

Meeting Minutes of The Mayor and City Council

August 17, 2021 at 7:00PM

A meeting of the Thomaston Mayor and City Council was held on Tuesday, August 17, 2021, at 7:00 pm on the main floor of the Thomaston-Upson Government Complex, in the City-County meeting room. This meeting was open to the public as well as live-streamed on The Thomason City YouTube Channel (<https://www.youtube.com/channel/UCR1F8V1o6j-67nNYbOysNwg>).

Mayor J.D. Stallings called the meeting to order and was in attendance with Councilmembers Don Greathouse, Jeff Middlebrooks, Ryan Tucker, Doug Head, and Lakeitha Reeves. Others in attendance included: Russell Thompson, City Manager; Deann Wheeler, City Attorney; Ms. Patricia Allen the Executive Director of Thomaston Housing Authority; Mike Richardson, Police Chief; and Oasis Nichols, Deputy City Clerk.

Mayor Stallings asked Councilmember Reeves to lead the meeting with a prayer, followed by the pledge of allegiance.

A. Call Meeting to Order / Invocation / Pledge of Allegiance

B. Approval of Minutes for August 3, 2021 (Regular) Meeting - A motion was made by Councilmember Greathouse, seconded by Councilmember Tucker to approve the meeting minutes as written. Those voting include: Councilmembers Greathouse, Middlebrooks, Tucker, Reeves, and Head. All votes were yes and the vote was carried out unanimously.

C. Adoption of Agenda – Councilmember Reeves asked that topic number three (Discussion / Action of City Owned Housing Rental Rates) is moved up to the first item on the agenda due to her constituents coming specifically to hear this topic. A motion was made by Councilmember Reeves, seconded by Councilmember Tucker to adopt the agenda with this change. Those voting

include: Councilmembers Greathouse, Middlebrooks, Tucker, Reeves, and Head. All votes were yes and the vote was carried out unanimously.

D. City Attorney's Report – None.

E. City Clerk's Report – A few date reminders were given including: quantifying week August 16th through the 20th from 8:30 am – 1:00 pm and resuming 2:00 pm through 4:30 pm. There is a Joint budget and project meeting in the Senior Center on August 19th at 10:00am. There will be two Community Ready Broadband Public Hearings on August 20th at 9:00am and at 4:00pm. Lastly there will be a Thomaston Zoning Commission meeting being held on August 20th at 2:00pm.

F. City Engineer's Report – None.

G. City Manager's Report –

1. Discussion / Action of City Owned Housing Rental Rates – Mr. Thompson went over the 2021 fair market housing rental rates and then deferred to Ms. Patricia Allen. Ms. Allen explained the situation of a unit that is now vacant and ready to be rented. She also mentioned that going forward the current rental rates would not be enough to sustain the property. Ms. Allen clarified that she is not recommending the rent is increased for the current tenants but only the newly available units. The city residents that attended the meeting seemed to agree that the rent was set to increase by \$25.00 every five years. Ms. Allen said this would remain the same. Raising the rental rates on the newly vacant units would help cover the cost of the property maintenance. A motion was made by Councilmember Tucker, seconded by Councilmember Middlebrooks to table this topic until the City Attorney Ms. Wheeler can research the legalities. Those voting include: Councilmembers Greathouse, Middlebrooks, Tucker, Reeves, and Head. All votes were yes and the vote was carried out unanimously.

2. Approval of Resolution Modifying Trash Ordinance – Mr. Thompson explained the new trash ordinance states that within 24 hours the trash receptacles must be returned to the applicable setbacks. A motion was made by Councilmember Middlebrooks, seconded by Councilmember Head to approve this trash ordinance as is. Those voting include: Councilmembers Greathouse, Middlebrooks, Tucker, Reeves, and Head. All votes were yes and the vote was carried out unanimously.
3. Discussion of Modification of Alcohol Ordinance – Mr. Thompson stated this is not a modification but a complete rewrite of the Alcohol Ordinance. He went over the full ordinance and covered important details. No action was taken on this topic, only discussion to work through any questions council may have.
4. Approval of City and Joint Project Millage Rates Ordinance – Mr. Thompson reviewed the 2021 tax summary and stated the millage rate for the city would be set at 3.32% and the joint project rate would be 3.7%. Both rates are the rollback rates. A motion was made by Councilmember Greathouse, seconded by Councilmember Head to approve both the city and joint project millage rates. Those voting include: Councilmembers Greathouse, Middlebrooks, Tucker, Reeves, and Head. All votes were yes and the vote was carried out unanimously.

H. Other Business – Mr. Thompson stated some general information such as the city will now be providing free WIFI at the city parks starting with Park Street and Greatest Generation Memorial Park. Councilmember Tucker asked Mr. Thompson to recap and inform everyone what had occurred with The Thomaston Gardens properties. Councilmember Head also gave a short Covid-19 updated.

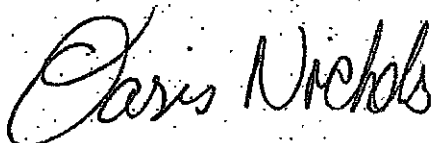
I. Executive Session / Discussion/Potential Action - A motion was made by Councilmember Tucker, seconded by Councilmember Middlebrooks. Those voting include: Councilmembers Greathouse, Middlebrooks, Tucker, Reeves, and Head. All votes were a yes and the vote was

carried out unanimously to enter into executive session at 8:48 pm regarding real estate. The executive session ended and the meeting was back open to the public at 9:11 pm.

A motion was made by Councilmember Greathouse, seconded by Councilmember Middlebrooks to approve entering into various right of entry agreements for the purpose of abating substandard living conditions and or structures. Those voting include: Councilmembers Greathouse, Middlebrooks, Tucker, Reeves, and Head. All votes were yes and the vote was carried out unanimously.

J. Adjournment - A motion was made by Councilmember Greathouse, seconded by Councilmember Tucker to adjourn the meeting at 9:12pm. All votes were yes and the vote was carried out unanimously.

Respectfully Submitted,



Oasis Nichols

Deputy City Clerk