

MINUTES
REGULAR MEETING OF THE VALDOSTA CITY COUNCIL
5:30 P.M., THURSDAY, DECEMBER 9, 2021
COUNCIL CHAMBERS, CITY HALL

OPENING CEREMONIES

Mayor Scott James Matheson called the regular meeting of the Valdosta City Council to order at 5:30 p.m. Council members present were: Joseph “Sonny” Vickers, Sandra Tooley, Tim Carroll, Ben Norton, Vivian Miller-Cody, Eric Howard, and Andy Gibbs. City Manager Mark Barber was absent. The invocation was given by retired Pastor William Morgan, followed by the Pledge of Allegiance to the American Flag.

AWARDS AND PRESENTATIONS

Presentation of a Special Award by the Valdosta-Lowndes County Parks & Recreation Authority.

George Page, Executive Director of the Valdosta-Lowndes County Parks & Recreation Authority, stated that the Georgia Recreation and Park Association Annual Conference was held on November 3, 2021 in Columbus, Georgia. Every year at the GRPA Annual Conference, the Mike Daniel Award is presented to a professional who exemplifies excellence at the programming level. It is presented in memory of Mike Daniel, a leader in the field, who strived during his career for the highest level of achievement in programming. The Award is reserved for individuals who have excelled in situations where they are primarily responsible for the supervision or implementation of recreation, parks, or leisure programs. The Mike Daniel Award is presented to the top programmer in the entire State of Georgia. This year, it was presented to Andre Newson, Recreation Manager for the Valdosta-Lowndes County Parks & Recreation. Andre Newson has created and runs dozens of programs that focus on mentoring and athletics. One of his most well-known is the Marching Pride Drill team that he created in 2003 and it is still in operation. The purpose of the program is to reach out to young males (age 7 to 17) in high-risk areas of the City and improve their self-esteem, discipline, motivation, responsibility, respect, character, teamwork, leadership, honesty, and citizenship through mentoring. Over 200 kids have gone through the program and many have gone into law enforcement, to college, to the ROTC and military, and received athletic scholarships. This program won the 2014 Innovative Program Award from GRPA District Three. Andre also created the Teen and Preteen Males Mentoring Program in 2005 where he hosts a group mentoring session and occasionally holds large one-day events as well. This program teaches financial responsibility, educational goals and graduation, encourages and monitors grades, gang activity, bullying, theft, and honoring your parents/guardians. He implemented a parallel group for girls called the Young Ladies of Ambition Program. It taught young ladies how to dress and speak professionally and otherwise prepare for interviews and careers. Andre Newson also partnered with Valdosta Police Dept. to implement a young adult 18 and up basketball league in 2003 that is held from March until June. This Program helps to keep older high school students, recent high school graduates, or dropouts off the streets and directs their energy into productive areas. Similarly, he worked with a City Councilman to create a Summer Basketball Teen Program for At-Risk Youth. The teen boys compete with and against adults who act as role models and mentors such as the Valdosta City Council and the Valdosta Fire Department. While Andre Newson has implemented many other worthwhile Programs and activities for the youth in our City, he also implemented a Fitness Boot Camp for adults, which is a weekly open workout class that includes weight loss competitions and healthy eating workshops. Andre Newson is continually working with Community Partners, such as The Elks Lodge, Roy Taylor, 100 Black Men, and Alpha Phi Alpha Fraternity, to provide screenings, programs, and scholarships. Andre Newsome also manages the Mildred Hunter Community Center Pool which averages 500 kids swimming every summer, as well as ten weeks of summer camp and two sports leagues---Youth Football and Youth Basketball. VLPRA Mildred Hunter Center Coordinator Andre Newson has devoted his life to improving the lives of underprivileged youth. Growing up in South Georgia, Mr. Newson was an athlete and used his skills and determination to play college football and eventually professional football. He recognizes that most children won't have a collegiate or professional sport as a path for betterment, so he chose to work with at-risk children, helping them find their route for success. He has provided stability for hundreds of kids over the years and continues to do so. He forms personal bonds with the children and their families and they come back years later to touch base with him and to let him know how they are doing and the impact that he has had on their lives. For these reasons and many others, Andre Newson was selected as the recipient of the Georgia Recreation and Park Association Mike Daniel Award.

Presentation of the 2021 Greater Valdosta Christmas Parade Awards.

Mayor Scott James Matheson stated that the 2021 Greater Valdosta Community Christmas Parade was held on Saturday, December 4, 2021. Sponsors for the event were the Ossipe Temple #65, the City of Valdosta, and Wild Adventures Theme Park. This year's theme was "Musical Notes and Holiday Floats." Float entries were judged on Overall Appearance, Special Effects, Creativity & Workmanship, and use of the Parade Theme. Trophies were awarded to the following top three winners based on their overall scores: Third Place winner – LHS Off Broadway, Second Place winner – Wild Adventures, and First Place winner – Ward's Fabulous Lights. The proceeds raised by Ossipe Temple #65 through parade entry fees were donated to various charities.

APPROVAL OF MINUTES

The minutes of the November 11, 2021 Regular Meeting were approved by unanimous consent (7-0) of the Council.

PUBLIC HEARINGS

REQUEST TO CHANGE THE NAME OF CONTINENTAL DRIVE TO DR. WILLIE HOUSEAL DRIVE

Consideration of a request to change the name of Continental Drive to Dr. Willie Houseal Drive.

Pat Collins, City Engineer, stated that on September 24, 2021, Dr. Willie Houseal visited the Engineering Department and met with Staff to go over the Ordinance requirements for changing the name of Continental Drive to Dr. Willie Houseal Drive. At the meeting, Dr. Houseal was provided the details of the procedure which included the timeline for submittals, reviews, and advertising, and a map and spreadsheet which listed abutting parcels with the owner's name and address. The total number of abutting parcels along Continental Drive is 27 (excluding the one City-owned parcel, Scott Park, which leaves 26 parcels of which a signature can be obtained). Thus, the minimum 60% signature requirement for advancing the Petition to the Mayor and City Council for final consideration is 16 signatures. Staff verified 18 signatures so the Petition exceeded the 60% signature requirement required by Ordinance No. 2019-2. All signature names were verified using property records, the customer service database, or contacting by phone those that signed the Petition. As required by Ordinance, a public notice was run in the Valdosta Daily Times on November 23, 2021 and November 26, 2021 to advertise the subject of this street renaming and to provide the hearing time and date of December 9, 2021, at 5:30 p.m.

Harry Jenkins, 43 Knob Hill Drive, spoke in favor of the request. Dr. Houseal is a success story from Valdosta. He attended Valdosta City Schools and grew up in challenging times. He did not have the luxury of having his father and mother very long, and his oldest sister became the mother figure. His older siblings enlisted in the military and sent funds back home to the family. That did not stop Dr. Houseal. He went into the military, finished college, and got his Master's and Doctorate Degrees. He also became a Principal in Brooks County, and once he retired, he did not stop because he knew the challenges of children attending school, especially ones who did not receive the meals and clothing that they needed. Dr. Houseal worked with the Pinevale Alumni Association and he was instrumental in getting sponsors to donate funds for two schools they adopted which was Pinevale Elementary and Maceo Horne Elementary. Dr. Houseal became a District 1 City Council Representative and was instrumental in doing a lot of positive things. When we have our own success story, we ought to do something to show that we are proud of our people and who they are.

No one spoke in opposition to the request.

A MOTION was made by Councilwoman Miller-Cody to change the name of Continental Drive to Dr. Willie Houseal Drive. Councilman Vickers seconded the motion. The motion was adopted (6-1) with Councilman Howard voting in opposition.

**ORDINANCE NO. 2021-28, AN ORDINANCE FOR A CONDITIONAL
USE PERMIT FOR A PERSONAL SERVICE SHOP IN AN OFFICE-
PROFESSIONAL (O-P) ZONING DISTRICT**

12/09/21 CONTINUED

Consideration of an Ordinance for a Conditional Use Permit for a Personal Service Shop in an Office-Professional (O-P) Zoning District as requested by Serenity Springs (File No. CU-2021-06). The property is located at 2717 Windemere Drive. The Planning Commission reviewed this at their November 29, 2021 Regular Meeting and recommended approval with two conditions (10-0 vote).

Matt Martin, Planning & Zoning Administrator, stated that Serenity Springs, represented by Stephanie Hughes, is requesting a Conditional Use Permit (CUP) for a Personal Service Shop in an Office-Professional (O-P) Zoning District. The property consists of 0.41 acres located at 2717 Windemere Drive which is along the east side of the road approximately 200 feet south of Eager Road. The property contains a small office complex (5,610 square feet) with five tenant spaces. The applicant is proposing to convert Unit B (approximately 800 square feet) into a flotation therapy facility that consists of a small office space and a large storage room for spa chemicals, as well as two rooms that each have one personal flotation tank. There would be only one primary staff person on site who would see up to two persons at a time for a two-hour time slot (one-hour for actual flotation and one-hour for each room for cleaning and preparation for the next client). The applicant is proposing minor interior remodeling only with no exterior changes to the building or site. The property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan and is part of a small row of parcels along Windemere Drive which contain small professional offices. The surrounding area is dominated by offices and institutional type uses, as well as high-density residential development nearby. The applicant's proposed space is within an existing professional office building which has adequate but not an abundance of parking. Fortunately, the proposed use is very small in scope (only 800 square feet or 1/7 of the building) and it will only have up to two clients at a time, each on a two-hour turnaround. Therefore, this proposed use will generate comparatively very little traffic or parking demand, and it will hardly be noticeable within the much larger office building. An expanded and much larger facility could overload the existing parking availability of this particular site, and there should be some upward limit on the overall size of the allowed use. Staff found the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommended approval with the following conditions: (1) Approval shall be granted for a Personal Services Shop in the form of a flotation therapy facility in O-P Zoning, within a total gross floor area not to exceed 1,900 square feet. (2) Conditional Use approval shall expire after two years from the date of approval if no Business License for the approved use has been requested by that date. The Planning Commission reviewed this at their November 29, 2021 Regular Meeting, found it consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommended approval with the same two conditions as recommended by Staff (10-0 Vote).

Stephanie Hughes, 6100 Johnson Road, NW, Hahira, spoke in favor of the request. Ms. Hughes stated that she is the owner of Serenity Springs and the location of the business is in a building owned by her mother, Dawn Rogers. Her husband is the largest tenant and he owns Hughes and Associates which is an Accounting Firm. Her business would be next door to his business. She has been doing Floatation Therapy for two years and has been driving to Jacksonville, Savannah, Atlanta, and Tallahassee to do this. She has an auto immune disease which causes a great deal of pain 24 hours a day, 7 days a week. She takes injections for it but it does not help; however, when she floats, she is completely without pain for up to a week. She feels that this would help a lot of people. In fact, Quarterback Tom Brady has one in his home because it is great for sports injuries. This is a new thing that is growing across the country and it would be beneficial to people in our community and the surrounding area.

No one spoke in opposition to the request.

A MOTION was made by Councilman Carroll to approve an Ordinance for a Conditional Use Permit for a Personal Service Shop in an Office-Professional (O-P) Zoning District for property located at 2717 Windemere Drive as requested by Serenity Springs with the following two conditions: (1) Approval shall be granted for a Personal Services Shop in the form of a flotation therapy facility in O-P Zoning, within a total gross floor area not to exceed 1,900 square feet. (2) Conditional Use approval shall expire after two years from the date of approval if no Business License for the approved use has been requested by that date. Councilwoman Miller-Cody seconded the motion. The motion was unanimously adopted (7-0) to enact Ordinance No. 2021-28, the complete text of which will be found in Ordinance Book XIV.

**ORDINANCE NO. 2021-29, AN ORDINANCE FOR A CONDITIONAL
USE PERMIT FOR A PERSONAL SERVICE SHOP IN A
RESIDENTIAL-PROFESSIONAL (R-P) ZONING DISTRICT**

12/09/21 CONTINUED

Consideration of an Ordinance for a Conditional Use Permit for a Personal Service Shop in a Residential-Professional (R-P) Zoning District as requested by Panache Salon & Spa (File No. CU-2021-07). The property is located at 2310 Bemiss Road. The Planning Commission reviewed this at their November 29, 2021 Regular Meeting and recommended approval with two conditions (10-0 Vote).

Matt Martin, Planning & Zoning Administrator, stated that Panache Salon & Spa, represented by Megan Keffer, is requesting a Conditional Use Permit (CUP) for a Personal Service Shop in a Residential-Professional (R-P) Zoning District. The property consists of 0.94 acres located at 2310 Bemiss Road which is along the west side of the road approximately 600 feet north of Moody Drive. The property contains an existing former residence (1,912 square feet) that has been converted and used as an Accounting Office for the past several years. The applicant is proposing to share this existing office space as a one-room, one-staff person beauty salon that sees clients on an appointment basis only. The applicant is only proposing very minor interior remodeling with no changes proposed for the building exterior or site. The property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan, and was originally developed as a single-family residence. Like so many residences along Bemiss Road, it was later converted over for office usage. The property has a large yard with several parking spaces along the existing driveway, which is adequate to serve the professional office. The applicant's proposed salon is very small in size (one small room) within the existing office building and will be hardly noticeable. As long as these uses remain as co-habitants sharing the existing building, the site will continue to accommodate both uses adequately. Staff found the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommended approval with the following conditions: (1) Approval shall be granted for a Personal Services Shop in the form of a hair salon and/or spa in R-P Zoning, only utilizing and sharing the existing building with a non-medical office. (2) Conditional Use approval shall expire after two years from the date of approval if no Business License for the approved use has been requested by that date. The Planning Commission reviewed this at their November 29, 2021 Regular Meeting, found it consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommended approval with the same two conditions as recommended by Staff (10-0 Vote).

Megan Keffer, 74 Staples Lane, Nashville, spoke in favor of the request. Ms. Keffer stated that she would like to utilize a room where she can do hair and control the room temperature due to a condition that she has. There will be no co-workers and it will just be her. She had a lot of clients from Florida and did not want to stay in Nashville.

No one spoke in opposition to the request.

A MOTION was made by Councilman Norton to approve an Ordinance for a Conditional Use Permit for a Personal Service Shop in a Residential-Professional (R-P) Zoning District for property located at 2310 Bemiss Road as requested by Panache Salon & Spa with the following two conditions: (1) Approval shall be granted for a Personal Services Shop in the form of a hair salon and/or spa in R-P Zoning, only utilizing and sharing the existing building with a non-medical office. (2) Conditional Use approval shall expire after two years from the date of approval if no Business License for the approved use has been requested by that date. Councilman Gibbs seconded the motion. The motion was unanimously adopted (7-0) to enact Ordinance No. 2021-29, the complete text of which will be found in Ordinance Book XIV.

**ORDINANCE NO. 2021-30, AN ORDINANCE FOR A CONDITINOAL USE PERMIT FOR A VERY
HIGH DENSITY MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN A COMMUNITY-
COMMERCIAL (C-C) ZONING DISTRICT**

Consideration of an Ordinance for a Conditional Use Permit for a very high density Multi-Family Residential development in a Community-Commercial (C-C) Zoning District as requested by Courlley, LLC. The property is located 218 West Hill Avenue. The Planning Commission reviewed this at their November 29, 2021 Regular Meeting and recommended approval with two conditions (10-0 Vote).

Matt Martin, Planning & Zoning Administrator, stated that Courlley, LLC, represented by John Courson & Tripp Talley, is requesting a Conditional Use Permit (CUP) for a very high density Multi-Family Residential

development (66.13 bedrooms per acre) in a Community-Commercial (C-C) Zoning District. The property consists of 0.62 acres located at 218 West Hill Avenue which is along the north side of the road approximately 150 feet east of the intersection with Oak Street. The property contains the existing Budget Inn motel which consists of 41 motel rooms, most of which are currently being used as extended stay. The applicant is proposing to convert the motel building into 37 apartments (mostly efficiencies) with a total of 41 bedrooms. The property is located within a Downtown Activity Center (DAC) Character Area on the Future Development Map of the Comprehensive Plan and is also located within the City's Local Historic District. The C-C Zoning allows Multi-Family Residential Development (apartments) as a permitted use with up to 60 bedrooms per acre, and higher density with a CUP approval. With the existing property containing 0.62 acres, the maximum allowed number of bedrooms as a permitted use would be 37. With the applicant's proposed 41 bedrooms, this equates to a density of 66.13 bedrooms per acre and hence the CUP request. It should be noted that the existing motel is considered to be extended-stay and in some ways, it already functions as rental apartments. It should be noted too that the applicant has already done this kind of conversion successfully in other communities. It should also be noted that the applicant is concurrently seeking approval of certain Variances from the Zoning Board of Appeals (ZBOA) pertaining to supplemental standards such as parking, minimum heated floor area, and roof pitch for apartments, as well as approval of exterior changes from the Historic Preservation Commission (HPC). In essence, the applicant's proposal results in no net change of actual existing conditions. It is simply to convert an existing motel with 41 rooms, that is already functioning much like an apartment building, into an official apartment building that still has only 41 bedrooms. The CUP is triggered by a slight increase above the maximum 60 bedrooms per acre density allowed as a Permitted Use. If the property contained 0.07 acres of additional land or if the project had only 37 total bedrooms, there would be no CUP request. Staff found the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria and recommended with the following conditions: (1) Approval shall be granted for a Multi-Family Residential development on the subject property not to exceed a maximum density of 70 bedrooms per acre. (2) Conditional Use approval shall expire after two years from the date of approval if no Certificate of Occupancy for the finished complex has been requested by that date. The Planning Commission reviewed this at their November 29, 2021 Regular Meeting, found it consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommended approval with the same two conditions as recommended by Staff (10-0 vote).

Bill Nijem, Attorney, 1007 South Patterson Street, spoke in favor of the request. Mr. Nijem stated that he represented the applicant on this request. The Historic Preservation Commission does have some strong feeling about certain things they would like to remain there such as the metal poles/support ballast on the building and the overhang at the entrance. The tri-part type windows will be replaced with new windows but in three sections to keep that look. They will try to keep the look and feel of the mid-century vibe and construction. There are already some long-term tenants living there. Some of the units will be two-bedroom but most will be one. The thought for market rates on the one-bedroom units will be \$695 a month which includes water and Wi-Fi. The two-bedroom units would be approximately \$795 a month.

No one spoke in opposition to the request.

A MOTION was made by Councilwoman Tooley to approve an Ordinance for a Conditional Use Permit in a very high density Multi-Family Residential development in a Community-Commercial (C-C) Zoning District for property located at 218 West Hill Avenue as requested by Courlley, LLC, with the following two conditions: (1) Approval shall be granted for a Multi-Family Residential development on the subject property not to exceed a maximum density of 70 bedrooms per acre. (2) Conditional Use approval shall expire after two years from the date of approval if no Certificate of Occupancy for the finished complex has been requested by that date. Councilman Norton seconded the motion. The motion was unanimously adopted (7-0) to enact Ordinance No. 2021-30, the complete text of which will be found in Ordinance Book XIV.

ORDINANCE NO. 2021-31, AN ORDINANCE TO REZONE 4.48 ACRES FROM CONDITIONAL OFFICE-PROFESSIONAL (O-P)(C) TO RESIDENTIAL-PROFESSIONAL (R-P) ZONING DISTRICT

Consideration of an Ordinance to rezone 4.48 acres from conditional Office-Professional (O-P)(c) to Residential-Professional (R-P) Zoning District as requested by True North Companies, LLC (File No. VA-2021-18). The property is located at 2320 North Patterson Street. The Planning Commission reviewed this at their November 29, 2021 Regular Meeting and recommended approval (10-0 Vote).

Matt Martin, Planning & Zoning Administrator, stated that True North Companies, LLC is requesting to rezone 4.48 acres from conditional Office-Professional (O-P)(c) to Residential-Professional (R-P) with no conditions. The property is located at 2320 North Patterson Street which is at the southwest corner of North Patterson Street and Roosevelt Drive. This is directly across the street from South Georgia Medical Center (SGMC). The property is currently split-zoned with the remaining westerly portion of the property (2.19 acres) being zoned R-P(c) and containing a small office building. This westerly portion of the site is not part of the subject property for this rezoning request. The total size of the overall site is 6.67 acres, and the applicant is proposing to develop it as a 117-unit apartment complex utilizing one, four-story building. The current O-P Zoning does not allow apartments so the applicant is proposing to have the entire property under R-P Zoning with the westerly 2.19 acres retaining its original R-P(c) conditions of approval which pertain to special buffering and restricted driveway access onto North Toombs Street. On the applicant's site plan, it should be noted that there are areas depicted as "future development" along the outer street frontages. The future uses of these areas are currently planned as offices, but the designs are not yet determined. The property is located within an Institutional Activity Center (IAC) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-P Zoning, and is also located within the City's Urban Commercial Corridor Overlay District (UCCOD) which has special architectural and site design standards. The property is part of an original tract of land that was zoned R-15 and consisted of three Single-Family residences on separate large lots. This tract was rezoned from R-15 to O-P(c) in 2002 for a proposed medical office complex. The conditional zoning was later modified and then the property was rezoned from O-P(c) to PMD in 2007 for a proposed 11-story mixed office/retail/residential building with a five-level parking garage. The northernmost former residence was converted to a bank and then a professional office, and the other two residences were removed. This proposed mixed-use development never materialized and in late 2010, the property was rezoned back to conditional O-P(c) so that it could be marketed for a conventional type office development. The three conditions of this O-P Zoning are as follows: (1) The only driveway access onto North Toombs Street shall be in the form of gated emergency access on durable surface as required by the Fire Department. (2) Maintain the existing undisturbed vegetative buffer along North Toombs Street for a width of at least 25' adjacent to proposed buildings, and at least 10' adjacent to proposed parking areas. The only encroachments into this buffer shall be for gated emergency access. (3) Provide shared common parking and appropriate cross-access easements among the various phases of the development, as needed, to provide coordinated access and adequate parking for the entire development as a whole. The original northwest corner of the property with the converted office/residence was sold to the Valdosta-Lowndes County Industrial Authority (now VLCDA) in 2013 as their headquarters, and the rest of the property was re-designed as its own office park with the first building (11,946 square feet) being constructed in 2013. In late 2016, the westerly 2.2 acres were rezoned to R-P(c) to allow development of a proposed 36-unit apartment complex to be attached to the existing new office building as its own freestanding development (new developer), but this never materialized. The four conditions of this R-P Zoning are as follows: (1) The only driveway access onto North Toombs Street shall be in the form of gated emergency access on durable surface as required by the Fire Department. (2) Maintain the existing undisturbed vegetative buffer along North Toombs Street for a width of at least 25' adjacent to proposed buildings, and at least 10' adjacent to proposed parking areas. The only encroachments into this buffer shall be for gated emergency access. (3) Provide shared common parking and appropriate cross-access easements among the various phases of the development, as needed, to provide coordinated access and adequate parking for the entire development as a whole. (4) The building addition shall reflect a similar non-pitched corniced roof design as the existing building. Today, the overall property remains split-zoned R-P(c) and O-P(c), with only the O-P(c) portion being the subject property for this current rezoning request. The existing conditions of approval generally only pertain to that portion of property along the North Toombs Street frontage to the west, and it is good that the applicant is proposing to leave this R-P(c) portion as currently zoned; however, the conditions of approval on the O-P(c) portion of the property no longer carry the same relevance, and with this portion of the property being in command of its own access to North Patterson Street and Roosevelt Drive, these conditions should probably be deleted anyway. The applicant's development proposals since 2010 have all been focused on the "office park" aspect of the development with only a minor portion being devoted to multi-family use; however, now the overall development scheme is proposed to be a little more than half of the area as multi-family, with the rest as offices. Therefore, it makes good sense to convert the O-P portion to R-P so that the internal zoning boundary is not an obstacle to this development transition. Staff found the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommended approval of R-P Zoning. The Planning Commission reviewed this at their November 29, 2021 Regular Meeting, found it consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommended approval of R-P Zoning (10-0 Vote).

Clayton Milligan, Lovell Engineering Associates, 3998 Inner Perimeter Road, spoke in favor of the request. Mr. Milligan stated that he represented the applicant and they are excited about this Project. Their main target is for professional people working at South Georgia Medical Center rather than college students for this apartment complex.

No one spoke in opposition to the request.

A MOTION by Councilman Gibbs, seconded by Councilman Carroll, was unanimously adopted (7-0) to enact Ordinance No. 2021-31, an Ordinance to rezone 4.48 acres from conditional Office-Professional (O-P)(c) to Residential-Professional (R-P) Zoning District for property located at 2320 North Patterson Street as requested by True North Companies, LLC, the complete text of which will be found in Ordinance Book XIV.

ORDINANCES AND RESOLUTIONS

RESOLUTION NO. 2021-23, A RESOLUTION SUPPORTING THE FILING OF AN APPLICATION WITH THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DCA) FOR A DOWNTOWN DEVELOPMENT REVOLVING LOAN FUND FOR 101 EAST CENTRAL AVENUE

Consideration of a Resolution supporting the filing of an Application with the Georgia Department of Community Affairs (DCA) for a Downtown Development Revolving Loan Fund for 101 East Central Avenue.

Ellen Hill, Main Street Director, stated that there is a Renovation Project for property located at 101 East Central Avenue. This building has storefronts on North Patterson Street and East Central Avenue, and the Project is designed to revive the historic building and provide key steps for the continued renaissance of Downtown Valdosta. The building is 115 years old and is approximately 16,200 square feet. The Renovation Project includes acquisition and renovation of 101 East Central Avenue. The building is in sound condition and has been the established home of Christ the King Episcopal Church on the first three floors and has professional offices on the fourth floor. The first floor will be leased out to a restaurant, the second floor will be used as event space, the third floor will be professional (already leased) office space, and the fourth floor will be converted into AirBNB space. It is the intent of the owner to maintain as much historical preservation both inside and outside as feasible. It is the intention of 101 East Central Properties, LLC to complete the renovation by Spring of 2022. The building is a historic structure and recognized as a resource in the Valdosta Commercial Historic District as listed in the National Register of Historic Places. The total investment is estimated to be \$1,650,000 and the Project will create approximately two new businesses, bring an estimated five new jobs, and retain six current jobs in the Downtown area. The renovation will include renovation of floors, ceilings, windows, roof, doors, and walls. The assets of the Project will be owned by the lien holders and the Project owners upon completion of the Project. As stipulated in the DDRLF funding information, this Project would be awarded to the City of Valdosta who will then enter into an Intergovernmental Agreement with the Central Valdosta Development Authority (CVDA), a constitutionally created authority in Georgia. The ultimate sub-recipient of the DDRLF will be 101 East Central Properties, LLC. Ellen Hill, Main Street Director, recommended that Council approve the Resolution in support of filing an Application with the Georgia Department of Community Affairs (DCA) for a Downtown Development Revolving Loan Fund in the amount of \$250,000 for 101 East Central Avenue.

A MOTION by Councilman Norton, seconded by Councilman Carroll, was unanimously adopted (7-0) to enact Resolution No. 2021-23, a Resolution supporting the filing of an Application with the Georgia Department of Community Affairs (DCA) for a Downtown Development Revolving Loan Fund in the amount of \$250,000 for 101 East Central Avenue, the complete text of which will be found in Resolution Book VI.

RESOLUTION NO. 2021-24, A RESOLUTION SUPPORTING THE FILING OF AN APPLICATION WITH THE GEORGIA CITIES FOUNDATION (GCF) FOR GEORGIA CITIES FOUNDATION REVOLVING LOAN FUND FOR 101 EAST CENTRAL AVENUE.

Consideration of a Resolution supporting the filing of an Application with the Georgia Cities Foundation (GCF) for a Georgia Cities Foundation Revolving Loan Fund (RLF) for 101 East Central Avenue.

Ellen Hill, Main Street Director, stated that there is a Renovation Project for property located at 101 East Central Avenue. The building has storefronts on North Patterson Street and East Central Avenue, and the Renovation Project is designed to revive a historic building and provide key steps for the continued renaissance of Downtown Valdosta. The building is 115 years old and is approximately 16,200 square feet. The Renovation Project includes acquisition and renovation of 101 East Central Avenue. The building is in sound condition and has been the established home of Christ the King Episcopal Church on the first three floors and has professional offices on the fourth floor. The first floor will be leased out to a restaurant, the second floor will be used as event space, the third floor will be professional (already leased) office space and the fourth floor will be converted into AirBNB space. It is the intent of the owner to maintain as much historical preservation both inside and outside as feasible. It is the intention of 101 East Central Properties, LLC to complete the renovation by Spring of 2022. The building is a historic structure and recognized as a resource in the Valdosta Commercial Historic District as listed in the National Register of Historic Places. The total investment is estimated to be \$1,650,000 and the Project will create approximately two new businesses, bring an estimated five new jobs, and retain six current jobs in the Downtown area. The renovation will include renovation of floors, ceilings, windows, roof, doors, and walls. The assets of the Project will be owned by the lien holders and the Project owners upon completion of the Project. As stipulated in the Georgia Cities Foundation Revolving Loan Fund (GCFRLF) funding information, this Project would be awarded to the City of Valdosta who will then enter into an Intergovernmental Agreement with the Central Valdosta Development Authority (CVDA), a constitutionally created authority in Georgia. The ultimate sub-recipient of the Georgia Cities Foundation Revolving Loan Fund (GCFRLF) will be 101 East Central Properties, LLC. Ellen Hill, Main Street Director, recommended that Council approve the Resolution in support of filing an Application with the Georgia Cities Foundation (GCF) for a Georgia Cities Foundation Revolving Loan Fund (RLF) in the amount of \$200,000 for 101 East Central Avenue.

A **MOTION** by Councilman Norton, seconded by Councilman Carroll, was unanimously adopted (7-0) to enact Resolution No. 2021-24, a Resolution supporting the filing of an Application the Georgia Cities Foundation (GCF) for a Georgia Cities Foundation Revolving Loan Fund (RLF) in the amount of \$200,000 for 101 East Central Avenue, the complete text of which will be found in Resolution Book VI.

RESOLUTION NO. 2021-25, A RESOLUTION FOR AN AGREEMENT BETWEEN THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE CITY OF VALDOSTA TO PERFORM UTILITIES ADJUSTMENTS FOR THE JERRY JONES DRIVE WIDENING PROJECT

Consideration of a Resolution for an Agreement between the Georgia Department of Transportation and the City of Valdosta to perform utilities adjustments for the Jerry Jones Drive Widening Project.

David Frost, Utilities Director, stated that the Georgia Department of Transportation (GDOT) proposes to undertake a Project to widen Jerry Jones Drive from Baytree Road to North Oak Street. Following a review of the GDOT plans for the Roadway Project, Innovate Engineering and Surveying was contracted by the City to survey the Project area and identify water and sewer utilities that require adjustment in preparation for the Project. The work involves removing and relocating sewer mains, manholes, sewer laterals, water mains, hydrants, valves, water services, and meters. Work also includes the lining of nearly 8,000 linear feet of terra-cotta sewer main. These utilities adjustments are required in accordance with 23 CFR Part 645, Subpart A and O.C.G.A. 32-6-171. With the City responsible for the cost of the work, Staff had two viable alternatives to address the needed adjustments. The first was to advertise for bid a Contract to complete the work in conjunction with the GDOT Roadway Project. Coordinating and scheduling the work using this option would be more costly and complex. The second was to include the work in the Roadway Contract to be let by the GDOT with the estimate provided by the City. GDOT would be responsible for all Project scheduling and coordination. Performing the work in-house by the Utilities Department is not considered a viable option because of the high level of resources necessary to perform the required work. Due to this and the Project's complexity, it will be beneficial to the City to have the utilities adjustments included in the GDOT Roadway Contract. Based on the revised non-binding pre-let estimate which was received earlier this afternoon, the maximum potential cost to the City for the utilities relocation is \$3,076,727.11. The actual cost will be determined in February, 2022 following the bid opening for the Project. David Frost, Utilities Director, recommended that Council approve the Resolution for an Agreement between the Georgia Department of Transportation and the City of Valdosta to perform utilities adjustments for the Jerry Jones Drive Widening Project.

A **MOTION** by Councilman Carroll, seconded by Councilman Gibbs, was unanimously adopted (7-0) to enact Resolution No. 2021-25, a Resolution for an Agreement between the Georgia Department of Transportation and the City of Valdosta to perform utilities adjustments for the Jerry Jones Drive Widening Project, the complete text of which will be found in Resolution Book VI.

BIDS, CONTRACTS, AGREEMENTS, AND EXPENDITURES

Consideration of a request to purchase 17 Self Contained Breathing Apparatus (SCBA) Equipment for the Valdosta Fire Department.

Fire Chief Brian Boutwell stated that the City of Valdosta Fire Department currently has 55 Self Contained Breathing Apparatus (SCBA) used to supply breathable air to Firefighters in Immediately Dangerous to Life and Health (IDLH) atmospheres. The current SCBA's are 2008 edition. Newer editions have been updated with more safety restrictions that our current SCBA's do not have. Due to the newer standards, the Fire Department intends to replace the current cache of SCBA's over a 3-year period. The Fire Department currently has \$127,000 in SPLOST VIII funds for FY 22. The SCOTT SCBA was selected by members after wearing three different brands in the field on actual incidents while providing a warranty against defects in workmanship and materials as long as the product is owned by the original purchaser. The purchase of SCOTT SCBA's will make the transition to new SCBA's seamless since we are currently using SCOTT. The Fire Department is requesting permission to proceed with the purchase of 17 Self Contained Breathing Apparatus (SCBA) with cylinder plus one extra cylinder per unit to allow total interoperability with our SCBA inventory under State Contract (Georgia State Safety and Lab Contract 99999-SPD- SPD0000156 at \$136,309. The SCBA's are in compliance with National Fire Protection Association (NFPA) and Occupational Safety and Health Administration (OSHA) standards and mandates for all our first responders. Fire Chief Brian Boutwell recommended that Council approve the purchase of 17 SCBA's with cylinder plus an extra cylinder under State Contract in the amount of \$136,309.

A **MOTION** by Councilwoman Miller-Cody, seconded by Councilman Norton, was unanimously adopted (7-0) to approve the purchase of 17 SCBA's with cylinder plus an extra cylinder under the State Contract in the amount of \$136,309 for the Valdosta Fire Department.

Consideration of bids for the replacement of fuel dispensers at the Public Works Department Maintenance Center (Bid # 04-21-22).

Richard Hardy, Deputy City Manager of Operations, stated that the Public Works Department Maintenance Center needs to replace the existing gasoline and diesel fuel dispensers on the fuel islands due to age and serviceability. These are the fuel pumps that City Staff and the Valdosta City School System Employees use to fuel vehicles. The current dispensers were replaced approximately 15 years ago and are past their useful life. The Maintenance Center is experiencing recurring problems with the dispensers on a regular basis which require a serviceman from Albany or Macon to be dispatched for the repair and invoicing. Due to age, parts are becoming harder to find as well. The City placed \$55,000 into Capital Funds this Fiscal Year to replace the dispensers which was approved by Mayor and Council. Sealed bids were received on November 30, 2021 with the only bid submitted by Barber Equipment Company in the amount of \$57,211.64. The Project is \$2,211.64 over Budget. The budgeted amount was estimated nine months ago and there has been a small price increase since the actual Budget was approved and the bid date. The required bid advertisement and posting on the City website was done as required. The Public Works Department feels that the price offered is fair since the budgeted and bid amounts are so close. They will also properly dispose of the used dispensers. Richard Hardy, Deputy City Manager of Operations, recommended that Council approve the bid submitted by Barber Equipment Company in the amount of \$57,211.64 for the replacement of fuel dispensers at the Public Works Department Maintenance Center.

A **MOTION** by Councilman Vickers, seconded by Councilwoman Miller-Cody, was unanimously adopted (7-0) to approve the bid submitted by Barber Equipment Company in the amount of \$57,211.64 for the replacement of fuel dispensers at the Public Works Department Maintenance Center.

Consideration of bids for five rear wheel drive Pursuit Vehicles for the Valdosta Police Department (Bid # 17-21-22).

Greg Brown, Purchasing Agent, stated that the Valdosta Police Department currently has \$291,500 (11 units) in the Motor Pool Budget to replace old pursuit vehicles that have completed their life cycle due to age, maintenance, and functionality. This is a yearly line item each budget year so the old vehicles can be rotated out and sold as surplus after being replaced with new units. As everyone is aware, the automotive industry is experiencing huge sales deficits and high prices due to lack of available units to sale. This is due to the computer chip shortage and certain other raw materials necessary to build new vehicles. This has resulted in a shortage of new vehicles as well as manufacturers making decisions as to which models to build for their new year product line while maintaining profits. Dodge, our current supplier and only manufacturer that builds rear wheel drive pursuit vehicles, has made such a decision. Dodge has decided not to build the 2022-year model rear wheel drive pursuit vehicles because the profits for retail Dodge Chargers are much higher than government pursuit vehicles. After doing research and getting some assistance from our past provider Cass Burch Dodge, they have located five, 2021 units that match our required specifications through a dealer in Alabama that bought excess inventory. Cass Burch Dodge has agreed to procure five units for the amount the out of state dealer is charging them and transportation fees. The total cost per unit would be \$39,400 each or a total of \$197,000. This price was estimated ten months ago when the budget was prepared and before the automobile industry started charging above MSRP pricing. The cost off all new vehicles has sky-rocketed and nobody knows if and when pricing will return or if this is the new normal. Buying five units will at least provide almost half of what the department would have gotten through a normal year instead of falling all of the way behind with none not knowing what next year holds. Greg Brown, Purchasing Agent, recommended that Council approve the purchase through Cass Burch as a sole source due to the lack of unit availability.

A MOTION by Councilman Gibbs, seconded by Councilman Norton, was unanimously adopted (7-0) to approve the purchase of five rear wheel drive Pursuit Vehicles for the Valdosta Police Department in the amount of \$197,000 through Cass Burch as the sole source due to the lack of unit availability.

BOARDS, COMMISSIONS, AUTHORITIES, AND ADVISORY COMMITTEES

Consideration of an appointment to the Valdosta-Lowndes County Development Authority.

Mayor Matheson stated that the Valdosta-Lowndes County Development Authority has a member, Jerry Jennett, whose term will expire on January 1, 2022. Mr. Jennett has expressed an interest in being reappointed. This appointment was advertised according to the Boards, Commissions, Authorities, and Advisory Committees Policy that was adopted by Mayor and Council. The applicants were Brett Diamon, Owner of Gideon Constructors, and Jerry Jennett, Chairman of Georgia Gulf Sulfur Corporation.

Mayor Matheson entertained nominations for the Valdosta-Lowndes County Development Authority.

Councilman Carroll placed into consideration the name of Jerry Jennett. There being no other nominations, Mayor Matheson closed out nominations. Jerry Jennett was reappointed by acclamation to serve a term of five years on the Valdosta-Lowndes County Development Authority.

Consideration of an appointment to the Valdosta-Lowndes County Land Bank Authority.

Mayor Matheson stated that the Valdosta-Lowndes County Land Bank Authority had a member, Karla Walker, whose term will expire on January 31, 2022. This appointment was advertised according to the Boards, Commissions, Authorities, and Advisory Committees Policy that was adopted by Mayor and Council. The only applicant to apply for this slot was Karla Walker (Self Employed as an Attorney). Mayor Matheson stated that in light of the discussion at the Work Session on Tuesday, December 7, 2021, he asked that Council consider postponing this appointment until the second Council Meeting in January in order to allow Staff time to conduct some research on past appointments to the Valdosta-Lowndes County Land Bank Authority.

A MOTION by Councilman Carroll, seconded by Councilman Norton, was unanimously adopted (7-0) to postpone an appointment to the Valdosta-Lowndes County Land Bank Authority until the January 20, 2022 Regular Council Meeting.

Tim Bethay, 1702 Ricardo Street, stated that he was born and raised in Valdosta and he attended Valdosta City Schools. He is a Pastor in Valdosta and turned the West Gordon Speed Game Room, which was a place where crimes were committed, into a Church. He had the privilege to purchase the Deli House on Ashley Street this year. He spoke with the City Manager and Councilwoman Miller-Cody about getting some funds to help bring the Deli House up to code. The grease trap in the building is very old and needs to be replaced. The City Manager advised him to go ahead and do business and as soon as funding was available, he would get back with him. Ms. Kim has been working at the Deli House for 15 years. They do not want to move to another location. He loves the City he was raised in and wants to contribute back to it. Ms. Kim stated that she has worked at the Deli House at 1616 North Ashley Street for approximately 15 or 16 years. They do not want to move to another City and they want to stay here. A new grease trap costs approximately \$20,000 and they do not have enough money to replace it.

Gracie Bacon, 708 Holly Drive, stated that she has been before Council many, many times to discuss the things that are going on in her neighborhood. She has asked Council to help correct the situation. She is a taxpayer and she deserves that. She has heard Council approve salons and everything else that costs money and what she is asking them to do does not cost any money. All she is asking is for them to drive down the street and see what is going on. It came to one house and now the disease has spread to three houses. Ms. Bacon inquired as to what Council was going to do to stop the disease. If they do not do something, it will go to another house. As soon as one house becomes empty, it will move down. They had the hedges cut down so they could put in more cars. You do not have to go in the back yard because now you can sit in the road and see the back yard. She would like for Council to do something about Holly Drive. It is becoming a junk yard. Ms. Bacon inquired as to whether Council received a request to license a junk yard on Holly Drive. She usually reads everything that is put up so she wanted to know if they licensed those three houses to become a junk yard. There are rats, snakes, and everything else that comes with junk cars. It started with one house and now it has occurred at three houses. She wanted to know if they cared about Holly Drive. If you want to buy \$197,000 worth of cars, you can come to Holly Drive and get them much cheaper because there are way more than five cars on Holly Drive. Ms. Bacon asked the citizens of Valdosta to help her because the Council does not care about a black neighborhood and she lives in that black neighborhood. She has been sick due to stress and stress will give you a lot of problems that you do not want. Holly Drive is a stress manufacturer.

CITY MANAGER'S REPORT

Richard Hardy, Deputy City Manager of Operations, stated that the City of Valdosta Public Safety Departments are getting ready for their annual Christmas Programs. The Shop with a Firefighter Program will take place on Tuesday, December 14, 2021 and the Shop with a Cop Program will take place on Monday, December 20, 2021.

The Valdosta Main Street will host a Girls Night Out Christmas PJ Party Event on Thursday, December 16, 2021 from 5:00 p.m. to 8:30 p.m. at various shops and restaurants located in the Downtown area.

The City Manager's Report has been distributed to the Council and it contains a graphic on Valdosta On Demand which highlights the progression in rides. We are currently at approximately 40,000 rides. The City Manager will also distribute a hard copy of the Parks and Recreation Master Plan to Council next week.

Councilwoman Tooley stated that there are a lot of citizens who are still asking about the ARPA money and she has told them to speak to the City Manager. She inquired as to whether there have been any discussions going on recently. Richard Hardy, Deputy City Manager of Operations, stated that they are still waiting on the direction as to how to distribute the funding. Mayor Matheson stated that he sent a letter to Congressman Austin Scott's Office pleading with them to allow us to move forward because we have a lot of great projects. If we move forward then we would be putting taxpayer money at risk if they tell us that some of the projects do not qualify. Councilwoman Tooley asked what their response was to the letter. Mayor Matheson stated that he had previously met with them and then they asked him to put it the form of a letter. They were very favorable to it. Councilwoman Tooley stated that she spoke with someone from the Treasury Department in Washington, D.C. and she was told that the City of Valdosta has been confirmed to be releasing funds. There are some types of projects that we might want to anticipate the use of the funds. We just have not come up with the ideas. The person she spoke with at the Treasury Department asked if we already had percentages on allocations for what we would like to use the funds for and she told him that we had not discussed it and that we were waiting on the criteria. He told

her it had already been released for Valdosta. Mayor Matheson stated that they have released money but not the criteria. Richard Hardy stated that he attended a City Managers Conference last month and the majority of the cities are going through the same thing that we are.

Councilwoman Miller-Cody inquired about the State funding where the Governor announced there would be \$1,000 issued for public safety personnel. Richard Hardy, Deputy City Manager of Operations, stated that those funds have not been issued yet but they are outlining the names of the individuals who will be receiving that funding.

COUNCIL COMMENTS

Councilman Gibbs stated that he wanted to wish everyone a Merry Christmas and Happy Holidays.

Councilwoman Miller-Cody stated that she enjoyed the Christmas Parade. It was very well attended and she enjoyed riding with Councilman Norton and Councilwoman Tooley. They had a great time.

Councilman Norton stated that it was a great Christmas Parade and well attended by the citizens of Valdosta and Lowndes County. The Christmas Tree Lighting Event was incredible as well. He thanked all of those involved in both events.

Mayor Matheson stated that the Mayor's Motorcade to Parkwood Developmental Center was very special and the smiles from the Firefighters equaled those of the residents at Parkwood as well. Also, he and Councilwoman Miller-Cody met some exceptional young people at J. L. Newbern Middle School for the SCORE Scholarship.

Councilman Carroll stated that Valdosta is a great place to live and a lot of citizens have come out to support a lot of events. He thanked the Main Street Staff for all of their efforts in the Downtown area. We have had some exciting new development projects presented tonight that are going to do great things for our City. It is a great way to close the year out by approving the Conditional Uses and Rezoning. Councilman Carroll stated that he also wanted to say, "Go Blazers", and asked that citizens shop local during the holidays.

Councilwoman Tooley wished everyone a safe and wonderful Christmas.

Councilman Vickers wished everyone a Merry Christmas.

Councilman Howard stated that he wanted everyone to think about the City's Ordinances. Ms. Bacon has been before Council several times and if what is on the books is not working, they need to consider making changes to the Ordinances to ensure that everyone has a level playing field. He would also like for Council to think about what we can do to help Mr. Bethay and his restaurant. As a City government, we cannot pick winners and losers; however, it is their job to level the playing field. When Council makes changes to the Ordinances, they need to think about them and take that to heart. We also need to think about those less fortunate than us during the holidays and give to those who need some help.

ADJOURNMENT

Mayor Matheson entertained a motion for adjournment.

A MOTION by Councilman Vickers, seconded by Councilman Carroll, was unanimously adopted (7-0) to adjourn the December 9, 2021 Meeting of the Valdosta City Council at 6:54 p.m. to meet again in Regular Session on Thursday, January 6, 2022.