

City of Thomasville Council Meeting, October 23, 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, Timothy C. 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 media and citizens not present via the City of Thomasville’s online live stream feed located at www.thomasville.org.

CALL TO ORDER

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

INVOCATION

Councilmember Terry Scott gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Todd Mobley led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilmember Warren motioned to approve the Regular Meeting Minutes of September 25, 2023, 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.

PROCLAMATIONS

1. Mayor Flowers recognized Dr. and Mrs. Jim Story. Georgia Military Veterans Hall of Fame – Dr. Jim and Carolyn Story. Presented by JF. These 2 have had significant impact in our community – Rose City Run, 46-47 years. JF read proclamation.
2. Councilmember Warren recognized Director of Electrical Engineering and Electrical Operations, Jeremy Carter. She commended the employees of the Electric Department for their efforts in keeping the city’s electrical operations running smoothly. Councilmember Warren presented a proclamation which designated October 1-7, 2023 as Public Power Week.
3. Councilmember Scott recognized Natural Gas Superintendent, Chuck Whitaker and Natural Gas employees Jason Bush and Kris Cone. He commended the collective efforts of the Natural Gas Department and its employees for their efforts in safely providing the benefits of public natural gas. Councilmember Scott presented a proclamation which designated October 1-7, 2023 as Public Natural Gas Week.
4. Councilmember Chastain recognized Fire Chief, Tim Connell; Deputy Chief, Craig Dukes; Fire Marshall, Jonathon Conner; Battalion Chief, Corey Thompson; and Captain Mike Mann. He applauded the entire Thomasville Fire Rescue team for their combined efforts with educating the community of the importance of Fire Prevention. Councilmember Chastain presented a proclamation to Thomasville Fire Rescue proclaiming October 8-14, 2023 as Fire Prevention Week.
5. Mayor Pro Tem Mobley presented a proclamation declaring November 5, 2023 as Retired Educators’ Day and recognized retired educators Willard Ward, Debra Bryant, Eugenia Harris, Jennifer Jordan, Asha Dillard, Judy Ament, Candee Henderson, and Debra Adams who were present on behalf of all Retired Educators of Thomasville, Georgia. Mayor Pro Tem Mobley, a retired educator, noted the contributions made by retired educators are significant in the lives of children.

RECOGNITIONS

1. Thomasville Police Chief John Letteney presented *Thomasville Police Department Life Saving Awards* to Officers Leandria Coston and Grant McDonnell. On August 5, 2023, their quick actions resulted in saving the life of an unresponsive gentleman. Chief Letteney reported that had it not been for their selfless actions, the patient would have died. Chief Letteney further reported that as of this meeting the patient is doing well. Officers Coston and MacDonnell have brought great credit to themselves and the Thomasville Police Department.
2. Mayor Flowers recognized Eagle Scout, Joseph Kimler. He noted that Mr. Kimler is a Life Scout and has completed his Eagle Project: erecting a Gold Star Plaque at the City of Thomasville Rose Garden in honor of Gold Star Families and the losses experienced by families of those who serve, and those who are serving, in the Armed Forces.
3. Mayor Pro Tem thanked Mr. Harry Vann for his service as the Honorary Councilmember for the month of September 2023. He presented a commemorative plaque to Mr. Vann. Mr. Van thanked Mayor Flowers and Council for the opportunity to serve as an Honorary Councilmember...

CITIZENS TO BE HEARD

Mayor Flowers acknowledged the following citizens as listed on the Sign-In Form:

1. Anthony Roan noted he was present to speak at the American Legion Post 519 Show Cause Hearing and would speak at that time.
2. Clifford Moore noted he was present to speak at the American Legion Post 519 Show Cause Hearing and would also speak at that time.
3. Candee Henderson, resident of Egg and Butter Road, Thomasville, Georgia, noted she had spoken to Council numerous times regarding her mission to see the City of Thomasville and Thomas County engaged in 100% renewable energy by 2035. She has provided various different suggestions and opportunities in which that goal could be reached. However, she was present at this meeting to share her faith in God. She explained her belief that God loved human beings into life, God is love, and human beings are the most complex expression of love on this planet. She noted that we are responsible for our brothers and sisters, both figuratively and literally. Ms. Henderson encouraged everyone to love everyone and take of each other.
4. Keith Thomas, resident of Woods Gate Lane, Thomasville, Georgia, voiced concerns regarding Councilmember Scott's apparent political position with the current municipal election. He encouraged community members to not listen to Councilmember Scott's misinformation relating to Councilmember Warren and Councilmember Scott should be truthful and transparent about his actions.

ADOPT AGENDA

Councilmember Warren motioned to adopt the agenda 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.

OLD BUSINESS

Second reading of two separate ordinances related to Old Albany Road Project.

City Attorney, Tim Sanders, reported there had been no changes to either of the two separate ordinances since their passage on first reading.

1. Parcel 12: The acquisition of a permanent utility easement of approximately 1,334.53 square feet located on 605 Old Albany from Southern Georgia Home Rentals, LLC in exchange for consideration of \$2,500.

Councilmember Warren motioned to order the ordinance to authorize the acquisition of a permanent utility easement of approximately 1,334.53 square feet located on 605 Old Albany from Southern Georgia Home Rentals, LLC, as read for the second time, passed and adopted. 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 read for the second time, passed and adopted follows.

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF A PERMANENT GENERAL UTILITIES EASEMENT OF APPROXIMATELY 1,334.53 SQUARE FEET LOCATED AT 605 OLD ALBANY ROAD (TAX ID# 015 002005) 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.

The ordinance ordered read for the second time, passed and adopted, as referenced above will be made a part of the official and permanent record of minutes for this meeting.

2. Parcel 37: The acquisition of a permanent utility easement of approximately 55.99 square feet located at 605 Old Albany Road from Southern Georgia Home Rentals, LLC in exchange for consideration of \$2,500.

Councilmember Scott motioned to order the ordinance to authorize acquisition of a permanent utility easement of approximately 55.99 square feet located at 605 Old Albany Road from Southern Georgia Home Rentals, LLC, as read for the second time, passed and adopted. 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 read for the second time, passed and adopted follows.

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF A PERMANENT GENERAL UTILITIES EASEMENT OF APPROXIMATELY 55.99 SQUARE FEET LOCATED AT 605 OLD ALBANY ROAD (TAX ID# 015 002007) 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.

The ordinance ordered read for the second time, passed and adopted, as referenced above will be made a part of the official and permanent record of minutes for this meeting.

NEW BUSINESS

Consider Alcohol License Violation - Show Cause Hearing for American Legion Post 519, Inc.

City Attorney, Tim Sanders, reported the American Legion, located at 312 Hopkins Street, currently is licensed to sell beer and wine for consumption on the premises and to sell liquor for consumption on the premises. The property is zoned R-1. There have been a total of 16 incident reports, copies of which were provided to Council in their Workshop packet and hard copies of which have been provided to Councilmembers. The Legion has been notified in writing of the hearing date and time, that the Legion's alcohol license may be suspended or revoked entirely, and that the Legion has an opportunity to appear to present its case, which includes being represented by legal counsel.

Attorney Sanders stated the order of the hearing will be as follows, which follows Section 3-31 of the Code:

- The Mayor will open the hearing, at which point I will summarize the purposes of the hearing and address the Legion's representative and confirm the order of the hearing.
- The Police Department will present its case.
- The Legion then has an opportunity to call or cross-examine any witnesses and then present the Legion's case.
- After the presentation of evidence and testimony from any witnesses, the Mayor may afford time, in his discretion, for members of the public to comment.
- At the conclusion of any public comment the Council may ask questions of the Police Department or the Legion.
- At this point in the hearing the Mayor will open the floor for any motions from the Council.
- The Council may decide to:
 - Take no action;
 - Suspend the alcohol licenses of the Legion for a set period time; or

- Revoke the alcohol licenses of the Legion.
- The Council may also choose to continue the hearing until the next meeting in order to further consider the evidence presented prior to taking any action.
Should the Council decide to suspend or revoke the alcohol licenses of the Legion, the suspension or revocation will not preclude their continued use of their property. The Legion will simply not be permitted to sell alcohol.

Based on the 2023 incident reports, the Council could *suspend or revoke* the licenses of the Legion under any or all of the following code sections:

- 3-31(b)(1): “**failure of the licensee or the licensee's employee to promptly report** to the police department any violation of the law or ordinance, breach of peace, disturbance or altercation, resulting in violence occurring inside the premises.”
- 3-31(b)(2): “**Due cause may also be found should the licensed establishment have become a trouble spot** in the judgment of the city council by reason of disturbances or acts of disorderly conduct or violence having occurred in the establishment or on the premises thereof, **provided that when the license of any establishment has been revoked** or renewal of license denied because such establishment has become a trouble spot, **no further license shall be issued** under this chapter to any person, firm or corporation at such location **for a period of at least 12 months from the date of revocation.**”
- 3-31(b)(5): “**Failure to control operation resulting in public nuisance.** If the failure to control the operation either inside the building or outside on the property results in **controlled substance abuse, prostitution, gambling, flagrant indecent conduct or obscenity, fighting, excessive noise, loitering or illegal parking, to the number of times and extent** that the city council, after proper hearing, should find the establishment to have **become a public nuisance**, then such failure may be declared to be due cause for **suspension or revocation of the alcoholic beverage license** for such establishment, or the denial of renewal application for such license.”

City Attorney Sanders reported the Legion has licenses for the sale of beer, wine, and liquor under Section 3-29 for consumption on premises as a “private club” as defined by the Code. Due to the age of the Legion, its status as a private club exempts the Legion from a number of regulations, particularly Section 3-33 concerning zoning and Section 3-34 regarding distances from schools, churches and residences. Section 3-33 prohibits a license from being issued to applicant unless the location is one that is zoned appropriately. The Legion’s premises is zoned R-1 and the bulk of the surrounding properties are zoned R-1 as well. Section 3-34(a)(1) prohibits the sale of beer, wine and liquor for consumption on premises within fifty (50) feet of a residence. This distance is measured from the nearest wall of the Legion to the nearest point of any residential property line.

City Attorney Sanders reviewed the American Legion’s history of Show Cause Hearings before Council and the actions taken as follows:

2008: On November 24, 2008, after reviewing the evidence presented, the Council declared the Legion a trouble spot and suspended its license for one (1) year. As reflected in the minutes of the hearing, evidence was presented at the hearing that on August 12, 2008 the following occurred: Large crowd, numerous vehicles. Fight broke out inside Legion between to non-members. Patron of establishment assaulted. EMS aid to the victim was delayed due to the number of vehicles and vehicles on site. Two responding officers had to call for additional officers because of the severity of the injuries and the extremely violent large crowd in and out of the Legion. The hostile crowd had to be forced to retreat so EMS personnel could take care of victims and then transport them.

2014: On June 9, 2014, pursuant to Section 3-25(f), the Mayor suspended the license of the Legion pending a show cause hearing. This was in response to the report of a shooting at the Legion and multiple alcohol and other Code violations. After an extended hearing beginning on June 18, 2014 and continued until July 28, 2014, the Council voted to reinstate the license.

2016: On December 12, 2016, the Council voted to suspend the license of the Legion for one (1) year. This was in response to evidence presented of a large crowd and a correspondingly large fight in which a number of people were severely injured.

Councilmember Scott reported he would abstain from discussion and voting on this matter due to a Conflict of Interest as he is a member of the American Legion Post 519, Inc.

Mayor Flowers opened the Show Cause Hearing for American Legion Post 519, Inc.

Major Shane Harris presented Council and American Legion representatives with a copy of an email in reference to the property and the steps taken by Thomasville Police Department (TPD). It was noted that in 2021, TPD had frequent citizen complaints related to the Wright Street and Hopkins Street areas due to large parties. The disturbances and large crowds has resulted in TPD requesting assistance from other law enforcement agencies to clear streets and restore peace (Sherriff's Department, Boston Police Department, Georgia State Patrol). On March 17, 2023, TPD's Executive Staff met with American Legion Board of Directors to discuss challenges and safety issues as a result of the large gatherings. The American Legion Board requested increased TPD patrols in the area, installation of no parking signs, and the American Legion agreed to hire extra security. It was noted that crowds would not heed warnings from the American Legion Board or their security and TPD had to intercede on a regular basis. Major Harris reviewed photo images of incidents on May 1, 2021, at which shots fired were reported and a physical fight took place in front of officers; November 26, 2022, at which citizens' complaints were made for loud music and street blockages; and, April 2, 2023, where there were citizen complaints of loud music and officers found congested parking that overflowed onto private property. Major Harris continued the review of incidents and documented calls to TPD for things such as large gatherings estimated at 500+ people, shots fired, loud music, assaults, blocked streets and more. It was reported that On June 6, 2023, Major Harris contacted the Georgia Department of American Legion, resulting in the Department Adjutant (Zeste Debro) confirming the American Legion currently has 100 members on file; Chapter rules are that 1 member is allowed to have 2 guests; all members and guests are required to sign log book upon entry; and Post 519 By-Laws were provided at that time. Major Harris reported that after TPD's March 2023 meeting with American Legion representatives the following has occurred:

- 8 police reports for loud music, shots fired, aggravated assaults, etc.
- Citizen complaints about loud music, street blockage
- Complaints during Neighborhood Watch meetings against the Legion
- Additional police resources used due to large gatherings; Frequently, police officers are taken away from community assistance calls to assist in clearing streets and neighborhoods from the Hopkins Street crowds.
- Police use of force used to disperse crowds: Pepper Spray, Long Range Acoustic Device (LRAD) and Physical Force

In summary, Major Harris provided the following list of items that have been completed by TPD in an effort to achieve cooperation and compliance of the American Legion Post 519, Inc.:

1. TPD met with the American Legion Board Members in March to discuss the Legion's operation and ways in which TPD could assist.
2. TPD has increased patrols around the Legion as requested by the board members.
3. TPD has assisted in clearing the Legion's parking lot as requested.
4. The City of Thomasville has erected no parking signs on Hopkins Street to assist with keeping the street clear for citizens and emergency vehicles.
5. TPD has met with neighboring citizens who have voiced their concerns about noise violations, blocked streets, and illegal parking.
6. TPD has spoken with board members since the March meeting to resolve identified issues to ensure citizens and Legion
7. TPD officers have met with citizens having parties/gatherings and discussed normally identified issues to ensure cooperation and compliance.
8. TPD has promoted party concerns through social media postings and podcasts to ensure cooperation and compliance.

Councilmember Warren asked if the proposed noise ordinance would help address some of these concerns. Major Harris noted it would provide clear and concise enforceability if adopted.

Councilmember Chastain noted that TPD has done the items that American Legion requested they do and yet the issues still continue, he asked if there were additional issues to be dealt with. Major Harris reported that each member of the American Legion is allowed 2 guests; which would total 300 at one time; however, it seems there are well over

that amount at these gatherings. Crowds of this size are difficult to manage; parking on private property and blocking streets creates life safety issues; and pulls TPD away from other areas of patrols in the city.

Mayor Pro Tem Mobley asked if illegally parked cars have been towed. Major Harris indicated yes; however, it is difficult for a tow truck to navigate the public streets to get to the private property to tow an illegally parked vehicle.

Mayor Flowers noted Council and the community wants the Legion members to enjoy the use of their facility; however, the numerous incidents creates a challenge as the Legion is located within a residential neighborhood where large gatherings have a huge impact on the residents. Having no further Councilmember questions, Mayor Flowers called for representatives of the American Legion Post 519, Inc. to come forward and provide statements.

Steven Reynolds, 2nd District Commander of South Georgia, and a member of Post 519, thanked TPD for their assistance. He voiced concerns with reports given thus far. He stated that TPD encouraged the Legion to provide TPD with courtesy calls when they needed assistance and it appears as though TPD has used those calls against the Legion in this case. Commander Reynolds reported that no citations have been received by the Commander for any of the reported violations. In response to the images and video shown at this meeting, Commander Reynolds stated the crowd shown in the images and video were not a result of events taking place at the Legion. He further stated the American Legion has no jurisdiction for what happens in the public rights of ways or streets and can only enforce the Legion's rules on property owned by the American Legion. Commander Reynolds acknowledged an incident occurring in April 2023 where the Legion needed assistance; at that time TPD burst tear gas canisters which resulted in a young man having an asthma attack. He stated there has not been any incidents since April of this year and that the Fire Chief came in and said everything was all good. Commander Reynolds provided a list of programs that are supported by the proceeds of events held at the Legion; as well as what the Legion does for the youth in their community. Commander Reynolds indicated the City of Thomasville has wrongfully licensed the establishment as a Private Club; it should be licensed as an American Legion Club as the two are different types of organizations. He further indicated that whenever there are calls to the areas around the Legion's location they are always referenced as "a call to the Legion, or resulting from the Legion". Commander Reynolds questioned if law enforcement were really doing their job and cited issues where law enforcement should have towed vehicles illegally parked; addressed other issues in areas surrounding the Legion; and/or shown more use of force when needed. He further stated the license should not be revoked as the Legion is not in violation of serving to underage persons and they are not responsible for crowds gathering off property.

Tangela Hayes, American Legion Post 519 Commander, voiced concerns as to why the Legion is required to show cause before Council as to why their license should not be suspended or revoked. Commander Reynolds further indicated the violations reported by TPD at this meeting were not the responsibility of the Legion as those violations were not on their property; which the Legion has no control over. She also indicated the No Parking signs placed by the city were not enough and could not be seen. Commander Hayes reviewed the organizations and programs for which the Legion provides support and noted the images and video shown are not a true representation of the American Legion Post 519. Commander Hayes stated there is no just cause for Council to consider the suspension or revocation of the Legion's Alcohol Beverage License and the Legion has done everything that has been requested of them to ensure control crowds at Legion events and be certain any event held is not over capacity.

Councilmember Warren asked what the building capacity was of the Legion. It was reported the capacity is posted as 206.

Mayor Pro Tem Mobley asked if there was a fence surrounding the property. Commander Hayes indicated the proposed fenced area for the building. Mayor Flowers asked if erecting fencing would help with crowd control. Ms. Hayes indicated yes.

Mayor Flower asked if the current Legion-designated property meets with the building's posted capacity limits. Commander Hayes stated yes; however, that she was unsure of the exact number of parking spots.

Councilmember Warren asked what the hours of operation were for the Legion. Commander Hayes reported Friday nights were 9:00 p.m. until 1:30 a.m.; Sunday nights were 9:00 until 11:30 p.m.

Mayor Flowers recognized the following citizens who had indicated they wanted to speak on this matter:

1. Anthony Roan, resident of Bartow Street, Thomasville, Georgia, voiced concerns with allegations brought by TPD. He noted there has not been shots fired, stabbings, fights, etc. Mr. Roan noted some reports made by TPD were not on Legion property and are directed by leadership to indicate “incidents at the Legion” when in fact they are only in the vicinity of the Legion.
2. Clifford Moore chose not to speak, noting his concerns had been already been mentioned.

There were no further citizens to speak or comments from Councilmembers. Attorney Sanders reported that Council has three actions from which to choose: 1. Take action at this meeting; 2. Take no action; and, 3. Move to continue the hearing at a later date.

Councilmember Warren moved to continue the Hearing and resume it at the next noticed Council meeting. Councilmember Chastain seconded. There was no discussion. The motion passed 4-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren and Chastain.

NAYS: there were none.

ABSTAINED: Scott, due to conflict of interest.

Mayor Flowers closed the Show Cause Hearing at 7:30 PM, and called for a brief recess before resuming the City Council meeting. City Council reconvened at 7:38 PM.

Designation of Three Parcels as Industrial Development Areas and Ordinance, under Emergency Resolution, authorizing the transfer of 5.991 Acres to the Thomasville Payroll Development Authority for Sale to FPL Foods.

City Attorney, Tim Sanders, reported the city owns approximately 5.991 acres located on Roseway Drive that is undeveloped and zoned for manufacturing. He reviewed the tax map from Thomas county Tax Assessor. He reported FPL Foods operates a facility located across Roseway Drive from the city-owned property and has expressed interest in purchasing the property from the city. City Staff, through contact with representatives of FPL, believe that FPL will purchase the city-owned property in the amount of \$98,272.50, which staff believes is a reasonable purchase price given the actual buildable acres on the property. Georgia law (O.C.G.A. § 36-37-6(a)) specifically restricts transfers of real property by municipalities to a sale by either public auction or sealed bid, unless an exception applies that will allow the property to be transferred by some other means. O.C.G.A. § 36-37-6(d) provides for the exception “governing authority of any municipal corporation is authorized to sell real property in established . . . municipally designated industrial development areas for industrial development purposes without regard to subsection (a) . . . of this Code section.” The Thomasville Payroll Development Authority was organized for the purpose of expanding developing industry in the City of Thomasville and Thomas County and for improving the general welfare of Thomas County. In addition to the 5.991 acres on Roseway Drive, the City also owns two other parcels along Roseway Drive, one that is 8.72 acres approximately and one that is 12.53 acres approximately. City Attorney Sanders reported that in order to facilitate the sale of the 5.991 acres to FPL, the Council can designate this parcel as an industrial development area as contemplated by O.C.G.A. §36-37-6(d). This removes the restriction that the property must be sold either at public auction or by sealed bid. It is my suggestion that the City also designate the other two parcels as industrial development areas even though there are not parties currently interested in these parcels. Designating these parcels as industrial development areas now will save a step in the future should a third party be interested. However, taking this step will not transfer or otherwise encumber or restrict these other two parcels as far as City use is concerned. A resolution designating each of the three parcels as separate industrial development areas has been prepared for Council’s consideration. Attorney Sanders suggested the City transfer the 5.991 acres to the PDA so that the PDA may facilitate and close the sale of this parcel to FPL. The PDA was created for this type of transaction, among others, in connection with economic development. The transfer of the 5.991 acres to the PDA would be subject to easements in favor of the City and of record with respect to the property. The transfer would also be conditioned on the understanding that the PDA will be authorized by the City to retain the net proceeds of the sale to FPL, but that the City will reduce its supporting distribution to the PDA by an amount equal to the net proceeds of the sale retained by the PDA. Structuring the transaction in this fashion will not change the amount of economic support of the PDA by the City and will obviate the need to additional agreements or transfers of funds. Section 2-1 of the City’s Code of Ordinances requires an ordinance to affect the transfer of real property. In an effort move the authorization forward

in an expeditious manner, I suggest that the Council pass an emergency resolution authorizing the ordinance to be read and passed in one meeting. Both the emergency resolution and the ordinance have been drafted for your review and consideration.

1. Consider Resolution separately designating the three parcels on Roseway Drive, 5.991 acres, 8.72 acres, and 12.53 acres, as Industrial Development Areas pursuant to and as contemplated by O.C.G.A. §36-37-6(d).

Councilmember Warren moved to adopt the resolution designating the three parcels on Roseway Drive as Industrial Development Areas 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.

2. Consider passing a resolution of emergency authorizing consideration of an ordinance authorizing the transfer of 5.991 acres to the Thomasville Payroll Development Authority on first and second reading in one meeting.

Councilmember Scott moved to approve the resolution of emergency, 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.

3. Consider an ordinance, under emergency resolution, authorizing the transfer of 5.991 acres to the Thomasville Payroll Development Authority for sale to FPL Foods for a purchase price of \$98,272.50, authorizing the PDA to retain the net proceeds from the sale, and reducing the transfer to the PDA by an amount equal to the net proceeds of the sale to FPL.

Councilmember Scott moved to order the first and second readings of an ordinance, under resolution of emergency, to authorize the transfer of 5.991 acres to the PDA for sale of property to FPL Foods for the purchase amount of \$98,272.50; to authorize PDA to retain the net proceeds; and, to reduce transfer to PDA by an equal amount of the net proceeds of the sale to FPL Foods, at this meeting. 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 adopted resolutions and ordinance, as referenced above, will be made a part of the official and permanent record of minutes for this meeting.

First reading of an ordinance to provide for amendments to Chapter 18, Article IX, Adult Entertainment Establishments and Chapter 3, Article III, Division 1, Sec. 3-70 Obscene, lewd or indecent entertainment prohibited on premises where alcoholic beverages are offered for sale.

City Attorney, Tim Sanders reported the City currently regulates adult entertainment establishments, primarily through Article IX of Chapter 18. The ordinance was adopted in 1991 after the City Council took note of “the notorious and self-evident conditions and secondary effects attendant to the commercial exploitation of human sexuality, particularly the problems of crime, blight, and deterioration which are brought about by alcohol and live nudity which do not vary greatly among the various communities within our country.” In addition, the City Council found “that public nudity (either partial or total) under circumstances related to the sale and consumption of alcoholic beverages in so-called “nude bars” or establishments offering so-called “nude entertainment” or “adult entertainment” in conjunction with the sale of alcoholic beverages begets criminal behavior and tends to create undesirable community conditions.” Additionally, the City found the need to regulate these establishments to address the secondary effects that tend to be associated with these adult entertainment establishments. These secondary effects include crime and the attendant increased demands on law enforcement, and community deterioration and blight. Preventing and combating these secondary effects are substantial and legitimate government interests. The current ordinance prohibits the sale of alcohol for consumption on the premises by adult entertainment establishments. These establishments are prohibited from locations that are within 50 feet of any private residence. The proposed ordinance provides a good framework to:

- Screen applicants for licenses for both the establishment and adult entertainers;
- Provide for the inspection of licensed establishments;
- Regulate the transfer of licenses; and
- Regulate the conduct of activities within the establishment.

Councilmember Warren moved to order the ordinance to amend Chapter 18 and Chapter 3, 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 read for the first time, passed and carried over follows.

AN ORDINANCE AMENDING THE CODE OF THE CITY OF THOMASVILLE, GEORGIA, BY AMENDING SECTION 18-329 CAPTIONED "FINDINGS; PUBLIC PURPOSE; DEFINITIONS" OF ARTICLE IX CAPTIONED "ADULT ENTERTAINMENT ESTABLISHMENTS" OF CHAPTER 18 CAPTIONED "TAXATION, REVENUE AND MISCELLANEOUS BUSINESS REGULATIONS"; BY AMENDING SECTION 18-330 CAPTIONED PERMITTED LOCATIONS" OF ARTICLE IX CAPTIONED "ADULT ENTERTAINMENT ESTABLISHMENTS" OF CHAPTER 18 CAPTIONED "TAXATION, REVENUE AND MISCELLANEOUS BUSINESS REGULATIONS"; BY AMENDING SECTION 18-331 CAPTIONED LICENSE REQUIRED" OF ARTICLE IX CAPTIONED "ADULT ENTERTAINMENT ESTABLISHMENTS" OF CHAPTER 18 CAPTIONED "TAXATION, REVENUE AND MISCELLANEOUS BUSINESS REGULATIONS"; BY AMENDING SECTION 18-346 CAPTIONED "PROHIBITED CONDUCT" OF ARTICLE IX CAPTIONED "ADULT ENTERTAINMENT ESTABLISHMENTS" OF CHAPTER 18 CAPTIONED "TAXATION, REVENUE AND MISCELLANEOUS BUSINESS REGULATIONS"; BY AMENDING SECTION 18-350 CAPTIONED "RESERVED;" BY AMENDING SECTION 3-70 CAPTIONED "OBSCENE, LEWD OR INDECENT ENTERTAINMENT PROHIBITED ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE OFFERED FOR SALE"; AND BY REPEALING ALL INCONSISTENT ORDINANCES AND PROVISIONS, ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

First reading of an ordinance to amend the Hendon Park Planned Unit Development (PUD).

City Planner, Kenny Thompson reported the original Planned Unit Development (PUD) application was approved by the P&Z and City Council in 2022, and proposed a mix of single family, multi-family, and commercial uses on the site, as required by the PUD Ordinance. The owner has recently listed the property for sale, and the potential buyer is proposing to make modifications to the PUD document, including renaming the development, including attached single family (townhouses) in place of the multi-family apartments, and modifying the development standards to reflect these changes.

Councilmember Chasten moved to order the ordinance to amend the Hendon Park PUD 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 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 2 OF SECTION 22-81 CAPTIONED "PLANNED UNIT DEVELOPMENT (PUD) WITH CONDITIONS", AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 2 OF SECTION 22-81 CAPTIONED "PLANNED UNIT DEVELOPMENT (PUD) WITH CONDITIONS (AMENDMENT 1 OF 1)". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

First Reading of an ordinance to amend portions of Chapters 18 and 22 of the Thomasville Municipal Code to provide for Mobile Food Service Activities.

City Planner, Kenny Thompson reported The City of Thomasville has been working on a Mobile Food Service Policy that allows Mobile Food Service Units (herein referred to as “Food Trucks”) to operate within the City of Thomasville, provided certain requirements are met. Generally, the Georgia Department of Public Health regulates much of what is and is not allowed for Food Trucks regarding food service and safety. In addition to the state’s requirements, the City’s policy will regulate the food truck’s operations and food vending locations by requiring certain development and operational standards to be met, and appropriate permits are issued. The proposed ordinance was drafted after extensive research and public engagement. The bulk of the Food Truck ordinance, including operational standards, location standards, and permitting, will fall within Chapter 18 under a new Mobile Food Service Ordinance. In addition, the base of operation will be added to the Permitted Use Chart found in Chapter 22. The proposed ordinance will allow for the use of Food Trucks on non-residential properties within the City limits. The ordinance aligns with the Georgia Department of Public Health (DPH) requirements for food vendors, and includes additional city permits to ensure the appropriateness of the food vending location and to ensure that mobile food vendors have received all necessary permissions from the DPH. Protections for existing brick-and-mortar stores include a 100-foot buffer between food trucks and a restaurant’s front door without explicit permission from the business owner. Additional restrictions are placed on food trucks operating within 150 feet from a single- or two- family house, limiting hours of operation from 7 AM to 9 PM. While primarily regulating and allowing the use of food trucks on private property, the ordinance also addresses food trucks on public property during special events, including public parks. During the public input, much interest was received about creating food truck areas within the City’s Parks, and this ordinance will support and enable that programming effort.

Councilmember Chastain moved to order the ordinance to amend Chapters 18 and 22 to provide for food trucks 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 read for the first time, passed and carried over follows.

AN ORDINANCE AMENDING CHAPTER 18 OF THE CITY OF THOMASVILLE, GEORGIA ENACTING NEW PROVISIONS ESTABLISHING PERMITTING REQUIREMENTS AND REGULATIONS FOR MOBILE FOOD UNITS OPERATING WITHIN THE CITY LIMITS, REPEALING ALL INCONSISTENT ORDINANCES AND PROVISIONS, ESTABLISHING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Resolution to authorize submission of grant application to the Georgia Environmental Division (EPD) for the Regional Water Plan Seed (RWPS) Grant.

Assistant City Manager, Chris White reported that flooding issues have plagued the City for a number of years. Attempts to address issues on a site by site basis have been ongoing. Stormwater infrastructure maintenance and repairs can be expensive. In an effort to address flooding issues within our community in a fiscally responsible manner, a Stormwater Master Plan was developed and will be presented this year for review and approval. A public education program was established in partnership with Golden Triangle RC&D and Keep Thomas County Beautiful and will continue through this project. This project will expand on the progress made over the past two years. This education program will continue to provide information on how individual actions impact our local water quality and flooding and the stormwater education in all 4th grade classes. A new Adopt-A-Storm drain program will be established. Annual Water Education Events will be hosted by a qualified consultant: Rain garden and rain barrel education events will be proved along with grants to install these elements in areas of localized flooding. Matching funds of \$25,000 are needed; the maximum grant award is \$40,000.

Mayor Pro Tem Mobley moved to adopt the resolution to submit application to Georgia Environmental Division (EPD) for the Regional Water Plan Seed (RWPS) Grant program, 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.

The adopted resolution follows.

RESOLUTION

WHEREAS, the Council of the City of Thomasville, Georgia, desires that data shall be gathered to determine the stormwater management needs for development of a Stormwater Master Plan for the City; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires that an application be submitted to Environmental Protection Division of the Georgia Department of Natural Resources (EPD) for funding under the Regional Water Plan Seed (RWSP) Grant in the amount of up to forty thousand (\$40,000.00) dollars; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to authorize an expenditure, in an amount not to exceed twenty-five thousand dollars (\$25,000.00), so as to provide the matching funds as a requirement of the RWPS Grant application; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to authorize the Mayor, or Mayor Pro Tempore, to sign all necessary and related documents as shall be necessary in relation to the RWPS Grant.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Thomasville, Georgia, hereby authorizes the submittal of the Regional Water Plan Seed (RWPS) Grant in the amount of up to forty thousand (\$40,000.00) dollars to the Environmental Protection Division of the Georgia Department of Natural Resources (EPD) to provide assistance for data collection to develop a Master Storm Water Plan; and

BE IT FURTHER RESOLVED, that the Council of the City of Thomasville, Georgia, further authorizes an expenditure, in an amount not to exceed twenty-five thousand dollars (\$25,000.00), so as to provide the matching funds as a requirement of the RWPS 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 Mayor Pro Tempore, as the signatory on all necessary and related documents as shall be necessary in relation to the RWPS Grant application.

PASSED, APPROVED AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 23rd day of October, 2023.

Resolution to authorize submission of grant application for funding from the U.S. Environmental Protection Agency (EPA) Community Grants Program.

Assistant Utilities Superintendent, Eric Gossett reported the existing gravity sanitary sewer lines this project encompasses were installed during the 1960s. At the time of their installation, vitrified clay pipe (VCP) and non-reinforced asbestos-concrete pipes (AC) also known as transite, were popular materials and commonly used for sanitary sewers. However, over time these materials have shown an increase in fragility as a direct result of the corrosive nature of the sanitary sewer environment. Gossett reviewed the manner of construction and corrections to be made; as well as the challenges with the aging piping material of the wastewater system. In an effort to address the Inflow and Infiltration issues in this section of the wastewater system, staff requested assistance from Senator Warnock and Senator Ossoff through the FY2023 Congressionally Directed Spending opportunity. Both Senators supported the project and advocated for the Appropriations Committee. This project was approved with the FY2023 Congressional Budget. The next step is to submit an application to the US EPA's Community Grants Program. A local match of \$240,404.42 is required. The grant request is \$961,617.67 for a total estimated project cost of \$1,202,022.09 based on recent similar vendor quotes.

Councilmember Scott moved to adopt the resolution to authorize submission of a grant application for funding from the U.S. Environmental Protection Agency (EPA) Community Grants Program, 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 adopted resolution follows.

RESOLUTION

WHEREAS the FY2023 Community Grants Program is a federal program that is distributed by the United States Environment Protection Agency; and,

WHEREAS the Council of the City of Thomasville, Georgia, desires to support the repair, rehabilitation, or replacement of the Wastewater System or portions thereof, or to acquire equipment to reduce inflow and infiltration and avoid economic losses.; and,

WHEREAS the Council of the City of Thomasville, Georgia, desires to submit a FY2023 Community Grants Program application so as to obtain funding assistance to rehabilitate the Wastewater System; and,

WHEREAS the Council of the City of Thomasville, Georgia, desires to commit funding in the FY2024 budget to provide for the provision of the reimbursable funds as a requirement of the FY 2023 Community Grants Program 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 FY2023 Community Grants Program.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Thomasville, Georgia, hereby authorizes the submittal of an application for the FY2023 Community Grants Program to obtain assistance to rehabilitate the Wastewater System; and

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the provision of commitment of funds in the FY2024 Budget so as to provide the reimbursable funds and matching funds as required in the FY2023 Community Grants Program; and

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the Mayor or Mayor Pro Tempore of the City of Thomasville as the signatory on all necessary and related documents as shall be necessary in relation to FY2023 Community Grants Program application and grant agreement.

PASSED, APPROVED AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 23rd day of October 2023.

Motion to approve reallocation of capital funds for the purchase of an Aircraft Ground Power Unit (GPU).

Airport Manager, Robert Petty reported the airport's existing Ground Power Unit does not generate a stable current, which is inadequate for the newest aircraft that are arriving at the airport. These aircraft, with sophisticated avionics, require a GPU whose output frequency does not fluctuate causing the aircraft to recognize this as an unstable current and reject the power from the GPU to avoid a spike in power. The airport is requesting a new GPU to support the latest aircraft and to retain the older GPU as a backup for older aircraft during GPU maintenance and during the peak traffic period. Petty reviewed how the GPU allows pilots to cool and heat aircraft and how beneficial this unit is to the airport's continued operation.

Councilmember Warren moved to approve the reallocation of capital funds for the purchase of a GPU for the Airport, 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.

Motion to approve the Low-Income Home Energy Assistance Program (LIHEAP) Agreement between City of Thomasville and Division of Family and Children’s Services; and, to authorize the Mayor, or Mayor Pro Tem, to sign all necessary and related documents.

Customer Service Manager, Melissa Creel reported the City of Thomasville is currently in an agreement with Department of Family and Children Services (DFCS) to provide funding through the Low-Income Home Energy Assistance Program (LIHEAP) for residents of Thomasville. This program provides low-income families with monetary assistance to pay for electric services provided by the City of Thomasville. The Neighborhood Service Center is the liaison that fields all applications, as well as the disbursement of funds from DFCS to the City of Thomasville. In 2022 and 2023, residents of the City of Thomasville received \$659,000 processed through the LIHEAP program. Applicants will receive funds based on annual income level and household size. These fund levels will be \$350.00, \$450.00 and \$500.00.

Councilmember Scott moved to approve the Low-Income Home Energy Assistance Program (LIHEAP) Agreement between City of Thomasville and Division of Family and Children’s Services; and, to authorize the Mayor, or Mayor Pro Tem, to sign all necessary and related documents, 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.

Motion to approve Alcohol License for Retail Beer and Wine for Consumption and Liquor Pouring for The Tavern on Broad, 112 North Broad Street, Thomasville, Georgia.

Customer Service Manager, Melissa Creel, reported The Tavern on Broad, Stephanie Jones, has completed application for License to Engage in the Business of Selling Beer and Wine Consumption and Liquor Pouring at the establishment located at 112 North Broad Street, 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. Manager Creel further reported the owner had signed the City of Thomasville affidavit relating to the sale of alcohol to underage persons and the owner was made aware of the annual mystery shopper program.

Mayor Pro Tem Mobley moved to approve the Alcohol Beverage License for The Tavern on Broad 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.

Bids and award for the purchase of a Tow-Behind Blower for Country Oaks Golf Course.

Manager-Parks, Recreation & Golf, Mike Owens reported the City of Thomasville owns all of the equipment used to maintain the golf course (mowers, tractors, blowers, etc...). In an effort to effectively maintain the equipment and reduce maintenance costs, Country Oaks utilizes an aggressive preventative maintenance plan and a schedule to replace older equipment before annual maintenance costs skyrocket. The current tee blower that is being replaced is a 2013 model. It was noted that the purchase, if approved would be made utilizing budgeted 2023 Capital Funds. A summary of bids follows.

<u>BIDDER</u>	<u>BID AMOUNT</u>
Beard Equipment Company – Murfreesboro, TN <i>BT-CKB6 Buffalo Turbine Cyclone Blower w/ wireless remote</i>	\$10,691.00
Westco Turf - Jacksonville, FL <i>Toro Pro Force Blower w/ wireless remote</i>	\$10,207.62

Councilmember Scott moved to award the bid for purchase of one Tow Behind Blower for the Country Oaks Golf Course to Westco Turf, 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.

Bids and award for the purchase of 2022 Special Local Option Sales Tax / Local Maintenance Improvement Grant (SPLOST/LMIG) Resurfacing Contract.

Executive Director of Engineering and Inspections, Mark Harmon reported this project includes furnishing all labor and equipment to complete various street improvements that include resurfacing, curb and gutter additions, water main replacements and sewer main rehabilitation on multiple streets that include: Baytree, S. Broad, Metcalf, Clermont, East Webster, East Monroe, Ivey Place, Jones, Mississippi, Oak Place, Palmetto, Pear, Peach, Pine, South College, Town Court, West Loomis, and Warner. This project also includes storm water improvements along Palmetto (from Edgewood to Myrtle) and Pear ST. This is an annual effort for roadway maintenance based upon a myriad of factors such as roadway score, underground utility condition, etc. As staff has seen with multiple projects throughout this year, the bid received is significantly over the budgeted amounts for 2023. To mitigate this and keep the necessary repairs and maintenance moving forward, staff first attempted to negotiate with the winning bidder to reduce the costs buried within the packet. Although they were cooperative and sympathetic to our situation, they were unable to reduce or adjust any line items. They confirmed receipt of multiple bid pricing from their vendors/suppliers who pointed to quantity limits for the inflated per piece costs. The City was left with the first option of rebidding the project. Both staff and the contractor feared that we could see even higher bids and the same low interest in bidder participation. Our final option was to bring the contract as bid to this Council with the commitment to remove several line items in the form of a change order. This change order will reduce the overall total from \$6,216,486.03 to \$5,044,184.81. A total reduction of \$1,172,301.22. The items to be pulled from this agree within the change order are resurfacing of Metcalf Ave., the sidewalk proposed on College St., the 8149' of 8" sewer CIPP (lining), and the post camera work for this lining. Although the sidewalk and sewer lining are needed, you will see them merged into larger projects with similar or like task with specialty contractors, which should reduce the per foot or per item price significantly. The highlight of this presentation, if there is one, is that the majority of the actual effort for this project and the expenditures will fall mostly in the early part of next year to defer some of the extra cost into 2024 budget where it will be planned. The contract term is 210 calendar days from the Notice to Proceed date. It was noted that the work will be funded utilizing ARPA and 2018 SPLOST funds. A summary of bids follows.

<u>BIDDER</u>	<u>BID AMOUNT</u>
Scrugg's Company	\$6,216,486.03
Green's Backhoe	No Bid
Reames Construction	No Bid
H and H Paving	No Bid

Mayor Pro Tem Mobley moved to award the bid for purchase of 2022 Special Local Option Sales Tax / Local Maintenance Improvement Grant (SPLOST/LMIG) Resurfacing Contract to Scrugg's Company, 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.

Bids and award for the purchase of 2023 West Jackson Street Sewer Patching.

City Engineer, Todd Powell, reported that a portion of West Jackson Street formed two depressions due to seepage of soil into a sewer main. Considering the possibility of future depressions forming, the Wastewater Department decided to remove the section of main 2200' from the Martin Luther King intersection to Parnell Street. The Sewer department was able to transfer the flow into a parallel main and abandon, then remove this line. This work is now complete and it is ready for asphalt patching. Requests for bids were distributed to four local contractors with a two-week deadline. The request includes furnishing all labor, equipment and materials to perform the following work:

- Remove two inches of existing Graded Aggregate Base.
- Replace with two inches of asphalt patching.
- Roller compact the asphalt surface.

The work is to be completed within thirty (30) calendar days from the Notice to Proceed date. It was noted that the work will be funded utilizing the 2023 Sewer Capital Funds. A summary of bids received follows.

<u>BIDDER</u>	<u>BID AMOUNT</u>
H and H Paving	\$38,146.00

Scoggin's Dozier	\$39,502.50
David Taylor Const.	\$44,315.99
Green's Backhoe	\$54,679.00

Councilmember Scott moved to award the bid for 2023 West Jackson Street Sewer Patching to H and H Paving, 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.

Bids and award for the purchase of 2023 Remington Avenue Brick Repair.

City Engineer, Todd Powell reported a portion of Remington Avenue between Madison and Broad Street formed a depressed area due to a breached water main at several locations. The Water Department was able to replace the breached sections of water mains and fill the excavated area. This work is now complete and is ready for brick replacements. Request for bids were distributed to four local contractors with a two-week deadline. Proposals were opened on September 20th for the above referenced project, which includes furnishing all labor, equipment and materials to perform the following work:

- Remove eight inches of existing Graded Aggregate Base.
- Install concrete base
- Install bricks

There was only one bid proposal received for the project. It was noted that work will be funded utilizing the 2023 Sewer Capital Funds and the work is to be completed within 15 calendar days from the Notice to Proceed date. A summary of bids follows.

<u>BIDDER</u>	<u>BID AMOUNT</u>
Green's Backhoe	\$54,950.00
Scoggins Dozer Inc.	No Bid
David Taylor Construction, Inc.	No Bid
H & H Paving, Inc.	No Bid

Mayor Pro Tem Mobley moved to award the bid for purchase of 2023 Remington Avenue Brick Repair to Green's Backhoe, 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.

Confirmation and Ratification of Grant Agreement between the City of Thomasville and the Thomasville Community Development Corporation.

City Manager, J. Alan Carson reviewed how the Thomasville Community Development Corporation was formed and recognized Councilmember Warren for her efforts in helping to bring this to fruition. City Manager Carson further reported that earlier this year, the Thomasville Community Development Corporation (TCDC) proposed the implementation of a Neighborhood Improvement Grant Fund, to be consistent with the Georgia Initiative for Community Housing (GICH) group, as well as neighborhood stakeholders. The Funds would provide flexible assistance to property owners for any project impacting neighborhood improvement. Thomasville Community Development Corporation requested \$50,000 from the City of Thomasville to provide for a Neighborhood Improvement Grant. The grant is administered by the Thomasville Community Development Corporation, with the following expected parameters:

- Provide property improvement assistance of up to \$10,000 within TCDC's designated neighborhoods.
- Applicants must be low-income or moderate-income property owners within TCDC's designated neighborhoods.
- May be used for individual home repair projects, commercial facade, or other committee-approved neighborhood improvement projects. Priority will be given to collaborative neighborhood projects (three or more neighborhood residents' signature on to the request).
- In cooperation with the property owner, TCDC will manage property improvements, including bid process and construction oversight.

- The property owner or their designee must provide sweat equity in the form of involvement or attendance in neighborhood improvement projects or a 20% financial contribution.

In September, The TCDC implemented the Neighborhood Improvement Grant program. The grant program and application was finalized by a grant committee (made up of representatives from the Community Foundation, the neighborhood, and the Community Development Corporation). Grant recipients were identified, with 15 home improvement applications submitted within two days of announcing the Home Improvement Grant in the Dewey City Historic Neighborhood. The following grants were awarded by TCDC:

1. Dewey City Neighborhood Watch was awarded \$5000 to create a neighborhood garden.
2. Douglass High School Alumni Association was awarded \$5000 to host a Neighborhood Design Workshop.
3. Rendall Mash of RLM Properties, LLC was awarded a \$10,000 matching facade grant for the Calhoun Street Food Mart.
4. Gail Anderson was awarded up to \$15,000 for health and safety home repairs.
5. Bridges Lewis was awarded up to \$15,000 for health and safety home repairs.

City Manager Carson introduced the Director of The TCDC, Mike Jones. Director Jones commended Council's vision and support of The TCDC and its programs. He noted they are looking to the neighborhoods, for affordable housing and the grant provided by the City of Thomasville has allowed that to happen. City Manager Carson requested Council's confirmation and ratification of Grant Agreement between the City of Thomasville and the Thomasville Community Development Corporation.

Councilmember Warren moved to confirm and ratify the Grant Agreement between the City of Thomasville and the Thomasville Community Development Corporation, 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.

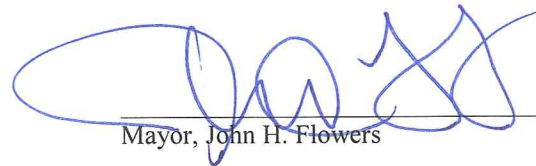
REPORTS

There were no reports given by the City Manager, City Attorney or Councilmembers at this meeting.

ADJOURNMENT

Having no further business for consideration, the Thomasville City Council Meeting was adjourned at 8:03 PM.

CITY OF THOMASVILLE, GEORGIA



Mayor, John H. Flowers



ATTEST: City Clerk

