (Map and Parcel No. 055 TH 103) from Patricia V. Kelly in exchange for consideration of \$8,150.00.

Councilmember Scott motioned to order the ordinance to authorize the acquisition of the permanent easement for construction and of slopes and drainage and right-of-way for Parcel 10 as read for the first time, passed and carried over as presented. Councilmember Chastain seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain. The ordinance title ordered read for the first time, passed and carried over follows.

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF A PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES AND DRAINAGE OF APPROXIMATELY 11,610.23 SQUARE FEET AND THE ACQUISITION OF APPROXIMATELY 1,673.02 SQUARE FEET OF RIGHT-OF-WAY ON THAT PROPERTY KNOWN AS MAP AND PARCEL NUMBER 055 TH 103 LOCATED ON OLD ALBANY ROAD IN CONNECTION WITH OLD ALBANY ROAD SIDEWALK PROJECT (GDOT PI #0015394); TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE; AND FOR OTHER PURPOSES.

3. Parcel 17: Acquisition of a permanent easement for construction and maintenance of slopes and drainage of approximately 334.38 square feet located at 904 Old Albany Road from Shekeita Shelton and Willie M. Bean, Jr. in exchange for consideration of \$500.00.

Councilmember Warren motioned to order the ordinance to authorize the acquisition of the permanent easement for construction and maintenance of slopes and drainage for Parcel 17 as read for the first time, passed and carried over as presented. Mayor Pro Tem Mobley seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain. The ordinance title ordered read for the first time, passed and carried over follows.

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF A PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES AND DRAINAGE OF APPROXIMATELY 334.38 SQUARE FEET LOCATED AT 904 OLD ALBANY ROAD IN CONNECTION WITH OLD ALBANY ROAD SIDEWALK PROJECT (GDOT PI #0015394); TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE; AND FOR OTHER PURPOSES.

4. Parcel 22: Acquisition of a permanent easement for construction and maintenance of slopes and drainage of approximately 574.76 square feet located on 1004 Old Albany Road from Kenneth Phelps in exchange for consideration of \$500.00.

Councilmember Scott motioned to order the ordinance to authorize the acquisition of the permanent easement for construction and maintenance of slopes and drainage for Parcel 22 as read for the first time, passed and carried over. Councilmember Chastain seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain. The ordinance title ordered read for the first time, passed and carried over follows.

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF A PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES AND DRAINAGE OF APPROXIMATELY 574.76 SQUARE FEET LOCATED AT 1004 OLD ALBANY ROAD IN CONNECTION WITH OLD ALBANY ROAD SIDEWALK PROJECT (GDOT PI #0015394); TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE; AND FOR OTHER PURPOSES.

5. Parcel 24: Acquisition of a permanent utility easement of approximately 1,708.11 square feet located at 107 Old Albany Road from RU Patel Cstore, LLC in exchange for consideration of \$1,775.00.



Councilmember Scott motioned to order the ordinance to authorize the acquisition of a permanent utility easement for Parcel 24 as read for the first time, passed and carried over as presented. Mayor Pro Tem Mobley seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain. The ordinance title ordered read for the first time, passed and carried over follows.

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF A PERMANENT GENERAL UTILITIES EASEMENT OF APPROXIMATELY 1,708.11 SQUARE FEET LOCATED AT 107 OLD ALBANY ROAD IN CONNECTION WITH OLD ALBANY ROAD SIDEWALK PROJECT (GDOT PI #0015394); TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE; AND FOR OTHER PURPOSES.

6. Parcel 33: Acquisition of a permanent utility easement of approximately 1,208.63 square feet located at 801 Old Albany Road from David J. Anderson in exchange for consideration of \$500.00.

Councilmember Scott motioned to order the ordinance to authorize the acquisition of a permanent utility easement for Parcel 33 as read for the first time, passed and carried over as presented. Mayor Pro Tem Mobley seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain. The ordinance title ordered read for the first time, passed and carried over follows.

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF A PERMANENT GENERAL UTILITIES EASEMENT OF APPROXIMATELY 1,208.63 SQUARE FEET LOCATED AT 801 OLD ALBANY ROAD IN CONNECTION WITH OLD ALBANY ROAD SIDEWALK PROJECT (GDOT PI #0015394); TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE; AND FOR OTHER PURPOSES.

7. Parcel 36: Acquisition of a permanent utility easement of approximately 840.95 square feet located on Old Albany Road (Map and Parcel Number 015 002008 D) from Steve Ostrowskii in exchange for consideration of \$500.00.

Mayor Pro Tem Mobley motioned to order the ordinance to authorize the acquisition of a permanent utility easement for Parcel 36 as read for the first time, passed and carried over as presented. Councilmember Scott seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain. The ordinance title ordered read for the first time, passed and carried over follows.

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF A PERMANENT GENERAL UTILITIES EASEMENT OF APPROXIMATELY 840.95 SQUARE FEET ON THAT PROPERTY KNOWN AS MAP AND PARCEL NUMBER 015 002008 D LOCATED ON OLD ALBANY ROAD IN CONNECTION WITH OLD ALBANY ROAD SIDEWALK PROJECT (GDOT PI #0015394); TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE; AND FOR OTHER PURPOSES.

Councilmember Warren commended staff's efforts, noting this has been a long and tedious project. She also thanked former Councilmember David Hufstetler for his efforts while in office with securing assistance from the state level to ensure the safety of residents living on Old Albany Road.

**First reading of an ordinance to rezone 115 Forrest Street from R-1, Conditional Use, to C-1A, with conditions.** City Planner, Kenny Thompson reported 115 Forrest Street, colloquially known as the Douglass High School Campus, sits on approximately seven acres in the Dewey City neighborhood. In 2002, the Thomasville Board of Education

turned the property over to the Douglass Alumni Association, and the property was subsequently rezoned to R-1, Neighborhood Resource Center in July 2003 to allow for a limited assortment of uses, including a library, daycare, and meeting facility. The applicant is seeking to rezone the property to C-1A, with Conditions, to allow for the creation of a mixed-use development that will include a new facility for the Douglass Alumni Association and age-restricted multi-family housing. 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. However, conditions have been placed on the rezoning that will require greater neighborhood compatibility and sensitivity to the existing historic structure and surrounding historic neighborhood. Specifically:

- The Blueprint Comprehensive Plan identifies the Douglass Campus as a Neighborhood Center within the Dewey City Neighborhood. Commercial and civic uses are encouraged in the Neighborhood Centers so long as the buildings respect the character of the neighborhood. (*Thomasville Blueprint 2028*, Book 1, p. 2.16)
- The rezoning is consistent with both the existing and proposed use for the site. As a former school campus with institutional buildings, a C-1A zoning is the most appropriate zoning for the property.
- The conditions placed on the rezoning will mitigate any potential adverse effect on the surrounding neighborhood. The conditions include items such as neighborhood compatibility standards, architectural standards, historic preservation standards and site standards that require new development to conform to the character to the surrounding residential neighborhood.

During the Planning and Zoning meeting, neighbors voiced concerns about the proposed rezoning, citing property values, potential traffic, noise, and safety concerns. While sympathetic to these concerns, staff has determined through an objective analysis of the proposed rezoning and potential development project that the rezoning will not have a negative impact on the neighborhood in any of the aforementioned areas. Based on several case studies of similar development projects, actual results are found typically to have a positive impact on the surrounding neighborhoods. Finding the rezoning in conformance with the above criteria, The Planning and Zoning Commission recommends for Council to take the appropriate action and approve the rezoning request from R-1 CU to C-1A, With Conditions, as presented by staff.

Councilmember Warren motioned to order the ordinance to rezone 115 Forrest Street as read for the first time, passed and carried over as presented. Mayor Pro Tem Mobley seconded. It was noted that Councilmember Chastain would abstain from the vote and discussion on this matter due to a conflict of interest. Councilmember Scot inquired if the property had sold; it was reported that it had not been sold. Councilmember Warren the request to rezone went through the proper procedures before the Planning & Zoning Commission; which in turn recommended Council's approval of the rezoning. There was no further discussion. The motion remained unchanged. The motion passed 4-0, with the following votes recorded: AYES: Flowers, Mobley, Warren and Scott; NAYS: there were none recorded; and ABSTAINED: Chastain.

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

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, OF 1971, AS AMENDED WHICH IS SET FORTH IN THE CODE OF THE CITY OF THOMASVILLE AS CHAPTER 22, CAPTIONED "ZONING", BY EXCLUDING A CERTAIN TRACT OF LAND FROM PARCEL 59 OF SECTION 22-91 CAPTIONED "R-1, CONDITIONAL USE, NEIGHBORHOOD RESOURCE CENTER", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 73 OF SECTION 22-91 CAPTIONED "C-1A, COMMERCIAL WITH CONDITIONS". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

**Resolution to adopt Traditional Neighborhoods Urban Redevelopment Plan (TR-URP).**

City Planner, Kenny Thompson reported that in accordance with Georgia's *Urban Redevelopment Law* (O.C.G.A. §36-61-1 et. seq.), the Planning Department is proposing a Traditional Neighborhoods Urban Redevelopment Plan that focuses on neighborhood revitalization within the boundaries of an Urban Redevelopment Area (URA) that aligns with the Comprehensive Plan's traditional neighborhoods future character areas and corresponding investment sector strategies. City Planner Thompson noted Council recently adopted a resolution of necessity to exercise the urban redevelopment powers enabled by the *Urban Redevelopment Law*. The resolution of necessity identified the



Traditional Neighborhoods Urban Redevelopment Area (TN-URA) as an area demonstrating “pockets of blight” and found that redevelopment of the area is necessary for the wellbeing of the community at large. This gave cause for staff to prepare a corresponding Urban Redevelopment Plan (Plan) for the area of need. Based on feedback from community stakeholders and residents, staff has determined that there is support for the redevelopment and revitalization strategies that are presented in the Plan. The Traditional Neighborhoods Urban Redevelopment Plan helps the City accommodate future development and promote a more livable community by encouraging public improvements, good urban design, and redevelopment efforts within the Thomasville’s traditional neighborhoods. The Plan defines the boundaries in which the City may exercise powers enabled by the Georgia *Urban Redevelopment Law*, outlines a holistic approach to redevelopment that is consistent with the City’s Comprehensive Plan, renders the TN-URA eligible for external incentives and programs, and provides tools to encourage and promote the voluntary redevelopment and rehabilitation within the TN-URA to the maximum extent possible. The City of Thomasville is designated as the implementing agency of the Traditional Neighborhoods Urban Redevelopment Plan. This designation provides the community with consistent administrative support for ongoing plan activities. The Plan is written broadly to allow the City flexibility when working with public and private sector partners and to ensure that appropriate redevelopment is achieved.

Councilmember Chastain motioned to approve the Resolution to adopt Traditional Neighborhoods Urban Redevelopment Plan as presented. Councilmember Scott seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain.

The approved resolution follows.

## RESOLUTION

### A Resolution for the City of Thomasville, Georgia to Adopt the Traditional Neighborhoods Urban Redevelopment Plan

Be it hereby resolved by the Mayor and Council of the City of Thomasville, Georgia that:

WHEREAS the Mayor and Council of the City of Thomasville, Georgia (the “City Council”) find that the Urban Redevelopment Law (O.C.G.A. §36-61-1, et seq.) can be used alone, or in conjunction with many of Georgia’s legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive reuses for obsolescent facilities; and

WHEREAS the City Council finds that one or more areas demonstrating pockets of blight exist within the designated Traditional Neighborhoods Urban Redevelopment Area, and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Thomasville, Georgia; and

WHEREAS the City Council adopted a resolution of Necessity to Exercise Urban Redevelopment Powers pursuant to the provisions of O.C.G.A. Chapter 36, Title 61; and

WHEREAS the City of Thomasville has solicited public input into the development of the attached Traditional Neighborhoods Urban Redevelopment Plan and determined that there is support for the redevelopment and revitalization of the described urban redevelopment areas within the corporate limits of the City of Thomasville;

WHEREAS the Traditional Neighborhoods Urban Redevelopment Plan conforms to the general plan of the City of Thomasville as well as its Comprehensive Plan; and

WHEREAS the Traditional Neighborhoods Urban Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City of Thomasville for the rehabilitation or redevelopment of the urban redevelopment areas; and



WHEREAS the City of Thomasville is designated as the implementing agency of the Traditional Neighborhoods Urban Redevelopment Plan; and

WHEREAS the City of Thomasville does not plan to engage in any redevelopment projects that will result in the relocation of families; however if required, a feasible method exists for the relocation of families who may be displaced from the urban redevelopment area in decent safe, and sanitary dwelling accommodations within their means and without undue hardship to such families; and

WHEREAS the City Council desires to work with public and private enterprise sector partners to ensure that appropriate redevelopment is achieved; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Thomasville, Georgia, in a meeting duly assembled, pursuant to the authority granted by O.C.G.A. §36-61-1, et seq., the attached City of Thomasville Traditional Neighborhoods Urban Redevelopment Plan is hereby adopted.

BE IT FURTHER RESOLVED, this Resolution shall become effective on the 8th day of May 2023.

PASSED, APPROVED, AND ADOPTED by the Mayor and Council of the City of Thomasville, Georgia, this, the 8th day of May 2023.

**Resolution to approve Letter of Support for Low-Income Housing Tax Credit (LIHTC) Project for Douglas School LIHTC Proposal.**

City Planner, Kenny Thompson reported the City of Thomasville has observed increased interest in the community from parties hoping to secure funding through the Low-Income Housing Tax Credit (LIHTC) program administered through the Georgia Department of Community Affairs (DCA). Thomasville is a certified alumni community in DCA's Georgia Initiative for Community Housing (GICH) program. As a certified alumni GICH community, Thomasville is afforded a unique opportunity to endorse one LIHTC application each funding cycle by providing a letter of support for one project within the city limits (which serve as the official boundaries of our GICH community). The letter of support earns additional points for the applicant's submission to DCA as prescribed in Georgia's annual Qualified Allocation Plan (QAP). The Planning Department worked with the GICH Team to establish clear guidelines for developers who would like to be considered for the Thomasville GICH Letter of Support. These guidelines include detailed submittal requirements, a formal review process, and scoring criteria to help ensure that prospective LIHTC projects align with community driven plans and priorities. The Thomasville GICH team may issue only one (1) letter for one project in this year's competitive round. Multiple requests for the GICH letter of support were received during the 2023 LIHTC funding cycle. After reviewing and scoring these submittals, the GICH team voted and elected to endorse the Douglass School Senior Apartments project that was proposed by the Douglass School Senior, LP. The Douglass School Senior, LP is applying for low-income housing tax credits for an affordable housing development for older persons to be known as the Douglass School Senior Apartments. The project partners, Tapestry Development Group, Inc. and Thomasville Community Development Corporation, Inc., are proposing an adaptive reuse development that utilizes the historic Douglass High School property (located at 115 Forrest Street) to provide approximately 57 affordable housing units for seniors (90 percent of the units will be set aside for low-income residents; 10 percent of the units will be market rate). Overall, the GICH team determined that the Douglass School Senior Apartments project is the best LIHTC proposal for advancing local housing goals. DCA requires that the letter of support is executed by the GICH community's primary or secondary contact on record with the University of Georgia Housing and Demographic Research Center, confirms that the project is located within the GICH community's boundaries, and is accompanied by a letter from the Local Government agreeing to the issuance of the GICH letter of support.

Mayor Pro Tem Mobley motioned to adopt the resolution to approve the Letter of Support for the LIHTC Project as presented. Councilmember Scott seconded. It was noted that Councilmember Chastain would abstain from the discussion and vote on this matter due to a conflict of interest. There was brief discussion regarding DCA's oversight

of the project, state guidelines and the 9% tax credit the developer will receive for the project. There was no further discussion. There was no further discussion. The motion remained unchanged. The motion passed 4-0, with the following votes recorded: AYES: Flowers, Mobley, Warren and Scott; NAYS: there were none recorded; and ABSTAINED: Chastain.

The adopted resolution follows.

A RESOLUTION BY THE CITY OF THOMASVILLE, THOMAS COUNTY, GEORGIA

WHEREAS, Douglass School Senior, LP will submit an application to the Georgia Department of Community Affairs (“DCA”) for low-income housing tax credits to develop housing for older persons to be known as Douglass School Senior Apartments, located at 115 Forrest Street, Thomasville, GA, Tax Parcel Identification Number 001 020001, and

WHEREAS, DCA has established certain criteria, through the State of Georgia 2023 Qualified Allocation Plan, whereby low-income housing tax credits applications are competitive and where DCA will award points for projects with a letter from a DCA Georgia Initiative for Community Housing (GICH) team; and

WHEREAS, Thomasville is a certified alumni GICH community and the Thomasville GICH team has elected to issue a letter committing the formal support of the majority of the GICH members for the aforementioned application; and

WHEREAS, DCA requires a letter from the Local Government agreeing to the issuance of the GICH letter of support; and

WHEREAS, the City Council of the City of Thomasville wishes to endorse the GICH team’s decision to support the aforementioned application.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to sign a letter on behalf of the City of Thomasville agreeing to the issuance of the GICH letter of support endorsing the aforementioned application.

BE IT SO RESOLVED this 8<sup>th</sup> day of May, 2023.

**Motion to approve Automatic Aid Intergovernmental Agreement between City of Thomasville, Thomasville Fire Rescue and Thomas County Fire Rescue.**

Fire Chief, Tim Connell reported Thomasville Fire Rescue (TFR) received no credit for Automatic Aid from the recent ISO (Insurance Services Office) inspection. During the ISO inspection site visit, TFR was informed ISO will no longer give credit for automatic aid agreements that have specific addresses or zones. TFR was instructed by ISO, that for TFR to receive the automatic mutual aid credit, they would have to respond to confirmed structure fires county-wide. In return, the county would also have to respond within the city limits to all confirmed structure fires. This requires an Intergovernmental Agreement (IGA) for Automatic Aid between the City and County Fire Rescue Departments. The IGA outlines the provision for the mutual cooperation of TFR and Thomas County Fire Rescue and a uniform response to structure fires within the Thomas County Fire District and the Thomasville Fire District. In summary, for confirmed structure fires only, TFR would send one engine with a minimum of two firefighters and a command vehicle; Thomas County Fire Rescue would do the same. Once an apparatus arrives on scene and determines their agency can handle the incident, the incoming unit would be canceled. With the execution of this agreement, TFR and Thomas County Fire Rescue would again receive full credit from ISO in the future for automatic aid.

Councilmember Warren motioned to approve the Automatic Aid Intergovernmental Agreement and to authorize the Mayor to sign the agreement as presented. Mayor Pro Tem Mobley seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain.



**Bids and award for the purchase of construction of a Gas Collection Control System.**

Assistant Landfill & Solid Waste Superintendent, Lee Thomas, reported the City of Thomasville Municipal Solid Waste Landfill is currently subject to the New Source Performance Standards (NSPS) Subpart W of Emission Guidelines. On August 29, 2016, EPA published a new subpart (Cf) under NSPS that updates the Emission Guidelines for Municipal Solid Waste Landfills. The revised Emission Guidelines are intended to replace requirements under the NSPS once implemented through revised state plans or a revised federal plan. On May 21, 2021, EPA finalized the federal plan and published it in the Federal Register. NSPS W of Emission Guidelines requires a facility to install a GCCS (Gas Collection Control System) if the calculated non-methane organic compounds (NMOC) emission rate is equal to or greater than 50 megagrams per year (Mg/yr.) The revised Emission Guidelines (NSPS Cf) lowered the threshold above which landfill owners/operators must install a GCCS from 50 Mg/yr. to 34 Mg/yr. The facility’s NMOC emission estimate for 2021 was 46.52 Mg/yr. per the most recent NMOC emission rate report submitted in February 2021. The facility also completed a 10-year projection of the NMOC emission rate assuming a 2% increase in waste acceptance per year. The NMOC emission rate from the facility is expected to reach 50 Mg/yr. in 2026. A detailed report of the report was included in Council’s backup packet, along with a project timeline set in place by the Federal Government. This timeline must be followed to ensure a start-up date of May 2024. The following is a summary of bids received:

<u>BIDDER</u>	<u>BID AMOUNT</u>
SCS Engineers (base)	\$2,749,005.00
SCS Engineering (alternative)	\$3,348,340.00
Tetra Tech (base)	\$2,267,602.50
Tetra Tech (alternative)	\$2,876,932.50
Carlson Environmental Consultants (base)	\$2,123,775.00
Carlson Environmental Consultants (alternative)	\$3,083,705.00

Assistant Superintendent Thomas reported each bid has a base and alternative amount. The base bid is the bare minimum of what must be constructed to meet regulations. Alternative amounts include components that make the system more user-friendly if an RNG (renewable natural gas) system is constructed in the future. The list below is what was removed from the alternative bid to create a base bid amount.

- Down well pumps.
- Access risers to give you access along the header.
- Gas collections to the leachate collection system.
- Additional horizontal gas collectors in the active fill area.
- Wellbore seals to help seal out liquids.
- Mid-collector liquid removal pits in the Phase II horizontals.
- Air and force main piping along the headers in Phase IV.
- Connection to the leachate tank piping for disposing of well liquids and condensate.

By removing these items from the bid, Federal regulation will still be met but at a lower amount. These items can be added in the future if an RNG system is constructed.

Councilmember Scott motioned to award the bid for the purchase of construction of a Gas Collection Control System to Carlson Environmental Consultants in the amount of \$2,123,775.00. Councilmember Chastain seconded. It was noted this project was originally scheduled to take place in 2026; however, the changes in federal thresholds greatly accelerated the project’s completion timeline.

**REPORTS**

City Manager Carson commend members of TEAM Thomasville and their collective efforts during the Rose Show Festival weekend. He reported approximately 100 volunteers from all aspects of the community came together and assisted with producing a successful event.

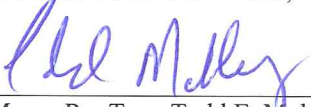
Councilmember Warren noted next week was National Police Week and encouraged citizens to thank law enforcement for their efforts in keeping people safe. She also noted that the previous week was Small Business Week and thanked small businesses for their dedication.

Councilmembers collectively thanked citizens and visitors for their participation in events held in Thomasville. They also commended City staff for their hard work in creating and producing events that are great successes. It was noted that the annual Thomasville Police Department Command Inspection is scheduled for Friday, May 12, 2023 and encouraged citizens to attend.

**ADJOURNMENT**

Having no further business for consideration at this meeting, the Thomasville City Council Meeting was adjourned at 7:03 p.m.

CITY OF THOMASVILLE, GEORGIA

  
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Mayor Pro Tem, Todd E. Mobley

  
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ATTEST: City Clerk

