

City of Thomasville Council Meeting, July 28, 2025

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 City Manager, Chris White; City Attorney, Timothy C. Sanders; Assistant City Manager, Sheryl Sealy; 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 Mobley called the meeting to order at 6:00 PM.

INVOCATION

Councilmember Chastain gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Scott led the Pledge of Allegiance.

APPROVAL OF MINUTES

Mayor Pro Tem Scott moved to approve the Regular Council Meeting Minutes of June 23, 2025, as presented. Councilmember Brown seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

RECOGNITIONS

1. Human Resource Specialist, Nicole Jackson, reported that the following exceptional individuals have contributed to the City of Thomasville organization in various capacities while gaining valuable professional experience, bringing fresh perspectives, enthusiasm, and dedication to the departments they each served. Ms. Jackson presented the City of Thomasville Summer Interns to City Councilmembers, and they were recognized with certificates:

Student	Internship Department	College
Camille Jones	Downtown Tourism & Development	Albany State University
Ja'Brian Coleman	Marketing	Georgia Southern University
Jaxson French	Customer Care	Thomas University
Olivia D'Ambrosio	Human Resources	Thomas University
Carter Crocker	Finance	Georgia College & State University
Jack Edge	Engineering	Georgia Institute of Technology
Aaliyah Marshall	Police Department	Southern Regional Technical College

It was noted that Intern Aaliyah Marshall transitioned from intern to full-time employee as a Staff Assistant with the Police Department on July 7th. It was further noted that several other interns were also exploring opportunities to begin careers with the City of Thomasville.

2. Mayor Mobley recognized the Miss Thomasville Scholarship Program is a non-profit organization that hosts the annual Miss Thomasville Pageant — a weeklong experience focused on community, service, leadership, and personal growth. Miss Thomasville serves as Rose Queen during the city's historic Rose Show & Festival and she along with Miss Thomasville's Teen, and Court serve as ambassadors of hospitality and goodwill throughout their year of service. This honor reflects dedication, hard work, and a deep commitment to community and service.

Mayor Mobley introduced the Miss Thomasville Scholarship Program board Members:

Mrs. Mariam Mirabzadeh
Mrs. Rachel Lackey
Mrs. Mary Catherine Hamons
Ms. Heather Rogers

Mayor Mobley introduced the young ladies and congratulated them on their achievements, noting that Council looked forward to working with them during their reign.

Miss Thomasville, Ana Chambers
Miss Thomasville's Teen, Kinley Harrison
Miss Thomasville Court member, Savannah Harpe
Miss Thomasville Court Member, Madeline Patz

3. Councilmember Brown recognized Ms. Monica Austin as the July Honorary Councilmember. She noted that Ms. Austin was a prior business owner and is now a bilingual teacher. Councilmember Brown presented Ms. Austin with a commemorative plaque for her service. Ms. Austin commended Council and thanked them for the opportunity to serve as the Honorary Councilmember for the month of July.

CITIZENS TO BE HEARD

Mayor Mobley acknowledged the following citizen listed on the Citizens to be Heard Sign-In Form and informed him of the three-minutes time limitation to speak. those to be heard.

1. John Mika, resident of Farmington Hills Drive, Thomasville, Georgia, encouraged Councilmembers to consider additional Pickleball courts and opportunities for the residents and visitors of Thomasville. He noted the sport is a game for all ages that promotes the city and its community.

ADOPT AGENDA

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

OLD BUSINESS

Second Reading of an ordinance to amend Thomasville Municipal Code Chapter 13 to provide for New Article VII, captioned "Stormwater Utility".

Assistant Utilities Superintendent, Eric Gossett, reported there had been no changes to the proposed ordinance since its passage on first reading. In summary, the proposed ordinance would provide City Council with the authority to bill for stormwater services and establish a new utility. The new utility would be limited to the city limits. The ordinance would also establish the responsibilities of the new utility. It would be limited to stormwater within possession and control of the City, within public right-of-way and within legally dedicated easements. The City shall not maintain privately owned stormwater infrastructure.

Councilmember Chastain moved to order the ordinance to amend Thomasville Municipal Code Chapter 13 to provide for a New Article VII, captioned "Stormwater Utility", as read for the second time, passed and adopted, as presented. Mayor Pro Tem Scott seconded the motion. There was no discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, baker and Brown.

The adopted ordinance (**ORDINANCE NO.: ORD-13-07282025**) will be included in the permanent record of Council Meeting Minutes as Exhibit A of these Meeting Minutes.

Second readings of ordinances to demolish unfit structures in Thomasville, Georgia.

Executive Director of Inspections & Engineering, Mark Harmon, reported there had been no changes to these ordinances since their passage on first readings. In summary, the individual structures on the listed properties were each in deteriorating states without utilities for extended periods of time; required appraisals were completed to

confirm that each structure met the threshold for demolition; and, proper notices hearings were held relating to each structure.

1. **Second reading of an ordinance to demolish an unfit structure located at 111 Teddy Street.** Director Harmon noted that a stop work order had been issued as a result of the owner working without a permit to begin demolition on their own. The owner is currently working towards getting a contractor to apply for a demolition permit. The adoption of the ordinance will not change that process. However, if the structure is completely demolished before the City is able to complete the demolition process, there would be no lien attached to the property.

Councilmember Chastain moved to order the ordinance to demolish the unfit structure at 111 Teddy Street as read for the second time, passed and adopted, as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The adopted ordinance (ORDINANCE NO.: ORD-14-07282025) will be included in the permanent record of Council Meeting Minutes as Exhibit "B" of these Meeting Minutes.

2. **Second reading of an ordinance to demolish an unfit structure located at 115 Jones Street.** Mayor Pro Tem Scott moved to order the ordinance to demolish the unfit structure at 115 Jones Street, as read for the second time, passed and adopted as presented. Councilmember Brown seconded the motion. There was no discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The adopted ordinance (ORDINANCE NO.: ORD-15-07282025) will be included in the permanent record of Council Meeting Minutes as Exhibit "C" of these Meeting Minutes.

3. **Second reading of an ordinance to demolish an unfit structure located at 117 Jones Street.** Councilmember Chastain moved to order the ordinance to demolish the unfit structure located at 117 Jones Street as read for the second time passed and adopted as presented. Mayor Pro Tem Scott seconded the motion. There was no discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The adopted ordinance (ORDINANCE NO.: ORD-16-07282025) will be included in the permanent record of Council Meeting Minutes as Exhibit "D" of these Meeting Minutes.

4. **Second reading of an ordinance to demolish an unfit structure located at 215 Sixth Avenue.** Mayor Pro Tem Scott moved to order the ordinance to demolish an unfit structure located at 215 Sixth Avenue as read for the second time, passed, and adopted, as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The adopted ordinance (ORDINANCE NO.: ORD-17-07282025) will be included in the permanent record of Council Meeting Minutes as Exhibit "E" of these Meeting Minutes.

5. **Second reading of an ordinance to demolish an unfit structure located at 217 West Jerger Street.** Councilmember Chastain moved to order the ordinance to demolish an unfit structure located at 217 West Jerger Street as read for the second time, passed and adopted as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The adopted ordinance (ORDINANCE NO.: ORD-18-07282025) will be included in the permanent record of Council Meeting Minutes as Exhibit "F" of these Meeting Minutes.

Second reading of an ordinance to amend Thomasville Municipal Code Chapters 19 and 22 concerning parking requirements.

City Planner, Kenneth Thompson reported there had been no changes to the ordinance since its passage on first reading. In summary, the proposed text amendments will provide modest changes to the City's parking requirements to support economic vitality, walkability, and adaptive reuse by including the on-street parking where available and with specific stipulations, in regard to appropriate parking minimums for Community Centers and similar uses.

Councilmember Chastain moved to order the ordinance to amend Thomasville Municipal Code Chapters 19 and 22 relating to parking requirements, as read for the second time, passed and adopted as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The adopted ordinance (ORDINANCE NO.: ORD-19-07282025) will be included in the permanent record of Council Meeting Minutes as Exhibit "G" of these Meeting Minutes.

Second reading of an ordinance to rezone 325 West Jackson Street from DC, Downtown Core, to DC-CU, Downtown Core - Conditional Use (Church/Cemetery/Columbarium) with Conditions.

City Planner, Kenneth Thompson reported that there have been no changes to the proposed ordinance since its passage on first reading. In summary the proposed ordinance will allow the applicant, Trinity Anglican Church, to construct and operate a columbarium on the grounds of an existing church campus located in the downtown core. The proposed ordinance would also provide for the condition that would require the columbarium to be relocated in the future if the church ceases operations at this site.

Mayor Pro Tem Scott moved to order the ordinance to rezone 325 West Jackson Street from DC, Downtown Core, to DC-CU, Downtown Core – Conditional use (Church/Cemetery/Columbarium) with Conditions as read for the second time, passed, and adopted as presented. Councilmember Brown seconded the motion. There was no discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The adopted ordinance (ORDINANCE NO.: ORD-20-07282025) will be included in the permanent record of Council Meeting Minutes as Exhibit "H" of these Meeting Minutes.

NEW BUSINESS

First reading of an ordinance to amend Chapter 11, Section 11-24(f) captioned "Construction Sound" of the Thomasville Code of Ordinances.

City Attorney, Tim Sanders reported that Construction sound is regulated so as to prohibit construction sound that is plainly audible at a distance of 300 feet between the hours of 7:00 a.m. and 9:00 p.m., Monday through Friday, and between the hours of 9:00 a.m. and 6:00 p.m. Saturday and Sunday. No construction sound is permitted at all between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday and between the hours of 6:00 p.m. and 9:00 a.m. on Saturday and Sunday. As drafted, section 11-24(f) left open a gap in regulation between the transition from Friday night, 9:01 p.m., to Saturday morning, 8:59 a.m., and Sunday evening, 6:01 p.m., to Monday morning, 6:59 a.m. The proposed amendment to section 11-24(f) will close that gap.

Councilmember Baker moved to order the ordinance to amend Thomasville Municipal Code Chapter 11, Section 11-24(f) as read for the first time, passed and carried over, as presented. Councilmember Chastain seconded the motion. There was no discussion. The motion passed unanimously 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 CODE OF THOMASVILLE, GEORGIA, BY (1) AMENDING SUBSECTION (f), CONSTRUCTION SOUND, OF SECTION 11-24, SPECIFIC RESTRICTIONS, OF ARTICLE II, NOISE CONTROL, OF CHAPTER 11; (2) REPEALING ALL

ORDINANCES IN CONFLICT HERewith; AND (3) PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND FOR OTHER PURPOSES.

First reading of an ordinance to rezone 93 Genesis Parkway from M, Manufacturing, to M, Conditional Use (Heavy Manufacturing).

City Planner, Kenneth Thompson reported Uncle Remus, Inc. and Robert Thomas are requesting Conditional Use approval to allow for the production of pet treats—specifically for cats and dogs—at 93 Genesis Parkway. The site is located within the Plantation Oak Industrial Park and is zoned M, Manufacturing. The current use of the property is warehousing. The proposed operation includes processing pre-sliced meats, eggs, and vegetables to create pet treats. Importantly, no slaughtering of animals will occur on site. This use requires a conditional use as Heavy Manufacturing, due to the processing of meat. The subject property is located within the Industrial character area of the Blueprint Comprehensive Plan and is surrounded on all sides by either Manufacturing or Agricultural zones. The proposed use is compatible with the surrounding area and aligns with the intent of the zoning ordinance and Comprehensive Plan. Specifically, the proposed use is not expected to impact adjacent properties negatively. It will operate similarly to surrounding manufacturing uses and will not create significant noise, emissions, or traffic beyond what is typical for industrial activity. Since the proposed use does not include the slaughtering of animals or create animal waste byproducts on-site, staff finds this use to be compatible with the surrounding manufacturing uses, with the condition that slaughtering of animals will not be conducted on-site. During the Planning and Zoning Commission meeting held on July 14, 2025, no major concerns were raised. The Commission voted to recommend approval of the Conditional Use with the condition as outlined.

Mayor Pro Tem Scott moved to order the first reading of an ordinance to rezone 93 Genesis parkway from M, Manufacturing, to M, Conditional use (Heavy Manufacturing) as read for the first time, passed and carried over as presented. Councilmember Chastain seconded the motion. There was no discussion. The motion passed unanimously 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 26 OF SECTION 22-91 CAPTIONED “M-MANUFACTURING”, TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 38 OF SECTION 22-91 CAPTIONED “M-CU, MANUFACTURING CONDITIONAL USE (HEAVY) SUBJECT TO THE FOLLOWING CONDITION: NO SLAUGHTERING OF ANIMALS ON SITE”. 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 1917 Smith Avenue from C-1A, Limited Use (Beauty Salon) to C-1A, Commercial Limited Business District.

City Planner, Kenneth Thompson reported that Joan Cox, property owner, along with agents Tara Reed and Elisabeth Hanscom, have requested to rezone 1917 Smith Avenue to remove the existing Limited Use designation and allow for general C-1A, Commercial Limited Business District uses. The property is currently zoned C-1A, Limited Use (Beauty Salon), and has historically operated as such since being rezoned in 1983 from R-1, Residential. The current request would allow a new use—a fitness and health business—to operate on the property. The surrounding area has evolved, with commercial development now occurring across the street under the C-1, Commercial District. This rezoning would align with surrounding development patterns while still maintaining compatibility with nearby residential properties. The property lies within the “Suburban Neighborhoods” future character area, as identified in the Comprehensive Plan. The rezoning request is consistent with both the character of this designation and the evolving land use patterns along Smith Avenue. Specifically:

- Suitability and Compatibility: The property is adjacent to commercial and residential uses, and is located across the street from commercial development. The proposed zoning would support a community-serving use while maintaining compatibility with neighboring parcels.

- **Public Impact and Benefit:** The rezoning will not diminish nearby property values and poses no adverse effects on public health, safety, or welfare. It also enhances the potential for neighborhood-serving commercial activity.
- **Infrastructure and Utilities:** The site is fully served by City utilities and infrastructure, and the proposed use will not exceed the capacity of these systems.

The Planning and Zoning Commission considered the request during its meeting on July 14, 2025, and voted to recommend approval.

Councilmember Brown moved to order the ordinance to rezone 1917 Smith Avenue from C-1A, Limited Use (Beauty Salon) to C-1A, Commercial Limited Business District, as read for the first time, passed and carried over as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed unanimously 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 7 OF SECTION 22-91 CAPTIONED "C-1A, LIMITED BUSINESS DISTRICT LU (Beauty Salon)", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 82 OF SECTION 22-91 CAPTIONED "C-1A, LIMITED BUSINESS DISTRICT". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

Resolution ratifying participation in Amicus Brief Georgia Supreme Court.

City Attorney, Timothy C. Sanders reported *Chang, et. al. v. City of Milton*, State Court of Fulton County, Case No. 18EV004442, involves a claim for liability against the City of Milton for personal injuries sustained due to a vehicle driven by Joshua Chang that collided with a masonry planter located outside the lanes of travel on a City of Milton street. The planter had been in that location since 1992, before the incorporation of the City of Milton, and had never been the subject of a complaint or an accident. In the State Court of Fulton County, the City of Milton was found to be partially at fault and a jury awarded money damages against the City of Milton of Thirty-Five Million Dollars (\$35,000,000). The City of Milton appealed and the Georgia Court of Appeals ruled that "planter...was a hazard for vehicles leaving the travel lanes" and that its presence "renders the use of these thoroughfares more hazardous" affirming the State Court of Fulton County. The City participated in an amicus brief with fifty-eight (58) other cities requesting that the Georgia Supreme Court agree to hear an appeal of the decision of the Georgia Court of Appeals. On June 24, 2025 the Georgia Supreme Court granted certiorari and agreed to hear the appeal. The Supreme Court asked the parties to focus on three issues:

1. Is the design and placement of objects on a shoulder of a roadway part of the ministerial duty of a municipality to keep its "streets and sidewalks in a reasonably safe condition" or is it a governmental function? Compare *Mayor, Etc., of Dalton v. Wilson*, 118 Ga. 100 (44 SE 830) (1903) with *Town of Fort Oglethorpe v. Phillips*, 224 Ga. 834 (165 SE2d 141) (1968). See generally OCGA § 36-33-1.
2. Is the placement of a planter on the shoulder of a roadway a "defect[]" in the public roads of [the municipality's] municipal street system"? See OCGA § 32-4-93 (a).
3. For municipal immunity to be waived under the circumstances of this case, must the plaintiff show that the municipality violated its ministerial duty to keep its "streets and sidewalks in a reasonably safe condition" and that the planter on the shoulder of the roadway is a "defect[]" in the public roads of [the municipality's] municipal street system"? Please address the interplay between OCGA § 36-33-1 and OCGA § 32-4-93 (a).

Attorney Sanders further reported that the ramifications of *Chang, et. al. v. City of Milton*, if sustained by the Supreme Court, are considerable. If the *Chang* case stands, municipalities will be forced to reckon with the potential liability associated with innumerable objects outside the lane of travel, in connection with which there have been no previous complaints or accidents. By joining in the updated amicus brief addressing the above issues, the City is not becoming a party to the litigation nor is it undertaking any obligations, financial or otherwise. The due date for the filing of the updated amicus brief is July 24, 2025 and this resolution, if adopted will ratify the inclusion of City as joining the amicus brief.

Councilmember Chastain moved to approve and pass the resolution authorizing and ratifying the City of Thomasville appearing as a participating party to the updated amicus brief filed in the Supreme Court of Georgia in connection with City of Milton v. Chang, et.al., as presented. Councilmember Brown seconded the motion. There was no discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The approved resolution follows.

**RESOLUTION OF THE CITY OF THOMASVILLE, GEORGIA AUTHORIZING
PARTICIPATION IN AN AMICUS BRIEF
IN THE CHANG V. CITY OF MILTON APPEAL**

WHEREAS, the Chang v. Milton litigation involves a claim of liability against the City of Milton, Georgia, for personal injuries due to a 2016 vehicle collision with a masonry planter located on City-owned right of way where the planter was outside the motoring lanes of travel;

WHEREAS, the masonry planter had been at the same location since 1992, prior to the incorporation of the City of Milton, and had never been the subject of a complaint or prior accident;

WHEREAS, at the trial court, the City of Milton was found to be partially at fault and a jury awarded money damages against the City of Milton of Thirty Five Million Dollars (\$35,000,000);

WHEREAS, on September 16, 2024, the Court of Appeals affirmed the findings of the trial court, City of Milton v. Chang, et. al., 373 Ga. App. 667 (2024) (Court of Appeals ruling);

WHEREAS, on June 24, 2025, the Supreme Court of Georgia granted certiorari, Supreme Court docket number S25G0476;

WHEREAS, the Georgia Supreme Court identified three issues upon which the Supreme Court asked the Parties to focus in their appellate briefing as follows:

1. Is the design and placement of objects on a shoulder of a roadway part of the ministerial duty of a municipality to keep its “streets and sidewalks in a reasonably safe condition” or is it a governmental function? Compare Mayor, Etc., of Dalton v. Wilson, 118 Ga. 100 (44 SE 830) (1903) with Town of Fort Oglethorpe v. Phillips, 224 Ga. 834 (165 SE2d 141) (1968). See generally OCGA § 36-33-1.
2. Is the placement of a planter on the shoulder of a roadway a “defect[] in the public roads of [the municipality’s] municipal street system”? See OCGA § 32-4-93 (a).
3. For municipal immunity to be waived under the circumstances of this case, must the plaintiff show that the municipality violated its ministerial duty to keep its “streets and sidewalks in a reasonably safe condition” and that the planter on the shoulder of the roadway is a “defect[] in the public roads of [the municipality’s] municipal street system”? Please address the interplay between OCGA § 36-33-1 and OCGA § 32-4-93 (a).

WHEREAS, the Council for the City of Thomasville believes that answers to the above legal questions are of significant value to its citizens and residents;

WHEREAS, the Council for the City of Thomasville believes that Supreme Court guidance on such questions may lead to the Court of Appeals ruling being overturned

WHEREAS, the Council for the City of Thomasville believes the Court of Appeals ruling is inconsistent with existing legal precedent; and,

WHEREAS, the Council for the City of Thomasville believes that it is in the best interests of the health, welfare, and safety of its citizens that the Court of Appeals ruling be reversed and that the questions presented by the Supreme Court be answered in a way that benefits Georgia's cities.

WHEREAS, the amicus brief was due to be filed in the Georgia Supreme Court on July 24, 2025; and

NOW THEREFORE BE IT RESOLVED, that the Council for the City of Thomasville does hereby ratifies and authorizes (i) participation in an amicus brief before the Georgia Supreme Court asking that the Court of Appeals ruling be reversed and that the Supreme Court's three proffered questions be answered in a way that is legally advantageous to Georgia's cities, and (ii) the tendering of the amicus brief including the City's name as a participating party.

This 28th day of July, 2025.

Resolution to authorize purchase of GIS GPS Equipment related to the Natural Gas Infrastructure Safety and Modernization Grant Program.

Assistant Utilities Superintendent, Eric Gossett reported that The City of Thomasville accepted the PHMSA grant in the sum of \$74,200 on November 12, 2024. The City of Thomasville was given authorization from PHMSA in May 2025 to begin executing expenditure of funds. The grant was approved for purchasing GIS GPS equipment and software and natural gas leak detection equipment. This is a reimbursable grant with zero matching funds required. FLT Geosystems is the sole source vendor for compatible GIS equipment for the City of Thomasville. The cost of this capital item is \$27,635.20 and will be covered by the grant. This equipment will drastically improve location data collecting in difficult areas. It can also be utilized in other departments. It is requested that Council approve a motion and resolution to purchase GIS GPS equipment and related software. The resolution also requests a budget amendment to the FY2025 budget to allow for the expenditure of the grant in the sum \$74,200.

Mayor Pro Tem Scott moved to approve the resolution to purchase GIS GPS Equipment related to the Natural Gas Infrastructure Safety and Modernization Grant Program as presented. Councilmember Chastain seconded the motion. There was brief discussion regarding cost of equipment and cash match for the grant. Assist. Supt. Gossett noted that the grant is a reimbursable type of grant and that ultimately the awarded grant would cover the costs to the City for this equipment. There was no further discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The approved resolution follows.

RESOLUTION

WHEREAS the FY2024 Natural Gas Infrastructure Safety and Modernization Grant Program is a federal program that is distributed by the U.S. Department of Transportation; and,

WHEREAS the Council of the City of Thomasville, Georgia, desires to support the repair, rehabilitation, or replacement of the natural gas distribution pipeline system or portions thereof, or to acquire equipment to reduce incidents and fatalities and avoid economic losses; and,

WHEREAS the Council of the City of Thomasville, Georgia, desires to commit funding in the FY2025 budget to provide for the provision of the reimbursable funds as a requirement of the FY 2024 Natural Gas Infrastructure Safety and Modernization Grant Program Grant application to purchase GIS equipment, GIS software and required natural gas leak detection equipment; and,

WHEREAS the Council of the City of Thomasville, Georgia desires to purchase the compatible GIS GPS equipment and related software from FLT Geosystems in the amount of \$27,635.20 to improve the location data collecting utilizing the FY2024 Natural Gas Infrastructure Safety and Modernization Grant Program; and,

WHEREAS the Council of the City of Thomasville, Georgia desires to purchase natural gas leak detection equipment as required and specified by the State of Georgia from Heath

Consultants, Inc. and Southern Cross, in a combined amount of \$48,743 utilizing the FY2024 Natural Gas Infrastructure Safety and Modernization Grant Program and the City of Thomasville's Natural Gas Department operating funds.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Thomasville, Georgia, authorizes the amendment of the FY2025 Budget in the amount of seventy-four thousand two hundred dollars (\$74,200) so as to provide for the commitment and appropriation of funds in the FY2024 Natural Gas Infrastructure Safety and Modernization Grant Program; and,

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, authorizes the purchase of compatible GIS GPS equipment and related software from FLT Geosystems in the amount of \$27,635.20 utilizing the FY2024 Natural Gas Infrastructure Safety and Modernization Grant Program; and,

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the Mayor or Mayor Pro Tem of the City of Thomasville as the signatory on all necessary and related documents as shall be necessary in relation to the FY2024 Natural Gas Infrastructure Safety and Modernization Grant Program application and grant agreement.

PASSED, APPROVED AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 28th day of July 2025.

Resolution to authorize purchase of Natural Gas Leak Detection Equipment related to the Natural Gas Infrastructure Safety and Modernization Grant Program.

Assistant Utilities Superintendent, Eric Gossett reported that this request is in conjunction with the prior item, as just adopted. The City of Thomasville accepted the PHMSA grant in the sum of \$74,200 on November 12, 2024. The City of Thomasville was given authorization from PHMSA in May 2025 to begin executing expenditure of funds. The grant was approved for purchasing GIS GPS equipment and software and natural gas leak detection equipment. This is a reimbursable grant with zero matching funds required. Natural gas leak detection equipment is required by the natural gas department and the state. The requested capital expenditure consists of a Heath RMLD, ethane identifier, three Rover units with an ethane kit, a Flame Pack and various replacement parts. The requested capital expenditure is a sum of \$48,743. This will exceed the total amount of the grant by \$2,178, an overage that will be covered by the Natural Gas Department's operating funds.

Councilmember Chastain moved to approve the resolution to authorize purchase of Natural Gas Leak Detection Equipment related to the Natural Gas Infrastructure Safety and Modernization Grant Program as presented. Councilmember Baker seconded the motion. Councilmember Brown requested Mr. Gossett describe the differences between these two items (leak Detection Equipment and the GIS GPS Equipment). Asst. Supt. Gossett explained that both items, the leak detection equipment and the GIS GPS equipment are directly related to the Grant; however, there are two separate items that are being purchased and therefore separate votes are required of Council to complete. He further noted that both items will be covered by the grant with the exception of the amount over budgeted amount for the leak detection equipment, which is as required by the state and the gas department. The motion remained unchanged. There was no further discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The approved resolution follows.

RESOLUTION

WHEREAS the FY2024 Natural Gas Infrastructure Safety and Modernization Grant Program is a federal program that is distributed by the U.S. Department of Transportation; and,

WHEREAS the Council of the City of Thomasville, Georgia, desires to support the repair, rehabilitation, or replacement of the natural gas distribution pipeline system or portions thereof, or to acquire equipment to reduce incidents and fatalities and avoid economic losses; and,

WHEREAS the Council of the City of Thomasville, Georgia, desires to commit funding

in the FY2025 budget to provide for the provision of the reimbursable funds as a requirement of the FY 2024 Natural Gas Infrastructure Safety and Modernization Grant Program Grant application to purchase GIS equipment, GIS software and required natural gas leak detection equipment; and,

WHEREAS the Council of the City of Thomasville, Georgia desires to purchase the compatible GIS GPS equipment and related software from FLT Geosystems in the amount of \$27,635.20 to improve the location data collecting utilizing the FY2024 Natural Gas Infrastructure Safety and Modernization Grant Program; and,

WHEREAS the Council of the City of Thomasville, Georgia desires to purchase natural gas leak detection equipment as required and specified by the State of Georgia from Heath Consultants, Inc. and Southern Cross, in a combined amount of \$48,743 utilizing the FY2024 Natural Gas Infrastructure Safety and Modernization Grant Program and the City of Thomasville's Natural Gas Department operating funds.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Thomasville, Georgia, authorizes the amendment of the FY2025 Budget in the amount of seventy-four thousand two hundred dollars (\$74,200) so as to provide for the commitment and appropriation of funds in the FY2024 Natural Gas Infrastructure Safety and Modernization Grant Program; and,

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia authorizes the purchase of natural gas leak detection equipment as required and specified by the State of Georgia from Heath Consultants, Inc. and Southern Cross, in an amount not to exceed \$48,743 utilizing the FY2024 Natural Gas Infrastructure Safety and Modernization Grant Program and City of Thomasville's Natural Gas Department operating funds; and,

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the Mayor or Mayor Pro Tem of the City of Thomasville as the signatory on all necessary and related documents as shall be necessary in relation to the FY2024 Natural Gas Infrastructure Safety and Modernization Grant Program application and grant agreement.

PASSED, APPROVED AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 28th day of July 2025.

Motion to approve Stormwater Utility Rate.

Assistant Utilities Superintendent, Eric Gossett reported Currently, the City of Thomasville does not charge a utility rate for the Stormwater Utility, the Utility was created by ordinance adopted on second reading at this meeting. It is funded by the general government fund, which is funded by the electric fund. The City of Thomasville has an approximate annual expense of \$1.32 Million in operating and maintenance. This rate will establish a stable funding source for the Stormwater Utility. It is recommended to establish a rate of \$5 per equivalent residential units (ERUs). There is an estimated 24,429 ERUs that would be billed monthly throughout Thomasville, Georgia. This would generate approximately \$1,465,740. The rate would be effective in FY 2026. The rate classes are proposed, described and calculated as follows.

SINGLE FAMILY RESIDENTIAL RATE CLASS				
SFR Tier	ERUs	Area Range (SF)	Monthly Rate	Annual Rate
Small	0.5	501 – 2,250	\$2.50	\$30.00
Medium	1.0	2,250 – 4,500	\$5.00	\$60.00
Large	2.0	4,500 – 9,000	\$10.00	\$120.00
NON-SINGLE FAMILY RESIDENTIAL RATE CLASS (COMMERCIAL)				
Total Impervious Surface Divided by ERU Square Footage Value Equals Total ERUs				
Example: 30,000 sq ft / 3,000 sq ft = 10 ERUs				
Bill Calculation: 10 ERUs x \$5 = \$50 per month, \$600 annually.				

SINGLE FAMILY RESIDENTIAL 9,001 SQUARE FEET OR GREATER
Example: 9,001 sq ft / 3,000 sq ft = 3 ERUs
Bill Calculation: 3 ERUs x \$5 = \$15 per month, \$180 annually
Example: 12,000 sq ft / 3,000 sq ft = 4 ERUs
Bill Calculation: 4 ERUs x \$5 = \$20 per month, \$240 annually

Councilmember Chastain moved to approve the Stormwater Utility Rates as presented. Councilmember Baker seconded the motion. Councilmember Brown requested that Mr. Gosset explain the ERUs. Asst. Supt. Gossett explained that an ERU is similar to the electrical meter that is used to measure how much electricity, or kilowatts, is used at a location. The ERUs are the “meter” for Impervious Surfaces at a location. It is the most equitable and fair way to break it down into a tier system. Asst. Supt. Gossett reviewed the rate classes and sample calculations as listed above and on presentation slides. It was noted that all revenue received from this Stormwater Utility Rates can only be used for Stormwater Utility; including the maintenance of the stormwater infrastructure. It was further noted that that an undeveloped lot with no impervious surface will receive no stormwater utility rate charges and that the utility rate and use will be listed as a separate line item on utility bills. There was further discussion relating to the appeals process for the ERUs, it was noted that the ordinance outlines that process as beginning with the building department; if not resolved it escalates to the City Manager for the final decision. There was brief discussion relating to the possibility of having an interactive online mapping system that could be helpful to citizens to see where stormwater concerns and projects are located. It was noted that a public education is a vital step with Stormwater Utility, as many do not understand what creates issues, infrastructure failures, or even how the citizens can help to alleviate future issues. There was no further discussion. The motion remained unchanged. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

REPORTS

Councilmembers collectively thanked those citizens who participated in this meeting. They also recognized the Miss Thomasville Scholarship Pageant Program for its efforts with an integral part of Thomasville’s history and future. Councilmembers also thanked the Summer Intern group for their efforts and wished them well in their endeavors.

Mayor Mobley reported that he and the City Manager had recently traveled to Washington, D.C. to speak with representatives regarding the negative ramifications resulting from the recently denied EPA Grant for the City of Thomasville’s Westwater Treatment Plant and Infrastructure. He further reported the meetings were positive in nature and that they were encouraged following the meetings. City Manager White thanked Mr. John Crawford and Coleman Talley Strategies for coordinating the meetings.

ADJOURNMENT

Having no further business for consideration, the Thomasville City Council Meeting was adjourned at 6:43 PM.

CITY OF THOMASVILLE, GEORGIA



Mayor, Todd Mobley



ATTEST: City Clerk



NOTE: EXHIBITS A-H FOLLOW.

EXHIBIT "A"

ORDINANCE NO.: ORD-13-07282025

AN ORDINANCE TO AMEND THE CODE OF THOMASVILLE, GEORGIA, BY AMENDING CHAPTER 13, CAPTIONED "PUBLIC UTILITIES SYSTEMS," TO CREATE A NEW ARTICLE VII, CAPTIONED "STORMWATER UTILITY"; TO PROVIDE FOR DEFINITIONS; TO CREATE A STORMWATER UTILITY; TO PROVIDE FOR A STORMWATER UTILITY SERVICE AREA; TO PROVIDE A STATEMENT OF PURPOSES AND FINDINGS OF FACT; TO PROVIDE FOR SCOPE OF RESPONSIBILITY FOR STORMWATER MANAGEMENT SYSTEMS AND FACILITIES; TO PROVIDE FOR THE ESTABLISHMENT OF STORMWATER USER FEE CHARGES; TO PROVIDE FOR STORMWATER UTILITY CUSTOMER CLASSES; TO PROVIDE THE METHOD FOR ESTABLISHMENT OF STORMWATER USER FEE CHARGE RATES; TO PROVIDE FOR STORMWATER USER FEE CHARGE EXEMPTIONS; TO PROVIDE FOR STORMWATER USER FEE CHARGE CREDITS; TO PROVIDE FOR INSPECTIONS AND ENFORCEMENT; TO PROVIDE FOR STORMWATER USER FEE BILLING, DELINQUENCIES, COLLECTIONS, AND ADJUSTMENTS; TO PROVIDE FOR APPEALS; TO PROVIDE AN EFFECTIVE DATE; TO PROVIDE FOR SEVERABILITY; TO REPEAL ALL CODE PROVISIONS, ORDINANCES, OR PARTS THEREOF, IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

SECTION I

BE IT ORDAINED by the Council of the City of Thomasville, Georgia, and it is hereby ordained by the authority of the same, that Chapter 13, captioned "Public Utilities Systems", of the Code of Thomasville, Georgia, is hereby amended by creating a new Article VII, captioned "Stormwater Utility," which shall provide as follows:

"ARTICLE VII. STORMWATER UTILITY

Section 13-240. Purpose

This Chapter is enacted for the purpose of establishing the Stormwater Utility and Stormwater User Fee System and other provisions relating thereto.

Section 13-241. Findings

The Mayor and City Council make the following findings of fact:

- (a) The City of Thomasville is authorized by the Georgia Constitution of 1983, including, without limitation, Article IX, Section II, Paragraph III and the Charter of the City of Thomasville to provide stormwater management service systems and facilities throughout the corporate boundaries of the City of Thomasville and to collect fees for provision of those services.

- (b) Failure to effectively manage stormwater runoff can result in:
 - (1) Flooding, which could threaten businesses, residences, and other structures with water damage and may environmentally impair the rivers, streams and other bodies of water within, and downstream of, the City;
 - (2) Adverse impacts to the City's sanitary sewer system operations thereby increasing the potential for infiltration and inflow into the sanitary sewer system;
 - (3) Potential degradation of the quality of both surface water and ground water resources.
- (c) The City presently owns and operates stormwater management systems and facilities, which have been developed over many years. The future usefulness and operational function of the existing stormwater management systems and facilities owned and operated by the City, and the additions and improvements thereto, rests on the ability of the City to effectively manage, protect, control, regulate, use, and enhance stormwater systems and facilities within the City in concert with the management of other water resources within the City. In order to do so, the City must have both a stormwater management program as well as an adequate and stable funding strategy for its stormwater management program operation and drainage-related capital improvement needs.
- (d) Compliance with the regulatory obligations of the City's National Pollutant Discharge Elimination System (NPDES) Wastewater Discharge Permit, the National Flood Insurance Program (NFIP), the Georgia State Water Management Plan, the City's Watershed Assessment and Watershed Protection Plan, and other applicable State and Federal water resources related regulations, as well as other identified stormwater management program needs, will affect the cost of providing stormwater management services, systems and facilities above what is currently being spent for stormwater quality management, drainage system maintenance, floodplain management, capital drainage projects and other stormwater management program activities. Therefore, it is appropriate for the City to establish a Stormwater Utility and impose a stormwater user fee charge upon improved properties that may receive the benefit, either directly or indirectly, of regulatory compliance with stormwater services from the City.
- (e) The City desires to implement a storm water management program to address storm water runoff quality and quantity and to mitigate the impacts of pollution and flooding which may impact the public drainage system, private property and downstream receiving waters of the State of Georgia and/or United States.
- (f) The cost of operating and maintaining the City's stormwater management system and the funding of necessary repairs, replacements, improvements and extensions thereof should, to the extent practicable, be allocated in relationship to the services provided by the City's stormwater management program and the demand imposed by improved property on the City's drainage system and stormwater management program.
- (g) The stormwater management program assessment and financial analysis performed on behalf of the City assesses and defines the City's stormwater management program problems, needs, goals, priorities as well as the stormwater management program funding strategy.
- (h) Given the stormwater management program problems, needs, goals, priorities and funding strategy identified in the aforementioned stormwater program assessment and financial analysis, it is appropriate that the City authorize the formation of an organizational and accounting entity dedicated specifically to the management, maintenance, protection, control, regulation, use, and enhancement of storm water management services, systems, and facilities within the City in concert with other water resources management programs.

- (i) Stormwater management is applicable and needed throughout the incorporated areas of the City. While specific service and facility demands may differ from area to area at any given point in time, a stormwater management system and service area encompassing all lands and water bodies within the incorporated areas of the City is appropriate given the present and future needs of the City.
- (j) It is practical and equitable to allocate the cost of stormwater management among the owners and/or users of improved properties in proportion to the demands the properties impose on the City's stormwater management systems and facilities which result in services to such properties and the owners and/or tenants thereof. The fair and equitable apportionment of costs via the stormwater user fee charge correlates to the stormwater management services, provided directly or indirectly, to that property and the runoff demand that the property imposes on the public drainage system and the City stormwater management program.
- (k) Stormwater management needs in the City include, but are not limited to, protection of the public health, safety, and welfare of the community. Provision of stormwater management services renders and/or results in both a service to customers and benefit to properties, property owners, citizens, and residents of the City in a variety of ways although the benefits may be indirect or immeasurable.
- (l) The presence and amount of impervious surfaces on each improved property is the most important factor influencing the stormwater runoff contribution of that property, the corresponding demand the property imposes on the stormwater management program, and the cost of providing stormwater management services to that property by the City. Therefore, the amount of impervious surface on each property is the most significant parameter for calculating a periodic stormwater user fee charge and the City deems it appropriate to impose a stormwater user fee charge upon all improved properties that may discharge, directly or indirectly, into the public drainage system whether the property is private or public in nature. The City hereby finds that all improved property within the City receive, directly or indirectly, stormwater management program services from the City
- (m) A schedule of Stormwater Utility user fee charges based on the amount of impervious and partially impervious surface located on each improved property is the most appropriate and equitable means of allocating the cost of stormwater management services throughout the City. Stormwater Utility user fee charges may be designed with applicable specific modifiers, as defined in City of Thomasville Stormwater Utility Credit Manual (Credit Manual) as the same may be updated from time to time.
- (n) Stormwater Utility user fee charges may be supplemented by other funding which addresses specific needs, including, but not limited to, special district service fees, General Fund allocations, revenue bonds, use of proceeds from special purpose local option sales taxes (SPLOST) and other forms of revenue, as deemed appropriate by the Mayor and City Council.
- (o) The existence of privately owned and maintained on-site stormwater control facilities, activities or assets which reduce, or otherwise mitigate, the impact of a particular property on the City's stormwater management program, and the Stormwater Utility's cost of providing stormwater management services, programs, and/or stormwater management systems and facilities, should be taken into account to reduce the user fee charge on that property in the form of a credit, and such credit should be conditioned upon continuing provision of such services, systems, facilities, activities or assets in a manner complying with the standards and codes as determined by the Stormwater Utility. Credits for privately owned and maintained stormwater management systems, facilities, activities or assets shall be generally proportional to the effect that such systems have on the reduction and mitigation of the stormwater runoff impacts from the property.
- (p) In order to protect the health, safety and welfare of the public, the governing authority of Thomasville hereby exercises its authority and establishes a Stormwater Utility, as the best available means of addressing the foregoing stormwater management program needs and priorities.

Section 13-242. Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (a) *Act* means and refers to the Clean Water Act codified at 33 U.S.C. § 1251, *et seq.*, and the rules and regulations promulgated by the United States Environmental Protection Agency pursuant thereto.
- (b) *Credit* means a reduction in the amount of a customer's stormwater user fee charge in recognition of a customer's activities that mitigate the stormwater runoff impact that improved property has on the City stormwater management services and systems, and/or the activities of a customer that offset the City's cost for implementation of stormwater management program related activities.
- (c) *Customer(s)* shall mean all persons, properties, and legal entities of every kind whatsoever serviced by and/or benefitting, directly or indirectly, from the services provided by the City's stormwater management program and the Stormwater Utility, which shall include, but not be limited to customers of the City's utilities other than the Stormwater Utility. For the avoidance of doubt, Customer shall include owner(s) of real property that is not served by any of the City's utilities other than the Stormwater Utility. These services include, but are not necessarily limited to, the Stormwater Utility's administration, management, maintenance, expansion, and improvement of the stormwater management systems for the handling and disposal of stormwater runoff from private and public properties, and the regulation of the public and private stormwater management systems, controls, facilities, and activities.
- (d) *Dwelling Unit* shall mean a structure, regardless of the type or method of construction, which contains one (1) or more bedrooms, a bathroom, and cooking facilities, designed for occupancy by a one or more person(s) regardless of relationship, living as a single-family unit.
- (e) *Enterprise fund* means a fund used to account for operations that are financed and operated in a manner similar to private business enterprises where the intent of the governing authority is that the cost of providing services to the public on a continuing basis be financed or recovered primarily through user charges.
- (f) *Equivalent Residential Unit (ERU)* means the stormwater user fee charge billing unit increment related to the median horizontal impervious surface area footprint for a typical single family dwelling unit within the City. One (1) ERU shall be equal to the median of total residential impervious surface, which shall be calculated through a full statistical analysis. of the residential units within the City.
- (g) *Hydrologic Response* means the manner and means whereby stormwater runoff collects, remains, diverts, infiltrates, and is conveyed from a property. Hydrologic Response is dependent on several factors including, but not limited to, the presence of impervious surface, the parcel's size, the parcel's shape, the parcel's topography, the parcel's vegetative canopy, the parcel's groundwater characteristics, the parcel's on-site operations, the parcel's stormwater controls, the parcel's antecedent moisture as well as the parcel's geologic and hydro-geologic characteristics.
- (h) *Impervious surface* means those areas which prevent or impede the infiltration of stormwater into the soil in the manner in which it entered the soil, in natural conditions, prior to development and causes stormwater runoff to collect, concentrate or flow in a manner materially different from what would occur if the land were in an unaltered/undeveloped natural condition. Common impervious surfaces include, but are not limited to, rooftops, buildings or structures, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, awnings and other fabric or plastic coverings, and other surfaces which prevent or impede the natural infiltration of stormwater runoff which existed prior to development.

- (i) *Improved property* means property altered from its natural state by construction or installation of more than five hundred (500) square feet of impervious and/or partially impervious surfaces.
- (j) *Multi-Family Residential (MFR) Property* means improved property containing more than two dwelling units in or attached thereto, situated upon a single lot of record. MFR properties shall not include improved property containing structures used primarily for non-residential purposes and as defined herein or vacant/undeveloped property.
- (k) *Non-Single Family Residential (NSFR) Property* shall mean a developed parcel of land that consists of various non-residential land uses including, but not limited to: (1) multi-family residential property, commercial (including mixed commercial & residential), office/institutional, public, transportation, industrial, manufacturing and storage buildings and facilities; (2) parking lots, parks, public and private schools, universities and hospitals; (3) streets, roads, water and wastewater treatment plants; and (4) any other form of use not specifically defined as a single family residential property (SFR).
- (l) *Non-Single Family Residential (NSFR) Customer* shall mean a customer as defined in this Article whose property meets the definition of NSFR, whether such customer owns the property or otherwise occupies the property in a capacity other than as an owner.
- (m) *Parcel* shall mean a designated parcel or tract, established by plat, subdivision, metes and bounds legal description, or as otherwise permitted by law, to be separately owned, used, developed, or built upon.
- (n) *Partial impervious surface* shall mean those areas which allow for limited infiltration of rainfall and surface water runoff into the soil in the manner that is more similar to natural conditions than "impervious surface" as defined above. Partial impervious surfaces influence and affect stormwater runoff such that the runoff is collected, concentrated and/or flows in a manner that is materially different from what would occur if the land were in an unaltered natural condition. Common partial impervious surfaces include, but are not limited to, compacted gravel and/or compacted soils.
- (o) *Private stormwater management systems and facilities* shall mean those natural and manmade channels, swales, ditches, rivers, streams, creeks, branches, reservoirs, ponds, drainageways, inlets, catch basins, pipes, headwalls, storm drains, lakes and other physical works, properties and improvements which transfer, control, convey or otherwise influence the movement of stormwater runoff or water quality, for which operation and maintenance is the responsibility of the owner or successor or assignee thereof, and which have not been conveyed or dedicated to the City for future maintenance.
- (p) *Public stormwater management systems and facilities* shall mean that portion of the drainage system consisting of natural and/or man-made structures, within the political boundaries of the city which channel or convey storm water from its point of collection to a point of discharge, owned by the City, over which the City has a legal right of access, have been formally dedicated to and accepted by the City for maintenance, or over which the City exercises dominion and control.
- (q) *Service area* means the entire land area within the corporate limits of the City.
- (r) *Single-Family Residential (SFR) Property* means improved property containing one residential structure with no more than two dwelling units in or attached thereto, situated upon a single lot of record. Improved property may be classified as SFR even if supplemental accessory structures are present such as garages, carports, storage buildings, guesthouses, servants or caretakers quarters, cottages or barns, or the presence of a commercial use within the residence, as long as such use does not result in significant additional amounts of impervious surfaces, as determined by the governing body or its designee. SFR properties shall not include improved property containing structures used primarily for non-residential purposes and as defined herein; residential condominium developments with more than two units; group homes, or vacant/undeveloped property.

- (s) *Single-family Residential (SFR) Customer* means a customer, as defined in this Article, whose property meets the definition of SFR, whether such customer owns the property or otherwise occupies the property in a capacity other than as an owner.
- (t) *Stormwater management services* mean all water quality and water quantity related services provided by the City which relate to the following:
 - (1) Transfer, control, conveyance or movement of stormwater runoff through the incorporated portions of the City;
 - (2) Maintenance, repair and replacement of existing stormwater management systems and facilities;
 - (3) Planning, development, design and construction of additional stormwater management systems and facilities to meet current and anticipated needs;
 - (4) Regulation of the use of stormwater management services, systems and facilities; and
 - (5) Compliance with applicable State and Federal stormwater management regulations and permit requirements;
 - (6) Other services as deemed appropriate by the City.
- (u) *Stormwater management systems and facilities* mean those natural and manmade channels, swales, ditches, rivers, streams, creeks, branches, reservoirs, ponds, drainage ways, inlets, catch basins, pipes, headwalls, storm sewers, public streets, curbs and gutters, lakes and other physical works, properties and improvements which transfer, control, convey, detain, retain, treat or otherwise influence the movement of stormwater runoff.
- (v) *Stormwater user fee charge* means the periodic user fee charge for the provision of stormwater management services imposed pursuant to this Article of the Thomasville Stormwater Utility Ordinance. This term shall exclude special charges to the owners and/or tenants of particular properties for services, systems or facilities related to stormwater management, including, but not limited to, charges for development plan review, inspection of development projects, and other stormwater management related services provided by Thomasville for which a corresponding fee is collected for the service rendered.
- (w) *Undeveloped Land* means land in its unaltered natural condition or which is modified to such a minimal degree as to have a Hydrologic Response comparable to land in an unaltered natural condition shall be deemed undeveloped. For purposes of this Article, undeveloped land includes property altered from its natural condition by the existence and/or installation of five hundred (500) square feet or less of Impervious Surface.
- (x) *User* shall have the same meaning as Customer for purposes of this Article.

Section 13-243. Stormwater Utility and Enterprise Fund Established

- (a) There is hereby established a Stormwater Utility to be known as the City of Thomasville Stormwater Utility, which shall be responsible for stormwater management services throughout the incorporated area of the City, and which shall provide for the management, protection, control, regulation, use and enhancement of the City's stormwater management systems and facilities and stormwater management program services. The Stormwater Utility shall be composed of such personnel, employees of the City as the City Manager may from time to time determine and their compensation shall be fixed and determined by the City Manager.
- (b) There is hereby established a Stormwater Utility Enterprise Fund in the City accounting systems for the purpose of dedicating and administering all funding generated by the Stormwater Utility user fee charge solely to the operation of the stormwater management program and Stormwater Utility, including, but

not limited to rates, charges, and fees as may be established by the Mayor and City Council from time to time, and other funds that may be allocated to the Stormwater Utility. Such Fund shall be an Enterprise fund and held and administered in a manner consistent with this Article.

- (c) It is and it shall be a requirement of this Ordinance and this Article, as the same may be amended from time to time, that all revenues and receipts generated from the storm water user fee charges, stormwater management services, systems or facilities, together with any other supplemental revenues otherwise allocated specifically to stormwater management services shall be segregated and placed into the Stormwater Utility Enterprise Fund. Such revenues and receipts placed in the Stormwater Utility Enterprise Fund shall be expended solely for stormwater management purposes and related Stormwater Utility capital improvements, facilities, equipment, operating and non-operating costs, lease payments, debt service payments, or other indebtedness of the Stormwater Utility; *provided, however*, such fund may also pay a reasonable allocation of costs allocated to the Stormwater Utility by the City's General Fund, or other utilities of the City, in order to account for administrative overhead costs, such as costs related to personnel and equipment. . Other forms and sources of revenue and/or financial resources, not generated by the Stormwater Utility user fee revenue and other Stormwater Utility revenue sources, may be allocated and used as deemed appropriate by the City, to provide supplemental funding to the stormwater management program and stormwater management services. Stormwater Utility funds not expended at the end of a fiscal year shall remain in the Stormwater Utility Enterprise Fund and such balances shall be forwarded to the next fiscal year.
- (d) The City Council hereby places and confers upon and within the Stormwater Utility the responsibility for the operation, maintenance and regulation of the existing stormwater management services, systems and facilities previously operated, maintained and performed by the City and other related assets , including but not limited to properties, other than road rights-of-way, upon which such stormwater management systems and facilities are located, easements, rights-of-entry and access and certain equipment used solely for stormwater management. The City Manager's designee will be responsible for the operation, maintenance and regulation of the Stormwater Utility and stormwater management systems and facilities owned and operated, or maintained by the City, and other related assets, including, but not limited to, properties, other than road rights-of-way, upon which such stormwater management systems and facilities are located, easements, rights-of-entry and access and certain equipment used solely for stormwater management.

Section 13-244. Stormwater Utility Service Area

There shall be one Stormwater Utility service area in the City, which shall encompass the municipal boundaries of Thomasville as they exist from time to time. The City has found that all improved property within the municipal boundaries receive stormwater management program services from the City. Improved properties within the defined service area will be charged a stormwater user fee charge because improved properties contribute stormwater runoff to the public drainage system, are directly or indirectly connected to the City's drainage system, and/or receive stormwater management services from the City to varying degrees.

Section 13-245. Scope of Responsibility for Stormwater Management Systems and Facilities; Inspections; Enforcement.

- (a) The Stormwater Utility shall provide stormwater management services for existing and proposed public stormwater management systems and facilities as defined in this Article, subject to funding availability and policy considerations made in the best interest of the public health, safety and general welfare, and of the environment. Additionally, the Stormwater Utility may accept the responsibility for providing stormwater management services to private stormwater management systems and facilities, acceptance of which conforms to policies established by the City Council.

- (b) The City owns in fee simple, through easements, or otherwise has legal rights established by written agreements, which allow it to operate, maintain, improve, and access those stormwater management systems and facilities which are located:
 - (1) On property owned by, or within the possession and control of, the City;
 - (2) Within public rights-of-way of the municipal street system;
 - (3) On private property but within legally dedicated easements granted to, and accepted by, the City;
 - (4) On private property where the City has been granted, by written agreements, rights-of-entry, rights-of-access, rights-of-use or other provisions for operation, maintenance, improvement and access to the stormwater management system facilities located thereon; or
 - (5) On public land which is owned by another governmental entity with whom the City has a written agreement providing for the operation, maintenance, improvement and access to the stormwater management systems and facilities located thereon.
- (c) Operation, maintenance and/or improvement of stormwater management systems and facilities which are located on private or public property not owned by the City, and for which there has been no written agreement granting easements, rights-of-entry, rights-of-access, rights-of-use or other form of dedication thereof to the City for operation, maintenance, improvement and access of such stormwater management systems and facilities, shall be and will remain the legal responsibility of the property owner and/or tenant, except as otherwise provided for by state and federal laws and regulations. The City shall neither repair or install privately owned systems.
- (d) The Stormwater Utility shall provide periodic inspection, testing, or engineering assessment of privately owned stormwater management systems and facilities to ascertain that said facilities are functioning as designed and approved for continuing compliance with this Article. After notice to the property owner, the Stormwater Utility may require remedial maintenance and/or repair of private facilities based upon the severity of stormwater problems and potential hazard to the public health, safety, welfare, and the environment.
- (e) Continuing compliance with the City's design and performance standards may be verified by City inspection of the systems or facilities upon which the credit is based. No credit shall be given under this Article unless the Customer agrees in writing in its application that the City shall have the right for its designated officers, representatives, agents, and employees to enter upon private and public property, upon reasonable notice to the Customer, to inspect the property and conduct surveys and engineering testing on such property in order to assure compliance with the City's design and performance standards.
- (f) It is the express intent of this Article to protect the public health, safety and welfare of people and property in general, but not to create any special duty or relationship with any person or entity, or to any specific property within or outside the municipal boundaries of the City. The City expressly reserves the right to assert all available immunities and defenses in any action seeking to impose monetary damages or equitable remedies upon the City, its elected officials, appointed officials, officers, employees, and agents arising out of any alleged failure or breach of duty or relationship.
- (g) If any permit, plan approval, inspection, or similar act is required by the City as a condition precedent to any land disturbance or construction activity upon property not owned by the City pursuant to this or any other regulatory code, ordinance, regulation or rule of the City, or under federal or state law, the issuance of such permit, plan approval or inspection shall not be deemed to constitute a warranty, express or implied, nor shall it afford the basis for any action seeking the imposition of money damages or equitable remedies against the City, its Mayor and City Council members, appointed officials, officers, employees or agents. This includes any action based on failure to permit, negligent issuance of a permit, negligent plan approval, negligent construction of permitted system or facility, or negligent maintenance

of any permitted stormwater management system or facility, not expressly dedicated to and accepted by the City.

- (h) The City shall have the right for its employees or designated agents to enter upon public and private property during reasonable hours, and after reasonable notice to the owner or occupant thereof, in order to assure compliance with the provisions of this Article, and state and federal law. Such inspections shall generally be limited to the following purposes:
 - (1) Inspecting, surveying or conducting engineering analyses on existing stormwater management systems and facilities located on-site;
 - (2) Verification and review of information contained within an application for a stormwater utility credit submitted pursuant to this Article;
- (i) Every Customer and every person who serves as a contractor or developer for the purpose of developing real property located in the City shall provide, manage, maintain, and operate on-site stormwater management systems and facilities sufficient to collect, convey, detain, control and discharge stormwater in a safe manner consistent with all City ordinances, state and federal laws. Any failure to meet this obligation shall constitute a nuisance and be subject to an abatement action filed by any damaged party or the City in any court of competent jurisdiction. In the event a public nuisance is found by the court to exist, which the owner fails to properly abate within such reasonable time as allowed by the court, the City may enter upon the property and cause such work as is reasonably necessary to abate the nuisance with the actual cost thereof assessed against the owner or developer, if any, on a joint and several basis. From the date of the filing of such action, the City shall have lien rights, which may be perfected, after judgment, by filing a notice of lien on the general execution docket of the Superior Court of Thomas County. The City shall have the right, pursuant to the authority of this Article, for its designated officers and employees to enter upon private and public property owned by entities other than the City, upon reasonable notice to the owner or occupant thereof, to inspect the property and conduct surveys and engineering tests thereon in order to assure compliance with this section.

Section 13-246. Stormwater Utility Customer Classes

- (a) The Stormwater Utility shall establish specified customer classes within the service area to reflect differences in impervious surface and stormwater runoff characteristics and the respective demand customers' properties place on the City stormwater management program and drainage system components. All publicly owned developed properties, other than streets or roads, are subject to the user fee charges on the same basis as private properties. The Stormwater Utility customer classes will encompass all developed and undeveloped properties within the City and are defined as follows:
 - (1) The Single Family Residential (SFR) Customer Class shall consist of all developed properties classified as SFR.
 - (2) The Non-Single Family Residential (NSFR) Customer Class shall consist of all developed properties classified as NSFR.
 - (3) The Undeveloped Customer Class shall consist of properties classified as undeveloped.
- (b) Documentation pertaining to the Stormwater Utility customer classes shall be kept on file in the office of the Stormwater Utility Manager for public inspection.

Section 13-247. Stormwater User Fee Charges

- (a) It shall be the policy of the City that user fee charges for stormwater management services to be provided by the Stormwater Utility in the designated service area shall be derived through methods

- which have a demonstrable relationship to the varied demands and impacts imposed on the stormwater management services by individual properties and/or the level of service rendered by, or resulting from, the provision of stormwater management services by the City.
- (b) The basis for calculation of the stormwater user fee charge for developed properties within the City is established in this Ordinance. The City shall assign or determine the customer class, amount of impervious and partially impervious surfaces and applicable specific modifiers as may be needed for the fair, reasonable and equitable allocation of the costs to deliver stormwater management services and to calculate the stormwater user fee charges for developed properties in the City.
 - (c) Stormwater user fee charge rates shall be structured so as to be uniform within the customer class, and the resultant user fee charges shall bear a reasonable connection to the cost of providing stormwater management services. User fee charge rates shall be in addition to other rates, charges, or fees employed for stormwater management within the incorporated areas of the City as defined herein.
 - (d) The stormwater user fee charges shall accrue beginning on January 1, 2026.

Section 13-248. Stormwater User Fee Charge Billing Rates

- (a) The City Council shall establish by resolution the stormwater user fee charge rates and the rates may be modified by the Mayor and City Council from time to time to meet the financial and operational needs of the Stormwater Utility. A current schedule of rates shall be on file in the office of the City Clerk of Thomasville. In setting or modifying such rates, it shall be the goal of the City to establish rates that are fair, equitable and reasonable, and which, together with other funding sources available to the Thomasville Stormwater Utility for services, systems, and/or facilities related to stormwater management are sufficient to support the cost of the stormwater management program, including, but not limited to, the payment of principal and interest on debt obligations, lease payments, operating expenses, capital outlays, non-operating expenses, provisions for prudent reserves and other Stormwater Utility related costs as deemed appropriate by the City.
- (b) Stormwater user fee rates shall be based upon the total number of Equivalent Residential Units (ERUs) associated with developed properties within the City.
- (c) Gravel and compacted soil on improved property will be considered a partial impervious surface and included in the customer's ERU calculation because of the hydrologic response characteristics of these materials. However, the total surface area associated with these materials will be calculated at 85% of the total ERUs to reflect the relative hydrologic response characteristics of these materials as contrasted asphalt, concrete and other similar surfaces.
- (d) Calculation of User Fee Charges. The periodic stormwater user fee charges imposed on all developed properties shall be calculated by multiplying the stormwater user fee billing rate times the number of ERUs for each customer account. Fractional ERUs will be rounded to one decimal place to establish the number of ERUs for billing each month. The number of ERUs that will be utilized to calculate the user fee charge for each customer account shall be in accordance with the following:

- (1) SFR Customer Class: Each SFR customer account shall be charged by utilizing a tier system per month unless the conditions outlined below apply. The tier system shall follow as such:

SFR		
Tier	ERUs	Area Range (SF)
Small	0.5	501 - 2,250
Medium	1.0	2,250 - 4,500
Large	2.0	4,500 - 9,000

- i. If two customer accounts are assigned to a SFR property (i.e. a duplex) then each customer account on that parcel will be charged 0.5 ERU per month for billing purposes.

- ii. If a SFR's impervious surface is 9,001 square feet or greater, the customer shall receive a custom bill calculated the same as the NSFR customer class.
- (2) NSFR Customer Class: Each NSFR customer shall be charged a total amount of ERU which shall be calculated by the NSFR customer's total impervious surface divided by the median impervious surface results of the statistical analysis.

Undeveloped Land Customer Class: Undeveloped land shall be assigned 0 ERUs and will not receive a stormwater user fee bill.

Section 13-249. Stormwater User Fee Charge Exemptions

- (a) Exemptions to the stormwater user fee charges are as follows:
 - (1) Linear railroad rights-of-way (i.e. tracks, rails, rail bed) outside of the defined rail yard limits shall be exempt from stormwater user fee charges. This exemption is in compliance with Georgia law and in recognition of the routine drainage system maintenance and capital construction activities undertaken by rail road companies associated with rights-of-way and drainage conveyance systems. However, railroad stations, rail yards, maintenance buildings, and/or other improved property used for railroad operations shall not be exempt from stormwater user fee charges.
 - (2) City of Thomasville streets and rights-of-way shall be exempt from stormwater user fee charges. The Stormwater Utility shall not charge the City a user fee charge for the impervious surface associated with City's streets and other impervious surfaces within the rights-of-way of the City's municipal street system. This exemption is granted in recognition of the in-kind service provide by the City's General Fund, which allows the Stormwater Utility to utilize the City's existing streets, curbs, gutters, drainage ways and ditches, storm sewers, culverts, inlets, catch basins, pipes, head walls and other structures, natural and man-made, within and owned by the City which controls, diverts, and conveys surface water for the purposes of collecting, diverting, transporting and controlling surface runoff and storm waters. All other improved property owned by the City shall be subject to the imposition of stormwater user fee charges in accordance with this Article.
 - (3) Thomas County roads and rights-of-way on the County Road System located within the City limits shall be exempt from stormwater user fee charges inasmuch as Thomas County has legal responsibility to perform all drainage system maintenance and capital construction activities with respect to such roads and rights-of-way. This exemption is in recognition of the drainage system maintenance and capital construction responsibilities undertaken by Thomas County, which benefit the Stormwater Utility. All other improved property owned by Thomas County that is within the service area shall be subject to the imposition of stormwater user fee charges in accordance with this Ordinance.
 - (4) Georgia Department of Transportation (GDOT) highways, Federal Interstates, and rights-of-way on the State Highway System within the City limits shall be exempt from stormwater user fee charges. This exemption is in recognition of routine drainage system maintenance, NPDES regulatory compliance, and capital construction activities undertaken by GDOT in association with GDOT rights-of-way road and drainage conveyance systems, which benefits the Stormwater Utility. However, offices, maintenance buildings, and/or other improved property used for GDOT purposes shall not be exempt from stormwater user fee charges.

Section 13-250. Stormwater User Fee Charge Credits

- (a) Credits against stormwater user fee charges shall be provided for on-site stormwater control systems and activities constructed, operated, maintained and performed to the City's standards by public and private property owners and/or tenants which eliminate, mitigate or compensate for the impact that the property may have upon the public stormwater management systems and facilities or stormwater

management program. The City Manager's designee may grant credits based on the technical and procedural criteria set forth in the City of Thomasville Stormwater Utility Credit Manual (Credit Manual) as the same may be updated from time to time, which is incorporated into this Ordinance by reference and made a part hereof. Copies of the Credit Manual, which is a public record, will be maintained by and made available by the City of Thomasville.

- (1) Customers may apply for credits in accordance with the Credit Manual.
- (2) A stormwater user fee charge credit shall be determined based upon meeting all technical requirements, standards and criteria contained in the Credit Manual. The amount of credit, or reduction of the stormwater user fee charge, shall be in accordance with the criteria contained in the Credit Manual.
- (3) Any credit allowed against the stormwater user fee charge is conditioned on continuing compliance with this Article and the Credit Manual, including proper future maintenance of the stormwater management systems and facilities with design and performance standards as stated in the Credit Manual and upon continuing provision of the controls, systems, facilities, services, and activities provided, operated, and maintained by the customer. The City Manager or City Manager's designee may revoke a credit at any time for noncompliance with applicable standards and criteria as established in the Credit Manual or noncompliance with this Article.
- (4) In order to obtain a credit, the customer must make application to the City on forms provided by the City of Thomasville for such purpose, and in accordance with the procedures outlined in the Credit Manual.
- (5) The application for any credit must be in writing and must include the information necessary to establish eligibility for the credit, and be in the format and on the forms described and provided for in the Credit Manual. To be considered for any credit, the customer's public utility account must be paid and current prior to review and approval of a Stormwater Utility credit application by the City. Incomplete applications will not be accepted for consideration and processing.
- (6) When an application for a credit is timely filed and deemed complete by the City Manager or City Manager's designee, he or she shall have 45 days from the date the complete application was filed with the City to: (a) grant the credit in whole; (b) grant the credit in part; or (c) deny the credit within 30 days thereafter. Beginning July 1, 2025, credits applied for by the customer, and granted in whole or in part, shall apply from the first day of the calendar month immediately following the date on which a complete application for the credit has been filed with the City.
- (7) When an application for a credit is approved by the Stormwater Utility Manager, the credit shall be applied to the stormwater user fee in accordance with the terms defined in the Credit Manual.
- (8) Credits shall have a term that begins on the date of issuance of the credit and expires on the fifth (5th) anniversary of the date of issuance.
- (9) A customer shall not have to reapply annually for the credit granted, but the City Manager or City Manager's designee may review the credit and the basis therefore no more frequently than annually and may terminate the credit upon finding grounds for such termination.

Section 13-251. Stormwater User Fee Charge Billing; Delinquencies and Collections; and Adjustments

- (a) Billing. The City shall bill the customer and the customer receiving the bill shall be obligated to pay the applicable stormwater user fee charge.
 - (1) The stormwater user fee charge will be billed and collected on a combined utility bill and collected along with other City utility services. If and when an account is closed or becomes delinquent, the bills for unpaid previous service, as well as for current service, shall be billed to the property owner who shall be obligated for such stormwater user fee charges.
 - (2) Customers that do not have another utility service shall receive a utility bill with stormwater user fees only for the same billing cycle of the address.

- (3) The City reserves the right to bill the stormwater user fee charge to either the property owner or the individual or entity of record as the utility customer account holder, whether such person is the owner or otherwise occupies the property in a capacity other than as an owner.
- (4) Frequency of the billing of stormwater user fee charges shall be specified by the Mayor and City Council.
- (5) Failure of the customer to receive a utility bill or a stormwater user fee charge shall not be justification for nonpayment. Regardless of the party to whom the bill is initially directed, the property owner of each improved property subject to stormwater user fee charges shall be ultimately obligated to pay stormwater user fee charges and any interest on delinquent stormwater user fee charge payments.
- (6) If a property is unbilled, or if no bill is sent for a particular tract of improved property, the Stormwater Utility may back bill for a period of up to one (1) year, but shall not be entitled to any interest or any delinquency charges during the back billed period.

(b) Delinquencies and Collections.

- (1) The Stormwater Utility user fee charge shall be billed and collected as an integral part of the City's billing for other utility services and the customer may not elect to separate such fee from the remainder of the utility bill and not pay the Stormwater Utility user fee charge. If the customer fails to remit payment of the Stormwater Utility user fee charge portion of the utility bill when the balance of the utility bill is otherwise paid, the entire billing for all other City utility services will be in default notwithstanding any other payment made towards the bill. In addition to all other remedies which the City may have for nonpayment, any or all other utility services, including water service, may be terminated effective as of the date printed on the delinquent bill in accordance with the procedures established in the City Code of Ordinances for such termination. Acceptance and retention by the City of any portion of the utility bill shall not constitute a waiver of the foregoing provisions.
- (2) All user fees not paid by the due date are subject to the late payment charge in accordance with City policy for other utilities. In addition, all costs of collection, including attorney's fees and court costs, will be added.
- (3) Unpaid stormwater user fees may also be collected by filing suit to collect on an unpaid account and by using all methods allowed by Georgia law to collect on any civil judgment obtained thereby, including enforcement of any lien resulting from any such judgment. Unless reduced to a judgment and a *writ of fieri facias* issued, the unpaid user fee charge shall not constitute a direct lien against the owner or the property.
- (4) Additionally, in the event of non-payment and Stormwater Utility disconnection, the customer must pay the bill in full, the late payment charge, any disconnection or cut-off charge if applicable, and pay a deposit if the deposit was either waived, previously refunded, or was used to make the payment, late payment charge, and/or the cut-off charge. The City Manager's designee is authorized to cause the City to enter into payment plan for customers that demonstrate the ability to pay, according to the criteria developed as a written policy by the City Manager and available at the office of the City Manager for inspection. Such a payment plan can only be entered into once in a 12-month period. Failure to meet any payment date of a payment plan shall terminate the payment plan, and the City reserves the right to discontinue utility services to that customer account.

(c) Adjustments. The City Manager's designee shall administer the procedures and standards for the adjustment of the stormwater user fee charge.

- (1) If a customer believes their stormwater user fee charge amount is incorrect, the customer may seek an adjustment of the stormwater user fee charge for the account at any time by submitting the request in writing to the City Manager's designee and setting forth in detail the grounds upon which relief is sought on forms provided by the City of Thomasville for such purpose. Such request, along with any required information as provided for in the Credit Manual, shall

- be received by the City Manager's designee no later than the customer's delinquent date. The customer's public utility account must be paid and current prior to consideration of an adjustment request by the City.
- (2) Customers requesting the adjustment shall be required, at their own expense, to provide accurate impervious surface and other supplemental information to the City Manager's designee, including, but not limited to, a survey certified by a registered land surveyor or a professional engineer or as otherwise allowed by the Civil Engineering Department. This information must be submitted with the customer's request for adjustment in order for the request to be considered. Failure to provide the required information shall result in denial of the customer's adjustment request.
 - (3) Once a completed adjustment request and all required information are received by the City Manager's designee, the City Manager's designee shall render a written decision within 30 days.
 - (4) In considering an adjustment request, the City Manager's designee shall consider whether the calculation of the stormwater user fee charge for the account is correct.
 - (5) The City Manager's designee decision shall be in writing and will be mailed to the address provided on the adjustment request, and service shall be complete upon mailing.
 - (6) If the result of an adjustment request is that a refund is due the applicant, the refund will be applied as a credit on the applicant's next stormwater user fee charge bill.

Section 13-252. Appeals and Hearings

- (a) Appeals. An appeal to the City Manager may be taken by any customer aggrieved by any decision of the City Manager's designee. The appeal shall be taken within 30 calendar days of the decision of the City Manager's designee by filing with the City Manager a notice of appeal in writing specifying the grounds thereof. Upon the filing of the notice of appeal, the City Manager shall receive all documentation constituting the record upon which the decision appealed from was taken.
- (b) Hearings. The City Manager shall fix a reasonable time for hearing the appeal and give written notice to the appellant at least ten (10) calendar days prior to the hearing date. The notice shall indicate the place, date and time of the hearing. The City Manager shall affirm, reverse, affirm in part, or reverse in part the decision the City Manager's designee after hearing the evidence. If the decision of the City Manager's designee is reversed in whole or in part, resulting in a refund or credit due to the customer, then such refund or credit shall be calculated retroactive to the date of the initial appeal. The decision of the City Manager shall be final, and there shall be no further administrative appeal."

SECTION II

BE IT FURTHER ORDAINED by the Council of the City of Thomasville and it is hereby ordained by the authority of same, that City of Thomasville Stormwater Utility Credit Manual, is declared a public record and a copy of same is on file with the Clerk of the City of Thomasville as of the first reading of this ordinance and the second and final reading of this ordinance and is accessible to any member of the public, including but not limited to any members of the public who are or may be affected by the passage of this ordinance and the creation of the Stormwater Utility.

SECTION III

BE IT FURTHER ORDAINED by the Council of the City of Thomasville and it is hereby ordained by the authority of the same, this ordinance shall be effective on the date of its final reading and passage.

SECTION IV

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

SECTION V

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 VI

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 this ordinance is mutually dependent upon any other section paragraph, sentence, clause or phrase of This ordinance.

SECTION VII

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 VIII

This ordinance was introduced and read at a lawful meeting of the City council for the City of Thomasville, Georgia, held June 23, 2025, and read the second time, passed and adopted in like meeting held on July 28, 2025.

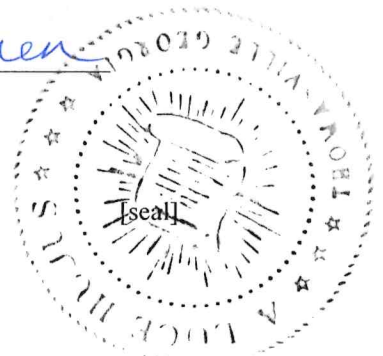
CITY OF THOMASVILLE, GEORGIA



Mayor, Todd Mobley



ATTEST: City Clerk



END OF EXHIBIT "A"

ORDINANCE NO.: ORD-14-07282025

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 111 TEDDY STREET, THOMASVILLE, GEORGIA; OWNED BY ASHLEY N. THOMPSON; 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 111 Teddy 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 111 Teddy Street, Thomasville, Georgia, being more particularly described as follows:

ALL THAT CERTAIN TRACT, LOT OR PARCEL, of land, situate, lying and being in the City of Thomasville, Thomas County, Georgia and being more particularly described as Lot No. Eight (8) in what is known as Theodore Heights Division, as shown by plat recorded in Deed Book SS, Page 406 of the Deed Records of Thomas County, Georgia. Said lot being 47 feet on Teddy Street and extending back from Teddy Street 100 feet and bonded on the south by Teddy Street, west by Mattie Wright lot, north by Clara Howard lot and Albert Davis and east by F .D. Dismuke. And being the same lot conveyed by Ola Dunlop Mozell, Administratrix upon the estate of Moses Dunlap to Mrs. Mary L. Moore, December 7, 1926 and recorded December 15th, 1926 in Deed Record 4-H, Page 465, of the Deed Records of Thomas County, Georgia. This is also the same property conveyed by Warranty Deed dated June 10, 2005 from Corine Thompson to Emily F. Thompson in Deed Book 1201, Page 7, 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 June 23, 2025, and read the second time, passed and adopted in a like meeting held on July 28, 2025.

CITY OF THOMASVILLE, GEORGIA

By: 
Todd Mobley, Mayor

Attest: 
Felicia Brannen, City Clerk



END OF EXHIBIT "B"

ORDINANCE NO.: ORD-15-07282025

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 115 JONES, THOMASVILLE, GEORGIA; OWNED BY MAMIE O MONROE; 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 115 Jones 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 115 Jones 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, and being more particularly described as follows:

One (1) house and lot facing fifty (50') feet on Jones Street (formerly Howard Street) and running back from Jones Street toward Dowdell Street of equal width for a distance of one hundred (100') feet, and having erected thereon a frame dwelling house, now designated and known as House No. 115 Jones Street, Thomasville, Georgia. Said property being bounded on the West by property now or formerly owned by Peoples; on the East by property now or formerly owned by McIntosh; on the South by Jones Street; and on the North by property facing on Dodwell Street. This is the identical property described in a warranty deed from S. J. Drake, by his attorney-in-fact, M.W. Hopkins, dated October 8, 1895, and recorded on July 25, 1911, in Deed Book 3-A, Page 130 among 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.

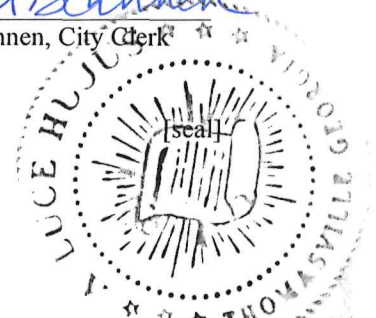
SECTION VII

This ordinance was introduced and read at a lawful meeting of the City council for the City of Thomasville, Georgia, held June 23, 2025, and read the second time, passed and adopted in a like meeting held on July 28, 2025.

CITY OF THOMASVILLE, GEORGIA

By: 
Todd Mobley, Mayor

Attest: 
Felicia Brannen, City Clerk



END OF EXHIBIT "C"

ORDINANCE NO.: ORD-16-07282025

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 117 JONES, THOMASVILLE, GEORGIA; OWNED BY CHRISTOPHER CORDY AND JACQUELINE OGLESBY; 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 117 Jones 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 117 Jones 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, and designated as Lot Number 30 on the Rogers Survey, recorded in Deed Book AA, Folio 566, of the public records of Thomas County, Georgia, said lot fronting 50 feet on the northeast margin of Jones Street and running back northeasterly of uniform width 100 feet, and having located thereon a frame dwelling known as 117 Jones Street (formerly known as 117 Howard Street).

This being the same property described in a deed from L. D. Ferguson to Tom McIntosh and Oris R. McIntosh dated July 21, 1947, and recorded in Deed Book 6-R, Folio 564, of the public records of Thomas County, Georgia. The said Oris R. McIntosh was the wife of Tom McIntosh who died intestate while a resident of Thomas County, Georgia, leaving the said Tom McIntosh as her sole heir at law.

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.

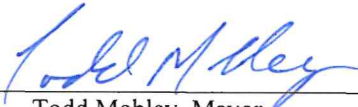
SECTION VI

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.

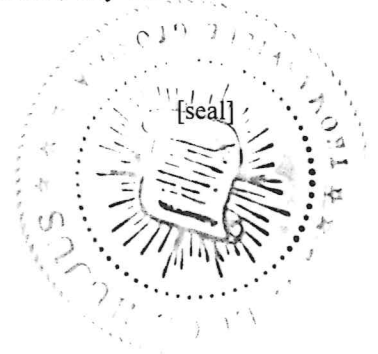
SECTION VII

This ordinance was introduced and read at a lawful meeting of the City council for the City of Thomasville, Georgia, held June 23, 2025, and read the second time, passed and adopted in a like meeting held on July 28, 2025.

CITY OF THOMASVILLE, GEORGIA

By: 
Todd Mobley, Mayor

Attest: 
Felicia Brannen, City Clerk



END OF EXHIBIT "D"

ORDINANCE NO.: ORD-17-07282025

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 215 SIXTH AVE., THOMASVILLE, GEORGIA; OWNED BY ESTATE OF KIRBY A EVERETT, DECEASED AND MU DEAR PROPERTIES, INC.; 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 Sixth Avenue, 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 Sixth Avenue, Thomasville, Georgia, being more particularly described as follows:

All and only that parcel of land designated as Tax Parcel 008 037 007, lying and being in the City of Thomasville, Thomas County, Georgia, fronting 50 feet on the north side of 6th Avenue and extending back of uniform width 100 feet, known as 152 in Mallett' s Normal School Addition to the City of Thomasville, plat of said subdivision being recorded in Book PP, Page 292, of Deed Records of Thomas County, Georgia, and being therein frame dwelling known as No. 215 6th Avenue.

This being the same parcel conveyed to Kirby A. Everett in a deed recorded in Deed Book 391, Page 128 and known as 215 Sixth A venue, Thomasville GA.

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.

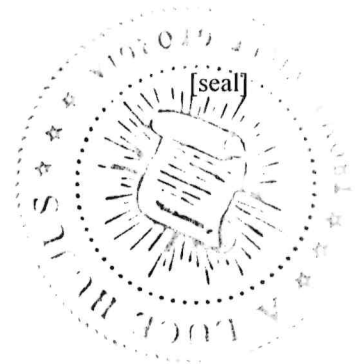
SECTION VII

This ordinance was introduced and read at a lawful meeting of the City council for the City of Thomasville, Georgia, held June 23, 2025, and read the second time, passed and adopted in a like meeting held on July 28, 2025.

CITY OF THOMASVILLE, GEORGIA

By: 
Todd Mobley, Mayor

Attest: 
Felicia Brannen, City Clerk



END OF EXHIBIT "E"

ORDINANCE NO.: ORD-18-07282025

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 217 W JERGER STREET, THOMASVILLE, GEORGIA; OWNED BY CHARLIE MAE GILBERT AND JOHN CLAYTON.; 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 217 W Jerger 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 217 W Jerger Street, Thomasville, Georgia, being more particularly described as follows:

That lot or parcel of land in the City of Thomasville, Thomas County, Georgia, having thereon house No. 217 WEST JERGER STREET of said City, and being known as the northwest quarter of Lot No. 19, Column 2, between Madison Street and Stevens Streets, and being almost in front of house of Cora Pritchard, (now or formerly) the same fronting approximately 60 feet wide on the southeast side of West Jerger Street and extending back in uniform width approximately 120 feet, and being bounded by established lines. This is the property identified and described in Item 2 of the last will of Margaret Ann Munson, probated in solemn form in the Probate court (formerly Court of Ordinary) of said county and recorded in Will Book R, Page 185 in said office.

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.

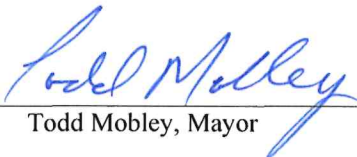
SECTION VI

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.

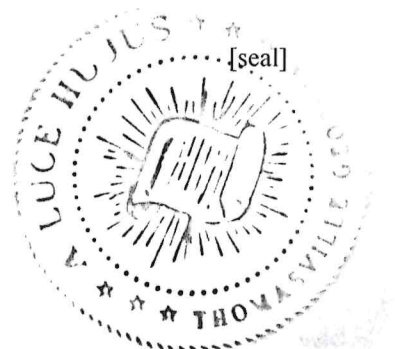
SECTION VII

This ordinance was introduced and read at a lawful meeting of the City council for the City of Thomasville, Georgia, held June 23, 2025, and read the second time, passed and adopted in a like meeting held on July 28, 2025.

CITY OF THOMASVILLE, GEORGIA

By: 
Todd Mobley, Mayor

Attest: 
Felicia Brannen, City Clerk



END OF EXHIBIT "F"

ORDINANCE NO.: ORD-19-07282025

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF THOMASVILLE BY AMENDING SECTION 19-75 CAPTIONED "PARKING PROHIBITED DURING CERTAIN HOURS IN DESIGNATED PLACES" OF ARTICLE III CAPTIONED "STOPPING, STANDING AND PARKING" OF CHAPTER 19 CAPTIONED "TRAFFIC"; AND BY DELETING IN ITS ENTIRETY SUBPARAGRAPH (1)(E) "ASSEMBLY USE, DANCE SCHOOL" OF SECTION 22-437 CAPTIONED "OFF-STREET PARKING STANDARDS" OF ARTICLE X CAPTIONED "OFF-STREET PARKING AND SERVICE REQUIREMENTS" OF CHAPTER 22 CAPTIONED "ZONING"; SO AS TO ADD AN ENTIRELY NEW SUBPARAGRAPH (1)(E) "ASSEMBLY USE, COMMUNITY CENTER; LIBRARY, MUSEUM, OR ART GALLERY"; OF SECTION 22-437 CAPTIONED "OFF-STREET PARKING STANDARDS" OF ARTICLE X CAPTIONED "OFF-STREET PARKING AND SERVICE REQUIREMENTS" OF CHAPTER 22 CAPTIONED "ZONING"; ADD BY ADDING A NEW SECTION 22-441 CAPTIONED "REDUCTION IN PARKING REQUIREMENTS FOR ON-STREET PARKING" OF ARTICLE X CAPTIONED "OFF-STREET PARKING AND SERVICE REQUIREMENTS" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO RENAME AS ARTICLE X CAPTIONED "RESERVED" OF CHAPTER 22 CAPTIONED "ZONING" AND RENAME SECTIONS 22-442 THROUGH 22-443 "RESERVED" AND BY REPEALING ALL INCONSISTENT ORDINANCES AND PROVISIONS, ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION I

BE IT ORDAINED by the City Council of the City of Thomasville, Georgia, and it is hereby ordained by the authority of the same, that Section 19-75 Captioned "Parking prohibited during certain hours and designated places" of Article III Captioned "Stopping, Standing and Parking" Of Chapter 19 Captioned "Traffic" of the Code of the City of Thomasville, Georgia is hereby amended to read as follows:

"Sec. 19-75. - Parking prohibited during certain hours in designated places.

(a) The operator of a vehicle shall not leave such vehicle parked ~~continuously between the hours of 1:00 a.m. and 6:00 a.m. upon any of the paved streets of the city, nor parked~~ continuously in the same place on any city street for longer than 48 hours.

(b) No vehicles shall be parked on ~~the Broad Street paving between Calhoun Street and the city limits on the north, nor on~~ either side of Smith Avenue between Broad Street and ~~Market Street~~ the city limits to the east during any hour of the day, nor on Madison Street between Washington Street and North Boulevard during any hour of the day.

(c) The city manager is authorized to prohibit parking on any portion of any street when it is deemed necessary or advisable and shall designate such prohibited parking by painting the curb yellow or by appropriate signs. In the case of desired establishment of no-parking zones on state highways, the city council may pass an ordinance to establish such no-parking zones upon approval of the department of transportation, but such ordinance shall not be amendatory of this Code and shall be treated as any other special ordinance, not general law. An executed copy of such ordinance shall be typed into the current city ordinance book on permanent file, and a certified copy of such ordinance furnished the state department of transportation.

(d) It shall be unlawful for any person to park and leave standing any motor vehicle for any time longer than shall be necessary to load or unload the contents thereof upon any space within the city known, designated or used as an alley. The term "alley" shall include any passageway within the city not a public street, whether the title located and sage way is in the city or in an individual, provided such passageway is used as a means of ingress or egress by any person other than the person on whose property such passageway is located, and shall include also that part of the street opposite the alley which forms the opening or entrance thereto."

SECTION II

BE IT FURTHER ORDAINED by the Council of the City of Thomasville, and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is hereby amending Subsection (1) (e) of Section 22-437 Captioned "Off-street parking standards" of Article X Captioned "Off-street parking and service requirements" of Chapter 22 Captioned "Zoning" of the Code of the City of Thomasville, Georgia is hereby amended to read as follows:

"Sec. 22-437. - Off-street parking standards.

1. Assembly	
a. Auditorium, stadium, assembly hall, gymnasium, theater, community recreation center	(a) 1 space per 3 fixed seats in largest assembly room or area; (b) 1 space for each 40 square feet of floor area available for the accommodation of movable seats in the largest assembly room, or combination of fixed and movable seats; or (c) 1 space per each 150 square feet of gross floor area; whichever is greatest.
b. Bowling area	4 spaces per alley plus requirements for any other use associated with the establishment such as a restaurant, etc.
c. Club or lodge	1 space for each 2 employees plus 1 space for each 200 square of gross floor area within the main assembly area plus additional spaces for other uses permitted within the premises.
d. Church	1 space per 4 seats in the main place of assembly.

<p>e. Dance school e. Community center, library, museum, or art gallery</p>	<p>1 space for each employee plus 1 space per 150 square feet of gross floor area plus save and convenient loading and unloading of students. <u>10 parking spaces plus 1 additional space for each 300 square feet of floor area in excess of 2, 000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the floor area and additional parking provided on the basis of 1 space for each 4 seats contained therein.</u></p>
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SECTION III

BE IT FURTHER ORDAINED by the Council of the City of Thomasville, and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is hereby amended by adding a New Section 22-441 Captioned “Reduction in parking requirements for on-street parking” of Article X, captioned “Off-street parking and service requirements” of Chapter 22, captioned “Zoning” so as to Rename as Article X, captioned “Reserved” of Chapter 22 Captioned “Zoning” and rename Sections 22-442 Through 22-443 “reserved” of the Code of the City of Thomasville, Georgia is hereby amended to read as follows:

“Sec. 22-441. - Reduction in parking requirements for on-street parking.

- (1) Reduction in parking requirements for on-street parking: A reduction of the generally applicable minimum off-street parking requirements shall be allowed in all zoning districts as follows:
- (a) On-street parking provided adjacent to the site may count as part of the required parking supply, provided the design is deemed appropriate by the City Manager or their designee.
 - (b) Where the ability for on-street parking exists in a public right-of-way, one on-street parking space may be substituted for every required off-street parking space, provided the on-street space immediately abuts the subject property.
 - (c) Each on-street parking space shall only be counted for one property. Where a space straddles a property line (as projected into the right-of-way), the space shall only be counted by the owner whose property abuts 50 percent or more of the on-street parking space.
 - (d) The City Manager or their designee may determine that to ensure future roadway capacity, the on-street parking reduction may not be available.
 - (e) On-street parking in a public right-of-way shall not count towards any applicable parking maximums.

Secs. 22- 441~~2~~— 22-463. - Reserved.”

SECTION IV

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

SECTION V

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

SECTION VI

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 VII

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 VIII

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 IX

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held June 23, 2025, and read the second time, passed and adopted in like meeting held on July 28, 2025.

CITY OF THOMASVILLE, GEORGIA



Mayor, Todd Mobley



ATTEST: City Clerk



END OF EXHIBIT "G"

ORDINANCE NO.: ORD-20-07282025

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, OF 1971, AS AMENDED WHICH IS SET FORTH IN THE CODE OF THE CITY OF THOMASVILLE AS CHAPTER 22, CAPTIONED "ZONING", BY EXCLUDING A CERTAIN TRACT OF LAND FROM **PARCEL 1** OF SECTION 22-91 CAPTIONED "**DC-DOWNTOWN CORE**", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS **PARCEL 13** OF SECTION 22-91 CAPTIONED "**DC-CU, DOWNTOWN CORE CONDITIONAL USE (141, CEMETERIES/COLUMBARIUM)**" **SUBJECT TO THE FOLLOWING CONDITION: RELOCATION PROVISION: THE APPLICANT SHALL AGREE THAT THE COLUMBARIUM WILL BE RESPECTFULLY RELOCATED IF THE CHURCH CEASES OPERATIONS OR RELOCATES TO ANOTHER PROPERTY IN THE FUTURE.WITH ADDITIONAL CONDITIONS.)**"; TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

SECTION I

BE IT ORDAINED by the Council of the City of Thomasville and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is amended by excluding a certain **Parcel 1** from Section 22-91 captioned "**DC-Downtown Core**" and to designate the said same tract as **Parcel 13** of Section 22-91 captioned "**DC-CU, Downtown Core Conditional Use (141, Cemeteries/Columbarium)**" **subject to the following condition:**

Relocation Provision: The applicant shall agree that the columbarium will be respectfully relocated if the church ceases operations or relocates to another property in the future.

and more particularly described as follows:

PARCEL 1: ALL THE FOLLOWING DESCRIBED PIECE OF LAND ON JACKSON STREET, THOMASVILLE, GEORGIA. Said Lot fronting on the south side of Jackson Street (19') nineteen feet, and triangular in shape, being cut off from the eastern side of the Old Thompson Foundry lot and being so much of Lot No. 5 as recorded in Book "CC", Page 512, Clerk's Office, Thomas County, Georgia, as will front (19') nineteen feet on Jackson Street the southern line cast and west line of said lot measures 62 3/4 feet more or less.

This being the same property conveyed to Joe Goldstein by Warranty Deed from Norman Goldstein dated October 31st, 1978, of record in Deed Book 120, Page 718, Deed Records of Thomas County Georgia.

PARCEL 2: ALL OF THOSE TRACTS OR PARCELS OF LAND located, situated, lying and being in the City of Thomasville, Thomas County, Georgia and more particularly described as follows:

ALL OF THE REAL PROPERTY IDENTIFIED ACCORDING TO THE PRESENT STREET NUMBERING OF THE CITY OF THOMASVILLE, GEORGIA. TO-WIT: Numbers 313, 315, 317 and 321 West Jackson Street.

The above described property is a portion of the real estate conveyed to Grantor herein by those certain Deeds of Assent dated November 30, 1970, which said deeds are recorded in Deed Book. 54, pages 733 and 735, respectively. A portion of said real estate hems more particularly described in that certain Affidavit by Lebbeus Dekle dated March 16th, 1956, and recording in Deed Book 8-J, Page 137 being a portion of the above described real estate and more particularly described in those Affidavits the first of which being dated March 16, 1956, and recorded in Deed Book 8-J, Page 136, and the second of which being dated April 2, 1956, and recorded in Deed Book 8-J, Page 179. A further portion of the above described property is more particularly described in those certain Warranty Deed &, the first of which is executed by Annie Hanis, dated December 15, 1928, and

recorded in Deed Book 4-Q, Page 74; the second of which was executed by T.L. Rooks, dated December 15, 1928, and recorded in Deed Book 4-O, Page 371. The final portion of the above described property is more particularly described in that certain Warranty Deed executed by B.H. Applewhite, dated April 15, 1926, and recorded in Deed Book 4-D, Page 542. The above noted references all refer to the records of the Clerk of the Superior Court of Thomas County, Georgia.

PARCEL 3:

Tract 1: THOSE TWO STORE HOUSES AND THE LOTS ON

WHICH THEY ARE SITUATED, having a frontage of 65 feet on West Jackson Street in the City of Thomasville, Georgia, with a depth of 110 feet, and which said & store houses are identified as No. 329, formerly occupied by Nehi Bottling Company, and No. 331, now occupied by Jordan Furniture Company, together with all the right, title and interest of the Grantor in the east wall of store house No. 329 and one-half interest in the west wall of No. 331 West Jackson Street. which said store house and lots are definitely described as follows: BEGIN at the northeast corner of store house No. 329, formerly occupied by Nehi Bottling Company; from this point nan west along Jackson Street 65 feet. more or less, to the center of the west wall of store house No. 331; from this point run south 110 feet, more or less, along center of said wall and a continuation thereof: from this point run cast 65 feet; from this point run north 110 feet to the Point of Beginning. This being the same property described in a deed from Mrs. Ruby C. Smith to E.C. Jordan dated March 8, 1946, and recorded in Deed Book 6-P, Page 357, in the Office of the Clerk of the Superior Court of Thomas County, Georgia

Tract 2: ALL OF LOT NUMBER TWO (2) as shown in a plat recorded in Book CC, Page S12, Clerk's Office, Thomas Superior Court, said lot fronting twenty- four and ono-half (24 1/2') feet, more or less, on the east side of Jackson Street and running back in an easterly direction one hundred seventy-five (175') feet, said lot being of uniform width throughout its entire length, said lot being in Thomasville, Thomas County, Georgia.

ALSO: ALL OF LOT OF LAND NUMBER THREE (3) as shown in a plat recorded in Book CC, Page 512, Clerk's Office:, Thomas Superior Court, said lot fronting twenty-five (25') feet on Jackson Street east die, between Stephens and Lee Streets. in the City of Thomasville, Georgia, and running back one: hundred seventy-five (175') feet, being the same width all the way back.

The last above described tract of land and the building there on is conveyed subject to the rights of the adjacent property owner on the northeast thereof to certain interest in a party wall as established in a contract between H.J. MacIntyre and Nat M. William, and others, made November 6, 1941, and recorded in Deed Records of Thomas County, Georgia, in Book 5-Z, Page 219. Any and all rights of the Grantor under said Agreement are conveyed hereby.

The above described property is the same property described in a deed from H.J. MacIntyre to E.C. Jordan dated April S, 1946, and recorded in Deed Book 6-P, Page 424, in the Office of the Clerk of the Superior Court of Thomas County, Georgia,

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

Reference is made to that Plat of Survey for the City of Thomasville by Frank E. Carlton, Georgia Registered Land Surveyor No. 1544, dated June 15, 2007, recorded in Plat Cabinet 5, Folio 10-G among the deed records of Thomas County, Georgia (hereinafter referred to as the "Survey")

The parcel conveyed is all that tract identified as "no deed found to this area" on the Survey which lies between Parcel No. 2 on the Survey, Parcel No. 3 on the Survey, the property now or formerly of Robert S. Lampkin as described in that deed recorded in Deed Book 1068, Page 283 among the deed records of Thomas County, Georgia, and the property now or formerly of Bert Pope, L.C. as

described in that deed recorded in Deed Book 1254, Page 78 among the deed records of Thomas County, Georgia.

The tract hereby conveyed shall become part and parcel of the "Parking Tract" as set forth in that Limited Warranty Deed from the Downtown Development Authority of the City of Thomasville to Trinity Anglican Church, Inc. dated May 30, 2008 recorded in Deed Book 1497, Page 341 among the deed records of Thomas County, Georgia and is hereby conveyed subject to the same conditions, restrictions and reversions as set forth in that Limited Warranty Deed.

All those tracts or parcels of land situate, lying and being in the City of Thomasville, Thomas County, Georgia, more particularly identified as Parcel No. 1, containing 0.192 acre more or less, Parcel No. 2, containing 0.255 acre more or less, Parcel No. 3, containing 0.087 acre more or less, and Parcel No. 4, containing 0.931 acre more or less, as these parcels are more particularly shown on that plat of survey prepared for the City of Thomasville by Frank E. Carlton, Georgia Registered Land Surveyor No. 1544, dated June 15, 2007, and recorded in Plat Cabinet 5, Folio 10-G, among the deed records of Thomas County, Georgia (the "Survey"), reference to which plat is made for a more particular description by metes and bounds and courses and distances as set forth thereon (hereinafter referred to as the "Property").

For purposes of identification, Parcel No. 2, Parcel No. 3 and Parcel No. 4 on the Survey are hereinafter collectively referred to as the "Parking Tract".

The Authority reserves a non-exclusive perpetual easement for vehicular and pedestrian access, ingress, egress and parking over and upon the Parking Tract.

The Parking Tract is conveyed subject to the following restrictive covenant which shall run with the land: No construction of any improvements other than a parking lot and related lighting and landscaping may be placed on the Parking Tract.

The Property is conveyed subject to easements for utilities currently in place or of record and that non-exclusive easement for ingress and egress reserved by R. Wayne Murphy in that deed to the City of Thomasville dated January 22, 1990, recorded in Deed Book 269, Page 192-194 among the deed records of Thomas County, Georgia.

The above described property is subject to a General Utility Easement from Trinity Anglican Church to City of Thomasville dated September 3, 2009 recorded in Deed Book 1597, Page 74 of the Deed Records of Thomas County, Georgia.

The above described property is subject to a Sidewalk Easement from Trinity Anglican Church Inc. to City of Thomasville dated March 27, 2018 recorded in Deed Book 2143, Pages 384- 386 of 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 part 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 the 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 Council of the City of the 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 and (ii) that to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this 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 extend allowed by law, all remaining phrases, clauses, sentences, paragraphs or section of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.


SECTION VII

This ordinance shall not be made a part of the official codified ordinances of the City of Thomasville but shall nevertheless be spread upon the public minutes and records of the City of Thomasville.

SECTION VIII

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held on June 23, 2025, and read the second time, passed and adopted in like meeting held on July 28, 2025.

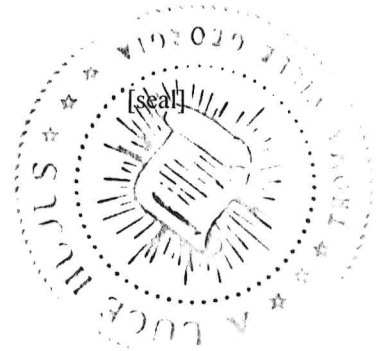
CITY OF THOMASVILLE, GEORGIA



Mayor, Todd Mobley



ATTEST: City Clerk



END OF EXHIBIT "H"