

City of Thomasville Council Meeting, August 25, 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; Chief Financial Officer, Ashley Cason; other city staff; citizens and members of the media. The meeting was held in Council Chambers at City Hall, located at 144 East Jackson Street, Thomasville, Georgia. Simultaneous access to the meeting was provided to those members of the media and citizens unable to attend the meeting via the City of Thomasville's online live stream feed located at www.thomasville.org.

CALL TO ORDER

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

INVOCATION

Councilmember Lucinda Brown gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Terry Scott led the Pledge of Allegiance

APPROVAL OF MINUTES

Mayor Pro Tem Scott moved to approve the Regular Meeting Minutes of August 11, 2025. 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.

PROCLAMATIONS

1. Councilmember Chastain recognized Goalline Ministries, Executive Director Cory Wise, and reported there are over 380 college students engaged with Goalline Ministries through their Adopt-A-Student program, small groups, and daily support of student-athletes, both on and off the court or field. Goalline Ministries is strengthening the overall college experience of the students coming to this area and through their notable accomplishments, partnerships with Thomas University, local churches, ministries, and businesses, Goalline is promoting a strong and vibrant community where relationships can flourish, and college students are interested in staying. Councilmember Chastain noted that the Mayor and Council do hereby proclaim the week of August 25th as Goalline Ministries Week and urged all citizens to reaffirm the ideals which the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through the Constitution and promoted by Goalline Ministries. Councilmember Chastain presented the proclamation to Director Wise.
2. Mayor Pro Tem Scott reported childhood cancer is the leading cause of death by disease in children and approximately 40,000 children are in active treatment at any given time. He acknowledged the endeavors of the local childhood cancer awareness organizations and presented a proclamation to them which formally proclaimed September 2025 as Childhood Cancer Awareness Month in Thomasville, Georgia. He encouraged citizens to support this cause that so deeply impacts families in Thomasville and across the country.
3. Mayor Mobley recognized and commended 18-year-old Mason Howell for his extraordinary achievements, historic records, and representation of Thomasville, Georgia on the national and international stage. In June 2025, at the age of 17, Mason Howell became the youngest player in the field and the sixth youngest ever to compete in the U.S. Open Championship held at Oakmont Country Club. Mayor Mobley further reported that in August 2025, at just 18 years old, Mason won the 125th U.S. Amateur Championship, making him the third youngest champion in the tournament's history and the youngest American to do so, breaking Tiger Woods' record. Mayor Mobley and Councilmembers presented Mason Howell with a proclamation recognizing and commending Mr. Howell and extended best wishes for his continued success in golf and in

life. Mr. Howell thanked the Mayor, Councilmembers and the Thomasville community for their continued support.

CITIZENS TO BE HEARD

Mayor Mobley acknowledged the following citizens listed on the Citizens to be heard Sign-In Form and informed them of the three-minute time limitation to speak.

1. Thomas White, resident of Magnolia Street, voiced concerns of residential landscapers blowing grass clippings into the streets and clogging the stormwater drains. He noted the City is now charging residents a fee for stormwater maintenance and he wanted to know if there would be action taken against the landscapers. Mayor Mobley encouraged the City Manager to reach out to Mr. White regarding his questions.
2. Carissa Campanello, resident of Inwood Acres Lane, and YMCA Fitness Instructor, encouraged Council to consider installing Pickleball courts at Cherokee Lake Park. She noted the sport encourages intergenerational play for the community; it would promote economic and community growth; and is affordable, inclusive and would provide free or low-cost ways to improve health for community members.
3. Candee Henderson, resident of Egg and Butter Road in Thomas County, encouraged Council to consider utilizing 100% renewable energy sources by 2035. She reported that the cheapest way to produce electricity was by using solar power and asked that the City stop telling customers that natural gas is sustainable. She also encouraged Council to reconsider the tariff placed on residents who utilize solar panels on their homes.
4. Nancy Tinker, Thomasville Landmarks Director, spoke in favor of Council's affirmative vote relating to the adoption of an ordinance to create a Traditional Neighborhood Infill Development District. She reported that Landmarks was in support of this ordinance.

ADOPT AGENDA

Councilmember Chastain moved to adopt the agenda 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.

OLD BUSINESS

There was no Old Business for Councilmembers to consider at this meeting.

NEW BUSINESS

First reading of an ordinance to amend Chapter 3, "Alcoholic Beverages", of the Code of Thomasville, Georgia to authorize and regulate consumption of Alcoholic Beverages in Downtown Entertainment District.

City Attorney, Timothy C. Sanders reported that the City has allowed consumption of beer and wine on public property and in establishments located in the special event area in connection with First Friday events, as City special events pursuant to section 3-36 for a number of years. A growing number of cities in Georgia allow consumption of alcoholic beverages on public property year-round in defined districts. The proposed ordinance would create a district, to be known as the Downtown Entertainment District, and regulations for the consumption of beer, wine, and liquor on public property and generally in the Entertainment District. Outdoor dining on sidewalks located in the proposed Downtown Entertainment District is an ongoing occurrence. However, there is no regulation of this practice in general or with respect to the consumption of alcoholic beverages in connection with outdoor dining. Subsection (e) of the proposed ordinance would provide a framework for outdoor dining in general in the proposed Entertainment District, as well as for the consumption of alcoholic beverages in connection with outdoor dining. The proposed ordinance creates a new section 3-75, establishing the Downtown Entertainment District, which is located within the Downtown Business District. A map generally depicting the Entertainment District is attached. Alcoholic beverages, beer, wine, and liquor, may be consumed off premises in the Entertainment District only under the conditions provided for in the ordinance. Signage will be installed marking the boundaries of the Entertainment District. The October 1, 2025 effective date of the ordinance is set to give city staff time to finalize the signage. Attorney Sanders pointed out that the portion of the Entertainment District depicted on E. and W. Jefferson Street extends only enough to the pedestrian crossing (across N. Madison Street) and sidewalk on the southeast side of the street. In other words, people are not allowed to cross with alcoholic beverages to the other, northwest side of Jefferson Street. Similarly, with respect to N. and S. Crawford Street, the Entertainment District only includes the pedestrian crossing and sidewalk on the southwestern portion of N. and S. Crawford Street and does not extend to the sidewalk on the other side of the street.

These delineations within Jefferson Street and Crawford Street are consistent with the boundaries that have been set on these streets for First Friday events. The ordinance specifies that alcoholic beverages are not permitted to be consumed off premises in the Entertainment District outside of any buildings located on any parcel used as a church, day care center, or school (without express permission) or in any private parking lot within the Downtown Entertainment District. The purpose of this provision is to prohibit people from wandering onto and then lingering on the outside portions of these types of premises. It is also generally consistent with other portions of the code, which do not permit the consumption of alcohol outside of establishments in parking lots and other similar.

The proposed ordinance provides that Alcoholic beverages may only be consumed on public property and in establishments located in the Entertainment District between the hours of 11:00 a.m. to 10:00 p.m. Monday through Saturday and 12:30 p.m. to 10:00 p.m. on Sundays. However, beginning at 3:00 p.m. on the day of the Christmas Parade, off premises consumption of alcoholic beverages in the Entertainment District is not allowed. The Council by resolution may also designate any other date or time during which off premises consumption is not allowed. Alcoholic beverages must be purchased from a licensed establishment in the Entertainment District and must be in a clear plastic cup that is no larger than 16 oz. The cup is required to be branded with an identifying logo from the establishment from which the cup was purchased or as otherwise approved by the City Manager or the City Manager's designee. These are establishments that hold a license to sell alcoholic beverages for consumption on the premises or are otherwise permitted by right under Georgia law to sell alcoholic beverages for consumption by the premises. Only a customary single serving of an alcoholic beverage may be served in each cup. Establishments selling alcoholic beverages for off premises consumption must post a sign at each door used for ingress and egress by customers notifying them of the rules for consuming alcoholic beverages in the Entertainment District. Additional minor revisions have been made to sections 3-36, 3-64 and 3-72 to bring them in line with section 3-75. Attorney Sanders reviewed the PowerPoint presentation depicting proposed changes, maps, and requirements.

Councilmember Chastain moved to order the ordinance to amend Chapter 3, "Alcoholic Beverages", of the Code of Thomasville, Georgia as read for the first time, passed and carried over as presented. Councilmember Baker seconded the motion. A brief discussion ensued regarding district location, provision of required cups/logos and letters received in support of the proposed ordinance. 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.

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 SECTION 3-36, CAPTIONED "CITY-SPONSORED EVENTS AND PRIVATE NONPROFIT SPECIAL EVENTS ON DESIGNATED CITY PROPERTY," OF ARTICLE II, CHAPTER 3; (2) AMENDING SUBSECTION (c), PERMITTED AREAS FOR CONSUMPTION ON PREMISES, OF SECTION 3-64, ARTICLE III, CHAPTER 3; (3) AMENDING SECTION 3-72, CAPTIONED "REGULATION OF ALCOHOL CARRIED INTO LICENSED ESTABLISHMENTS;" OF ARTICLE III, CHAPTER 3; (4) DELETING SECTION 3-75, CAPTIONED "RESERVED" OF ARTICLE III, CHAPTER 3, IN ITS ENTIRETY TO PROVIDE FOR A NEW SECTION CAPTIONED "DRINKING IN PUBLIC; OUTDOOR DINING;" (5) REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND (6) PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND FOR OTHER PURPOSES.

First reading of an ordinance to establish the Traditional Neighborhood Infill Zoning District (TNID), and to amend text of Chapter 22, "Zoning".

City Planner, Kenneth Thompson, reported that the City of Thomasville is introducing the Traditional Neighborhoods Infill District (TNID), a new elective (voluntary) zoning district designed to promote infill residential development within the City's traditional neighborhoods. This initiative aligns with the Blueprint Comprehensive Plan and aims to provide more diverse, attainable housing options while respecting the established character of these neighborhoods. Current zoning codes limit the development of small-scale housing types that once made Thomasville's historic neighborhoods vibrant and accessible. The TNID seeks to reintroduce development patterns such as smaller lots, cottages, and house-scaled multi-unit buildings that are compatible with existing neighborhood fabric and support reinvestment on vacant lots. The Traditional Neighborhoods Infill District introduces a zoning option tailored to support reinvestment in Thomasville's historic neighborhoods through strategic, context-sensitive development. The

TNID is an elective zoning district, meaning that property owners must request and receive rezoning approval prior to any development under these standards.

Key aspects of the district include:

- Eligibility Limited to Traditional Neighborhoods Boundary: Only properties located within the designated Traditional Neighborhood Urban Redevelopment Area (TN-URA) Boundary are eligible to apply for rezoning to TNID. This ensures that the district applies only where its intent and standards are most appropriate.
- Strategic Neighborhood-Scale Standards: TNID establishes development standards that reflect and enhance the character of existing traditional neighborhoods. These include lot dimensions, building placement, and scale that are compatible with historic development patterns.
- Architectural and Design Guidelines: Unlike conventional zoning districts, the TNID incorporates architectural controls and design guidelines that are directly contextual to the neighborhood. These guidelines aim to preserve neighborhood character while allowing flexibility for a range of housing types.
- Permitting and Compliance: Development under TNID requires rezoning approval by the Planning and Zoning Commission and City Council. Once rezoned, TNID standards are applied at the time of permitting to ensure consistent implementation.
- By offering a practical framework for context-sensitive infill development, the TNID encourages productive use of underutilized lots, supports housing diversity, and fosters revitalization while maintaining the integrity of Thomasville's traditional neighborhoods.

Councilmember Brown moved to order the ordinance to amend Chapter 22, "Zoning", of the Code of Thomasville, Georgia as read for the first time, passed and carried over, 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 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 SECTION 22-6, "DEFINITIONS," OF ARTICLE I, CHAPTER 22; (2) AMENDING SECTION 22-20, "LOTS WITH MULTIPLE FRONTAGE," ARTICLE I, CHAPTER 22; (3) AMENDING SECTION 22-43, "STANDARDS FOR ACCESSORY DWELLING UNIT," OF ARTICLE I, CHAPTER 22; (4) AMENDING SECTION 22-91, "ESTABLISHMENT OF DISTRICTS," ARTICLE III, CHAPTER 22; (5) AMENDING ARTICLE XV, CHAPTER 22, TO CREATE A NEW DIVISION 3, "TRADITIONAL NEIGHBORHOOD INFILL DISTRICT," SECTIONS 22-629 THROUGH 22-645; (6) REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND (7) PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND FOR OTHER PURPOSES.

Resolution to award a bid for the 2023 SPLOST LMIG Street Improvements Project and authorize the Mayor or Mayor Pro Tem to execute the Contract.

Assistant Utilities Superintendent, Eric Gossett, reported that the City of Thomasville conducts a resurfacing project that coincides with utility improvements to address failing infrastructure throughout the city. This is accomplished through the SPLOST LMIG projects. The 2023 SPLOST LMIG Street Improvements project will improve infrastructure at East Walcott Street (North Broad – Young), Vine Street (North Short Broad – North Dawson), Friar Tuck (Nottingham Drive – Robin Hood Drive), Hayes Street (North Spair – North Mitchell), Hickory Drive, North Short Broad, Fountain Street (Water), Glenwood (Water), Maury (Water), Myrtle (Water), Strong Street (Water), Maple Street (Water), Big Star Drive, Tucwal (Maury – Partridge), Claire Drive (Glenwood Drive – Maury), Valwood Avenue (Falcon Drive – Woodfield Drive), Falcon Drive (Valwood – Dead End), Wildwood Lane (East Clay – Ernest), Robin Drive (Glenwood – East Walcott), Marshall Street (Grovewood – East Walcott), Patterson Still Road (Patterson – North Pinetree Boulevard), East Washington Street (Patterson Street – Dead End), Neel Place (South – Gordon Avenue), West Clay Street (Martin Luther King Jr Drive – Dead End), East Pastime Drive (North Pastime – Pastime Avenue), Belmont Drive (Clay – East Washington), and Glen Arven Drive (Wimbledon – Culdesac) and Vine Street will include stormwater improvements and water improvements will occur at all listed streets. This project was advertised for 30 days on both the City's website and Georgia Procurement registry. Bids were opened on August 7, 2025. There were eight plan holders, and three bids were received. The project consists of resurfacing the identified

streets, water system improvements and stormwater improvements on Vine Street. The project is anticipated to take 365 days. The project will be funded by a combination of SPLOST and Water capital. Lowest Bid Breakdown as follows:

- Resurfacing: \$1,909,534.30
- Stripping: \$25,060.20
- Water System Improvements: \$3,101,168.00
- Stormwater Improvements: \$160,143.00

The following is a summary of bids received:

<u>BIDDER</u>	<u>BID</u>
The Scruggs Company	\$6,110,980.53
Green's Backhoe	\$5,503,824.20
RPI	\$5,195,905.50

Plan Holders:

Reams and Son	RPI
Construct Connect	Attaway Contracting, Inc.
Zane Grace Construction	Green's Backhoe, Inc.
The Scruggs Company	David Taylor Construction, Inc.
Capital Asphalt	

Councilmember Baker moved to approve the resolution to award the bid to RPI for the 2023 SPLOST LMIG Street Improvement Project 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 adopted resolution follows.

RESOLUTION

WHEREAS the City of Thomasville has it as their responsibility to provide, regulate and maintain city streets and utilities to its citizens in order to provide reliable services such as water, wastewater, and gas; and

WHEREAS the Council of the City of Thomasville, Georgia, desires to support the repair, rehabilitation, or replacement of the water distribution pipeline system or portions thereof, street resurfacing and stormwater improvements to reduce incidents and fatalities and avoid economic losses; and

WHEREAS the Council of the City of Thomasville, Georgia awarded the 2023 SPLOST LMIG Street Improvements Project on the 25th day of August 2025 at a regularly scheduled City Council meeting in the amount of five million one hundred ninety-five thousand nine hundred and five dollars and fifty cents (\$5,195,905.50) to RPI; and

WHEREAS the Council of the City of Thomasville, Georgia desires to make additional street improvements using the two hundred eighty thousand six hundred seventy-five dollars and forty-three cents (\$280,675.43) from the Local Maintenance and Improvement Grant with the 2023 SPLOST-LMIG Street Improvement project; and

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Thomasville, Georgia, desires to commit funding in the FY2025 Budget to award a contract to RPI in the amount of five million one hundred ninety-five thousand nine hundred and five dollars and fifty cents (\$5,195,905.50) so as to provide for the commitment and appropriation of funds; and

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the Mayor or Mayor Pro Tempore of the City of Thomasville as the signatory on

all necessary and related documents as shall be necessary in relation to the 2023 SPLOST LMIG Street Improvements Project.

PASSED, APPROVED AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 25th day of August 2025.

Resolution to award the bid for the Remington Avenue Water Main Extension Project and to authorize the Mayor or Mayor Pro Tem to execute the contract.

Assistant Utilities Superintendent, Eric Gossett, reported that the water main located on Remington Avenue is in dire need of replacement. It is approximately 80 years old. Additionally, without replacing the aged water main, there is a higher chance of it rupturing and damaging any new infrastructure in the area. There is also a higher chance of leaks occurring. This can be prevented by replacing the aged water main with a new one. This project was advertised for 30 days on both the City's website and Georgia Procurement registry. Bids were opened on July 29, 2025. There were ten plan holders, and four bids were received. The project consists of replacing approximately 1.28 miles of water main, fire hydrants, services, valves and crossings from Stewart Street to East Pinetree Boulevard on Remington Avenue. The estimated completion time for this project is 120 days. The following is a summary of bids received:

BIDDER

Jim Boyd Construction
Helix Grading and Utility
Green's Backhoe
Southeast Connections, LLC

BID

\$1,144,344.50
\$2,290,933.26
\$1,582,168.00
\$1,398,456.16

Plan Holders:

Jim Boyd Construction
Green's Backhoe
Construct Connect
Dodge Construction, Inc
Sniktaw

Helix Grading and Utility
Southeast Connections, LLC
RPI Underground, Inc
Popco
Limitless Concrete and Works

Mayor Pro Tem Scott moved to approve the resolution to award the bid to Jim Boyd Construction for the Remington Avenue Water Main Extension Project, 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 resolution follows.

RESOLUTION

WHEREAS the City of Thomasville has it as their responsibility to provide, regulate and maintain city utilities to its citizens in order to provide reliable services such as water, wastewater, and gas;

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

WHEREAS the Council for the City of Thomasville, Georgia awarded the Remington Avenue Water Main Extension project to Jim Boyd Construction on the 25th day of August 2025 at a regularly scheduled City Council meeting in the amount of one million one hundred forty-four thousand three hundred and forty-four dollars and fifty cents (\$1,144,344.50); and

WHEREAS the Council of the City of Thomasville, Georgia, desires to commit funding in the FY2025 Budget to award a contract to Jim Boyd Construction in the amount of one million

one hundred forty-four thousand three hundred and forty-four dollars and fifty cents (\$1,144,344.50) so as to provide for the commitment and appropriation of funds; and

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the amendment of the FY2025 Budget in the amount of one million one hundred forty thousand three hundred and forty-four dollars and fifty cents (\$1,144,344.50) so as for the commitment and appropriation of funds and expenditures related to the Remington Avenue Water Main Extension project; and

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the Mayor or Mayor Pro Tempore of the City of Thomasville as the signatory on all necessary and related documents as shall be necessary in relation to the Remington Avenue Water Main Extension project.

PASSED, APPROVED AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 25th day of August 2025.

REPORTS

Assistant City Manager Sealy reported that the Coffee and Conversation with the City Manager and Assistant City Manager would be held in the Flipper Room at the Thomas County Library at 9:30 AM on August 26th. She encouraged the community to attend the event as it was a great opportunity to ask questions regarding the City of Thomasville's operations.

Councilmembers and City Manager collectively thanked those citizens in attendance, and those listening/watching the live stream, for their participation. They also commended city staff for their efforts involved with the many exciting projects throughout the City. It was noted that Thomas County Commissioner, Jeremy Rich; and, a couple of School Board candidates were in attendance; Councilmembers thanked them for attending the meeting.

ADJOURNMENT

Having no further business for consideration, the Thomasville City Council Meeting was adjourned at 6:27 PM.

CITY OF THOMASVILLE, GEORGIA



Mayor, Todd Mobley



ATTEST: City Clerk

