

City of Thomasville Council Meeting, September 8, 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 and Royal Baker. 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. It shall be noted that Councilmember Lucinda Brown was absent from this meeting. 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

Mayor Todd Mobley 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 25, 2025. Councilmember Chastain seconded the motion. There was no discussion. The motion passed unanimously 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, and Baker.

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. Brian Higgins, owner of 1861 Distillery and resident of Gordon Avenue, Thomasville, Georgia, voiced concerns that City Council was not supporting his business due to the exclusion of 1861 Distillery's location within the proposed entertainment district. He requested that Council postpone the adoption of the ordinance to establish the entertainment district until consideration could be made to include the 1861 Distillery's location within the district. He noted having met with some leadership members and a workable proposal is available for consideration and includes traffic statistics relating to comments regarding Smith Avenue. Mayor Mobley noted that Council would move forward with the agenda item at this meeting and that considerations could be made for a future amendment to the ordinance.
2. Jill Higgins, resident of Gordon Avenue, voiced concerns regarding the exclusion of 1861 Distillery from the proposed entertainment district and comments made relating to patrons of the Distillery crossing Smith Avenue and the absence of a sidewalk in front of the Distillery. Mrs. Higgins reported that crossing the 100 feet from the relatively flat and mostly paved surface between the crosswalk at Dawson street and the Distillery was not indifferent to other traffic crossings, sidewalk and alleyways throughout the city. She asked that Council reconsider their decision at this meeting and not exclude 1861 Distillery in the proposed district.
3. Candee Henderson, resident of Egg and Butter Road South, Thomas County, Georgia, stated her mission is 100% renewable energy for Thomasville and Thomas County by 2035. She encouraged Council to consider utilizing solar energy as a viable energy source that will not have an adverse effect on global warming and glaciers melting. She asked Thomasville Utilities to stop putting up roadblocks for residents to use solar energy and stop promoting natural gas as a utility resource.

ADOPT AGENDA

Mayor Mobley reported the necessity to add an item to the printed agenda to consider bids and award for the purchase of a rigging system in the Municipal Auditorium due to safety measures for upcoming rentals in the Auditorium.

Councilmember Chastain moved to amend the agenda by adding an item to consider the bids and award for the purchase of Municipal Auditorium Rigging System Demolition and Repair Phase 1 and Resolution to proceed with bid. Councilmember Baker seconded the motion. There was no discussion. The motion passed unanimously 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, and Baker.

Mayor Pro Tem Scott moved to adopt the agenda as amended. Councilmember Chastain seconded the motion. There was no discussion. The motion passed unanimously 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, and Baker.

OLD BUSINESS

Second reading of an ordinance to amend Chapter 3, “Alcoholic Beverages”, of the Code of Thomasville, Georgia to authorize and regulate consumption of Alcoholic Beverages and Outdoor Dining in Downtown Entertainment District.

City Attorney, Timothy C. Sanders reported there had been no changes to the ordinance since its passage on first reading. Attorney Sanders briefly reviewed the amendment to establish an entertainment district and provide for outdoor dining. The proposed entertainment district map was reviewed.

Councilmember Chastain moved to order the ordinance to amend Chapter 3, “Alcoholic Beverages”, of the Code of Thomasville, Georgia to authorize and regulate consumption of Alcoholic Beverages and Outdoor Dining in Downtown Entertainment District, as read for the second time, passed, and adopted as presented. Mayor Pro Tem Scott seconded the motion. Discussion ensued regarding comments from Mr. and Mrs. Brian Higgins, possibilities of amendments to the district boundaries and the history of downtown events such as Sip & Stroll to increase shopping in the downtown area. There was no further discussion. The motion passed unanimously 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, and Baker.

The adopted ordinance (ORDINANCE NO.: ORD-24-09082025) will be made a part of the permanent record of these minutes.

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

City Planner, Kenneth Thompson reported there had been no changes to the ordinance since its passage on first reading. He briefly reviewed 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. 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.

Councilmember Chastain moved to order the ordinance to amend Chapter 22, “Zoning” to establish the Traditional Neighborhood Infill Zoning District (TNID) as presented. Councilmember Baker seconded the motion. There was no further discussion. The motion passed unanimously 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, and Baker.

The adopted ordinance (ORDINANCE NO.: ORD-25-09082025) will be made a part of the permanent record of these minutes.

NEW BUSINESS

Consider Resolution of Emergency and Ordinance to amend Section 3-31(g), of the Code of Thomasville, Georgia.

City Attorney, Timothy C. Sanders reported The City’s current ordinance, Section 3-31(g), provides for penalties for underage sales that include mandatory suspensions beginning with the first offense (without employee training), through second and third offenses in a twelve-month period. The proposed amendments to Section 3-31(g) revise the

penalties for the first offense (without training) and the second offense in twelve months to allow the license holder to choose between a fine or a suspension. However, the fines are increased. A third offense in twelve months continues to be punished with a mandatory suspension, although the fines are increased. Attorney Sanders requested that Council consider the approval of the ordinance on first and second reading, under emergency resolution, to amend Section 3-31(g) of the Code of Ordinances as presented.

1. Approval of a Resolution of Emergency for the adoption of an ordinance on first and second readings at this one meeting.

Mayor Pro Tem Scott moved to adopt a resolution of emergency for the adoption of an ordinance on first and second reading at this one meeting. Councilmember Baker seconded the motion. There was no discussion. The motion passed unanimously 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, and Baker.

The adopted resolution follows.

RESOLUTION OF EMERGENCY

WHEREAS, subsection (g) of Section 3-31 of the Code of the City of Thomasville provides for penalties for the sale of alcoholic beverages to underage persons;

WHEREAS, a number of license holders are subject to show cause hearings and related penalties pursuant to Section 3-31(g) in connection with a second offense in a twelve month period for the sale of alcoholic beverages to underage persons;

WHEREAS, the Mayor and Council of the City of Thomasville desire to make certain amendments to the penalty provisions contained in Section 3-31(g) that take into account the need to strike a balance between emphasizing adherence to the City's laws concerning underage sales and the ability of business owners to continue to operate their business;

NOW THEREFORE BE IT RESOLVED, that in the interest of public health and safety, as well as the consideration of existing businesses located in the City, and to allow the Mayor and Council of the City of Thomasville to expedite certain show cause hearings for violations for the sale of alcoholic beverages to underage persons under revised penalties in Section 3-31(g), the Mayor and Council of the City of Thomasville hereby find that there exists an emergency necessitating certain amendments to the penalty provisions of Section 3-31(g) on first and second readings at this one meeting pursuant to City of Thomasville Ordinance Section 2-2.

SO DONE this the 8th day of September, 2025.

2. First and second reading, under resolution of emergency, of an ordinance to amend Section 3-31(g) of Chapter 3, "Alcoholic Beverages", of the Code of Thomasville, Georgia.

Councilmember Chastain moved to order the ordinance to amend Section 3-31(g) of Chapter 3 of the Code of Thomasville, Georgia, as read for the first and second times, under resolution of emergency, passed and adopted as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed unanimously 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, and Baker.

The adopted ordinance (ORDINANCE NO.: ORD-26-09082025) will be made a part of the permanent record of these minutes.

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

Executive Director of Inspections & Engineering, Mark Harmon reported that the structure in each location has been in a deteriorating state without utilities for extended periods of time. The required appraisals were completed to

confirm that each structure met the threshold for demolition. Notices of Unfit Structure status along with scheduled hearing date notices were sent to known interested parties and advertised hearings held in accordance with local and Georgia Law. Each Unfit Structure case was brought before the City Manager held on advertised hearings dates, where an order was lawfully issued to demolish the unfit structure within 30 days of the hearing date. The (Lis Pendens) orders were recorded mailed to all parties identified, posted on site, and printed in the required intervals in the legal section of the Times Enterprise per the requirement by COT ordinances and Georgia Law.

1. First reading of an ordinance to demolish an unfit structure located at 115 Barnes Street, Thomasville, Georgia.

Director Harmon reported the according to Tax Assessor's office, the dwelling was constructed in 1920. The dwelling is in a severely deteriorated state and not habitable. It is unoccupied and has been unoccupied for an extended period. You can see from the photographs there have been several past unsuccessful attempts at renovation. There have also been multiple Code Enforcement cases over the past 6-7 years. The entire house is in a fragile state. Much of the floor system and interior is missing where the crawl space floor is visible. The electrical, plumbing, and heating systems are missing and would require complete replacement.

Mayor Pro Tem Scott moved to order the ordinance to demolish the unfit structure located at 115 Barnes Street 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 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain and Baker.

The ordinance title follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 115 BARNES ST, THOMASVILLE, GEORGIA; OWNED BY FLETCHER YOUNG JR.; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith, AND FOR OTHER PURPOSES.

2. First reading of an ordinance to demolish an unfit structure located at 137 Barnes Street, Thomasville, Georgia.

Director Harmon reported that according to the Tax Assessor's office, the dwelling was constructed in 1954. The dwelling is in a severely deteriorated state and not habitable. It is unoccupied and has been unoccupied for an extended period. You can see from the photographs the overall poor condition. The entire house is in a fragile state. The electrical, plumbing, and heating systems are missing and would require complete replacement.

Councilmember Chastain moved to order the ordinance to demolish the unfit structure located at 137 Barnes Street 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 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain and Baker.

The ordinance title follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 137 BARNES ST, THOMASVILLE, GEORGIA; OWNED BY MODERN & PRISTINE PROPERTIES.; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith, AND FOR OTHER PURPOSES.

3. First reading of an ordinance to demolish an unfit structure located at 316 Fern Street, Thomasville, Georgia.

Director Harmon reported that according to the Tax Assessor's office, the dwelling was constructed in 1945. The dwelling burned a few years ago and is in a severely deteriorated state and not habitable. It is unoccupied and has been unoccupied since the fire. You can see from the photographs the overall poor condition. It

appears to have been abandoned by the owners. The entire house is in a fragile state. The electrical, plumbing, and heating systems are missing and would require complete replacement.

Mayor Pro Tem Scott moved to order the ordinance to demolish the unfit structure located at 316 Fern Street, 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 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain and Baker.

The ordinance title follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 316 FERN ST, THOMASVILLE, GEORGIA; OWNED BY MARYAM L. MUHAMMAD.; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith, AND FOR OTHER PURPOSES.

4. First reading of an ordinance to demolish an unfit structure located at 406 N Martin Luther King, Jr. Drive, Thomasville, Georgia.

Director Harmon reported that according to the Tax Assessor's office, the dwelling was constructed in 1864. The dwelling is in a severely deteriorated state and not habitable. It is unoccupied and has been unoccupied for an extended period. You can see from the photographs the overall poor condition. The entire house is in a fragile state. The electrical, plumbing, and heating systems are missing and would require complete replacement.

Councilmember Baker moved to order the ordinance to demolish the unfit structure located at 406 North Martin Luther King, Jr. Drive 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 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain and Baker.

The ordinance title follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 406 N MARTIN LUTHER KING, JR. DR., THOMASVILLE, GEORGIA; OWNED BY ELLA MAE ROBINSON; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith, AND FOR OTHER PURPOSES.

5. First reading of an ordinance to demolish an unfit structure located at 619 Oak Street, Thomasville, Georgia.

Director Harmon reported that according to the Tax Assessor's office, the dwelling was constructed in 1900. The dwelling is in a severely deteriorated state and not habitable. It is unoccupied and has been unoccupied for an extended period. You can see from the photographs the overall poor condition. The entire house is in a fragile state. The electrical, plumbing, and heating systems are missing and would require complete replacement.

Councilmember Chastain moved to order the ordinance to demolish the unfit structure located at 619 Oak Street, 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 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain and Baker.

The ordinance title follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 619 OAK STREET, THOMASVILLE, GEORGIA; OWNED BY JOYCE FORBES AND SIMON DOCKETT II; TO PROVIDE THE EFFECTIVE DATE OF THIS

ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith, AND FOR OTHER PURPOSES.

6. First reading of an ordinance to demolish an unfit structure located at 632 Hardaway Street, Thomasville, Georgia.

Director Harmon reported that according to the Tax Assessor's office, the dwelling was constructed in 1906. The dwelling is in a severely deteriorated state and not habitable. It is unoccupied and has been unoccupied for an extended period. You can see from the photographs the overall poor condition. The entire house is in a fragile state. The electrical, plumbing, and heating systems are missing and would require complete replacement.

Mayor Pro Tem Scott moved to order the ordinance to demolish the unfit structure located at 632 Hardaway Street, 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 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain and Baker.

The ordinance title follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 632 HARDAWAY STREET, THOMASVILLE, GEORGIA; OWNED BY PATASHIA SAMUEL AND JACINDA BRINSON HARRIS; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith, AND FOR OTHER PURPOSES.

7. First reading of an ordinance to demolish an unfit structure located at 1001 Young Street, Thomasville, Georgia.

Director Harmon reported that according to the Tax Assessor's office, the dwelling was constructed in 1914. The dwelling burned a few years ago and is in a severely deteriorated state and not habitable. It is unoccupied and has been unoccupied since the fire. You can see from the photographs the overall poor condition. It appears to have been abandoned by the owners. The entire house is in a fragile state. The electrical, plumbing, and heating systems are completely compromised and would require complete replacement.

Mayor Pro Tem Scott moved to order the ordinance to demolish the unfit structure located at 1001 Young Street, 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 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain and Baker.

The ordinance title follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 1001 YOUNG STREET, THOMASVILLE, GEORGIA; OWNED BY EULA WALKER; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith, AND FOR OTHER PURPOSES.

8. First reading of an ordinance to demolish an unfit structure located at 1405 Cassidy Road, Thomasville, Georgia.

Director Harmon reported that according to the Tax Assessor's office, the dwelling was constructed in 1956. The dwelling is in a severely deteriorated state and not habitable. It is so overgrown it almost can't be seen from the ROW. It is unoccupied and has been unoccupied for quite some time. You can see from the photographs the overall poor condition. The current owner has owned it for more than 20 years with no effort to address the condition. The entire house is in a fragile state. The electrical, plumbing, and heating systems are completely compromised and would require complete replacement.

Councilmember Baker moved to order the ordinance to demolish the unfit structure located at 1001 Young Street, 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 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain and Baker.

The ordinance title follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 1405 CASSIDY ROAD, THOMASVILLE, GEORGIA; OWNED BY MICHAEL J. STEVENSON AND LAURA B. STEVENSON; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith, AND FOR OTHER PURPOSES.

Resolution to accept the Land & Water Conservation Fund (LWCF) grant award for improvements at Balfour Park; to dedicate matching funds as required; and, to authorize the Mayor, or Mayor Pro Tem, to sign all necessary and related documents.

Community Planner, Anna Day reported that the Land & Water Conservation Fund (LWCF) Program is a federal grant program for assisting states and local governments with funds to develop and renovate outdoor recreation facilities. The Georgia Department of Natural Resources administers LWCF grants in Georgia. This grant has funded many projects for the City of Thomasville over the years, including Country Oaks, Remington Park, Cherokee Lake, and Cassidy Road Pond. The LWCF program follows a 2-year grant cycle and requires a 50/50 match. On October 14, 2024, Council adopted a resolution to submit an LWCF grant application and to commit matching funds in support of desired improvements at Balfour Park. These improvements include: a new central pavilion, a new playground area, a new misting/splash pad feature (interactive water feature), a new restroom facility, and a new formalized parking area. The proposed improvements were informed by a robust community-driven visioning effort and were consistently prioritized and supported by the nearly 500 participants that provided input. In anticipation of the LWCF grant award, Council approved a professional services contract with Kimley Horn to finalize the project design and provide support during the project's bid and construction phases. The City was notified on August 19, 2025, that the National Park Service approved a grant award of \$500,000 for the proposed project. The LWCF grant award will be used towards the construction costs for park improvements at Balfour Park. To receive the award, the City must execute a grant agreement and allocate dollar-for-dollar matching funds in the upcoming budget cycle(s). LWCF is a reimbursement grant program which requires the City to provide upfront funding to cover project costs. Therefore, improvements at Balfour Park will be initially funded using SPLOST funds that were requested in the FY2026 budget based on preliminary project cost estimates. The final project cost estimate and bid will be presented to Council for consideration and approval during the project's procurement phase.

Mayor Pro Tem Scott moved to adopt the resolution to accept the LWCF grant award for improvements at Balfour Park as presented. Councilmember Chastain seconded the motion. There was no further discussion. The motion passed unanimously 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain and Baker.

The adopted resolution follows.

RESOLUTION

WHEREAS the Land and Water Conservation Fund (LWCF) is a federal grants program that is distributed by the Georgia Department of Natural Resources (DNR); and,

WHEREAS the Council of the City of Thomasville, Georgia, desires to enhance public parks for the greater good of the community; and,

WHEREAS the Council of the City of Thomasville, Georgia desires to accept an LWCF grant award of \$500,000 as funding assistance for improvements at Balfour Park; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to commit a minimum of \$500,000 in matching funds as required by the LWCF grant program; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to authorize the Mayor to sign all necessary and related documents, as shall be necessary in relation to the LWCF grant award.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Thomasville, Georgia, hereby authorizes the acceptance of the award from the LWCF grant program; and

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the commitment of funds in the FY2026 and FY2027 Budget as required match for the Balfour Park renovations; 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 LWCF grants program award.

PASSED, APPROVED AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 8th day of September 2025.

Motion to approve the Low-Income Home Energy Assistance Program (LIHEAP) Agreement between the City of Thomasville and the Georgia Department of Human Services Division of Family and Children Services (DFCS) and to Authorize the Mayor, or Mayor Pro Tem, to sign all necessary and related documents.

Managing Director of Customer Service, Mark Parrillo reported that the City of Thomasville is currently in an agreement with Department of Family and Children Services (DFCS) to provide funding through the Low-Income Home Energy Assistance Program (LIHEAP) for residents of Thomasville. This program provides low-income families with monetary assistance to pay for electric services provided by the City of Thomasville. The Neighborhood Service Center is the liaison that fields all applications, as well as the disbursement of funds from DFCS to the City of Thomasville. In 2024 and 2025, residents of the City of Thomasville received \$505,820 processed through the LIHEAP program. Applicants will receive funds based on annual income level and household size. These fund levels will be \$350.00, \$450.00 and \$500.00. Director Parrillo requested that the City Council consider approving the agreement and authorizing the Mayor / Mayor Pro Tem to sign all necessary documents related to the Low-Income Home Energy Assistance Program Agreement between the City of Thomasville and Georgia Department of Human Services, Division of Family and Children Services.

Councilmember Chastain moved to approve the Low-Income Home Energy Assistance Program (LIHEAP) Agreement between the City of Thomasville and the Georgia Department of Human Resources Division of Family and Children Services (DFCS) and to authorize the Mayor or Mayor Pro Tem to sign all necessary and related documents, as presented. Councilmember Baker seconded the motion. There was no further discussion. The motion passed unanimously 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain and Baker.

ADD ON AGENDA ITEM

Consider bids and award for the purchase of Municipal Auditorium Rigging System Demolition and Repair Phase 1 and Resolution to proceed with bid.

Managing Director of Marketing and Communication, April Norton, thanked Councilmembers for considering this add on item. She reported there are eight upcoming rentals between 20025 and 2026 and all further rentals of the auditorium have been halted based on based on critical life safety concerns that have been observed through multiple stages of testing. She reported that the City of Thomasville City Council and Leadership have named the Municipal Building Auditorium as a high focus, aiming to address critical life safety concerns, evaluate long-term facility needs, and develop a phased renovation strategy that integrates life safety improvements and historic preservation with modernization goals and community impact – resulting in a plan that provides a clear and actionable roadmap for revitalizing the Auditorium as a safe, accessible, and vibrant civic and cultural venue.

Georgia Stage conducted a rigging system inspection in June 2024; Theatre Projects conducted a technical production systems assessment in December 2024, both observing the unsafe condition of the overhead rigging system which presents a significant safety risk and liability to stage users.

Understanding the goal of minimizing facility closure to support the currently contracted facility renters, balanced with the importance of safety, there is a limited time during which the rigging system could be fully replaced within the current schedule. It is proposed that the work be considered in two phases, allowing for immediate safety repairs and modified system operations for Fall 2025 events. The two phases of work include:

1. Phase 1: System modification for safety:

Demolition of a portion of the existing counterweight rigging system. Statically suspend new battens with new hardware directly from the steel overhead. This removes the components deemed questionable from the system operation and reduces both the risk and the liability but does also limit the use of the system.

2. Phase 2: Full System replacement:

As a part of the larger facility life safety improvements project, currently recommended for March – October 2026, the remainder of the system would be replaced, allowing for a fully safe and functioning rigging system.

A summary of bids received follows.

<u>BIDDER</u>	<u>BID AMOUNT</u>
PointWright Entertainment Rigging Specialist, LLC.	\$99,000.00
InterAmerica Stage, Inc.	\$133,488.58
DeLong Rigging Solutions	\$340,179.99

Councilmember Chastain moved to adopt a resolution to award the bid to PointWright Entertainment Rigging Specialists, LLC for the purchase of Municipal Auditorium Rigging System Demolition and Repair Phase 1 and to proceed as presented. Mayor Pro Tem Scott seconded the motion. There was discussion regarding this permanent solution being a phased solution to complete the necessary work for demolition and repair of the unsafe system. Mayor Mobley noted that during a recent tour of the facilities, he saw the issues and concerns firsthand. There was no further discussion. The motion passed unanimously 4-0, with the following votes recorded: AYES: Mobley, Scott, Chastain and Baker.

The adopted resolution follows.

RESOLUTION

WHEREAS the City of Thomasville is responsible for the upkeep and maintenance of the Municipal Auditorium, and has conducted a comprehensive facility assessment and renovation planning study; and,

WHEREAS it is the goal of the City of Thomasville's Special Facilities study aims to address critical life safety concerns, evaluate long-term facility needs, and develop a phased renovation strategy that integrates life safety improvements and historic preservation with modernization goals and community impact – resulting in a plan that provides a clear and actionable roadmap for revitalizing the Auditorium as a safe, accessible, and vibrant civic and cultural venue and,

WHEREAS the City of Thomasville solicits proposals from qualified contractors to perform Phase 1 of the Rigging System, as reported by Georgia Stage in June 2024 and the assessment of Theatre Projects in December 2024, the condition of the overhead rigging system presents a significant safety risk and liability; and,

WHEREAS, a Request for Proposals (RFP) for Phase 1 was issued by Theatre Projects, City of Thomasville Contracted Services, with the bidding period closed on September 5, 2025, pursuant to the policies and procedures of the City of Thomasville; and,

WHEREAS there were three proposals received – PointWright Entertainment Rigging Specialist, LLC. at \$99,000 – InterAmerica Stage, Inc. at \$133,488.58 – DeLong Rigging Solutions at \$340,179.99; and,

WHEREAS, the City Council for the City of Thomasville, Georgia desires to enter into a contract in the amount of \$99,000 for Phase 1 Rigging Demo and Repair to PointWright, Entertainment Rigging Specialist, LLC. as being most qualified to perform this work.

NOW, THEREFORE, BE IT RESOLVED as follows:

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

Section 2. Approval and Authorization of Contract. The City Council for the City of Thomasville, Georgia approves the Contract: Thomasville Municipal Auditorium Demo and Rigging Repairs Phase 1 amount attached hereto and made a part hereof as Exhibit A ("Contract") and authorizes the Mayor, or Mayor Pro Tempore in the Mayor's absence, to execute and deliver the Contract to proceed.

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

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

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

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

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

SO APPROVED AND ADOPTED this, the 8th day of September, 2025

REPORTS

City Manager White noted that Council approved the demolition of 8 structures in a short amount of time; however, he wanted to let citizens know that there are hundreds of hours involved in coordination of these ordinances for Council's consideration.

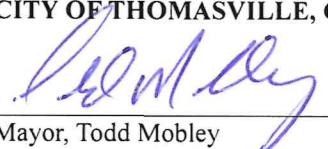
Councilmember Chastain thanked Mr. and Mrs. Higgins for their time and effort in speaking to Council and let them know that the City Manager will follow up with them. He also reported that there is an event at Paradise Park on September 20, 2025, to celebrate the completion of the first phase of the improvement project. He encouraged the community to attend.

Councilmember Baker echoed Councilmember Chastain's comments regarding the entertainment district, noting that he has had several people reach out to him as well and Council is looking at options for amending the ordinance.

ADJOURNMENT

Having no further business for consideration, the Thomasville City Council Meeting was adjourned at 6:36 PM.

CITY OF THOMASVILLE, GEORGIA



Mayor, Todd Mobley



ATTEST: City Clerk

