

City of Thomasville Council Meeting, August 12, 2024

The Council of the City of Thomasville met in regular session on the above date. Mayor Todd Mobley presided, and the following Councilmembers were present: Mayor Pro Tem Terry Scott and Councilmembers Scott Chastain, Royal Baker and Lucinda Brown. Also present were the Interim City Manager, Chris White; Assistant City Manager, Sheryl Sealy; City Attorney, Timothy C. Sanders; Chief Financial Officer, Ashley Cason; 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 unable to attend the meeting via the City of Thomasville’s online live stream feed located at www.thomasville.org.

CALL TO ORDER

Mayor Todd Mobley called the meeting to order 6:00 PM

INVOCATION

Councilmember Lucinda Brown gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Terry Scott led the Pledge of Allegiance.

APPROVAL OF MINUTES

1. Mayor Mobley moved to approve the Regular Meeting Minutes of July 15, 2024, as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.
2. Councilmember Chastain moved to approve the Called Meeting Minutes of July 29, 2024, as presented. Councilmember Brown seconded the motion. There was no discussion. The motion passed 5-0, with the votes recorded: AYES: Mobley, Chastain, Scott, Baker and Brown.

RECOGNITION

Mayor Mobley welcomed the players of the Thomasville YMCA All-Stars 10U baseball team and their families to the meeting. He reported the Butler-Mason YMCA hosted the double-elimination Georgia Recreation and Park Association 10U live arm State Championship Tournament earlier this year. Competing against six other teams, the Thomasville YMCA All-Stars went undefeated and secured the GRPA 10U live arm State Championship title in the tournament. Mayor Mobley recognized the players, coaches and family members for their hard work and time spent in game. The City Council congratulated them on a job well done.

Thomasville YMCA All-Stars
State Champions – 2024 Georgia Recreation and Park Association Baseball
Class A/B Live Arm (10U & Under)

Players:

Chase Allen, Greyson Finks, Lane Fox, Will Giffin, Jackson Klock,
Cannon Johnson, Conner Phillips, Landen Powers, Cole Schramm,
Hugh Slusher, Jacob Slusher, River Smith, Ryder Smith,
McCall Thompson and Elijah Vinson.

Coaches:

Coach Brent Griffin (Head Coach)
Coach Jaren Finks
Coach Blake Segers.

CITIZENS TO BE HEARD

Mayor Mobley acknowledged the following citizens as listed on the Citizens to be Heard Sign-In Form:

1. Jeanette Dixon, resident of Cindy Drive, Thomasville, Georgia, thanked Councilmembers for any actions relating to the situation of the packs of aggressive dogs following the last Council meeting. While the County Manager did come through with some ordinances; unfortunately, these dogs continue to roam the neighborhoods. She reported that she was a board member of the Red Road Rescue and noted the organization is here to help in any way possible towards a solution. She encouraged all to attend an informational event to be held at the Chamber of Commerce on August 19, 2024.
2. Kristen Manza, resident of East Pinetree Boulevard, Thomasville, Georgia, noted she was the founder of the All Saints TNR (Trap Neuter Return), a nonprofit organization that focuses on empowering the public, teaching the community how to take care of these issues through education and assistance. In the past year they were able to trap, neuter and return 180 cats and found homes for 70 cats. She noted their website is allsaintscattnr.org.
3. Carol Burgess, resident of North Mitchell Street, Thomasville, Georgia, voiced concerns regarding the dangerous dogs roaming in her neighborhood. She reported this has been going on for a long time and animal control is of no help. The dogs have killed several of her chickens and cats. She noted that if the City is paying animal control for this service, they are wasting the citizens' money. She further noted that she has voiced concerns with County Commissioners as well.

ADOPT AGENDA

Mayor Pro Tem Scott moved to adopt the agenda as presented. Councilmember Chastain seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

OLD BUSINESS

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

NEW BUSINESS

First readings of six separate ordinances to authorize demolition of unfit structures.

Executive Director of Inspections and Engineering, Mark Harmon reported each of the six structures have been in a deteriorating state without utilities for an extended period. The required appraisals were completed to confirm that each structure met the threshold for demolition. Notices of Unfit structure status along with a scheduled hearing date were sent March 21, 2024, to known interested parties and posted at each site. Each of these unfit structure cases were brought the City Manager in an advertised hearing on April 11, 2024, where orders for each were lawfully issued to demolish each structure within 30 days. The (Lis Pendens) orders were recorded mailed to all parties identified, posted on each site, and printed in the required intervals in the legal section of the Times Enterprise per the requirement by COT ordinances and Georgia Law. It was noted that staff reached out to Thomasville Landmarks, Executive Director Nancy Tinker, and it was noted they agreed with the assessments of each structure and further noted Thomasville Landmarks had no interest in restoration of the structures. Executive Director Harmon further reported that each of the ordinances required separate consideration by Council and two readings.

1. **First reading of an ordinance to authorize demolition of an unfit structure at 213 Forsyth Street, Thomasville, Georgia.** Executive Director Harmon reported that according to the Tax Assessor's office, the dwelling was constructed in 1896. The dwelling is in a severely deteriorated state and not habitable. It is unoccupied and has been unoccupied for an extended period. Photographs showed that the house has not been maintained in many, many years. The entire house is in a fragile state. Much of the floor system and interior is missing where the crawl space floor is visible. The electrical, plumbing, and heating systems are missing and would require complete replacement.

Councilmember Chastain moved to order the ordinance read for the first time, passed and carried over, as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

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

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 213 FORSYTH STREET, THOMASVILLE, GEORGIA; OWNED BY ERIN INGRAM, DEXTER R. BIVINS, GARRY HAGGINS, JR. AND NATHANIEL BRINSON; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

2. **First reading of an ordinance to authorize the demolition of an unfit structure at 215 Hayes Street, Thomasville, Georgia.** Executive Director Harmon reported that according to the Tax Assessor's office, the dwelling was constructed in 1876. The dwelling is in a deteriorated state and not habitable. It is unoccupied and has been unoccupied for an extended period. Photographs showed that the house has not been maintained for many years. All windows have been smashed, areas of the interior are damaged, and areas have been exposed for prolonged periods to the elements. The electrical, plumbing, and heating systems are missing and would require complete replacement.

Mayor Pro Tem Scott moved to order the ordinance as read for the first time, passed and carried over, as presented. Councilmember Brown seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

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

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 215 HAYES STREET, THOMASVILLE, GEORGIA; OWNED BY THELMA BARNES; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

3. **First reading of an ordinance to authorize demolition of an unfit structure at 311 Pine Street, Thomasville, Georgia.** Executive Director Harmon reported that according to the Tax Assessor's office, the dwelling was constructed in 1884. The dwelling burned with very little of the house that remains standing. Director Harmon further reported that due to the fire damage, demolition here is the only option.

Councilmember Brown moved to order the ordinance as read for the first time, passed and carried over, as presented. Councilmember Chastain seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

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

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 311 PINE STREET, THOMASVILLE, GEORGIA; OWNED BY HERBERT SMITH AND MAGGIE SMITH; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

4. **First reading of an ordinance to authorize demolition of an unfit structure at 407 Horrix Street, Thomasville, Georgia.** Executive Director Harmon reported that according to the Tax Assessor's office, the dwelling was constructed in 1945. The dwelling is in a deteriorated state and not habitable. It is unoccupied and has been unoccupied for an extended period. Photographs showed that the house has not been maintained for quite some time. All windows have been smashed, areas of the interior are damaged, and areas have been

exposed for prolonged periods to the elements. The electrical, plumbing, and heating systems are missing and would require complete replacement.

Mayor Pro Tem Scott moved to order the ordinance as read for the first time, passed and carried over, as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

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

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 407 HORRIX STREET, THOMASVILLE, GEORGIA; OWNED BY CARRIE B. HANSON A/K/A CARRIE B. TEEL, RACHEL G. WATKINS, AND LYNETTE SPICER; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

5. **First reading of an ordinance to authorize the demolition of an unfit structure at 511 Hardaway Street, Thomasville, Georgia.** Executive Director Harmon reported that according to the Tax Assessor's office, the dwelling was constructed in 1900. The dwelling is in a deteriorated state and not habitable. It is unoccupied and has been unoccupied for an extended period. Photographs showed that the house has not been maintained for years. The roof has been leaking, the house has been vandalized, and many structural components are failing. The electrical, plumbing, and heating systems are missing and would require complete replacement. The owners understand the condition, agreed that it was best to demolish but do not have funds to do so.

Councilmember Scott moved to order the ordinance as read for the first time, passed and carried over, as presented. Councilmember Brown seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

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

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 511 HARDAWAY STREET, THOMASVILLE, GEORGIA; OWNED BY HELEN DANIEL; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

6. **First reading of an ordinance to authorize the demolition of an unfit structure at 513 West Clay Street Thomasville, Georgia.** Executive Director Harmon reported that According to the Tax Assessor's office, the dwelling was constructed in 1942. The structure is in a deteriorated state and not habitable. It is unoccupied and has been unoccupied for an extended period. Photographs showed that the structure has not been maintained in many years. Little remains other than the 4 exterior walls. Almost all of the floor system and interior is missing where the crawl space floor is visible. The electrical, plumbing, and heating systems are missing and would require complete replacement.

Mayor Pro Tem Scott moved to order the ordinance as read for the first time, passed and carried over, as presented. Councilmember Chastain seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

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

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 513 W CLAY STREET, THOMASVILLE, GEORGIA; OWNED BY BETTY WILLIAMS; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

Resolution to accept award of the 2019 Hazard Mitigation Grant Program and to authorize the Mayor or Mayor Pro Tem to sign all necessary documents.

Grants Administrator, Pam Schalk reported the Hazard Mitigation Grant Program (HMGP-4400) is a federally funded program that provides funds to grantees to facilitate the protection of life and property against man-made and natural disasters by directing the state's efforts in the areas of prevention, preparedness, mitigation, response and recovery. The 2019 application cycle directed funds toward generators for critical facilities and is based on outage reports at critical facilities during and after Hurricane Michael. It is requested that Council consider a resolution to accept the award to install seven generators at critical facilities to include: (2) at Fire Station #2; (1) at Fleet Services maintenance building, and (3) Lift Stations. Each facility is critical to the immediate recovery of our community during and after natural disasters and met the required power outage during Hurricane Michael. It was noted that matching funds of 15% are required \$119,068.80. A resolution to authorize expenditures was approved by the City Council in FY2020. The Total Project Cost is estimated to be \$793,792.00. A formal bid process will be used to procure generators, connections, and installation.

Councilmember Chastain moved to adopt the resolution to accept award of the 2019 Hazard Mitigation Grant Program as presented. Mayor Pro Tem Scott seconded. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The adopted resolution follows.

RESOLUTION

WHEREAS the Hazard Mitigation Grant Program is a federal program that is distributed by the Federal Emergency Management Agency; and,

WHEREAS the Council of the City of Thomasville, Georgia, desires to accept the Hazard Mitigation Grant (HMPG) 4400-6600 to be used to purchase and install seven fixed generators to ensure continuity of critical services to the community; 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 Hazard Mitigation Grant (HMPG) 4400-6600; 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 Hazard Mitigation Grant (HMPG) 4400-6600.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Thomasville, Georgia, hereby authorizes the acceptance of the Hazard Mitigation Grant (HMPG) 4400-6600 grant award; and

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes and approves the amendment of the FY2024 Budget so as to provide the reimbursable funds and matching funds as required in the Hazard Mitigation Grant (HMPG) 4400-6600; 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 the Hazard Mitigation Grant (HMPG) 4400-6600 grant agreement.

PASSED, APPROVED AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 12th day of August 2024.

Resolution to approve the submission of an application for funding from the Environmental and Climate Justice Community Change Grants Program.

Assistant Utilities Superintendent, Eric Gossett reported that the Environmental and Climate Justice Community Change Grants Program’s goal is to provide funding to activities that will benefit disadvantaged communities. Applicants must be able to demonstrate how all projects in the application will primarily benefit disadvantaged communities. Additionally, applicants must form a statutory partnership with a community-based organization and meet the appropriate strategies listed out in the notice of funding opportunity. Applicants can apply for up to \$20M. However, applicants must be able to start 120 days after the award and projects must be completed within three years. No extensions shall be granted. Assistant Utilities Superintendent Gossett further reported that City of Thomasville staff have been working with Thomasville Community Development Center (TCDC) to develop strategies and a project that meets the needs of the community. Staff and TCDC believe that this can be accomplished by meeting the following five strategies within the NOFO: Climate Action Strategy Two: Transportation options for preventing air pollution and improving public health and climate resilience. Climate Action Strategy Three: Energy-efficient healthy, resilient housing and buildings. Climate Action Strategy Five: Community resilience hubs. Pollution Reduction Strategy One: Indoor air quality and community health improvements. Pollution Reduction Strategy Two: Outdoor air quality and community health improvements. Pollution Reduction Strategy Three: Clean water infrastructure to reduce pollution exposure and increase overall system resilience. The City of Thomasville and TCDC will be requesting up to \$20M to support the five above strategies. The City of Thomasville’s request is for funding for a major sewer outfall line that will support pollution control strategy three. TCDC will be building a project around developing a resilience hub, improving indoor and outdoor air quality and community health benefits, energy-efficient homes and buildings and alternate transportation options for preventing air pollution and improving public health and climate resilience to support the remaining strategies.

Councilmember Chastain moved to adopt the resolution as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker, and Brown.

The adopted resolution follows.

RESOLUTION

WHEREAS the Environmental and Climate Justice Community Change Grants Program is a federal program that is distributed by the U.S. Environmental Protection Agency; and,

WHEREAS the Council of the City of Thomasville, Georgia, desires to submit an application to obtain funding for a major sewer outfall line and community resiliency programs sponsored by the Thomasville Community Development Corporation; 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 Environmental and Climate Justice Community Change Grants Program application;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Thomasville, Georgia, hereby authorizes the application submission to the Environmental and Climate Justice Community Change 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 the Environmental and Climate Justice Community Change Grants Program application.

PASSED, APPROVED AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 12th day of August 2024.

Motion to approve the 2023 Annual Comprehensive Financial Report.

Chief Financial Officer, Ashley Cason reported that a Comprehensive Annual Financial Report is a thorough and detailed presentation of the City's financial condition. It reports on the city's activities and balances for each fiscal year and goes well beyond the basic requirements of annual financial reporting. This report provides general information on the City's structure and the services it provides, basic financial statements, footnotes and required supplementary information along with the auditor's report, and a broad range of statistical information that covers multiple years. CFO Cason further reported that independent auditors, Lanigan & Associates, conduct an annual audit to express an opinion on the accuracy and completion of the financial statements and notes represented in this report. For 2023, the auditors issued an unmodified audit report, which means the financials are fairly and accurately presented. For 2023, the City's overall Net Position (city-wide) was \$259,697,475. A substantial portion of the net position is the net investment in capital assets, which was approximately \$140,376,939. The overall change in Net Position (Net Income) for the 2023-year end was \$7,840,980. Per the City-Wide Statement of Activities, our Governmental Activities reflected a net position of \$66,660,705. This is an increase of \$5,327,434 from the prior year. While the Enterprise or Business type Activities reflected a net position of \$193,036,770. And this is an increase of \$2,513,546 from the prior year. Increases in net income in 2023 can be contributed to delays in several ongoing capital projects within our ARPA and SPLOST funds. Funds were received, but projects not yet expended, which resulted in an increase in net position. CFO Cason noted that once approved, the 2023 Annual Comprehensive Financial Report will be posted online for the public.

Councilmember Chastain moved to approve the 2023 Annual Comprehensive Financial Report as presented. Mayor Pro Tem Scott seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker, and Brown.

REPORTS

There were no formal reports given at this meeting. Councilmembers collectively thanked citizens for attending and speaking to Council about their concerns regarding aggressive dogs in their community.

EXECUTIVE SESSION

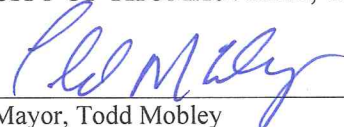
Councilmember Chastain moved to close the public meeting to enter into an Executive Session for the discussion of personnel, pursuant to O.C.G.A. § 50-14-3(b)(2). Mayor Pro Tem Scott seconded the motion. There was no further discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The meeting was duly closed to the public at 6:26 PM. Following the duly convened and adjourned Executive Session, the meeting reopened to the public at 7:22 PM.

ADJOURNMENT

Having no further business for consideration, the Thomasville City Council Meeting was adjourned at 7:23 PM.

CITY OF THOMASVILLE, GEORGIA



Mayor, Todd Mobley



ATTEST: City Clerk

