

City of Thomasville Council Meeting, March 24, 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; Assistant City Manager, Sheryl Sealy; City Attorney, Timothy C. Sanders; Chief Financial Officer, Ashley Cason; other city staff; citizens and members of the media. The meeting was held in Council Chambers at City Hall, located at 144 East Jackson Street, Thomasville, Georgia. Simultaneous access to the meeting was provided to those members of the media and citizens unable to attend the meeting via the City of Thomasville's online live stream feed located at www.thomasville.org.

CALL TO ORDER

Mayor Todd Mobley called the meeting to order 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 March 10, 2025, as presented. Councilmember Chastain seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

PROCLAMATIONS

1. Fair Housing Month - April 2025: Councilmember Brown reported the City of Thomasville recognizes the month of April as Fair Housing Month in celebration of the passage of the Fair Housing Act in April of 1968. Councilmember Brown presented a proclamation to Sharon Edwards, Executive Director of the Community Outreach Training Center (COTC) in recognition of Fair Housing Month and Ms. Edwards' efforts in assisting the community with housing needs.
2. National Donate Life Month – April 2025: Mayor Mobley recognized April as National Donate Life Month and presented a proclamation acknowledging the importance of organ and tissue donation nationwide. He commended those community members who had already registered as organ and tissue donors and encouraged others to consider registering as organ and tissue donors.

RECOGNITIONS

1. Thomasville Police Department - *Outstanding Community Service Recognition*. Police Chief, Wade Glover, honored two local citizens, Mr. Quindarius Mitchell and Mr. Brandon O'Neal, for their quick thinking and selfless actions during a recent incident involving a runaway horse. The two were able to show a strong sense of bravery and responsibility when they jumped into action to help capture the horse that had made its way through downtown Thomasville on March 14, 2025. The dangerous situation for drivers, and the horse, had a positive outcome when the horse was captured on Madison Street with the help of Mr. Mitchell and Mr. O'Neal. Chief Glover presented commemorative certificates to the gentlemen.
2. Honorary Councilmember Lauren Arwood. Councilmember Chastain thanked Mrs. Lauren Arwood for her service as his Honorary Councilmember for the month of March. Councilmember Chastain presented Mrs. Arwood with a commemorative plaque for her service.

CITIZENS TO BE HEARD

Mayor Mobley acknowledged the following citizens listed on the Citizens to be Heard Sign-In Form:

1. Corey King, resident of Summerhill Road, Thomasville, Georgia, voiced concerns regarding his recent utility bill. He noted that the utility bill he received in March was double the amount it normally is. He noted that it was difficult to pay such a large amount without notice. Mr. King suggested that the City of Thomasville Utilities Department should investigate an alert system that would provide advanced notice to its customers when a bill has reached an amount that is not normal for the account. He acknowledged that the City did suggest he have an energy audit completed at the address to see if there were extenuating circumstances for the increase.
 - a. Councilmembers questioned if there were capabilities for such an alert system. City Manager White noted that some new technologies can provide that service. He further noted that customers can access their accounts online to see their consumption of utilities.
2. Field Representative, Paul Fryer, with U.S. Representative Sanford Bishop’s office, congratulated the City Council on the recent event held for General Lloyd J. Austin. Field Rep. Fryer reported that he and City Manager White had recently discussed the possibilities of FY2026 community projects. He noted it was very unfortunate that the FY2025 projects were unable to receive funding; however, he encouraged the City of Thomasville to apply for funding of FY2026 projects.

ADOPT AGENDA

Councilmember Chastain moved to adopt the agenda 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.

OLD BUSINESS

Second reading of an ordinance to accept 8,758 square feet of real property adjacent to Fire Station Two.

City Attorney, Timothy C. Sanders reported that there had been no changes to the ordinance since its passage on first reading. He briefly reviewed the location of the property, its approximate size and the reason for seller to convey the property to the City of Thomasville as a means by which to resolve the discrepancy in the legal descriptions of properties located within the area.

Mayor Pro Tem Scott moved to order the ordinance to accept the 8,758 square feet of real property adjacent to Fire Station Two as read for the second time, passed and adopted. Councilmember Baker seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: Ayes: Mobley, Scott, Chastain, Baker and Brown.

The adopted ordinance follows.

ORDINANCE NO.: ORD-05-03242025

AN ORDINANCE TO AUTHORIZE THE ACCEPTANCE OF THAT CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 8,758 SQUARE FEET, LOCATED AT 1720 S. PINETREE BOULEVARD; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE; AND FOR OTHER PURPOSES.

SECTION I

WHEREAS, real property consisting of 8,758 square feet currently located at 1720 S. Pinetree Boulevard, more particularly described on Exhibit “A” attached hereto and made a part hereof (“Property”), adjoins City of Thomasville Fire Station 2 located at 1750 S. Pinetree Boulevard and the owner of the Property desires to convey the Property, as a gift for no consideration, to the City; and

WHEREAS, the Council of the City of Thomasville, Georgia, recognizes that accepting the Property is in the interest of the City.

SECTION II

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Thomasville, Georgia, and it is hereby ordained by the authority of the same (i) that the acceptance of the Property, more particularly described on Exhibit "A" attached hereto and made a part hereof, conveyed to the City as a gift for no consideration, is hereby approved; and (ii) that the Mayor is authorized to take all actions and to do all things necessary to carry out the purposes and intent set forth in this ordinance and to effect the acceptance of the Property, as may be necessary and appropriate in his judgment and discretion, in consultation with the City Attorney.

SECTION III

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon its final adoption.

SECTION IV

BE IT FURTHER ORDAINED that the provisions of this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville but will nevertheless be spread upon the public minutes and records of the City of Thomasville.

SECTION V

This ordinance was introduced and read at a lawful meeting of the Council of Thomasville, Georgia, held on March 10, 2025, and read a second time, passed, and adopted in a like meeting held on March 24, 2025.

NEW BUSINESS

Resolution to ratify selection of Architectural Firm on Record for Community Development Block Grant FY2025 and the construction of a new domestic violence shelter.

Grants Administrator, Pam Schalk reported that the Halcyon Home domestic violence shelter is in need of expansion and updates which cannot be accommodated at the current facility. The purpose of this CDBG FY2025 application is to meet the needs of our community and surrounding area. While the City of Thomasville is applying for the CDBG grant, the Halcyon Home will be the recipient of the funding and be responsible for any monetary matches. The Architectural Services Proposals were solicited and reviewed by the scoring committee. The Halcyon Home Board of Directors has voted to accept the committee's recommendations. The City Council must also accept the recommendation as part of the application for the FY2025 CDBG grant on behalf of Halcyon Home for the construction of a new domestic violence shelter. It is requested that the City Council ratify and accept the McCall Architect firm's proposal and certify the Mayor or Mayor Pro Tempore to sign all necessary and related documents.

Councilmember Brown moved to ratify selection of Architectural Firm on Record for CDBG FY2025 and the construction of a new domestic violence shelter as presented. Councilmember Chastain seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The ratified resolution follows.

Basis for Selection of Firm to Provide Architectural Services

The City of Thomasville, having followed HUD guidelines for procurement for Architectural Services for a Community Development Block Grant (CDBG) application, involving

publishing an advertisement, and direct mail toll known providers, have made the following decision for their Fiscal Year 2025 CDBG application. This decision was based on scores determined on an Evaluation/Scoresheet for selection of Architectural Services.

In accordance with Procurement Standards for Federally Funded Projects, the City of Thomasville have selected McCall Architecture for their Architectural Services to assist in developing their Fiscal Year 2025 CDBG application project. Upon the City Council Member's vote and acceptance of this Selection Statement, a contract will be drawn up with this Architectural Firm.

Adopted the 24th day of March 2025.

Resolution to accept the commitment of matching funds for the FY 2025 Community Development Block Grant Application.

Grants Administrator, Pam Schalk, reported that regarding the FY2025 CDBG application, the City of Thomasville must also adopt a resolution accepting the commitment of matching funds from Halcon Home for the cash match commitment in the amount of \$4,420,000 and that the City of Thomasville and Halcyon Home will comply with the requirement of the CDBG grant.

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

The adopted resolution follows.

RESOLUTION BY CITY OF THOMASVILLE
Matching Funds

WHEREAS, City of Thomasville is applying for a FY 2025 Community Development Block Grant (CDBG) application to the State of Georgia Department of Community Affairs (DCA) and,

WHEREAS, City of Thomasville will serve as the grant's applicant/recipient for the CDBG application to build a new family violence shelter located at Garden Center Drive and known as Halcyon Home will serve as the subrecipient, and,

BE IT RESOVLED, Halcyon Home will be responsible for the cash match commitment in the amount of four million four hundred twenty thousand (\$4,420,000). Halcyon Home has allocated these funds for the new construction of a new building as stated in the attached letter, and

BE IT FUTHER THEREFORE RESOLVED, City of Thomasville and Halcyon Home will comply with the matching funds requirement of the CDBG grant.

SO ADOPTED this 24th day of March 2025.

Resolution to award a bid for the 2024 Wastewater Phase I Olive Creek Project and to authorize the Mayor or Mayor Pro Tem to sign contract.

Executive Director of Inspections & Engineering, Mark Harmon reported that this project includes performing sewer main and manhole replacement between Metcalf Avenue to Tuxedo Avenue. This project will reduce infiltration and inflow, improve water quality in the area and reduce the amount of clay pipe within the system. Additionally, \$1,200,000 will be funded by grants. The project was advertised for 30 days on both the City's website and Georgia Procurement registry. Proposals were opened on December 5th, 2024, for the above referenced project. There were two (2) interested bidders, and two (2) bids were received. RPI Underground, Inc., was determined to be qualified to perform the services at the lowest price proposal received. The total base bid price was \$1,683,876.75, and the work is to be completed within 120 calendar days of the Notice to Proceed. Staff recommended that the City Council award

the contract for the 2024 Wastewater Phae One Olive Creek Project to RPI Underground, Inc. The Work will be funded utilizing the grant and capital funds. A summary of bids received follows.

<u>BIDDER</u>	<u>BID AMOUNT</u>
RPI Underground, Inc.	\$1,683,876.75
Green’s Backhoe, Inc.	\$2,167,100.50

Councilmember Chastain moved to approve a resolution to award the bid to RPI Underground, Inc. and to authorize the Mayor or Maor Pro Tem to sign all required paperwork to execute the contract. Councilmember Baker seconded the motion. Councilmember Chastain inquired if this was within all easements. Director Harmon confirmed that it was. There was no further discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

The approved resolution follows.

**CITY OF THOMAVSILLE, GEORGIA
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 Civil Engineering and Wastewater Departments for the City of Thomasville, Georgia maintains utility asset information for the wastewater infrastructure in the City of Thomasville, Georgia and the Civil Engineering Department developed construction and contract documents for the 2024 Wastewater Phase One Olive Creek Project.

WHEREAS, the City of Thomasville received FY 2023 Community Grants Program funds in the amount of \$1,200,000 and desires to use these funds in accordance with required guidelines; and

WHEREAS, the City Council for the City of Thomasville, Georgia desires to award a contract to RPI Underground, INC in the amount of \$1,638,876.75 to perform the work necessary to complete the 2024 Wastewater Phase One Olive Creek Project.

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 Award. The City Council for the City of Thomasville, Georgia approves the award amount attached hereto and made a part hereof as Exhibit A (“Award”) and authorizes the Mayor, or Mayor Pro Tempore in the Mayor’s absence, to execute and deliver the Award 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 Award 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 Award, as may be necessary or desirable in connection with the execution and delivery of the Award 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 Award and the execution, delivery, and performance of the Award 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 Award ratified hereunder.

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

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

Adopted and approved this 24th day of March, 2025.

Motion to approve the FY 2024 Budget Amendment.

Chief Financial Officer, Ashley Cason reported that each year, the City of Thomasville is required to obtain approval to amend the budget for any Funds with expenditures/expenses that exceed the budget. Like prior years, the approval is delayed until the year end is over and then it is presented to the Council with all the final amounts that are required to be amended at one time. Below is a comparison of the City of Thomasville’s Original 2024 Budget versus the Proposed Amended 2024 Budget. This table reflects all operating expenses, capital expenses and transfers grouped by Fund Type. This chart does not reflect the revenues which exceeded the 2024 Budget by \$7.3 million.

Capital, Operating and Transfers by Fund Type	Original 2024 Budget	Proposed Amended 2024 Budget
General Fund (1 Fund)	\$21,815,004	\$22,324,004
Special Revenue Funds (6 Funds)	6,595,224	6,726,224
Capital Project Funds (3 Funds)	12,074,956	12,074,956
Enterprise Funds (11 Funds)	122,539,469	127,093,469
Internal Service Funds (11 Funds)	24,142,883	24,612,883
Authority Funds (4 Funds)	3,161,104	3,240,104

The General Fund exceeded the budget primarily because of higher salaries for public safety. We budgeted to have more vacancies. However, Redspeed funds and general revenues surpassed budget, and covered these additional costs. For the Special Revenue category, Hotel Motel tax expense was more than the budget by roughly \$130,000, meaning we collected more hotel motel tax than budgeted which is a good thing. The Capital Project Funds don’t require an amendment. Only 43% of the budget was expended. By far, the Enterprise Funds require the greatest amendment. These amendments consist of adjustments to the Electric, Natural Gas, Solid Waste, Broadband, and Golf Course. Electric supply cost exceeded the budget by 1.2 million, but was offset with additional revenues from PCA. Natural Gas was well under budget; however, the 1.2 million transfer to the Reserves was unbudgeted and requires an amendment even if the funds stay within the City. The same goes for Solid Waste with the transfer to the reserve of \$850,000. Broadband experienced higher costs in salaries because five positions were transferred from customer service to the CNSNext fund to help support the CNSNext billing transition. And lastly, the Golf Course requires a budget amendment to cover operating expenses that were in direct correlation with the revenues that also exceeded budget. More rounds played equated to more inventory purchased and sold. The Internal Service Fund’s difference was primarily contributed to Self-Insurance and the increase in claims by year end. Premiums collected did cover all claim expenses for the year. The Authority Fund’s budget required a small adjustment for the Land Bank Authority’s consulting contract with Community Progress that wasn’t originally budgeted. A third of the cost was funded by private donations. And an amendment was also required to cover the interest expenses related to the Downtown Development Authority’s (DDA) debt. Overall, majority of the funds were well below budget, and did not require amendments. In addition to that, revenues far exceeded budget to help cover any overages that might’ve come up throughout the year.

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

REPORTS

Councilmembers collectively thanked community members for attending the meeting and commended Mrs. Edwards on the difference she is making within the community regarding housing. Councilmembers also encouraged the community to attend upcoming spring events.

ADJOURNMENT

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

CITY OF THOMASVILLE, GEORGIA

Todd Mobley

Mayor, Todd Mobley

Gelicia Brannen

ATTEST: City Clerk

