AGENDA – REGULAR MEETING
COUNCIL OF THE CITY OF THOMASVILLE

DATE: March 12, 2018
TIME: 7 PM
PLACE: Council Chambers, City Hall, Thomasville, Georgia

CALL TO ORDER - Mayor Greg Hobbs
INVOCATION - Councilmember Jay Flowers
PLEDGE OF ALLEGIANCE - Mayor Pro-Tem Terry Scott
APPROVAL OF MINUTES - Regular Meeting of February 26, 2018

CITIZENS TO BE HEARD

OLD BUSINESS - None

NEW BUSINESS

A. Consider on first reading an ordinance to rezone 227 E. Hill St. from R-2, LU to R-1, Residential. (City Planner, Brian Hermann)

B. Consider on first reading an ordinance to rezone Mitchell Place Subdivision from TND to TND with no stipulation. (City Planner, Brian Herrmann)

C. Consider a resolution to submit an application for a Georgia Transportation Infrastructure Bank (GTIB) Grant. (Interim City Engineer, Wayne Newsome)

D. Consider a resolution to distribute LOST Funds for recreation to the Cities of Barwick, Boston, Coolidge, Meigs, Ochlocknee and Pavo. (CFO, Michelle Juarez)

E. Consider approval of a motion to purchase nine (9) Mobile Command Units, supporting hardware and installation for Thomasville Fire Rescue. (TFR Chief, Chris Bowman)

F. Consider bids and award for the purchase of Waste Water Treatment Facility Roof Replacement. (Asst. Utilities Superintendent, Chris White)

G. Consider bid and award for the purchase of Utility Billing Application and ETI Triad Upgrade. (Asst. Utilities Superintendent, Chris White)

REPORTS: INTERIM CITY MANAGER, COUNCILMEMBERS,
CITY ATTORNEY, CITY CLERK

ADJOURN
The Council of the City of Thomasville met in regular session with Mayor Hobbs presiding and the following Councilmembers present: Mayor Pro-Tem Terry Scott, Councilmembers Flowers, Hufstetler and Mobley. Also present were the Interim City Manager/Human Resources and Community Relations, Kha McDonald; City Attorney, Tim Sanders; other staff; members of the press and citizens.

Mayor Hobbs called the meeting to order at 7:00 PM and noted the City Council meeting moved to the Municipal Auditorium to accommodate the large number of attendees for the Special Presentation for Thomasville Fire Rescue and the CDBG 2018 Public Hearing. Councilmember Flowers gave the invocation. Mayor Pro-Tem Scott led those present in the Pledge of Allegiance.

Mayor Hobbs recognized Thomasville Fire Rescue Chief, Chris Bowman. TFR Chief Bowman called all TFR Command staff to stage. Chief Bowman recognized individual TFR personnel for the following achievements: Promotions, Education Achievements, Commission on Professional Credentialing, and Awards and Medals. Chief Bowman acknowledged the challenges of the profession and commended every TFR personnel on their sacrifices for choosing the profession of a Fire Fighter. Council also commended the special presentation recipients.

Mayor Hobbs opened the meeting to citizens to be heard on non-agenda items.

Mr. Roy Campbell, 1631 Millpond Road, Thomasville, Georgia 31792, addressed Council. Mr. Campbell commended Thomasville Fire Rescue personnel on their recent awards. Mr. Campbell then requested Council to consider paving improvements that are needed on Crawford Street, Remington Avenue and the areas coming in to Thomasville from Tallahassee, Florida.

Mr. Gary Florent, resident of Rachel Lane, Thomasville, Georgia, addressed Council. Mr. Florent thanked ICM McDonald for visiting the neighborhood last Friday to assess the current situation. He apologized to ICM McDonald for asking her to answer an unfair question of her during the site in reference to owning a home that close to the Market Station Apartment development. Mr. Florent reported the stormwater drainage issues continue to be a concern as is the issues with privacy concerns. Discussion ensued regarding the development’s privacy fence height, Municipal Code’s requirement of six-feet and the lack of a landscaping buffer zone. Mr. Florent also conveyed concerns regarding a diminished resale caused by these issues with the development. ICM McDonald noted she is conversing with the Chief Building Official to see what potential options are available and the City is facilitating the concerns.

Ms. Morgan Bailey, resident of Rachel Lane, Thomasville, Georgia, addressed Council. Ms. Bailey noted that neighboring residents have not been given a definitive answer for the concerns of landscaping. She also noted there has been no follow-up on that item. Ms. Bailey conveyed that the installation of the berm did alleviate some of the water concern; however, it created others and noted that water is now an issue for residents on Gale Street. Ms. Bailey further conveyed there were continued issues with the placement of socks used to reduce sediment placement. She stated she had conversed with a representative of the Environmental Protection Agency (EPA) regarding the development concerns and an on-site assessment was made. Discussion ensued regarding a potential second on-site visit by the EPA, Ms. Bailey noted the City would have to communicate with the EPA for a second visit. In conclusion, Ms. Bailey noted that it has been a year of chaos and inconsistency and she wanted to ensure these discussions were brought back to the forefront and a certificate of occupancy was not given without corrections for these concerns.

There being no other citizens to be heard, Council moved on to the agenda. Mayor Hobbs reported there was no old business to be discussed. Under new business Mayor Hobbs recognized Interim City
Engineer, Wayne Newsome. Interim City Engineer Newsome noted the City of Thomasville is applying for a $750,000 Community Development Block Grant (CDBG) for the southern portion of the Fletcherville community which can be used housing, public facilities and economic development. He also noted that CDBG funds are intended to be used primarily to benefit low and moderate income persons. Newsome recognized Mr. Phillip Davis, President of ALGA, Inc. Newsome requested all persons who were in attendance for the CDBG Public Hearing to place their names and addresses on the Public hearing sign-in sheet provided by Mr. Davis. Newsome recognized Ms. Martha Reynolds, Neighborhood Planner, and further noted those individuals who were present to seek assistance with obtaining housing funds to communicate with Ms. Reynolds. Newsome stated the purpose of the CDBG Public Hearing was to obtain citizen input regarding the CDBG 2018 application. Mayor Hobbs opened the CDBG FY2018 Public Hearing for public comment.

Ms. Lucinda Brown, NAACP, requested more information on the grant and what can people give as input. Newsome explained the CDBG is used for water, sewer and stormwater improvements located within the targeted area, which is known as the Fletcherville area. He noted the City will match those funds and is also incorporating a housing component for homes with issues located within the target area. Ms. Brown questioned if the grant would assist elderly residents with home rehabs. Newsome stated the City is applying for a multi-infrastructure grant and an additional $250,000 housing component for owner/occupants in the target area.

Ms. Nolah Shotwell, Habitat for Humanity Director, suggested that future public hearings such as this should be held separately of Council meetings. She noted it is difficult to obtain the necessary public input when a hearing is held in this manner. Ms. Shotwell further noted if the CDBG 2018 funds are awarded the City should consider another forum to obtain public input.

Mr. Blake Freeman, Disciples of Jesus Ministries, had questions in regards to assistance for association ownership. Newsome directed Mr. Freeman to converse with Ms. Reynolds for details. Mr. Freeman also inquired about the proposed target area, noting confusion of two separate areas. Newsome explained that the application for CDBG 2017 included Fletcherville as a whole; however, that target area had to be split into two separate applications due to costs. The CDBG 2017 was used for the northern portion of Fletcherville and CDBG 2018 will be used for the southern portion.

Ms. Raquel Mitchell inquired about a $5,000 loan that citizens can obtain and if the CDBG funds could be used to subsidize utility bills of residents in the area. Discussion ensued regarding the City’s matching funds for the grant, the application for the housing component of the CDBG, and potential SPLOST funding. City Attorney Sanders reported SPLOST has very specific allocations which are in other areas of improvements. Ms. Mitchell further inquired how the City would assist those homes who were not owner occupied with a clear title and if there was a plan to if the City to help meet the needs of renters in the area. Newsome noted the “owner occupied with clear title” is a requirement directly outlined for CDBG by Department of Community Affairs (DCA) and HUD. Newsome further noted economic development portion of the CDBG helps the entire area overall.

Ms. Loise Starke, Dawson Street, had questions about assistance for painting and sewer repairs for her home. Mayor Hobbs directed her to converse with Ms. Reynolds for survey submission. Ms. Reynolds addressed the audience and reported completed survey forms will help define the program for the housing component of the CDBG 2018. Ms. Reynolds stated staff will process the forms and follow up with eligible households using the contact information provided on the forms.

Ms. Gladys Harrison and Mr. Sammy Williams inquired about clarification of home and family ownership. Mayor Hobbs reported the owner of the home, with clear title, must be the applicant. Ms. Harrison questioned if the homeowner would have to pay back any funds received from the grant. Ms.
Reynolds noted there would be a potential for minimum grant fund matching; however, that has not been determined.

Having no further public comment, Mayor Hobbs closed the CDBG 2018 Public Hearing and moved on to the remainder of the agenda.

Council considered the adoption of a Fair Housing Resolution for the 2018 CDBG. Interim City Engineer Newsome reported that this resolution would ensure compliancy with key regulations of the CDBG 2018 application. On motion of Councilmember Flowers, and seconded by Mayor Pro-Tem Scott, Council unanimously adopted the following resolution:

**FAIR HOUSING RESOLUTION**

LET IT BE KNOWN TO ALL PERSONS OF the CITY OF THOMASVILLE that discrimination on the basis of race, color, religion, gender or national origin in the sale, rental, leasing or financing of housing or land to be used for construction of housing or in the provision of brokerage services is prohibited by Title VIII of the 1968 Civil Rights Act (Federal Fair Housing Law).

It is the policy of the CITY OF THOMASVILLE to encourage equal opportunity in housing for all persons regardless of race, color, religion, gender or national origin. The Fair Housing Amendments Act of 1988 expands coverage to include disabled persons and families with children. Therefore, the CITY does hereby pass the following Resolution.

BE IT RESOLVED that within available resources the CITY will assist all persons who feel they have been discriminated against because of race, color, religion, gender, national origin, disability or familial status to seek equity under Federal and State laws by referring them to the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Compliance Division.

BE IT FURTHER RESOLVED that the CITY shall publicize this Resolution and through this publicity shall encourage owners of real estate, developers, and builders to become aware of their respective responsibilities and rights under the Federal Fair Housing Law and amendments and any applicable state or local laws or ordinances.

SAID CITY will, at a minimum: 1. Adopt and publicize the Fair Housing Resolution; 2. Post Fair Housing Posters in prominent public areas; 3. Provide Fair Housing Brochures Fair Housing information to the public; 4. Declare April as Fair Housing Month by Proclamation or Resolution; and 5. Conduct at least one (1) Fair Housing activity and document said activity.

This Resolution shall take effect February 26, 2018.

Council considered the authorization of Interim City Manager to enter into fee and contract negotiations for 2018 CDBG Grant Administrator. Interim City Engineer Newsome reported as part of the application process of the CDBG 2018, the City must enter into a contract with a grant administrator. The current 2017 grant administrator, Associates in Local Government Assistance (ALGA) Incorporated, was significantly involved in developing the successful 2017 CDBG application. ALGA was instrumental in preparation of the background data for the entire Fletcherville Neighborhood, and would be responsible for preparation of the 2018 CDBG application and administration of the CDBG grant when awarded later this year.

On motion of Councilmember Mobley, and seconded by Councilmember Flowers, Council unanimously authorized Interim City Manager McDonald to enter into fee and contract negotiations for 2018 CDBG Grant Administrator ALGA, Inc. as per staff recommendation.
Council considered award of a Design and Construction Administration contract for the 2018 CDBG – Fletcherville Multi-Infrastructure Improvements. Interim City Engineer Newsome reported the project will include sewer rehab, water main replacement, drainage improvements, trail, sidewalk, and resurfacing. The 2018 CDBG application will contain an Engineering Report that identifies the improvements for the community and develops costs for those improvements. Carter & Sloope Consulting Engineers prepared the Engineering Report for the 2017 CDBG Grant, and are very familiar with the infrastructure issues in the Fletcherville Community. Newsome also reported Carter & Sloope provided a fee proposal which contained estimated engineering cost all the way through construction; however, staff is only seeking authorization through Task A, which is for Preliminary Engineering & Preparation of the CDBG Engineering report in the amount of $8,000.00.

On motion of Mayor Pro-Tem Scott, and seconded by Councilmember Flowers, Council unanimously approved the award of contract for Design Engineering and Construction Administration for the 2018 CDBG Fletcherville Multi-Infrastructure Improvements to Carter & Sloope for $8,000.00 to conduct preliminary Engineering and preparation of the CDBG 2018 Engineering Report.

Council considered the approval of Application for License to Sell Beer and Wine at Fred’s Store #3043, 2730 East Pinetree Boulevard, Thomasville, GA by Amy Yu, manager and applicant. CFO Juarez reported the applicant had completed the application and background check for a License to Sell Beer and Wine at Fred’s Store #2730 and the background check did not reveal any problems or concerns. Ms. Yu was present at the meeting.

On motion of Mayor Pro-Tem Scott, and seconded by Councilmember Hufstetler, the application for License to Sell Beer and Wine at Fred’s Store #3043, 2730 East Pinetree Boulevard, Thomasville, GA by Amy Yu, was unanimously approved by Council.

Council considered the approval of application for License to Sell Beer and Wine at Rite Aid #1629, 301 South Broad Street, Thomasville, GA by Melvin Mitchell, manager and applicant for Walgreen Co. dba Rite Aid #1629. CFO Juarez reported the application was being filed due to a change in ownership of Rite Aid #1629. She also reported the applicant had completed the application and background check for a License to Sell Beer and Wine at Rite Aid #1629 and the background check did not reveal any problems or concerns. Mr. Mitchell was present at the meeting.

On motion of Councilmember Flowers, and seconded by Mayor Pro-Tem Scott, the application for License to Sell Beer and Wine at Rite Aid #1629, 301 South Broad Street, Thomasville, GA by Melvin Mitchell, manager and applicant for Walgreen Co. dba Rite Aid #1629, was unanimously approved by Council.

Council considered bids and award for the purchase of Water Main and Force Main Improvements for South Pinetree Boulevard. Interim City Engineer reported in advance of the planned reconstruction of South Pinetree Boulevard from W. Jackson Street to Magnolia, the City of Thomasville has an ongoing need to replace Asbestos-Cement (AC) pipes within the water distribution system including an 8” main along S. Pinetree Blvd. The City contracted with Carter-Sloope to provide the design, construction plans, and specifications for this construction. This project will replace an existing AC 8” water main with new 8” HDPE water main. Additionally, the project includes replacement of an existing cast iron sanitary sewer force main with an 8” HDPE force main. The water main portion of this contract will be funded using third party financing from a 2016 Georgia Environmental Finance Authority (GEFA) DWSRF loan and the sewer force main portion will be funded through 2018 Sewer Capital Fund, Mains – South Pinetree Boulevard. The following is a summary of bids received:
BIDDER                          | BID AMOUNT  
Popco, Inc.  
Albany, Georgia          | $1,407,827.96  
HTS Contractors, Inc.  
Albany, Georgia          | $1,594,623.70  
R.A.W. Construction, LLC  
Tallahassee, Florida      | $1,597,257.50  
RDJE, Inc.  
Newnan, Georgia           | $1,650,935.60  
James Warren & Associates  
Valdosta, Georgia         | Non- Responsive Bid  
Little River Contractors, Inc. | Non- Responsive Bid  

On motion of Councilmember Mobley, and seconded by Councilmember Hufstetler, Council unanimously awarded the contract for construction of the Water Main and Force Main Improvements for South Pinetree Boulevard to Popco, Inc. of Albany, Georgia in the amount of $1,407,827.96 and utilizing the funds and third party financing as presented.

Council considered bids and award for the purchase of South Martin Luther King, Jr. Drive asphalt patching for sanitary sewer replacement. Interim City Engineer Newsome reported the patching is needed as a result of the relocation of utilities in preparation of sidewalk installation on S. M. L.K. Jr. Drive. The project includes furnishing all materials and labor to repair asphalt pavement on S. M.L.K Jr. Drive from Broadnax Street to Harris Street. The pavement repair (patching) is estimated to be eight (8) feet in width on average, and is to repair pavement removed to replace approximately 515 linear feet of 8” sanitary sewer main, and associated service laterals on S. M.L.K Jr. Drive. Newsome also reported the project will be funded through the 2018 Sewer Capital fund for Mains. The following is a summary of bids received:

BIDDER                              | BID AMOUNT  
CMI  
Cairo, Georgia                      | $11,653.50  
Green’s Backhoe  
Thomasville, Georgia                | $19,044.00  
Scoggin’s Dozer  
Thomasville, Georgia                | $17,390.50  
Defnall Construction Co.  
Thomasville, Georgia                | $11,398.92  

On motion of Councilmember Mobley, and seconded by Councilmember Hufstetler, Council unanimously awarded the contract for South Martin Luther King, Jr. Drive patching for sanitary sewer replacement to Defnall Construction Co. in the amount of $11,398.92 and funded through 2018 Sewer Capital fund for Mains.
Council considered bids and award for the purchase of a Dump Truck for the Public Works Department. Public Works Director Mike Atkinson reported the 2018 Public Works budget included $90,000.00 for the purchase of a new 10-wheel dump truck to replace Unit 20027, a 2000 F650. Atkinson noted staff reviewed all bids and it was determined that a diesel unit was the recommended choice due to cost, use and vehicle longevity. The following is a summary of bids received:

<table>
<thead>
<tr>
<th>TRANSPORTER</th>
<th>FOUR STAR FREIGHTLINER</th>
<th>CAPITAL CITY</th>
<th>PETERBUILT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year, Make &amp; Model</td>
<td>2018 Kenworth T370 Diesel</td>
<td>2019 Freightliner M2 106</td>
<td>Hinno 338</td>
</tr>
<tr>
<td>Diesel Cost</td>
<td>$86,703.19</td>
<td>$78,489.00</td>
<td>$80,705.00</td>
</tr>
<tr>
<td>CNG Ready Cost</td>
<td>$134,744.02</td>
<td>$125,392.00</td>
<td>N/A</td>
</tr>
<tr>
<td>CNG Prep Cost</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Dump Body Offered</td>
<td>Godwin 300 Series</td>
<td>Godwin</td>
<td>Godwin</td>
</tr>
<tr>
<td>Delivery</td>
<td>90-150 days</td>
<td>195 days ARO</td>
<td>90 days</td>
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</tbody>
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On motion of Mayor Pro-Tem Scott, and seconded by Councilmember Flowers, Council unanimously awarded the bid to Four Star Freightliner for the purchase of 2019 Freightliner M2 106, 10-wheel dump truck with a Godwin Dump Body in the amount $78,489.00 with third party financing if needed.

Council considered the approval of a proposal from Jinright, Ryan & Lynn Architects & Planners for a humidity investigation of the City Municipal Building. ACM/Marketing & Communications Lynn Williams noted that Council toured the Municipal Building prior to the February 26, 2018 meeting and viewed areas affected by moisture intrusion of the building. Williams reported an interior renovation in 2000 did not address issues related to the structure’s exterior. In 2017 a new HVAC system was installed and will address ceiling condensation issues; however, the exterior walls continue to exhibit damage from moisture intrusion, as does the basement from stormwater intrusion. Williams noted an investigation is necessary to properly determine causes and create a plan of action. Williams further noted that a proposal from Jinright, Ryan, & Lynn, Architects & Planners, was requested based upon their prior knowledge of the building, historic preservation efforts and references of like projects. The proposal for the work to be performed is as follows: 1. Investigation by Andrew, Hammock, Powell Consulting Engineers to discover source of humidity problems; 2. Third party inspection of the roof to determine its life expectancy and role in humidity issues; 3. Extensive investigation by Jinright, Ryan & Lynn to determine extent of damage due to high humidity; 4. Summary report of findings with recommendations for corrective action and estimated costs; and 5. CAD drawing of building footprint for all levels. These services will be provided at a cost not to exceed $36,500 and will be funded from the Municipal Auditorium Capital Improvements fund.

On motion of Councilmember Flowers, and seconded by Mayor Pro-Tem Scott, Council unanimously approved the proposal as presented at a cost not to exceed $36,500 and to be funded from the Municipal Auditorium Improvements fund.
Council considered the award of a contract for a Housing Consultant for the City of Thomasville. City Planner, Brian Herrmann reported Sharon Edwards currently provides needed housing related services through her efforts with the Community Outreach Training Center. Herrmann noted Ms. Edwards’ existing expertise and knowledge of the City’s current housing initiatives; home buyer education and consultation; and, related certifications fulfills a niche need within the Housing arena that offers long term value to the community. The annual contract will assess benchmark documentation of tasks and services relating to the implementation of the City’s housing related goals. Herrmann also noted compensation of said contract is retroactive, beginning January 1, 2018.

On motion of Mayor Pro-Tem Scott, and seconded by Councilmember Mobley, Council unanimously approved the annual contract and compensation in the amount of $20,000.00 with Sharon Edwards to be a Housing Consultant to be funded by the Housing budget of the Planning Department as presented.

Mayor Hobbs reported the conclusion of items on the printed agenda and inquired if there was other business to be discussed. Interim City Manager McDonald commended the continued efforts of Thomasville Fire Rescue personnel.

Mayor Hobbs reported an item discussed in Council Workshop had been added to the agenda. Councilmember Hufstetler moved to appoint Mr. Bass as the Interim Utilities Superintendent, pending Mr. Bass’s acceptance of the offered position. Mayor Pro-Tem seconded. Councilmember Flowers continued the discussion from Workshop regarding the manner in which this appointment was being made. Councilmember Flowers noted he did not understand the apparent rush for this appointment. He further noted that only two Councilmembers have met with Mr. Bass. It was also noted that Human Resources was not involved in any employment discussion with Mr. Bass. Councilmember Flowers voiced concerns regarding the importance of the assistance from the Carl Vinson Institute in the search of a City Manager and noted the appointment of a Utilities Superintendent is parallel with that assistance and search. Councilmember Flowers requested Council to table this motion for further and proper discussion.

Councilmember Hufstetler clarified Mr. Bass’s appointment as Interim Utilities Superintendent, not Utilities Superintendent. Councilmember Hufstetler noted that Mr. Bass’s resume meets all of the qualifications references as an Interim Utilities Superintendent. He further noted that appointing Mr. Bass as Interim would allow Council to focus on other matters, including the search for City Manager.

Mayor Hobbs noted that all members of Council had met Mr. Bass. Councilmember Flowers replied that while all Council may have met Mr. Bass, only two Councilmembers have discussed employment with Mr. Bass. Councilmember Flowers also noted that he received Mr. Bass’s resume following the introduction to Mr. Bass, at which time there was no discussion of a potential appointment.

Councilmember Mobley inquired of Councilmembers if the consensus was that Mr. Bass was indeed the right person for the appointment. Councilmember Hufstetler replied “yes” and that it would take several weeks to finalize details with Mr. Bass. Councilmember Mobley voiced an inquiry regarding the possibility of appointment retraction if, in the following weeks, Council determined Mr. Bass shouldn’t be appointed. Mayor Hobbs noted Council will move forward with the appointment and noted Mr. Bass would possibly be available to meet with Councilmembers within the next week for further discussion. Councilmember Mobley questioned if a motion could be made to conduct an interview with Mr. Bass and Council to confirm/deny appointment following the interview.

City Attorney Sanders noted to Council that there may be a possible provision of the Open Records Act that requires a 14-day prior disclosure of Mr. Bass’s resume before Council could take action on
extending an offer of employment to Mr. Bass. City Attorney Sanders further noted the additional research of the Act is required for certainty and could be a requirement only if the position of Interim General Superintendent of Utilities was considered as an executive head of an agency.

Mayor Hobbs denied Councilmember Mobley’s request to amend the motion on the floor and restated Councilmember Hufstetler’s motion to appoint Mr. Bass as the Interim Utilities Superintendent, pending Mr. Bass’s acceptance of the offered position. Mayor Pro-Tem confirmed his second to the motion and Mayor Hobbs called for a vote. The motion to appoint Mr. Bass as the Interim Utilities Superintendent carried with four in favor, one opposed and the votes were recorded as follows:

NAY: Councilmember Flowers.
AYE: Mayor Hobbs, Mayor Pro-Tem Scott, Councilmember Hufstetler and Councilmember Mobley.

Mayor Hobbs requested reports from Interim City Manager, Council, City Attorney and City Clerk. There were no additional reports. Commendations were voiced for the Thomasville Fire Rescue Personnel achievements, Thomasville’s recent designation of being named a PlanFirst Community and to staff for their efforts to achieve that designation.

Having no further discussion, the City of Thomasville Council meeting was adjourned 8:15 PM.
DISCUSSION PAPER

COUNCIL MEETING DATE: March 12, 2018

FOR: CITY COUNCIL REVIEW AND CONSIDERATION

SUBJECT: CONSIDER AN ORDINANCE TO REZONE 227 E. HILL STREET FROM R-2, LU RESIDENTIAL (PERSONAL CARE HOME) TO R-1, RESIDENTIAL.

PRESENTER: BRIAN HERMANN, CITY PLANNER

BACKGROUND:
The applicant is requesting 227 E. Hill Street be rezoned from R-2, LU Residential, Limited Use (Personal Care Home) to R-1, Residential to return the house to a single family home. The property was rezoned in 1995 and until the passing of Mrs. McNish it had been in operation as a personal care home. The family no longer wishes to operate such a business.

DISCUSSION:
The rezoning proposal will return the property to the prior use and surrounding use in the neighborhood.

REQUESTED ACTION:
Per recommendation of City Staff and the Planning and Zoning Commission, take appropriate action and approve the requested rezoning of 227 E. Hill Street from R-2, LU Residential (Personal Care Home to R-1, Residential.

ATTACHMENTS:
- Map of focus area
- Recommendation from Planning and Zoning

Mr. Waldrep asked if the trees would block the signage and if so the location could there placement be in such a way that the signage would not be completely hidden.

Mrs. McCollum closed the public meeting.

Following a discussion by the Planning & Zoning Commission,

Upon a motion by Mr. Chastain and seconded by Ms. Underwood

*The Planning and Zoning Commission recommends to City Council approval to formulate a cost estimate, prepare detailed engineering documents including a detailed construction timeline for the West Jackson Street at “The Bottom” streetscape returning this information to the Commission for review and a recommendation. Also, the Planning and Zoning Commission recommends that City staff move forward with the utility improvements as conveyed in the recommended conceptual plan. The motion passed (8-0). Madam Chair did vote.*

Mrs. McCollum requested a change to the order of the agenda and that Planning staff present New Business

**New Business**

PZ-2017-16

**Applicant:** William McNish

**Property Location:** 227 E. Hill Street

**Request:** Rezoning from R-2, LU (Residential, Limited Use-Personal Care) to R-1, Residential

Mr. Herrmann presented the staff report

Mrs. McCollum asked Planning and Zoning Commission members if there were comments or questions, hearing none.

Mrs. McCollum opened the public meeting to those in support/opposition of request, hearing none.

Mrs. McCollum called for a motion,

Upon a motion by Rev. Rich and seconded by Mrs. Boykins

*The Planning and Zoning Commission recommends to City Council the approval to rezoning 227 E. Hill Street from R-2, LU (Residential, Limited Use-Personal Care) to R-1, Residential. The motion passed (8-0). Madam Chair did vote.*

Mrs. McCollum requested the return to Old Business and that staff present the Code Audit Review

- **Code Audit Review**

Mr. Herrmann presented the Code Audit Review.
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 45 OF SECTION 22-81 CAPTIONED "R-2 L.U., (Limited Use, Personal Care Home)" TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 63 OF SECTION 22-81 CAPTIONED "R-1, Residential" TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

SECTION I

BE IT ORDAINED by the Council of the City of Thomasville and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is amended by excluding a certain Parcel 45 from Section 22-81 captioned "R-2 L.U., (Limited Use, Personal Care Home)" and to designate the said same tract as Parcel 63 of Section 22-81 captioned "R-1, Residential" and more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in the City of Thomasville, Thomas County, Georgia, and more particularly described as follows: BEGINNING at a point on the northwest margin of Hill Street a distance of 233 fee., more or less, southwesterly from the corner formed by the intersection of the northwest margin of Hill Street with the southwest margin of Grady Street, said point of beginning being where the northeast boundary line of the property of Harry W. Butler intersects the northwest margin of Hill Street, and running thence in a northwesterly direction along the property of Harry W. Butler a distance of 212 feet, more or less, to the southeast margin of an alley; thence in a northeasterly direction along the southeast margin of said alley a distance of 95.5 feet, more or less, to property of Earnest Young; thence in a southeasterly direction along the property of Earnest Young, property of W. L. Ball and property of Cecil Barrett a distance of 212 feet, more or less, to the northwest margin of Hill Street; thence in a southerly direction along the northwest margin of Hill Street; thence in a southerly direction along the northwest margin of Hill Street a distance of 84 feet, more or less, to property of Harry W. Butler and the Point of Beginning. Said land having located thereon a frame dwelling known as Number 227 Hill Street according to the present numbering of the City of Thomasville, Georgia.

SECTION II

BE IT ORDAINED that all ordinances of the City of Thomasville in conflict herewith be the same are hereby repealed for purposes of this ordinance only.

SECTION III

BE IT FURTHER ORDAINED that the provisions of this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville.

SECTION IV

BE IT FURTHER ORDAINED that if any part of this ordinance is declared void it is the intent and the purpose hereof that all other provisions not declared void shall remain in full force and effect.

SECTION V

The effective date of the foregoing ordinance is
SECTION VI

This ordinance was introduced and read for the first time in a lawful meeting of the City Council held on , 2018 and passed and adopted on the second reading of the ordinance at a lawful meeting of the City Council held on , 2018
Upon a motion by Rev. Rich and seconded by Mrs. Boykins

*The Planning and Zoning Commission recommends to City Council the approval to rezoning 227 E. Hill Street from R-2, LU (Residential, Limited Use-Personal Care) to R-1, Residential.*

The motion passed (8-0).
Madam Chair did vote.
THOMASVILLE PLANNING AND ZONING COMMISSION
APPLICATION FOR MAP AMENDMENT (REZONING)

To the Planning Commission and the City Council:

I (we), the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Map of the City of Thomasville as hereinafter requested, and in support of this application, the following facts are shown:

1. The property sought to be rezoned is located at 227 E. 11th St. on the ______ side of the street.

2. It has a frontage of 83½ feet and an average depth of 213½ feet with an area of 18,731½ square feet, more or less. The property sought to be rezoned is owned by William McElhan.

3. It is desired and requested that the foregoing property to be rezoned from R2-LU TO R-1.

4. Have any prior applications to rezone this property been made? Yes

5. Attach legal description of property.

6. It is proposed that the property will be put to the following use:

7. It is proposed that the following building(s) will be constructed on the property:

8. What is the proposed construction cost on the above building? $_______

*Note: There will be a sign posted on the property showing the date, time, and place of the meeting at least 15 days prior to the Planning and Zoning meeting.

SUBMITTAL FEE: A non-refundable filing fee of $500.00 payable to the "City of Thomasville."

Date: ___________________________ Telephone Number(s): ___________________________ E-mail Address: ___________________________

Mailing Address: 413 West Jackson Street | P.O. Box 1540 | Thomasville, GA 31792

Phone (229) 227-3306 | Fax (229) 227-4172

Signature of the Applicant: ___________________________
## STAFF ANALYSIS AND REPORT APPLICATION

**PZ-2017-14**

### OWNER/APPLICANT:
William McNish, owner

### LOCATION:
227 E. Hill Street, Tax ID # 009 012 006

### CURRENT ZONING/USE:

<table>
<thead>
<tr>
<th>Zoning:</th>
<th>R-2, LU (Residential, Limited Use-Personal Care Home)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use:</td>
<td>Personal Care Home</td>
</tr>
</tbody>
</table>

### PROPOSED ZONING/USE:

<table>
<thead>
<tr>
<th>Zoning:</th>
<th>R-1, Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use:</td>
<td>Single Family Residential</td>
</tr>
</tbody>
</table>

### ZONING/ADJACENT LAND USE:

<table>
<thead>
<tr>
<th>North: Zoning</th>
<th>R-1, Single-family residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use:</td>
<td>Single Family Dwelling</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>South: Zoning</th>
<th>R-1, Single-family residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use:</td>
<td>Single Family Dwelling</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>East: Zoning</th>
<th>R-1, Single-family residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use:</td>
<td>Single Family Dwelling</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>West: Zoning</th>
<th>R-1, Single-family residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use:</td>
<td>Single Family Dwelling</td>
</tr>
</tbody>
</table>

### MEETING INFORMATION:

Planning Commission: December 4, 2017 at 5:30 p.m. Municipal Building- City Council Conference Room

Planning Commission will forward to City Council Within 30 days of their recommendation

### GENERAL INFORMATION

The applicant is requesting 227 E. Hill Street be rezoned from R-2, LU Residential, Limited Use (Personal Care Home) to R-1, Residential to return the house to a single family home. The property was rezoned in 1995 and until the passing of Mrs. McNish; it had been in operation as a personal care home. The family no longer wishes to operate such a business.
PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE
The parcel is identified as 227 E. Hill Street, Thomas County Tax ID# 009 012 006 having 83± feet of frontage on Hill Street containing an area of 18,731 ± sq. ft.

Existing roads and utilities currently serve this parcel.

RELEVANT ZONING HISTORY
Parcel rezoned from R-1, Residential to R-2 LU, Residential Limited Use (Personal Care Home) on 11/27/1995

PLANNING CONSIDERATIONS
Listed below are several issues for consideration in evaluating this rezoning application:

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**
   Yes, the rezoning proposal will return the parcel to its original zoning district.

2. **Will the rezoning proposal adversely affect the existing use of adjacent or nearby property?**
   No, the surrounding area is currently R-1 with single-family homes surrounding the property.

3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?**
   Yes, currently the house is receiving income from each tenant.

4. **Will the rezoning proposal result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**
   No, the use is less intense and will not create an excessive or burdensome use on existing streets, transportation facilities, utilities, or schools.

5. **Is the rezoning proposal in conformity with the policy and intent of the Thomasville Comprehensive Plan?**
   The proposal does adhere to the 2005-2025 City of Thomasville Comprehensive Plan. The Future Development Map for both Thomas County and Thomasville designates the proposed subject area and surrounding properties as Traditional Neighborhood: Recommended uses in Traditional Neighborhoods are single family detached residential, traditional neighborhood development, small neighborhood churches, parks, recreation, duplexes, and senior housing.

6. **Are there other existing conditions affecting the use and development of the property that should be taken into consideration regarding this request?**
   Returning the zoning district to R-1, residential will insure that the property will not be used in a manner that is not acceptable to the neighborhood.

CONCLUSION
Staff recommends approval of the proposed rezoning to R-1, Residential.
DISCUSSION PAPER

COUNCIL MEETING DATE:  March 12, 2018

FOR: CITY COUNCIL REVIEW AND CONSIDERATION

SUBJECT: CONSIDER AN ORDINANCE TO REZONE MITCHELL PLACE SUBDIVISION TND (REMOVE STIPULATIONS ASSOCIATED WITH THE MITCHELL PLACE TND)

PRESENTER:  BRIAN HERMANN, CITY PLANNER

BACKGROUND:
The Applicant is the owner of Mitchell Place, a residential neighborhood that is zoned R-TND. The purpose of TND zoning “is to create an innovative community that encourages a COMPLETE neighborhood development that is consistent with the traditional qualities of the City’s historic districts and compatible with surrounding residential areas. The standards for a TND District are highly prescriptive and distinguished from other residential zoning districts through their requirement for a unified neighborhood plan that includes a diversity of land uses and lot sizes, as well as housing types and sizes. The neighborhood is typically interconnected and integrated with parks, civic spaces, and commercial uses. When built in the compact, complete, and connected manner prescribed, a TND District results in fewer burdens on present and projected public services and utilities than would result from conventional subdivision development.”

The common Space in a TND district must comprise a minimum of 20 percent of the development, with a minimum of 50 percent used for passive parks, greenways, trails, squares or greens. No dwelling unit shall be located more than 1,000 feet from a common space, and single-family attached residences must be adjacent to, or directly across the street from a common space. A system of pedestrian pathways consisting of sidewalks or trails shall be provided linking each lot containing one or more dwelling units to at least one common space.

DISCUSSION:
The applicant (Williams, Jones, Williams) purchased the existing TND community while under construction. When originally presented to the City Council in 2005 a stipulation was added to the rezoning requirements that prevented any changes to the original concept plan. This negated the new owner’s ability to alter their approach to development with changes in the marketplace. The original concept plan contained 34 attached condominium/apartment units toward the back of the property, and single-family attached residences must be adjacent to, or directly across the street from a common space. A system of pedestrian pathways consisting of sidewalks or trails shall be provided linking each lot containing one or more dwelling units to at least one common space.

REQUESTED ACTION:
As requested by Staff and recommended by the Planning and Zoning Commission, approve the rezoning of Mitchell Place Subdivision from TND, with the stipulation that there can be no changes from the concept plan to TND, with the stipulation that there can be only Single Family Residential Lots as shown on the preliminary plan dated February 1, 2018 (so as to remove the stipulation that there can be no changes to the Mitchell Place concept plan, and allow for the 16 single family lots as shown on the preliminary plan).
DATE: March 5, 2018
TIME: 5:30 p.m.
PLACE: Council Chambers, Municipal Building

I. CALL TO ORDER
Madam Chair

II. MISSION STATEMENT
The Planning and Zoning Commission’s mission is to guide and accomplish coordinated and harmonious development of the municipality and county which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

III. APPROVAL OF MINUTES
February 5, 2018

IV. COMMITTEE REPORTS
Comprehensive Plan Committee Report
Parks and Facilities Committee Report
Gateways, Corridors & Trail Committee Report
Zoning Committee

V. OLD BUSINESS
P&Z-2018-01
Applicant: City of Thomasville, Brian Herrmann, City Planner
Request: Add Cottage Court to Chapter 22

VI. NEW BUSINESS
P&Z-2018-02
Applicant: Mark Williams, owner & Jeffery Jones & Dylan Williams, owner agent
Request: Rezoning-revisions to stipulations

P&Z-2018-03
Applicant: City of Thomasville, Brian Herrmann, City Planner
Request: Adoption of the MacIntyre Park Master Plan

VII. STAFF REPORT
Comprehensive Plan Report

VIII. ADD ON ITEMS

IX. ANNOUNCEMENTS
Carl Vinson training for P&Z members March 22, 2018 @ 9:00 a.m.
Next Planning and Zoning meeting April 2, 2018 @ 5:30 pm (April 10th and 12th)

X. ADJOURN
OWNER/APPLICANT: Mark Williams, owner & 
Jeffery Jones & Dylan Williams, owner agents

LOCATION: Mitchell Place Subdivision

Upon a motion by Dr. Annie McElroy and seconded by Mr. Chastain,

The Planning and Zoning Commission recommends to City Council the approval to rezoning Mitchell Place Subdivision from Traditional Neighborhood Development (TND), with the stipulation that there can be no changes from the concept plan to Traditional Neighborhood Development (TND), with the stipulation that there can be only Single Family Residential Lots as shown on the preliminary plan dated February 1, 2018.

The motion passed (7-0). 
Madam Chair did vote.
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 1 OF SECTION 22-81
Captioned “TND” Traditional Neighborhood Development with the Stipulation that there
shall be no deviation from the Concept Plan, TO DESCRIBE SAID EXCLUDED TRACT AND
TO DESIGNATE THE SAID SAME TRACT AS PARCEL 1 OF SECTION 22-81
Captioned “TND” Traditional Neighborhood Development TO ESTABLISH THE
EFFECTIVE DATE OF THIS ORDIANNCE; TO REPEAL ALL ORDINANCES IN
CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

Stipulations
Only Single Family Dwelling shall be allowed.

SECTION I

BE IT ORDAINED by the Council of the City of Thomasville and it is hereby ordained by the
authority of the same, that the Code of the City of Thomasville is amended by excluding a certain
parcel 1 of section 22-81 captioned “TND” Traditional Neighborhood Development with the
Stipulation that there shall be no deviation from the Concept Plan, and to designate the said same
tract as parcel 1 of section 22-81 captioned “TND” traditional neighborhood development and
more particularly described as follows:

Mitchell Place Subdivision

Tract #1: All that tract of parcel of land situate, lying and being in the City of
Thomasville, Thomas County, Georgia containing 17.733 acres, more or less, as this
tract is more particularly shown on a plat of survey prepared for Diane W. Parker by
Frank E. Carlton, Georgia Registered Land Surveyor No. 1544, dated July 31, 2000,
recorded in Plat Cabinet 3, Folio 156-B, among the deed records of Thomas County,
Georgia, reference to which plat is made for a more particular description by metes
and bounds and courses and distances as set forth thereon.

Tract 2: All that tract or parcel of land situate, lying and being the City of
Thomasville, Thomas County, Georgia containing 23.985 acres, more or less, as this
tract is more particularly shown on a plat of survey prepared for Deerwood, LLC by
Frank E. Carlton, Georgia Registered Land Surveyor No. 1544, dated November 11,
1999, recorded in Plat Book 8, Page 197, among the deed records of Thomas County,
Georgia reference to which plat is made for a more particular description by metes and
bounds and courses and distances as set forth thereon.

LESS EXCEPT AND EXCLUDING, all that tract or parcel of land situate, lying and
being in the City of Thomasville, Thomas County, Georgia containing 15.125 acres,
more or less, as this tract is more particularly shown on a plat of survey prepared for
Jane M. O’Brien and James A. Grube by Frank E. Carlton, Georgia Registered Land
Surveyor No 1544, dated July 14, 2003, revised September 5, 2003, recorded in Plat
Book 8, Page 425, among the deed records of Thomas County, Georgia reference to
which plat is made for a more particular description by metes and bounds and courses and
distances as set forth thereon.
SECTION II

BE IT ORDAINED that all ordinances of the City of Thomasville in conflict herewith be the same are hereby repealed for purposes of this ordinance only.

SECTION III

BE IT FURTHER ORDAINED that the provisions of this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville.

SECTION IV

BE IT FURTHER ORDAINED that if any part of this ordinance is declared void it is the intent and the purpose hereof that all other provisions not declared void shall remain in full force and effect.

SECTION V

The effective date of the foregoing ordinance is

SECTION VI

This ordinance was introduced and read for the first time in a lawful meeting of the City Council held on , 2018 and passed and adopted on the second reading of the ordinance at a lawful meeting of the City Council held on , 2018.
*Application is Due the 1st Monday for the following months meeting

To the Planning Commission and the City Council:

I (we), the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Map of the City of Thomasville as hereinafter requested, and in support of this application, the following facts are shown:

1. The property sought to be rezoned is located at Mitchell Place Subdivision on the ________side of the street.

2. It has a frontage of _______ feet and an average depth of _______ feet with an area of _______ square feet, more or less. The property sought to be rezoned is owned by ____________________________ whose address is ____________________________

3. It is desired and requested that the foregoing property to be rezoned from TND TO ___________ with its removal of the stipulation

4. Have any prior applications to rezone this property been made? __________

5. Attach legal description of property.

6. It is proposed that the property will be put to the following use: ____________________________

7. It is proposed that the following building(s) will be constructed on the property: ____________________________

8. What is the proposed construction cost on the above building? $ __________

*Note: There will be a sign posted on the property showing the date, time, and place of the meeting at least 15 days prior to the Planning and Zoning meeting.

SUBMITTAL FEE: A non-refundable filing fee of $500.00 payable to the “City of Thomasville.”

Date ______________________ Telephone Number (s) ______________________ E-mail Address ______________________

Mailing Address ______________________ Signature of the Applicant ______________________

413 West Jackson Street | P.O. Box 1540 | Thomasville, GA 31792
Phone (229) 227-3306 | Fax (229) 227-4172
DEVELOPMENT SUMMARY

Total Site Acreage: 26.56 Acres

RESIDENTIAL PRODUCTS: Units

- Attached Single-Family: 140 Homes
  - East 800-1200: 38 x 101
  - West 800-1200: 42 x 101
- Small Lot Single-Family: 320 Homes
  - Lot Size: 1,000-1,500 sq ft
- Medium Lot Single-Family: 70 Homes
  - Lot Size: 1,500-2,000 sq ft
- Large Lot Single-Family: 16 Homes
  - Lot Size: 2,000+ sq ft

Total Units: 86 Units

Prepared For
Thomasville Homes, LLC

Mitchell Place - Thomasville

Conceptual Master Plan

September 2, 2005

~ 2/26/2018 City Council Meeting ECAP, Page 26 of 47 ~
AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, OF 1971, AS AMENDED WHICH IS SET FORTH IN THE CODE OF THE CITY OF THOMASVILLE AS CHAPTER 22, CAPTIONED "ZONING", BY EXCLUDING A CERTAIN TRACT OF LAND FROM PARCEL 3 A OF SECTION 22-81 CAPTIONED "R-1 Single Family Residential", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 1 OF SECTION 22-81 CAPTIONED "TND Traditional Neighborhood Development" TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREBOTH; AND FOR OTHER PURPOSES.

Stipulations
There shall be no deviation from Concept Plan.

SECTION I
BE IT ORDAINED by the Council of the City of Thomasville and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is amended by excluding a certain parcel 3A from Section 22-81 captioned "R-1 Single Family Residential" and to designate the said same tract as Parcel 1 of Section 22-81 captioned “TND Traditional Neighborhood Development” and more particularly described as follows:

Tract 1: All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia containing 17.733 acres, more or less, as this tract is more particularly shown on a plat of survey prepared for Diane W. Parker by Frank E. Carlton, Georgia Registered Land Surveyor No. 1544, dated July 31, 2000, recorded in Plat Cabinet 3, Folio 156-B, among the deed records of Thomas County, Georgia, reference to which plat is made for a more particular description by metes and bounds and courses and distances as set forth thereon.

Tract 2: All that tract or parcel of land situate, lying and being the City of Thomasville, Thomas County, Georgia containing 23.985 acres, more or less, as this tract is more particularly shown on a plat of survey prepared for Deerwood, LLC by Frank E. Carlton, Georgia Registered Land Surveyor No. 1544, dated November 11, 1999, recorded in Plat Book 8, Page 197, among the deed records of Thomas County, Georgia reference to which plat is made for a more particular description by metes and bounds and courses and distances as set forth thereon.

LESS EXCEPT AND EXCLUDING, all that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia containing 15.125 acres, more or less, as this tract is more particularly shown on a plat of survey prepared for Jane M. O’Brien and James A. Grube by Frank E. Carlton, Georgia Registered Land Surveyor No 1544, dated July 14, 2003, revised September 5, 2003, recorded in Plat Book 8, Page 425, among the deed records of Thomas County, Georgia reference to which plat is made for a more particular description by metes and bounds and courses and distances as set forth thereon.
SECTION II
BE IT ORDAINED that all ordinances of the City of Thomasville in conflict herewith be and the same are hereby repealed for purposes of this ordinance only.

SECTION III
BE IT FURTHER ORDAINED that the provisions of this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville.

SECTION IV
BE IT FURTHER ORDAINED that if any part of this ordinance is declared void it is the intent and the purpose hereof that all other provisions not declared void shall remain in full force and effect.

SECTION V
The effective date of the foregoing ordinance is October 24, 2005.

SECTION VI
This ordinance was introduced and read for the first time in a lawful meeting of the City Council held on October 10, 2005, and passed and adopted on the second reading of the ordinance at a lawful meeting of the City Council held on October 24, 2005.
STAFF ANALYSIS AND REPORT
PZ-2018-02

OWNER/APPLICANT:  Mark Williams, owner &
Jeffery Jones & Dylan Williams, owner agents

LOCATION:  Mitchell Place Subdivision

CURRENT ZONING/USE:
Zoning: TND, Traditional Neighborhood Development
Use: Single Family Residential

PROPOSED ZONING/USE:
Zoning: TND, Traditional Neighborhood Development
Use: Single Family Residential

ZONING/ADJACENT LAND USE:
North: Zoning: R-1, Residential & R-TH, Townhouses
Land Use: Single Family Residential and Townhouses

South: Zoning: R-2, Single Family Residential & C-1-LU, Municipal
Land Use: Single Family Residential, Apartments and City/County Municipal

East: Zoning: R-1, Residential
Land Use: Single Family Residential

West: Zoning: M, Manufacturing & R-TH, Townhouses
Land Use: Vacant & Townhouses

MEETING INFORMATION:
Planning Commission: March 5, 2018 @ 5:30 p.m. Municipal Building
Forwarded to City Council Within 30 days of P&Z’s recommendation
BASIC INFORMATION
Applicant is requesting the removal of the stipulation that there can be no changes to the concept plan as it was presented to Planning and Zoning and City Council in 2005. The applicant would like to change the lots that were set aside for attached single family (condominiums/apartments) to single family detached.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE
The existing subdivision is about 75% built out with the infrastructure in place (streets, water and sewer taps, etc.); however, modifications may be required. The subdivision consists of approximately 26.59 acres (1,154,000 square feet).

RELEVANT ZONING HISTORY
This property was rezoned in 2005, with the stipulation that there shall be no changes to the concept plan.

PLANNING CONSIDERATIONS
Listed below are several issues for consideration in evaluating this rezoning application:

I. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**
   Rezoning to TND detached single family residential would permit a use of the property similar to that of adjoining properties-low density, single-family residential housing and higher density housing as represented by the neighboring townhouses and R-2, zones.

II. **Will the rezoning proposal adversely affect the existing use of adjacent or nearby property?**
   The requested changes to the TND will not limit or affect the use of adjacent or nearby properties.

III. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?**
   The property is currently TND and will remain TND. Based on applicants study of the area, single family detached is more marketable at this time.

IV. **Will the rezoning proposal result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**
   Access to the property will be from Remington Ave. Traffic flow on this street is heavy, but not particularly in this area. By allowing the applicant to construction detached single family rather than attached single family the traffic from the neighborhood will be reduced from 36 to 16 homes, reduce the number of vehicles in the neighborhood. The YMCA and Remington Park are located on this street, and produce the heavy traffic during scheduled events. The City has installed a light and an additional exit since the original rezoning in 2005.

V. **Is the rezoning proposal in conformity with the policy and intent of the Thomasville Comprehensive Plan?**
   The proposal is accordance with the 2005-2025 City of Thomasville Comprehensive Plan, and the associated Future Development Map.

   Traditional Neighborhood Development is a recommended use in Suburban Neighborhoods.

VI. **Are there other existing conditions affecting the use and development of the property that should be taken into consideration regarding this request?** Staff believes that the reduction in housing units will reduce traffic from the subdivision. This was a major concern in 2005.
RECOMMENDATION: Approval to remove the stipulation that there can be no changes to the concept plan and allow for the 16 single family lots as shown on the preliminary plan.
DISCUSSION PAPER

COUNCIL MEETING DATE:  March 12, 2018

FOR:  CITY COUNCIL REVIEW AND CONSIDERATION

SUBJECT:  CONSIDER A RESOLUTION TO SUBMIT AN APPLICATION FOR A GEORGIA TRANSPORTATION INFRASTRUCTURE BANK (GTIB) GRANT

PRESENTER:  WAYNE G. NEWSOME, P.E., Interim City Engineer

BACKGROUND:
The GTIB is a grant and low-interest loan program administered by the Georgia State Road and Tollway Authority (SRTA). The main objective of the GTIB is to make an additional funding resource available to government entities in order to accelerate transportation project delivery.

DISCUSSION:
The GTIB invests in projects that address critical local needs including economic development and mobility; demonstrate a high degree of local commitment; include innovative transportation solutions; are close to the start of, at, or under construction; and demonstrate a high degree of feasibility. Since the South MLK Boulevard Transportation project meets these descriptions, it is an ideal candidate for the GTIB grant. Additionally, the South MLK Boulevard Transportation project will improve local mobility and improve connectivity to other major transportation networks (S. Pinetree Boulevard and W. Jackson Street) – characteristics of a project that the GTIB looks to invest in. Preliminary engineering costs are approximately $1,000,000, and the budgeted amount is $640,000. There is an application fee of $250.

REQUESTED ACTION:
City Staff request that City Council consider a resolution to submit an application for grant funding from the State Road and Tollway Authority for the remaining costs of the project to include a $250 application fee.

ATTACHMENTS:

Enclosures: Resolution and GTIB Information Paper
ENCLOSURE 1: INFORMATION PAPER

SUBJECT: Georgia Transportation Infrastructure Bank (GTIB)

1. **Purpose:** To provide information about the GTIB grant.

2. **Background:** This document outlines information about the GTIB grant in order to better understand this grant opportunity and how it can be used for the West Jackson Streetscape project.

3. **Summary:**
   a. The primary objectives of the GTIB is to make an additional funding resource available to government entities in order to accelerate transportation project delivery and invest in projects that address critical local needs including economic development and mobility; demonstrate a high degree of local commitment; include innovative transportation solutions; are close to the start of, at, or under construction; and demonstrate a high degree of feasibility.

   b. Available funds for 2018 is approximately $13 million.

      i. 2017 award recipients received between $30K and $1.5M. There is a cap on grant requests above $2 million. For these grant requests, the maximum that can be applied for is 33 percent of the total project value. For grant requests under $2 million, there is no cap, however, higher match amounts (excluding state funds) will improve grant application competitiveness.

      ii. On average, applicants request between 20% and 30% of total project costs. The highest was 78.84% and the lowest was 1.09%.

   c. The application is due 22 March 2018 via email.

   d. There is a $250 application fee to the State Road and Toll Authority (SRTA). $50.00 of the Application Fee is nonrefundable. Once the analysis phase of the Application begins, the remaining $200.00 of the Application Fee becomes non-refundable.

   e. Applicants will receive notification of award around the June 2018 timeframe.

   f. Award recipients are required to submit quarterly progress reports to SRTA and have three (3) years to spend the money.
RESOLUTION

STATE OF GEORGIA
COUNTY OF THOMAS

WHEREAS, at the regular meeting of the City of Thomasville of Thomasville, Georgia held on the 12th day of March, 2018 a motion was made and duly seconded that the City of Thomasville shall submit an application for funding from the Georgia State Road and Tollway Authority pursuant to the Georgia Transportation Information Bank Act, O.C.G.A. 32-10-120 et seq., in order to design and construct a portion of sidewalk and improve road conditions on South MLK Boulevard between W. Jackson Street and S. Pinetree Boulevard including portions of Varnedoe Street into Balfour Park and, 

WHEREAS the City of Thomasville further states that in the event the City of Thomasville’s application is recommended for funding by the State Road and Tollway Authority, the City of Thomasville certifies and assures that it has the ability and intention to finance the 2018 budgeted amount of $640,000 and put the grant money toward eligible project costs to pay for the remaining costs and, 

WHEREAS the City of Thomasville also states that it will pay the $250 application fee and include it in the application packet, and

THEREFORE, BE IT RESOLVED by the City of Thomasville of Thomas County, Georgia that it shall submit an application for a grant from the Georgia State Road and Tollway Authority, and that it shall, in the event that the application is recommended for funding, take action to assure that it will finance $640,000 of the total project cost and put the grant money toward eligible costs in accordance with O.C.G.A. 32-10-122.

SO DONE, this 12th day of March, 2018.

ATTEST

__________________________  City of Thomasville
Clerk of City of Thomasville  Thomas County, Georgia

BY: ______________________________

(Seal)  Greg Hobbs
Mayor, City of Thomasville

Certification

I do hereby certify that the above is a true and correct copy of the Resolution duly adopted by the Council on the date so stated in the Resolution.

I further certify that I am the Clerk of the Council and that said resolution has been entered in the official records of said Council and remains in full force and effect the 12th day of March, 2018.

__________________________
Clerk Signature

Federal Employer Identification# ______________________________
DISCUSSION PAPER

COUNCIL MEETING DATE:  March 12, 2018

FOR:  CITY COUNCIL REVIEW AND CONSIDERATION

SUBJECT:  CONSIDER A RESOLUTION TO DISTRIBUTE LOST FUNDS FOR RECREATION TO THE CITIES OF BARWICK, BOSTON, COOLIDGE, MEIGS, OCHLOCKNEE, AND PAVO

PRESENTER:  Michelle Juarez, CFO

BACKGROUND:

On November 3, 1992, the voters of Thomas County, Georgia approved a referendum for Local Option Sales Tax (LOST) in the amount of 1%. Certain funds are designated for the purposes of miscellaneous recreation activities for the City of Thomasville and for the cities of Barwick, Boston, Coolidge, Meigs, Ochlocknee, and Pavo.

DISCUSSION:

The Thomas County Recreation Advisory Board has recommended the sum of $5,000 each be distributed to the cities of Barwick, Boston, Coolidge, Meigs, Ochlocknee, and Pavo

REQUESTED ACTION:

Council consider resolution for distribution of LOST funds of $5,000 each for recreation purposes to the cities of Barwick, Boston, Coolidge, Meigs, Ochlocknee, and Pavo.

ATTACHMENTS:

Resolution for distribution of LOST funds for recreation purposes to the cities of Barwick, Boston, Coolidge, Meigs, Ochlocknee, and Pavo.
RESOLUTION

WHEREAS, on November 3, 1992, the voters of Thomas County, Georgia, approved by referendum a Local Option Sales Tax (the “LOST”), also known as a Joint County and Municipal Sales and Use Tax, in the amount of one percent (1%); and

WHEREAS, from the proceeds of the LOST, certain funds are designated to be remitted to the City of Thomasville to be administered for purposes of miscellaneous recreation activities for the City of Thomasville and for the cities of Barwick, Boston, Coolidge, Meigs, Ochlocknee and Pavo; and

WHEREAS, from those funds, the sum of $5,000.00 per fiscal year, as appropriated by the City Council for the City of Thomasville, may be allocated to the cities of Barwick, Boston, Coolidge, Meigs, Ochlocknee and Pavo for use in the recreation programs of these cities; and

WHEREAS, the Thomasville – Thomas County Recreation Advisory Board has recommended that the sum of $5,000.00 be distributed as soon as possible hereafter to each of the smaller cities referred to above, to be used by each such city for miscellaneous recreation purposes during the balance of fiscal year 2018; and

WHEREAS, upon review and consideration by the City Council for the City of Thomasville of the recommendation of the Thomasville-Thomas County Recreation Advisory Board as described above, the City Council deems the recommendation to be prudent and consistent with the objectives of the LOST with respect to funding miscellaneous recreation activities in Thomas County, Georgia;

NOW, THEREFORE, be it resolved by the City Council for the City of Thomasville that the recommendation of the Thomasville-Thomas County Recreation Advisory Board be, and it is hereby, accepted and adopted.

BE IT FURTHER RESOLVED that Interim City Manager Kha McDonald and Chief Financial Officer Michelle Juarez are authorized to make the distributions set out above from LOST monies remitted to the City of Thomasville and to forward those distributions to the mayors of the cities of Barwick, Boston, Coolidge, Meigs, Ochlocknee, and Pavo, along with appropriate instructions on the conditions under which the funds are distributed, as soon as practicable hereafter.

SO RESOLVED this 12th day of March, 2018.

____________________________
Mayor Greg Hobbs

____________________________
City Clerk
DISCUSSION PAPER

COUNCIL MEETING DATE: March 12, 2018

FOR: CITY COUNCIL REVIEW AND CONSIDERATION

SUBJECT: CONSIDER APPROVAL OF A MOTION TO PURCHASE OF NINE (9) MOBILE COMMAND UNITS, SUPPORTING HARDWARE AND INSTALLATION.

PRESENTER: Chris Bowman, Thomasville Fire Rescue Chief

BACKGROUND:

Based on a recommendation from City IT, the current Panasonic Toughbooks utilized as MCTs, are over eight years old, out of warranty, experiencing hardware failure, and need to be replaced. City IT recommends that these computer Toughbooks be replaced with a newer model Panasonic Toughbook CF-33 laptops and mounting equipment.

DISCUSSION:

These MCTs connect TFR emergency responders with critical incident data. These MCTs provide incident and location information for the command and response teams, as well as inspection data and interface with Emergency Reporting software required for reporting to the State of Georgia Fire Marshal’s Office, National Fire Academy (NFA) National Fire Incident Reporting System (NFIRS) and FEMA.

Critical to incident safety, personnel can access information to include: dispatch information from CAD, Emergency Reporting software modules, building pre-plans, maps, active unit status with automatic vehicle location (AVL), critical data for hazardous materials incidents, target hazard information, and automatic updating of information on the 9-1-1 CAD system.

The MCTs were approved for the 2018 Fire Rescue Capital Budget, Account #110.30.2000.600.00 at a total Cost of $41,997.00 (includes installation)

REQUESTED ACTION:

Thomasville Fire Rescue requests that Council take appropriate action and approve the purchase of nine (9) Mobile Command Units, supporting hardware and installation, with third party financing if needed.

ATTACHMENTS:

1. Vehicle/Scheduling Form
2. Fire Departmental IT Assessment and equipment quote
3. West Chatham Installation Quote
Capital Priority Thomasville Fire Rescue (TFR)

Purchase: Mobile Command Terminals

Fund Source: 100.30.2000.600.00 Capital Outlay to fund Mobile Command Terminals (MCT)

Purpose: Based on a recommendation from City IT, the current Panasonic Toughbooks utilized as MCTs, are over eight years old, out of warranty, experiencing hardware failure, and need to be replaced. City IT recommends that these computer Toughbooks be replaced with a newer model Panasonic Toughbook CF-33 laptops and mounting equipment.

These MCTs will help to connect TFR emergency responders with critical incident data. These MCTs provide incident and location information for the command and response teams, as well as inspection data and interface with Emergency Reporting software required for reporting to the State of Georgia Fire Marshal's Office, National Fire Academy (NFA) National Fire Incident Reporting System (NFIRS) and FEMA. Critical to incident safety, personnel can access information to include: dispatch information from CAD, building pre-plans, maps, active unit status with automatic vehicle location (AVL), critical data for hazardous materials incidents, target hazard information, and automatic updating of information on the 9-1-1 CAD system.

Total Cost: $41,997.00 (includes installation)

<table>
<thead>
<tr>
<th>Task Name</th>
<th>Start</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Information Technology IT Quote</td>
<td>8/2017</td>
<td>8/14/2018</td>
</tr>
<tr>
<td>Fire Department IT Assessment</td>
<td>8/15/2017</td>
<td>9/28/2017</td>
</tr>
<tr>
<td>Internal Approval Process</td>
<td>2/28/18</td>
<td>2/28/18</td>
</tr>
<tr>
<td>Approval by City Council</td>
<td>3/7/18</td>
<td>3/12/18</td>
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<tr>
<td>NTA/Requisition/NTP Process</td>
<td>Tue 3/13/18</td>
<td>Tue 4/3/18</td>
</tr>
<tr>
<td>Work to begin</td>
<td>5/2017</td>
<td>5/2017</td>
</tr>
</tbody>
</table>

Note 1: Start and Finish are the estimated dates established during planning.
Memo

To: FIRE Department Head
From: Information Technology
CC: Technology Resources Director
Date: 9/28/2017
Re: FIRE Departmental IT Assessment

After assessing the current hardware and software environment for your department we've developed the following recommendations and cost estimate.

Required

<table>
<thead>
<tr>
<th>Qty</th>
<th>Item</th>
<th>Cost (Each)</th>
<th>Cost (Total)</th>
<th>Time Frame</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Replacement computers for Dayroom pc and FS2 hallway</td>
<td>$500</td>
<td>$1000</td>
<td>2018 Budget Year</td>
</tr>
<tr>
<td>9</td>
<td>Panasonic Toughbooks CF-33 laptops &amp; mounting equipment</td>
<td></td>
<td>$41,247</td>
<td>2018 Budget Year</td>
</tr>
<tr>
<td></td>
<td>(Note: Current MDT's are out of warranty. Experiencing hardware failure. Need to be replaced.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>West Chatham hardware installation</td>
<td>$750</td>
<td>$750</td>
<td>2018 Budget Year</td>
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<tr>
<td>1</td>
<td>Solid State Hard Drive for Chief Bowman</td>
<td>$150</td>
<td>$150</td>
<td>2018 Budget Year</td>
</tr>
<tr>
<td></td>
<td>(To resolve ongoing pc issues)</td>
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Recommended

<table>
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<tr>
<th>Qty</th>
<th>Item</th>
<th>Cost (Each)</th>
<th>Cost (Total)</th>
<th>Time Frame</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>RUCKUS Wireless AP (Station 1 &amp; Station 2)</td>
<td>$820</td>
<td>$1640</td>
<td>2018 Budget Year</td>
</tr>
</tbody>
</table>

Notes:
Failure to comply with "required" recommendations could potentially be service affecting and thereby cause unexpected down time.
DEAR ZAK SHEFFIELD,

Thank you for considering CDW•G for your computing needs. The details of your quote are below. Click here to convert your quote to an order.

<table>
<thead>
<tr>
<th>QUOTE #</th>
<th>QUOTE DATE</th>
<th>QUOTE REFERENCE</th>
<th>CUSTOMER #</th>
<th>GRAND TOTAL</th>
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<tr>
<td>JDTH729</td>
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### QUOTE DETAILS

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<th>ITEM</th>
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<th>CDW#</th>
<th>UNIT PRICE</th>
<th>EXT. PRICE</th>
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<tr>
<td>Panasonic Toughbook 33 - 17&quot; - Core i5 2300U - 8 GB RAM - 725 GB SSD</td>
<td>9</td>
<td>4613238</td>
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<td>LIND PA1550-1552 - power adapter - cat - 120 Watt</td>
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<td>2090640</td>
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<td>$920.00</td>
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<td>Gambari-Johnson - mounting component</td>
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<td>UNSPSC: 31162313</td>
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<td>Contract: Standard Pricing</td>
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<td>Gambari-Johnson - mounting component</td>
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<td>Gambari-Johnson - Locking Slide Arm w/Standard Attachment - mounting component</td>
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<td>Gambari-Johnson - mounting component</td>
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<tr>
<td>Gambari-Johnson Center Mounted Upper Pole - mounting component</td>
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<td>1627012</td>
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<tr>
<td>Gambari-Johnson - package System Kit - mounting kit</td>
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<td>Contract: MARKET</td>
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QUOTE DETAILS (CONT.)

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit Price</th>
<th>Total Price</th>
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<tbody>
<tr>
<td>Samsung-Paradigm Laptop Cradle (No port replication, no AP) - Docking Station</td>
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<td>$2,820.00</td>
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<td>Mfg. Part#: 7160-0910-00</td>
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<table>
<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit Price</th>
<th>Total Price</th>
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<tbody>
<tr>
<td>Panasonic Protection Plus - accidental damage warranty S5 Series</td>
<td>9</td>
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<td>$5,715.00</td>
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<td>Mfg. Part#: FZ-SVCTPNFSY</td>
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<td>UNSPSC: 81111812</td>
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<tr>
<td>Electronic distribution - NO MEDIA</td>
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<tr>
<td>Contract: MARKET</td>
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</table>

PURCHASER BILLING INFO

Billing Address:
IT SUPPORT
CITY OF THOMASVILLE
P.O. BOX 1540
THOMASVILLE, GA 31799
Phone: (229) 227-7049
Payment Terms: Net 30 Days- Govt State/Local

DELRIVER TO

Shipping Address:
IT SUPPORT
P.O. BOX 1540
THOMASVILLE, GA 31799
Phone: (229) 227-7049
Shipping Method: FEDEX Ground

SUBTOTAL $41,247.00
SHIPPING $0.00
GRAND TOTAL $41,247.00

Please remit payments to:
CDW Government
75 Remittance Drive
Suite 1515
Chicago, IL 60675-1515

Need Assistance? CDW+G SALES CONTACT INFORMATION

Mike Buckley | (800) 668-9496 | mikbuck@cdwg.com

This quote is subject to CDW's Terms and Conditions of Sales and Service Projects at https://www.cdw.com/terms-and-conditions/terms-of-sale-service-agreements. For more information, contact a CDW account manager.

© 2017 CDW+G LLC, 200 N. Milwaukee Avenue, Vernon Hills, IL 60061 | 800.808.4239
# Quote

**Quote To:** THOMASVILLE FIRE DEPT.  
P.O. BOX 1540  
THOMASVILLE, GA 31799

**Ship To:** THOMASVILLE FIRE DEPT.  
P.O. BOX 1540  
THOMASVILLE, GA 31799

<table>
<thead>
<tr>
<th>Date</th>
<th>Ship Via</th>
<th>F.O.B.</th>
<th>Origin</th>
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<tbody>
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<td>09/28/17</td>
<td></td>
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<td></td>
<td>Net 30</td>
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</tbody>
</table>

<table>
<thead>
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<th>Purchase Order Number</th>
<th>Sales Person</th>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>JESSICA ELLIS</td>
<td>09/28/17</td>
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</tbody>
</table>

<table>
<thead>
<tr>
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<th>Item Number</th>
<th>Description</th>
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<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.000</td>
<td></td>
<td>LABOR TO INSTALL CUSTOMER SUPPLIED EQUIPMENT</td>
<td>750.00</td>
<td>750.00</td>
</tr>
</tbody>
</table>

**Quote subtotal:** 750.00  
**Quote total:** 750.00

---

Thank You

~ 2/26/2018 City Council Meeting ECAP, Page 43 of 47 ~
DISCUSSION PAPER

COUNCIL MEETING DATE: March 12, 2017

FOR: CITY COUNCIL REVIEW AND CONSIDERATION

SUBJECT: CONSIDER BIDS AND AWARD FOR THE PURCHASE OF WWTF Roof replacement.

PRESENTER: Chris White/ Asst. Utilities Supt.

BACKGROUND:
The WWTF Tertiary Building, Blower Building, and Secondary pump house building have been inspected and deemed in need of roof repair. RFB was submitted and 4 bids were received. Lowndes Roofing was the low bid by a large variance. Staff called the vendor and confirmed the scope of bid was complete. Lowndes has performed satisfactory roof work at the WWTF before. $50,000 was budgeted and approved in the 2018 Capital budget under Acct # 004.00.0331.00 for this work.

DISCUSSION:
The following is a summary of bids received:

<table>
<thead>
<tr>
<th>BIDDER</th>
<th>BID AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lowndes Roofing</td>
<td>$27,230.00</td>
</tr>
<tr>
<td>Harrell Roofing</td>
<td>$56,000.00</td>
</tr>
<tr>
<td>Jenkins Roofing Inc.</td>
<td>$58,560.00</td>
</tr>
<tr>
<td>New South System Inc.</td>
<td>$61,500.00</td>
</tr>
</tbody>
</table>

REQUESTED ACTION:
Request project be awarded to Lowndes Roofing of Valdosta Ga in the amount of $27,230.00 with 3rd party financing if required

ATTACHMENTS:
Quotes from each attached.
## CITY OF THOMASVILLE

**RFP FOR**

**RE-ROOFING WASTE WATER TREATMENT BUILDING**

### OPENING DATE & TIME

2/15/2018

<table>
<thead>
<tr>
<th>NAME</th>
<th>BOND</th>
<th>LOCATION</th>
<th>BID AMOUNT</th>
<th>START DATE</th>
<th>COMPLETION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW SOUTH SYSTEMS INC</td>
<td>X</td>
<td>TERTIARY BUILDING</td>
<td>$24,500.00</td>
<td>15 DAYS ARO</td>
<td>60 DAYS</td>
</tr>
<tr>
<td></td>
<td></td>
<td>BLOWER BUILDING</td>
<td>$24,500.00</td>
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<tr>
<td></td>
<td></td>
<td>SECONDARY PUMP HOUSE</td>
<td>$12,500.00</td>
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<tr>
<td>TOTAL BID</td>
<td></td>
<td></td>
<td>$61,500.00</td>
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</tr>
<tr>
<td>JENKINS ROOFING</td>
<td>X</td>
<td>TERTIARY BUILDING</td>
<td>$22,335.00</td>
<td>30 DAYS ARO</td>
<td>3 WEEKS +/-</td>
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<tr>
<td></td>
<td></td>
<td>BLOWER BUILDING</td>
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<td>SECONDARY PUMP HOUSE</td>
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<td>LOWNDES ROOFING</td>
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<td>TERTIARY BUILDING</td>
<td>$9,210.00</td>
<td>15 DAYS ARO</td>
<td>30 DAYS</td>
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<td>BLOWER BUILDING</td>
<td>$9,350.00</td>
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<td>SECONDARY PUMP HOUSE</td>
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<td>HARRELL ROOFING</td>
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<td>TERTIARY BUILDING</td>
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<td>20 DAYS ARO</td>
<td>20 DAYS</td>
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<td>$21,500.00</td>
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<td>$56,000.00</td>
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DISCUSSION PAPER

COUNCIL MEETING DATE: March 12, 2017

FOR: CITY COUNCIL REVIEW AND CONSIDERATION

SUBJECT: CONSIDER BIDS AND AWARD FOR THE PURCHASE OF UTILITY BILLING APPLICATION AND ETI TRIAD UPGRADE

PRESENTER: Chris White/ Asst. Utilities Supt.

BACKGROUND:
The Utility Billing Application currently used by staff for billing of all services has been in use for over 20 years and was developed in-house. The application has become too expensive to maintain and does not meet the needs of our organization. Staff released a comprehensive RFP in 2017 for replacement of the application. The RFP was sent to over 12 vendors and we received correspondence from all vendors. When bids were opened, Cogsdale Corporation was the only bid that was submitted. All non-responding vendors were contacted, and the consensus was that City of Thomasville's need to bill non-metered services was too extensive for them to respond to the RFP. Staff contacted Cogsdale to confirm the scope of the RFP could be met and they confirmed. Cogsdale’s bid was $942,350.25. As part of the Cogsdale solution, we will be required to upgrade an application we use with our existing utility billing application called Triad. ETI, the owner of Triad, was contacted for pricing and the upgrade will cost $290,000. Due to the length of conversion from our existing application to Cogsdale, the cost was partially budgeted in 2018 with the remainder needing to be budgeted in 2019. $600,000 was budgeted and approved in the 2018 Capital budget for the 2018 portion of the Cogsdale solution. $290,000 was budgeted and approved in the 2018 Capital budget for the full ETI Triad upgrade. Both Capital purchases are budgeted under Acct # 690.00.0100.160.50 for this work.

DISCUSSION:
The following is a summary of bids received:

<table>
<thead>
<tr>
<th>BIDDER</th>
<th>BID AMOUNT</th>
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<tbody>
<tr>
<td>Cogsdale</td>
<td>$942,350.25</td>
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REQUESTED ACTION:
Request project be awarded to Cogsdale in the amount of $942,350.25 with 3rd party financing, if required. Request to upgrade the ETI Triad application for compatibility with Cogsdale in the amount of $290,000.00 with 3rd party financing, if required. 2018 expenditures will be $600,000 for Cogsdale and $290,000 for Triad with the remainder of the Cogsdale costs to be budgeted and paid in 2019.

ATTACHMENTS:
Cogsdale Price Sheet.
<table>
<thead>
<tr>
<th>Pricing</th>
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<tbody>
<tr>
<td><strong>System Hardware Requirements</strong></td>
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<tr>
<td>Core Bundle (to meet requirements)</td>
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<tr>
<td>Optional Items</td>
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</tbody>
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| Vendor Pricing: Licensed Software Products and Capabilities (include any embedded licenses) |
| Core Bundle (to meet requirements) | $273,150.00 |
| Optional Items | Agency Assistance Portal | $10,000 |

| Vendor Pricing: Implementation and Integration Services (except for software maintenance which is below) |
| Core Bundle (to meet requirements) | $649,200.25 |
| Optional Items | Agency Assistance Portal | $10,000 |

| Vendor Pricing: Software Support and Maintenance Services |
| Core Bundle (to meet requirements) | $70,083 |
| Optional Items | Agency Assistance Portal | $2,500 |