

## Meeting Minutes of The Mayor and City Council

September 21, 2021 at 7:00PM

A meeting of the Thomaston Mayor and City Council was held on Tuesday, September 21, 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; Pastor Coleman Dumas; Representing Stone Well Worship Center; Mr. Matt Dean and Keyes Williamson from WLA Studios; Taylor Smith, Economic Development Coordinator; Mike Richardson, Police Chief; and Oasis Nichols, Deputy City Clerk.

Mayor Stallings asked Pastor Dumas 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 September 7, 2021 (Regular) Meeting - A motion was made by Councilmember Greathouse, seconded by Councilmember Tucker to approve the minutes for September 7, 2021 (Regular) 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 – A motion was made by Councilmember Head, seconded by Councilmember Reeves to approve the meeting agenda as written. Those voting include:

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

D. Public Hearing – Rezoning Request of Stone Well Worship Center – Pastor Coleman Dumas has requested that the property located at 204 Park Lane (5.706 acres) be rezoned from R1 to R2 in order to add a childcare program.

Mayor Stallings opened the public hearing for anyone to speak regarding this rezoning request. No one came to speak on the matter. Mr. Thompson stated that the city's zoning code is currently being rewritten. Under the current zoning code the R2 zoning is appropriate to rezone this parcel to; however, under the new zoning code the zoning class may be more like a commercial neighborhood. The same use would be allowed for the church and the childcare facility if the zoning changed. Mr. Thompson asked Pastor Dumas if he would be alright with the zoning class possibly being changed on this lot when the new zoning code comes out and Mr. Dumas stated yes. He would be fine with a new zoning being assigned to his property to be in compliance with the new zoning code.

Mr. Thompson also stated that The Thomaston Zoning Commission voted to recommend to the Mayor and City Council to rezone the property of 204 Park Lane (5.706 acres) to R2 conditional. The condition being only the use of a childcare program and or daycare facility shall be allowed.

A motion was made by Councilmember Middlebrooks to come out of the public hearing. A second motion was made by Councilmember Reeves. Those voting include: Councilmembers Greathouse, Middlebrooks, Tucker, Reeves, and Head. All votes were yes and the vote was carried out unanimously.

A motion was made by Councilmember Reeves to approve the rezoning request of Stone Well Worship Center located at 204 Park Lane (5.706 acres) to R2 conditional. The condition being only the use of a childcare program and or daycare facility shall be allowed. A second motion was made by Councilmember Tucker. Those voting include: Councilmembers Greathouse, Middlebrooks, Tucker, Reeves, and Head. All votes were yes and the vote was carried out unanimously.

E. City Attorney's Report – None.

F. City Clerk's Report – None.

G. City Engineer's Report – None.

H. City Manager's Report –

1. Discussion of Georgia Cities Week by Economic Development Coordinator Mr. Taylor Smith – Mr. Thompson introduced Mr. Smith. Mr. Smith briefly presented the Georgia Cities Week calendar coming up. No action was taken.
2. Master Plan Presentation from WLA Studios by Mr. Matt Dean and Mr. Keyes Williamson– Mr. Thompson introduced both Mr. Dean and Mr. Williamson who presented The Downtown Master Plan. This was a PowerPoint presentation and no action was taken.
3. Discussion and Authorization to Set Vacant Unit (3 Bedroom) Rent Rate – This item was tabled to be added to the next city council agenda. Councilmember Reeves had a few questions relating to HUD guidelines and the rent rates being paid by community development. Some answers were needed to be sure an informed decision can be made. A motion was made by Councilmember Reeves, seconded by Councilmember Head to table this agenda topic. Those voting include: Councilmembers Greathouse, Middlebrooks, Tucker, Reeves, and Head. All votes were yes and the vote was carried out unanimously.
4. Discussion of Animals within City Limits – Mr. Thompson stated that City Councilmembers have received some complaints and concerns via email regarding livestock within city limits. Councilmember Tucker stated that the city code regarding animals has no maximum cap. Depending on the zoning classification and the amount of acreage the number of horses and livestock increase. Mr. Thompson and Ms. Wheeler will be working on looking at adding setbacks and other regulations to the city code to help resolve these issues and complaints. No action was taken.
5. Authorization to Appropriate \$225,000.00 for a Crime Suppression Unit in The Police Department and to Appropriate \$90,000.00 to Hire Two Additional Code Enforcement Staff Members – Council voted on agenda topics 5 and 6 together as one motion and vote. Mr. Thompson stated these two topics were addressed and voted on at the last council meeting but to clarifying the motion and vote that was taken these items have been added to this agenda. A motion was made by Councilmember Tucker, seconded by

Councilmember Don to formally approve these funds to be appropriated for the above staff. Those voting include: Councilmembers Greathouse, Middlebrooks, Tucker, Reeves, and Head. All votes were yes and the vote was carried out unanimously.

#### H. Other Business –

##### 1. Downtown Authority Development – New Appointment

Mr. Thompson stated that Mr. Jerry Adams has resigned from both the Downtown Authority Development and the Historic Preservation Commission; therefore, his seat is available on both boards. Councilmember Head nominated Mrs. Catherine Baity. A motion was made by Councilmember Head, seconded by Councilmember Don to appoint Mrs. Catherine Baity. Those voting include: Councilmembers Greathouse, Middlebrooks, Tucker, Reeves, and Head. All votes were yes and the vote was carried out unanimously.

##### 2. Historic Preservation Commission – New Appointment

Councilmember Head nominated Mr. Luke Haney for the Historic Preservation Commission. A motion was made by Councilmember Head, seconded by Councilmember Don to appoint Mr. Luke Haney. Those voting include: Councilmembers Greathouse, Middlebrooks, Tucker, Reeves, and Head. All votes were yes and the vote was carried out unanimously.

Mr. Thompson stated that Council has not been asked since filling the new Deputy City Clerk role how they would like the meeting minutes taken. Council's consensus was that the summary meeting minutes were fine and there were no complaints.

Mayor Stallings stated that Halloween is on Sunday, October 31<sup>st</sup> and The Thomaston Police Department will be providing traffic control on Sunday, October 31<sup>st</sup>.

##### I. Executive Session / Discussion/Potential Action - A motion was made by Councilmember Tucker, seconded by Councilmember Reeves to enter into an executive session regarding personnel. 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 7:59pm regarding personnel. The executive session ended and the meeting was back open to the public at 8:21pm.

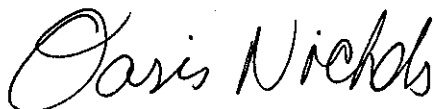
A recommendation was made to amend the agenda to modify the current job descriptions for code enforcement officers and animal control, combining them together. The code enforcement / animal control job is to be under the police department. A recommendation for an executive assistant position under the City Manager was also to be added as well. These positions will need a budget amendment of \$30,750.00 for the fiscal year. A motion was made by Councilmember Tucker, seconded by Councilmember Reeves to amend the agenda. Those voting include: Councilmembers Greathouse, Middlebrooks, Tucker, Reeves, and Head. All votes were yes and the vote was carried out unanimously.

A motion was made by Councilmember Reeves, seconded by Councilmember Greathouse to combine the code enforcement and animal control positions as well as to approve an executive assistant. Those voting include: Councilmembers Greathouse, Middlebrooks, Tucker, Reeves, and Head. All votes were yes and the vote was carried out unanimously.

Police chief Richardson mentioned planning district meetings where the police department are speaking to the citizens about the police department operations and provide an opportunity for the Council's constituents to ask questions. Council's consensus was that it seemed like a positive idea.

J. Adjournment - A motion was made by Councilmember Reeves, seconded by Councilmember Tucker to adjourn the meeting at 8:29pm. All votes were yes and the vote was carried out unanimously.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Oasis Nichols".

Oasis Nichols

Deputy City Clerk