

City of Thomasville Council Meeting, August 26, 2024

The Council of the City of Thomasville met in regular session on the above date. Mayor Todd Mobley presided, and the following Councilmembers were present: Mayor Pro Tem Terry Scott and Councilmembers Scott Chastain, Royal Baker and Lucinda Brown. Also present were the Interim City Manager, Chris White; Assistant City Manager, Sheryl Sealy; City Attorney, Timothy C. Sanders; Chief Financial Officer, Ashley Cason; other city staff; citizens and members of the media. The meeting was held in Council Chambers at City Hall, located at 144 East Jackson Street, Thomasville, Georgia. Simultaneous access to the meeting was provided to those members of the media and citizens unable to attend the meeting via the City of Thomasville's online live stream feed located at www.thomasville.org.

CALL TO ORDER

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

INVOCATION

Councilmember Lucinda Brown gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Terry Scott led the Pledge of Allegiance.

APPROVAL OF MINUTES

Mayor Pro Tem Scott moved to approve the Regular Meeting Minutes of August 12, 2024, as presented. Councilmember Chastain seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

PROCLAMATIONS

1. Mayor Mobley presented a proclamation expressing the City Council's appreciation of K-9 Koda and his seven years of service to the City of Thomasville and its citizens. K-9 Koda was released from active duty and his ownership conveyed to his handler and trainer, Sergeant Brandon Kent. The video of K-9 Koda's last call was viewed, and he received a standing ovation for his service.
2. Councilmember Chastain recognized the month of September as National Childhood Cancer Awareness Month. He presented a proclamation to Sharon Johnson, Kathy Pipkin, Evie Eason, Haley Blalock, Kenlee Blalock and Preslee Blalock to honor children and survivors affected by pediatric cancer and to continue to raise awareness for cancer research and treatment.

RECOGNITION

Mayor Pro Tem Scott recognized the August 2024 Honorary Councilmember as Reverend Tony. Mayor Pro Tem Scott thanked Reverend Bowdry for his willingness to serve and presented a commemorative plaque in honor of his service. Reverend Bowdry thanked Mayor Por Tem Scott for providing him the opportunity to serve as Honorary Councilmember.

CITIZENS TO BE HEARD

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

1. Ketith Thomas, resident of Woods Gate Lane, Thomasville, Georgia, commended Councilmembers on their decision of City Manger and encouraged them to pursue solutions for available and affordable housing within the Thomasville community.

ADOPT AGENDA

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

OLD BUSINESS

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

Executive Director of Inspections and Engineering, Mark Harmon, reported there were no changes to any of the six separate ordinances presented since their passage on first reading. He briefly reviewed the unfit structures and their varying states of dilapidation.

1. Second reading of an ordinance to authorize demolition of an unfit structure located at 213 Forsyth Street, Thomasville, Georgia.

Councilmember Chastain moved to order the ordinance to authorize demolition of an unfit structure at 213 Forsyth Street, Thomasville, Georgia, as read for the second time, passed and adopted, as presented. Mayor Pro Tem Scott seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The ordinance read for the second time, passed and adopted follows.

ORDINANCE NO.: ORD-13-08262024

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

SECTION I

WHEREAS, pursuant to Sub-section 5-381c of the City of Thomasville Municipal Code (the "Code"), the City of Thomasville has previously ordered the owner of the property located at 213 Forsyth Street, Thomasville, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the Council of The City of Thomasville that the City Manager of the City of Thomasville is hereby authorized and directed to demolish the structure(s) and clean up the property located at 213 Forsyth Street, Thomasville, Georgia, being more particularly described as follows:

All that tract or parcel of land lying and being in the City of Thomasville, Thomas County, Georgia, and bounded on the northwest by Forsyth Street, on the northeast by the property owners of Alberta Bunyon Estate, Christine McCaskill, and Christine M. Barnes property, on the southwest by John W. Howell, on the southeast by Ellie H. Lighsey.

Also described as all and only that parcel of land designated as Tax Parcel 002 020 003, 13th Land District in the City of Thomasville, Thomas County, Georgia, being 0.29 acre, more

or less, described in Deed Book 2063, Page 406, known as 213 Forsyth Street.

SECTION II

BE IT FURTHER ORDAINED this ordinance shall be effective on the date of its final reading and passage.

SECTION III

BE IT FURTHER ORDAINED all ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION IV

BE IT FURTHER ORDAINED and it is hereby declared to the be intention of the Mayor and Council of the City of Thomasville that all sections, paragraphs, sentences, clauses, and phrase of this Ordinance are and were, upon their enactment, believed by the Mayor and the Council to be fully valid, enforceable, and constitutional.

SECTION V

BE IT FURTHER ORDAINED and it is hereby declared by the Mayor and the Council of the City of Thomasville that (i) to the greatest extent allowed by law, each and every section paragraph sentence, clause or phrase of this Ordinance is severable from every other section paragraph sentence, clause or phrase of this Ordinance and (ii) that to the greatest extent allowed by law, no section paragraph, sentence, clause or phrase of his ordinance is mutually dependent upon any other section paragraph, sentence, clause or phrase of his ordinance.

SECTION VI

BE IT FURTHER ORDAINED and it is hereby declared that in the event that any phrase, clause, sentence, paragraph or section of this ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and the Council of the City of Thomasville that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs or sections of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION VII

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held August 12, 2024, and read the second time, passed and adopted in like meeting held on August 26, 2024.

2. **Second reading of an ordinance to authorize demolition of an unfit structure located at 215 Hayes Street, Thomasville, Georgia.**

Mayor Pro Tem Scott moved to order the ordinance to authorize demolition of an unfit structure at 213 Forsyth Street, Thomasville, Georgia, as read for the second time, passed and adopted, as presented. Councilmember Chastain seconded. There was not discussion. The motion passed 5-0, with the following votes were recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The ordinance read for the second time, passed and adopted follows.

ORDINANCE NO.: ORD-14-08262024

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

SECTION I

WHEREAS, pursuant to Sub-section 5-381c of the City of Thomasville Municipal Code (the "Code"), the City of Thomasville has previously ordered the owner of the property located at 215 Hayes Street, Thomasville, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the Council of The City of Thomasville that the City Manager of the City of Thomasville is hereby authorized and directed to demolish the structure(s) and clean up the property located at 215 Hayes Street, Thomasville, Georgia, being more particularly described as follows:

All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia, located between Hansell Street and Spair Street, fronting seventy (70) feet on the Northwest margin of Hayes Street and extending back Northwesterly of uniform width a distance of one hundred and ninety-six (196) feet to the Southeast margin of Calhoun Street, being Lot Number Nine (9) as designated on a plat recorded in Book "U", Folio 471, record of Deeds in the Office of the Clerk of the Superior Court of Thomas County, Georgia, and having a frame dwelling house located thereon known as Number 215 Hayes Street.

This is the same property as that conveyed by Warranty Deed dated May 9, 1944, from Beulah Green to Thelma Barnes and Herman Barnes as recorded in Book 6-I, Page 97, Deeds of Record, Thomas County, Georgia.

SECTION II

BE IT FURTHER ORDAINED this ordinance shall be effective on the date of its final reading and passage.

SECTION III

BE IT FURTHER ORDAINED all ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION IV

BE IT FURTHER ORDAINED and it is hereby declared to the be intention of the Mayor and Council of the City of Thomasville that all sections, paragraphs, sentences, clauses, and phrase of this Ordinance are and were, upon their enactment, believed by the Mayor and the Council to be fully valid, enforceable, and constitutional.

SECTION V

BE IT FURTHER ORDAINED and it is hereby declared by the Mayor and the Council of the City of Thomasville that (i) to the greatest extent allowed by law, each and every section paragraph sentence, clause or phrase of this Ordinance is severable from every other section paragraph sentence, clause or phrase of this Ordinance and (ii) that to the greatest extent allowed by law, no section paragraph, sentence, clause or phrase of his ordinance is mutually dependent upon any other section paragraph, sentence, clause or phrase of his ordinance.

SECTION VI

BE IT FURTHER ORDAINED and it is hereby declared that in the event that any phrase, clause, sentence, paragraph or section of this ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and the Council of the City of Thomasville that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs or sections of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION VII

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held August 12, 2024, and read the second time, passed and adopted in like meeting held on August 26, 2024.

3. Second reading of an ordinance to authorize demolition of an unfit structure located at 311 Pine Street, Thomasville, Georgia.

Councilmember Brown moved to order the ordinance to authorize demolition of an unfit structure at 311 Pine Street, Thomasville, Georgia, as read for the second time, passed and adopted, as presented. Councilmember Baker seconded. There was not discussion. The motion passed 5-0, with the following votes were recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The ordinance read for the second time, passed and adopted follows.

ORDINANCE NO.: ORD-15-08262024

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

SECTION I

WHEREAS, pursuant to Sub-section 5-381c of the City of Thomasville Municipal Code (the "Code"), the City of Thomasville has previously ordered the owner of the property located at 311 Pine Street, Thomasville, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the Council of The City of Thomasville that the City Manager of the City of Thomasville is hereby authorized and directed to demolish the structure(s) and clean up the property located at 311 Pine Street, Thomasville, Georgia, being more particularly described as follows:

That tract or parcel of land in the City of Thomasville, Thomas County, Georgia, beginning at the northeast corner of lot Number One Hundred Two (102), Block Five (5), Column (5) Five, west, and extending fifty (50) feet southwardly from said beginning point and running back in uniform width of fifty (50) feet a distance of one hundred thirty (130) feet, more or less, said property being bounded on the north by Ester Douglas; on the south by Grant Wright; on the west by what is known as the "Big Ditch", and on the east by Pine Street.

SECTION II

BE IT FURTHER ORDAINED this ordinance shall be effective on the date of its final reading and passage.

SECTION III

BE IT FURTHER ORDAINED all ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION IV

BE IT FURTHER ORDAINED and it is hereby declared to be the intention of the Mayor and Council of the City of Thomasville that all sections, paragraphs, sentences, clauses, and phrase of this Ordinance are and were, upon their enactment, believed by the Mayor and the Council to be fully valid, enforceable, and constitutional.

SECTION V

BE IT FURTHER ORDAINED and it is hereby declared by the Mayor and the Council of the City of Thomasville that (i) to the greatest extent allowed by law, each and every section paragraph sentence, clause or phrase of this Ordinance is severable from every other section paragraph sentence, clause or phrase of this Ordinance and (ii) that to the greatest extent allowed by law, no section paragraph, sentence, clause or phrase of his ordinance is mutually dependent upon any other section paragraph, sentence, clause or phrase of his ordinance.

SECTION VI

BE IT FURTHER ORDAINED and it is hereby declared that in the event that any phrase, clause, sentence, paragraph or section of this ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and the Council of the City of Thomasville that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs or sections of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION VII

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held August 12, 2024, and read the second time, passed and adopted in like meeting held on August 26, 2024.

4. **Second reading of an ordinance to authorize demolition of an unfit structure located at 407 Horrix Street, Thomasville, Georgia.**

Councilmember Chastain moved to order the ordinance to authorize demolition of an unfit structure at 407 Horrix Street, Thomasville, Georgia, as read for the second time, passed and adopted, as presented. Mayor Pro Tem Scott seconded. There was not discussion. The motion passed 5-0, with the following votes were recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The ordinance read for the second time, passed and adopted follows.

ORDINANCE NO.: ORD-16-08262024

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

SECTION I

WHEREAS, pursuant to Sub-section 5-381c of the City of Thomasville Municipal Code (the "Code"), the City of Thomasville has previously ordered the

owner of the property located at 407 Horrix Street, Thomasville, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the Council of The City of Thomasville that the City Manager of the City of Thomasville is hereby authorized and directed to demolish the structure(s) and clean up the property located at 407 Horrix Street, Thomasville, Georgia, being more particularly described as follows:

All and only that parcel of land designated as Tax Parcel 007 044 004, Land Lot 40, 13th Land District, in the City of Thomasville, Thomas County, Georgia, being 0.18 acre, more or less, described in Deed Book 1582, Page 65, known as 407 Horrix Street.

Also described as all that tract or parcel of land situate, lying and being in Thomasville, Thomas County, Georgia, and more particularly described as follows: Lot Number 4 in Block "D" according to a plat of R. E. Lesters Subdivision of Biarview said plat being recorded in Book JJ, page 520, among the Deed Records of Thomas County, Georgia. Reference is made to said plat for more accurate description, metes and bounds. The conveyed property having erected thereon a frame dwelling house known at 407 Horrix Street, formerly Hanocks Street. Said conveyed lot facing Horrix Street a distance of 52 feet and running back south by uniform width a distance of 150 feet.

SECTION II

BE IT FURTHER ORDAINED this ordinance shall be effective on the date of its final reading and passage.

SECTION III

BE IT FURTHER ORDAINED all ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION IV

BE IT FURTHER ORDAINED and it is hereby declared to the be intention of the Mayor and Council of the City of Thomasville that all sections, paragraphs, sentences, clauses, and phrase of this Ordinance are and were, upon their enactment, believed by the Mayor and the Council to be fully valid, enforceable, and constitutional.

SECTION V

BE IT FURTHER ORDAINED and it is hereby declared by the Mayor and the Council of the City of Thomasville that (i) to the greatest extent allowed by law, each and every section paragraph sentence, clause or phrase of this Ordinance is severable from every other section paragraph sentence, clause or phrase of this Ordinance and (ii) that to the greatest extent allowed by law, no section paragraph, sentence, clause or phrase of his ordinance is mutually

dependent upon any other section paragraph, sentence, clause or phrase of his ordinance.

SECTION VI

BE IT FURTHER ORDAINED and it is hereby declared that in the event that any phrase, clause, sentence, paragraph or section of this ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and the Council of the City of Thomasville that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs or sections of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION VII

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held August 12, 2024, and read the second time, passed and adopted in like meeting held on August 26, 2024.

5. Second reading of an ordinance to authorize demolition of an unfit structure located at 511 Hardaway Street, Thomasville, Georgia.

Councilmember Brown moved to order the ordinance to authorize demolition of an unfit structure at 511 Hardaway Street, Thomasville, Georgia, as read for the second time, passed and adopted, as presented. Councilmember Chastain seconded. There was not discussion. The motion passed 5-0, with the following votes were recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The ordinance read for the second time, passed and adopted follows.

ORDINANCE NO.: ORD-17-08262024

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

SECTION I

WHEREAS, pursuant to Sub-section 5-381c of the City of Thomasville Municipal Code (the "Code"), the City of Thomasville has previously ordered the owner of the property located at 511 Hardaway Street, Thomasville, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the Council of The City of Thomasville that the City Manager of the City of Thomasville is hereby

authorized and directed to demolish the structure(s) and clean up the property located at 511 Hardaway Street, Thomasville, Georgia, being more particularly described as follows:

ALL THAT TRACT OF LAND beginning on the west side of Hardaway Street one hundred seven (107) feet north of Calhoun Street and running north along the west margin of Hardaway Street one hundred nine (109) feet; thence west ninety-two (92) feet; thence south parallel with Hardaway Street one hundred nine (109) feet to the line of property now or formerly owed by Rev. Hamilton; thence east ninety-two (92) feet to the Starting Point, all in the city of Thomasville, Thomas County, Georgia, known as 511 Hardaway Street according to the present numbering system for the City of Thomasville.

The above-described property is the same land conveyed by Warranty Deed dated July 12, 1977 from Susie Dunlap and Israel Hamilton, Sr. to Charles F. Weir and Johnnie H. Weir, recorded in Deed Book 106, Page 123. Also see Deed Book 6-1, Page 79, Deed Book 97, Page 5 and Deed Book 1364, Page 260, all recording references being to the Deed Records of Thomas County, Georgia.

SECTION II

BE IT FURTHER ORDAINED this ordinance shall be effective on the date of its final reading and passage.

SECTION III

BE IT FURTHER ORDAINED all ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION IV

BE IT FURTHER ORDAINED and it is hereby declared to the be intention of the Mayor and Council of the City of Thomasville that all sections, paragraphs, sentences, clauses, and phrase of this Ordinance are and were, upon their enactment, believed by the Mayor and the Council to be fully valid, enforceable, and constitutional.

SECTION V

BE IT FURTHER ORDAINED and it is hereby declared by the Mayor and the Council of the City of Thomasville that (i) to the greatest extent allowed by law, each and every section paragraph sentence, clause or phrase of this Ordinance is severable from every other section paragraph sentence, clause or phrase of this Ordinance and (ii) that to the greatest extent allowed by law, no section paragraph, sentence, clause or phrase of his ordinance is mutually dependent upon any other section paragraph, sentence, clause or phrase of his ordinance.

SECTION VI

BE IT FURTHER ORDAINED and it is hereby declared that in the event that any phrase, clause, sentence, paragraph or section of this ordinance shall, for

any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and the Council of the City of Thomasville that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs or sections of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION VII

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held August 12, 2024, and read the second time, passed and adopted in like meeting held on August 26, 2024.

6. Second reading of an ordinance to authorize demolition of an unfit structure located at 513 West Clay Street, Thomasville, Georgia.

Mayor Pro Tem Scott moved to order the ordinance to authorize demolition of an unfit structure at 513 West Clay Street, Thomasville, Georgia, as read for the second time, passed and adopted, as presented. Councilmember Chastain seconded. There was not discussion. The motion passed 5-0, with the following votes were recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The ordinance read for the second time, passed and adopted follows.

ORDINANCE NO.: ORD-18-08262024

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

SECTION I

WHEREAS, pursuant to Sub-section 5-381c of the City of Thomasville Municipal Code (the "Code"), the City of Thomasville has previously ordered the owner of the property located at 513 W Clay Street, Thomasville, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the Council of The City of Thomasville that the City Manager of the City of Thomasville is hereby authorized and directed to demolish the structure(s) and clean up the property located at 513 W Clay Street, Thomasville, Georgia, being more particularly described as follows:

All that tract or parcel of land situate, lying and being in the City of Thomasville, 13th District of Thomas County, Georgia, and more fully described as follows:

Commencing at a point on the south margin of West Clay Street a distance of 125 feet southwesterly from the southwest corner formed by the intersection of Pine and West Clay Streets and running thence in a southeasterly direction a distance of 138 feet; thence in a southwesterly direction a distance of 60 feet; thence in a northwesterly direction a distance of 138 feet to the south margin of West Clay Street; thence in a northeasterly direction along the south margin of West Clay Street a distance of 60 feet to the starting point.

Being the same property as conveyed to Home Owners' Loan Corporation by foreclosure deed dated February 2, 1937, and recorded in Book 5-L, page 585, Deed Records of Thomas County, Georgia.

Also described as all and only that parcel of land designated as Tax Parcel 004 013013, lying and being in the 13th Land District, in the City of Thomasville, Thomas County, Georgia, being 0.21 acre, more or less, as further described in Deed Book 6-P, Page 43 and being known as 513 West Clay Street, Thomasville, Georgia.

SECTION II

BE IT FURTHER ORDAINED this ordinance shall be effective on the date of its final reading and passage.

SECTION III

BE IT FURTHER ORDAINED all ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION IV

BE IT FURTHER ORDAINED and it is hereby declared to the be intention of the Mayor and Council of the City of Thomasville that all sections, paragraphs, sentences, clauses, and phrase of this Ordinance are and were, upon their enactment, believed by the Mayor and the Council to be fully valid, enforceable, and constitutional.

SECTION V

BE IT FURTHER ORDAINED and it is hereby declared by the Mayor and the Council of the City of Thomasville that (i) to the greatest extent allowed by law, each and every section paragraph sentence, clause or phrase of this Ordinance is severable from every other section paragraph sentence, clause or phrase of this Ordinance and (ii) that to the greatest extent allowed by law, no section paragraph, sentence, clause or phrase of his ordinance is mutually dependent upon any other section paragraph, sentence, clause or phrase of his ordinance.

SECTION VI

BE IT FURTHER ORDAINED and it is hereby declared that in the event that any phrase, clause, sentence, paragraph or section of this ordinance shall, for

any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and the Council of the City of Thomasville that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs or sections of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION VII

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held August 12, 2024, and read the second time, passed and adopted in like meeting held on August 26, 2024.

NEW BUSINESS

First reading of an ordinance to rezone 1701-1705 Colonial Drive from C-2, Commercial, to M-CU, Manufacturing Conditional Use – Heavy (other manufacturing, processing, packaging, or handling of similar nature which shall not emit or produce more smoke, noise, odor, dust, vibrations, or fumes).

City Planner Kenny Thompson reported that Dispenser Packaging, Inc. has rented up to 25,000 sq. ft. of a warehouse on Colonial Drive. The 25.5-acre property is currently used by Interstate Warehouse distribution service, which will remain in service on the property. The site contains a 280,000-sf warehouse and an 18,000-sf office building and has access to both truck routes and rail. The property is zoned C-2, which does not allow for manufacturing uses; however, the property is surrounded on two sides by manufacturing zoning, and the property is well suited to accommodate manufacturing. To legally accommodate the proposed manufacturing operation, the property must be rezoned to Manufacturing. The proposal meets the requirements for a rezoning, including:

- The rezoning will allow the continued and expanded uses on the property that are consistent with the development of the site.
- The rezoning is compatible with surrounding properties.
- The proposed rezoning is consistent with the Comprehensive Plan, which states that large-footprint buildings and auto-oriented uses are appropriate within this character area.

Finding the rezoning request to be in conformance with the established criteria for citizen initiated rezonings, Staff recommends approval of a rezoning C-2, Commercial *to M-CU, Manufacturing Conditional Use - Heavy (Other manufacturing, processing, packaging, or handling of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibrations, or fumes)*

Councilmember Chastain moved to read the ordinance to rezone 1701-1705 Colonial Drive as presented. Councilmember Baker seconded. There was no discussion. The motion passed 5-0, with the following votes recorded, AYES: Mobley, Scott, Chastain, Baker and Brown.

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

AN ORDINANCE TO 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 10 OF SECTION 22-91 CAPTIONED "C-2, COMMERCIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 39 OF SECTION 22-91 CAPTIONED "M-CU, MANUFACTURING CONDITIONAL USE-HEAVY (OTHER MANUFACTURING, PROCESSING, PACKAGING, OR HANDLING OF A SIMILAR MATURE WHICH SHALL

NOT EMIT OR PRODUCE MORE SMOKE, NOISE, ODOR, DUST, VILBRATIONS, OR FUMES.)". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

First reading of an ordinance to rezone 510 North Parnell Street from M, Manufacturing to R-2, Multi-Family Residential.

City Planner, Kenny Thompson reported the owner purchased the property in April 2024 to construct single-family dwellings. However, the property is zoned M-Manufacturing which does not allow any type of residential use. The owner is seeking to rezone the property to allow for the proposed residential development. A residential rezoning is consistent with the Comprehensive Plan and is compatible with the surrounding neighborhood. The property was zoned M-Manufacturing in 1958, along with several other residential lots in the neighborhood. The existing houses on the property were demolished around 30 years ago, and the lot has remained undeveloped since that time. The owner proposes to use the property for 8 single-family dwellings, with a portion of the site left vacant for future residential development. The proposal meets the requirements for a rezoning, including:

- The rezoning will allow for residential development of the site,
- The rezoning is compatible with surrounding properties and is more appropriate than the current zoning.
- The proposed rezoning is consistent with the Comprehensive Plan Character Area designation of "Traditional Neighborhood".

Finding the rezoning request to be in conformance with the established criteria for citizen initiated rezonings, Staff recommends approval of a rezoning M, Manufacturing to R-2, Multi-Family Residential. City Planner Thompson addressed Councilmembers' inquiries at Council Workshop regarding the location of 510 North Parnell Street being a former dumpsite and their concerns of residual effects of any hazardous materials. He reported that staff conducted research and found that the City of Thomasville had no records that the area in question was a formal dumpsite or that there were hazardous materials left on the site. Mayor Pro Tem Scott acknowledged that he had spoken to the developer, Mr. Robert Jones, as well as a few other owners, and was satisfied that everything was good to go with this project.

Councilmember Baker moved to order the ordinance to rezone 510 North Parnell Street as presented. Mayor Pro Tem Scott seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

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

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 OF SECTION 22-91 CAPTIONED "M-MANUFACTURING". TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 80 OF SECTION 22-91 CAPTIONED "R-2, MULTI-FAMILY RESIDENTIAL". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

Resolution to approve Georgia Department of Transportation's Tentative Allocation Letter; and authorize the Mayor or Mayor Pro Tem to sign all necessary and related documents to execute the City's Letter of Intent for the development of the Southwest Quadrant area of the Thomasville Municipal Airport property.

Airport Manager, Robert Petty reported that the Georgia Department of Transportation (GDOT) has provided the Airport with a Tentative Allocation (TA) letter to assist in the funding of the Southwest Quadrant Development Area for future hangar construction. The TA letter requests that the Airport except the GDOT's assistance in the amount of \$1,875,000 (75%), in the form of an annual Nonprimary Entitlement (NPE) grant, with the requirement that the City of Thomasville provide matching funds in the amount of \$625,000 for its 25% share, to initiate the project in 2025. It is requested that Council consider the authorization of the TA letter for State assistance in the funding of the Southwest Quadrant Development Area project at the Airport using NPE funds and the City's match to be awarded

in 2025. Discussion ensued regarding future use of the area. It was noted there is a waiting list of twenty-two individuals and/or companies that are interested in additional hangar space and use of facilities relating to the Southwest Quadrant Development Project. Airport Manager Petty further reported having a Letter of Intent from a major company, as well as second and third LOIs, relating to hangar needs, ground leases and fuel purchases. Further discussion ensued regarding the City of Thomasville subsidizing the Airport and the Airport's future goal of its ability to operate without subsidy. Councilmember Brown inquired if the Airport would be able to recuperate the amount of the city's match. Manager Petty noted the amount would be recuperated; however, it would require several years' time to do so.

Councilmember Chastain moved to adopt the resolution to approve GDOT's Tentative Allocation Letter and to authorize the City's Letter of Intent for the development of the Southwest Quadrant area of the Airport as presented. Councilmember Baker seconded the motion. There was no further discussion. The motion passed 4-1, with the following votes recorded:

AYES: Mobley, Scott, Chastain and Baker.

NAY: Brown.

The approved resolution follows.

CITY OF THOMASVILLE, GEORGIA
RESOLUTION

WHEREAS, the City of Thomasville has determined that there is a need to develop the Southwest corner of the City of Thomasville Municipal airport property to satisfy a growing demand for hangar space with a total project cost of Two Million Five Hundred Thousand and No/100 Dollars ("SW Development");

WHEREAS, Passero Associates, LLC, devised a Capital improvement plan for the Southwest development, provided initial design assistance and provided applications to Georgia Department of Transportation ("GDOT") to acquire grant funding for said development;

WHEREAS, GDOT has issued a Tentative Allocation Letter to the City of Thomasville for the Southwest Development in the amount of \$1,875,000 from GDOT and the balance to be a match from the City of Thomasville of \$625,000;

WHEREAS, the City Council for the City of Thomasville, Georgia desires to confirm by letter to GDOT the City's intent to proceed and fully fund the project in calendar year 2025.

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. Incorporation of Recitals. The Recitals set forth above are incorporated herein by this reference as if set forth fully in this Section 1.

Section 2. Approval and Authorization to Letter of Intent. The City Council approves the letter of intent to proceed attached hereto and made a part hereof as Exhibit A ("LOI"), and authorizes the Mayor, or Mayor Pro Tempore in the Mayor's absence to execute and deliver the Letter of intent to proceed.

Section 3. General Authority. From and after the approval of this Resolution, the Mayor, Mayor Pro Tempore, interim City Manager, and officers employees of the City are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to comply with the provisions of the LOI as executed and are further authorized to take any and all further actions and execute and deliver any and all other documents and certificates, including but not limited to the LOI, as may be necessary or desirable in connection with the execution and delivery of the LOI and any related documents, all of the forgoing in consultation with the City Attorney.

Section 4. Actions Approved and Confirmed. All acts and doings of the City Council, Mayor, Mayor Pro Tempore, the interim City Manager, the officers and employees of the City that are in conformity with the purposes and intents of this Resolution and in the furtherance of the LOI and the execution, delivery, and performance of the LOI and related documents shall be, and the same hereby are, in all respects approved and confirmed.

Section 5. Severability of Invalid Provisions. If any one or more of the provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such provisions shall be null and void and shall be deemed separable from the remaining provisions and shall in no way affect the validity of any of the other provisions hereof or of the LOI ratified hereunder.

Section 6. Repealing Clause. All resolutions or parts thereof in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 7. Effective Date. This resolution shall be effective immediately upon its adoption.

Adopted and approved this 26th day of August, 2024.

Consider appointment of Chris White as City Manager.

Mayor Mobley reported Council's consideration of appointing Mr. Chris White as the City Manager of the City of Thomasville, at Mr. White's current salary, an employer contribution in the amount of 12% of Mr. White's salary into Mr. White's retirement plan with the City this year, and Mr. White will be subject to merit increases and benefits as per the City's personnel policy. Mayor Pro Tem Scott moved to approve Mr. White's appointment as presented. Councilmember Chastain seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

Following the affirmative vote by City Council, Mr. White was officially sworn in as City Manager, effective immediately, and Attorney Sanders publicly administered the Oath required by O.C.G.A. § 45-3-1, as follows:

- *I swear (or affirm) that I am not the holder of any unaccounted for Public Money due this state or any political subdivision or authority thereof;*
- *That I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which I am by the laws of the State of Georgia prohibited from holding;*
- *That I will support the Constitution of the United States and of the state of Georgia.*

City Manager White affirmed the above oath by stating "I Do Affirm." Mr. White thanked Attorney Sanders and offered the following sentiments:

"I've been serving as Interim City Manager for six months, and I greatly appreciate the relationships I've built with you five [Councilmembers] over that period of time; and more so, I really appreciate the trust, the confidence and the support that you've given me to lead this City.

Thomasville is a really special place; and there's a reason its special. We've had a lot of good leadership come before us; that's elected officials and appointed officials. We've got a big role to keep and maintain because we have a lot of folks depending on us. Between us, and the team we have established here, we'll do great things. Our leadership team that we have in the City of Thomasville are some of the hardest working folks in the State. They are very passionate about what they do ... I'm very passionate about what we do... and the way we do our jobs directly impacts the quality of life for everybody we serve. If we are not doing our jobs correctly, it impacts everything and there is a lot to be said for that. Sheryl, Ashley, the great leadership team behind us and all the staff of the City of Thomasville ... we have a phenomenal team!

I would like to say thank you to my wife Teresa for 35 years of putting up with me ... it is a two-person team. Public service at this level is very rewarding; but there are a lot of sacrifices that have to be made and that having that support system team is very important to me.

Going forward, we have a lot of work to be done. The City Council, the team, we've got a lot of challenges. But all those challenges are nothing but opportunities to make this place better.

I appreciate this Council, and I am looking forward to working with you all for many years. Thank you to all my friends and family for coming out and supporting me."

Councilmembers collectively congratulated newly appointed City Manager Chris White and noted they looked forward to working with him.

REPORTS

Councilmembers collectively commended K-9 Koda and congratulated him on his retirement from the Police Department.

Councilmember Brown reported that she wanted to let everyone know that the only reason she voted I opposition of the airport item at this meeting was that while she knows the development is needed, she felt the City did not have \$625,000 right now.

Honorary Councilmember Bowdry thanked Mayor Pro Tem Scott and Councilmembers for providing him the opportunity to learn about the innerworkings of government. He commended the efforts of the Thomasville Police Department for providing the Crisis Center Counselors and understanding the importance of mental health. Reverend Bowdry requested that Councilmembers consider holding town hall meetings on a quarterly basis to gather citizen input on various subjects from the elderly and other citizens within the community.

Councilmember Chastain commended the City of Thomasville staff for their efforts in coordination of the Georgia Downtown Conference scheduled in Thomasville August 25th through 29th.

ADJOURNMENT

Having no further business for consideration, the Thomasville City Council Meeting was adjourned at 6:32 PM.

CITY OF THOMASVILLE, GEORGIA



Mayor, Todd Mobley



ATTEST: City Clerk

