

City of Thomasville Council Meeting, April 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; 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 Chastain gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Terry Scott led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilmember Brown moved to approve the Regular Council Meeting Minutes of April 14, 2025, 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.

PROCLAMATION

Councilmember Baker recognized Kellie Dix, and other representatives from Georgia Pines and presented them with a proclamation acknowledging the efforts of organizations such as Georgia Pines to help those who face the challenges of mental health illnesses proclaiming May 2025 as Mental Health Awareness Month.

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 limitation to speak:

1. Jennifer Dyson, West Calhoun Street, Thomasville, Georgia, voiced concerns regarding recent actions of the Thomasville Police Department officers towards her and members of her community during Rose Show & Festival weekend. She noted they were policing with excessive force, making her feel unsafe and intimidated. Ms. Dyson physically demonstrated the actions of a belligerent police officer during an interaction over the weekend.
2. Demartris V. Jones, resident of Alexander Street, also voiced concerns about a Thomasville Police Department officer that had tased him and took him into the Police Department, for no reason. He asked if there would be any resolution with this incident and how the Police have been treating his community.
 - a. Mayor Mobley asked if Police Chief Glover had met with Mr. Jones. Mr. Jones replied that he had not had a chance to meet with the Chief. City Manager White asked if Mr. Jones had met with Asst. Police Chief Hampton. Mr. Jones reported that he had met with the Asst. Chief and that the meeting was cut short due to a search for an armed subject. Asst. Chief Hampton reported he would meet with Mr. Jones in the coming week.
3. Nayo McNish, resident of Wright Street, had signed up to speak but was no longer present at the meeting.
4. Jamekah Brooks, Georgia Pines, had signed up to speak, she noted she signed in and was there in support of the Mental Health Awareness Proclamation. She further noted she did not wish to speak.

ADOPT AGENDA

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

OLD BUSINESS

Second reading of an ordinance to amend the Code of Thomasville by creating a new section 11-22, captioned "Urban Camping".

City Attorney, Timothy C. Sanders, reported there have been no changes to the ordinance since its passage on first reading. There were no additional questions from Councilmembers.

Mayor Pro Tem Scott moved to order the ordinance to amend the Code of Thomasville by creating a new section 11-22, captioned "Urban Camping", as read for the second time, passed and adopted, 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 ordinance read for the second time, passed and adopted follows.

ORDINANCE NO.: ORD-06-04282025

AN ORDINANCE TO AMEND THE CODE OF THOMASVILLE, GEORGIA, BY (1) AMENDING CHAPTER 11, CAPTIONED "OFFENSES," TO CREATE A NEW SECTION 11-22, CAPTIONED "URBAN CAMPING"; (2) REPEALING ALL ORDINANCES IN CONFLICT HERewith; (3) PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Thomasville, Georgia ("City Council"), recognizes that camping on public property interferes with the rights of others to use such property in the manner for which it is intended and threatens the health and safety of the public; and

WHEREAS, the City desires to amend the City of Thomasville Code of Ordinances (the "City Code") to add a section prohibiting camping on public property; and

WHEREAS, the City Council has determined that it is in the best interest of the City and public to enact a new Section 11-22 of the City Code titled "Camping on Public Property;"

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Thomasville, Georgia, and it is now, therefore, hereby ordained by the authority of the City Charter as follows:

SECTION I

That Chapter 11, captioned "Offenses" of the Code of Thomasville, Georgia is hereby amended by creating a new Section 11-22, captioned "Urban Camping," which shall provide as follows:

"Sec. 11-22 Camping on public property.

(a) *Definitions.* As used in this section, the following definitions apply:

- (1) "Camp" or "camping" means temporary habitation outdoors as evidenced by one or more of the following actions: the erection or use of tents or other shelters; the laying down of sleeping bags, blankets, or other materials used for bedding; the placing or storing of personal belongings; the making of a fire; or the act of cooking.
- (2) "Public property" shall mean public parks, buildings, grounds, streets,

highways, sidewalks, or other property owned in whole or in part by, leased by, operated by, or otherwise under the control of the City of Thomasville or any other political subdivision.

- (3) "Storing of personal belongings" shall mean leaving one's personal affects, including without limitation, clothing, bedrolls, sleeping bags, tents, cookware, luggage, backpacks, or furnishings for any substantial prolonged length of time; accumulating items in a place for future use.
- (4) "Urban Camping Appeal Panel" shall mean a panel that shall consist of (i) the City Manager or the City Manager's designee; (ii) the Chief of Police; and (iii) the Fire Rescue Chief.

(b) *Camping on public property unlawful.*

- (1) It is unlawful for any individual to camp or engage in camping on any public property.
- (2) Nothing in this Code section shall prohibit the normal and customary use of parks, sidewalks, benches, and other public property, including but not limited to uses such as:
 - a. Children sleeping anywhere while being accompanied by a supervising adult or while sitting or lying in a stroller or baby carriage;
 - b. Persons sitting down while attending parades;
 - c. Persons sitting down while attending performances, festivals, concerts, or fireworks or other special events taking place in any amphitheater, park or on any street or sidewalk closed by permit for such purpose.

(c) *Warning for first violation.* Police officers of the City shall issue a written warning for an individual's first-time violation of the prohibition of camping on public property.

- (1) A copy of the written warning shall be provided by mail or hand delivery to the individual given the warning.
- (2) The written warning shall advise the recipient:
 - a. of the right to appeal the warning;
 - b. of the location at which to file the form to initiate the appeal; and
 - c. that the appeal will be heard by the Urban Camping Appeal Panel within 15 days following the filing of the appeal.

(d) *Appeal of first violation warning.* A person to whom a written warning is issued under this section shall have the right to appeal the issuance of the warning as follows:

- (1) The appeal must be in writing.
- (2) The appeal must be filed within 7 calendar days from the date of issuance of the warning. "Issuance" for purposes of starting the time to appeal means either by personal delivery or when notice of the warning is placed in the mail, whichever occurs first.
- (3) To be considered, the appeal must include the appellant's name, address, and phone number, or other means of contacting such individual.
- (4) No fee will be charged for filing the appeal.
- (5) Appeals will be heard by the Urban Camping Appeal Panel within 15 days following the filing of the appeal.
- (6) Notice of the date, time, and location of the appeal hearing by the Urban Camping Appeal Panel shall be provided to the appellant in one of three ways:

- a. By providing the appellant a copy of the notice of hearing in person at the time he or she files the appeal. When it is not reasonably practical or possible to provide notice in this manner, the appellant will be informed that notice of the hearing will be provided in accordance with either paragraph (b) or (c) below;
 - b. By leaving the notice with the City Clerk; or
 - c. By telephone, if appellant has provided a telephone number in his or her written appeal or by mail, if appellant has provided a mailing address in his or her written appeal.
- (7) Copies of documents in the City's control which are intended to be used at the hearing and which directly relate to the issuance of the warning to the appellant, shall be made available upon request to the appellant at no cost.
- (8) The appellant shall have the right to testify and to call witnesses and present evidence and the right to engage an attorney to represent him or her. The appellant shall have the right to bring a court reporter at his or her own expense.
- (9) The Urban Camping Appeal Panel shall consider the testimony, reports or other documentary evidence, and any other evidence presented at the hearing. Formal rules of evidence shall not apply, but fundamental due process shall govern the proceedings.
- (10) The City shall bear the burden of proving by clear and convincing evidence that the warning was properly issued pursuant to the criteria of this section.
- (11) If the appellant fails to attend a scheduled hearing, the Urban Camping Appeal Panel shall dismiss the appeal.
- (12) Within 7 days after the hearing (and assuming no dismissal has occurred), the Urban Camping Appeal Panel shall issue a written decision on the appeal, which shall be mailed to the appellant at the address provided by appellant in his or her appeal. If appellant has not provided an address, the written decision will be made available for pickup by appellant at the office of the City Clerk beginning on the eighth day after the hearing.
- (13) The decision of the Urban Camping Appeal Panel shall be final, and the appellant shall be deemed to have exhausted all administrative remedies. Such decision may be subject to judicial review in the manner as provided by law.
- (14) The warning shall remain in effect during the appeal process, including any judicial review.
- (e) *Violation subsequent to warning.* Any person who violates this section after receiving a written warning issued in accordance with this section shall be subject to the penalties allowed under section 1-7 of this Code.
- (f) *Prohibition against storing personal belongings on public property in connection with camping.* The storing of personal belongings on public property in connection with camping on public property is prohibited. No citation shall be issued nor arrest effected for a violation of this subsection, but personal belongings found to be stored in violation of this subsection may be removed by the City as hereinafter provided.

- (g) *City's Removal of Personal Property Stored on Public Property.*
- (1) When an individual is issued a written warning, cited, or arrested for violating the prohibition against camping on public property in this section, and the officer issuing such warning or citation or effecting such arrest finds personal belongings associated with the individual being stored in violation of this section, then one or more City employees may remove such belongings and store them on a temporary basis pursuant to subsection (h). If personal belongings are removed pursuant to this subsection, the City will provide notice to that person whose belongings are removed within 36 hours after removal of such person's belongings.
 - (2) If personal belongings stored in violation of this section are located on public property and there is no individual present who claims ownership or possession of such personal belongings, then one or more City employees may remove such belongings and store them on a temporary basis pursuant to subsection (h). Upon removal of the personal belongings pursuant to this subsection, notice shall be affixed to the ground in the area where the personal belongings were located, and the City shall not remove that notice until it has been in place for at least 48 hours.
 - (3) Notwithstanding subsections (1) and (2) above, if personal belongings found to be stored in violation of this section are perishable; are in an unsanitary condition due to saturation or contamination from bodily fluids, whether human or animal, or other contamination; or are items that present a danger or health hazard to City personnel or the public they will be considered garbage, discarded by the City, and will not be stored.
- (h) *Temporary storage of personal belongings by City.* Following removal pursuant to subsection (g), personal belongings may be stored by the City in accordance with the following:
- (1) Notice required under subsection (g) must be in writing and include the following information, at a minimum:
 - (a) The notice must provide information on how to claim the personal belongings, including a phone number and an address.
 - (b) The notice must disclose that the personal belongings may be disposed of if not claimed in accordance with this subsection (h).
 - (2) The City will store the personal belongings in a secure indoor or outdoor location.
 - (3) While the personal belongings are stored pursuant to this section, they may be claimed by a person who can provide the City with either proof of ownership or right to possession.
 - (4) If the personal belongings have been stored by the City for more than 30 days, the City may treat the personal belongings as abandoned property and dispose of them accordingly.
- (i) *Policies and procedures.* The City Manager or the City Manager's designee may promulgate policies and procedures as needed to effectuate this section.
- (j) *Trespass.* Nothing in this section shall be construed to limit the authority of any City employee or official with arrest powers to issue a trespass warning to any person for any lawful reason for any property when the issuance of such a trespass warning may otherwise be authorized under state law.

- (k) *Other Violations.* Nothing in this section shall be construed to limit the authority of any City employee or official with arrest powers to arrest or cite any person for violating any section of the City's code of ordinances or the laws of the State of Georgia.”

SECTION II

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 April 14, 2025, and read the second time, passed and adopted in like meeting held on April 28, 2025, 2025.

NEW BUSINESS

First reading of an ordinance to amend the text of Sec. 14-97 of Chapter 14, captioned “Sewerage”.

Executive Director of Engineering and Inspections, Mark Harmon, reported that for many decades it has been common practice to set a finished floor elevation (FFE) of any structure at a minimum safe height above the sewer connection. If applied, this practice all but eliminates the possibility of sewer entering the structure from a public sewer system.

The nearest low point in the sewer, such as a manhole or lift station become the relief point for backed up sewage. In the recent past however, there have been several instances where sewer lines have backed up for various reasons that negatively impacted connected structures. The occupants were forced to vacate for a short time to have the spills cleaned or repaired before they could be re-occupied. All of these buildings were set at an elevation below the nearest manhole. Currently, City of Thomasville Ordinances, Chapter 14 do not contain specific required connection heights relative to the nearest upstream manhole. I am proposing the text amendments to Section 14-97 to create a minimum standard for FFE connection to sewer. This text amendment proposes the FFE to be a minimum of 12" above the nearest upstream manhole or; present alternate methods to the Civil Engineering Department for review. He noted Section 14-97, captioned "Connection of building sewer into public sewer." be amended as follows (added text is underlined):

"Sec. 14-97, -Connection of building sewer into public sewer.

The connection of the building sewer into the public sewer shall be made at the point of the city stub out. Finished floor elevations of new construction for adjacent buildings shall be a minimum of 12" above the elevation of the upstream sanitary sewer manhole. Finished floor elevations not meeting minimum elevation must propose alternate means of compliance subject to the approval of the City of Thomasville. The invert of the building sewer at the point of connection shall be at the same or at a higher elevation than invert of the public sewer. A smooth, neat joint shall be made, and the connection made secure and watertight by encasement in concrete. Special fittings may be used for connection only when approved by the chief building official."

Mayor Pro Tem Scott moved to order the ordinance to amend Chapter 14, Section 14-97, as read for the first time, passed, and carried over, as presented. Councilmember Baker seconded the motion. It was noted that the ordinance would apply to new construction. There was no further discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

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

AN ORDINANCE TO AMEND THE CODE OF THOMASVILLE, GEORGIA, BY (1) AMENDING CHAPTER 14, CAPTIONED "SEWERAGE", ARTICLE IV, CAPTIONED "BUILDING SEWERS AND CONNECTIONS", SECTION 14-97, CAPTIONED "CONNECTION OF BUILDING SEWER INTO PUBLIC SEWER."; (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 115 North Broad Street, Thomasville, Georgia.

City Planner, Kenny Thompson, reported that the applicant (Bull and Briar) purchased 115 N. Broad Street and intends to use this space as a premium retail store specializing in handcrafted leather goods, custom belts, boots, and apparel. This type of leatherworking business is typically classified as a form of manufacturing, which is only allowable as a conditional use in the Downtown districts. Therefore, the subject property will need to be rezoned to allow the conditional use of "manufacturing, processing, and packaging – light (less than 12,000 SF)". The property is currently zoned DC, Downtown Core. The surrounding properties and uses are similar in character and intensity to the proposed function (retail sales of handbags, wallets, and other goods made on site). Since the proposed use (Manufacturing, Processing, and Packaging – Light < than 12,000 SF) is a Conditional Use, Council must review the proposal for potential impacts, and if necessary, attach mitigating stipulations to the rezoning. Neither the Planning and Zoning Commission nor staff recommend any additional stipulations and find the use appropriate for the site.

Councilmember Brown moved to order the ordinance to rezone 115 North Broad 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 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

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

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, OF 1971, AS AMENDED WHICH IS SET FORTH IN

THE CODE OF THE CITY OF THOMASVILLE AS CHAPTER 22, CAPTIONED “ZONING”, BY EXCLUDING A CERTAIN TRACT OF LAND FROM PARCEL 1 OF SECTION 22-91 CAPTIONED “DC-DOWNTOWN CORE”, TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 12 OF SECTION 22-91 CAPTIONED “DC-CU, DOWNTOWN CORE CONDITIONAL USE (125, MANUFACTURING, PROCESSING, AND PACKAGING-LIGHT (LESS THAN 12,000 SQ. FT.)”. TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

Resolution to approve citizen appointment to fill a vacant seat on the Planning & Zoning Commission. City Planner, Kenny Thompson, reported that in In March 2025, Audrey Linder resigned from her position on the Planning and Zoning Commission, leaving a vacancy on the board. The Commission consists of nine members, each serving a four-year term. Ms. Linder’s term is set to expire on December 31, 2028. The Planning and Zoning Commission is an advisory board that has been created to enable the City of Thomasville to overcome problems in which public input is advisable; to engage in orderly planning for the wise conservation of historic and natural resources, and for the growth of business enterprises providing new or expanded job opportunities throughout the community. In 2023, the City Council adopted new policies around appointed board members, including an application process used to validate potential candidates. After a thorough review, Staff recommends that the Council appoint Desserita Dyson to the Planning and Zoning Commission. Ms. Dyson was born and raised in Thomasville and received a degree from Bainbridge College after graduating from Thomas County Central High School. She is CPR Certified, a First Aid instructor, and a small business owner. As a resident of Thomasville, Ms. Dyson is inspired and interested in the growth and development of Thomasville and the surrounding areas. She served as an Honorary Councilmember in April 2024, with a specific interest in community development. Staff spoke with Ms. Dyson and confirmed her willingness to serve on the Commission.

Councilmember Brown moved to approve the resolution to appoint Ms. Desserita Dyson to the Planning & Zoning Commission 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. Ms. Desserita Dyson was present and thanked Councilmembers for allowing her to serve her community.

The adopted resolution follows.

RESOLUTION

WHEREAS, at a regular meeting, duly publicized, open to the public and held on December 16, 2024, the Council of the City of Thomasville, Georgia, (the “City Council”); and,

WHEREAS, at the above stated meeting, the City Council did appoint Audrey Linder to the Planning & Zoning Commission Board (“P&Z Commission”) for a term ending December 31, 2028; and,

WHEREAS, upon the resignation of Audrey Linder, a vacancy was created on the P&Z Board; and

WHEREAS, Desserita Dyson has expressed an interest in being appointed to the P&Z Commission by submitting the required application and has agreed to serve if so appointed.

BE IT THEREFORE RESOLVED by the City Council, and it is hereby resolved by the authority of the same, that Desserita Dyson is appointed to the Planning & Zoning Commission Board to fill the vacancy of Audrey Linder for a term expiring December 31, 2028.

So Done, this the 28th day of April, 2025.

Resolution to approve contract for Multimodal Plan.

City Planner, Kenny Thompson reported that the City of Thomasville received two federal grant awards to support transportation planning activities. The funds from the RAISE grant program (\$175,000) and the Safe Streets for All grant program (\$175,000) will be utilized for a project to establish an actionable strategic transportation plan that informs related policies and guides system improvements and future capital projects. As a federal-aid project, it will be administered in accordance with all applicable Federal and State rules and regulations. The City of Thomasville desires one (1) contract to be awarded to one (1) firm, for the subject project. In December 2024 the City solicited statements of qualifications from GDOT pre-qualified consultant teams (1) to develop a Multimodal Transportation Plan for the City of Thomasville that will also serve as a comprehensive safety action plan and (2) to conduct a corresponding demonstration project that informs the safety action plan recommendations. The City received responses from four transportation planning firms. An evaluation committee reviewed and scored each firm's submittal and elected to interview three finalist firms. Upon completion of the interview process, final scores were tallied, and the evaluation committee selected Toole Design as the preferred consulting firm to provide the desired transportation planning professional services. The Cost of services will be reimbursed in full by the RAISE and Safe Streets for All grant funds with no cash match from the City.

Councilmember Chastain moved to approve the resolution to award the contract and enter into an agreement with Toole Design for transportation planning services and authorize the Mayor or Mayor Pro Tem to sign all necessary and related documents, as present. Councilmember Baker seconded the motion. It was noted that this action approved the vendor to provide the development services, and the final plan would be presented to Council for approval upon completion. 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 THOMASVILLE, GEORGIA
RESOLUTION**

WHEREAS, the City of Thomasville recognizes Thomasville's transportation network has a strong effect on its land uses and development trends and has a significant impact on the City's future;

WHEREAS, the Comprehensive Plan directs the City of Thomasville to create a Multimodal Transportation Plan to establish an actionable strategic plan, inform related policies, and guide system improvements and future capital projects;

WHEREAS, pursuant to these goals, the City of Thomasville was awarded federal funding in the amount of \$175,000 through the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) program and grant funds in the amount of \$175,000 through the Safe Streets and Roads for All (SS4A) program;

WHEREAS, the City of Thomasville desires to use these funds in accordance with required guidelines for approved transportation planning activities;

WHEREAS, the Planning Department for the City of Thomasville, Georgia solicited requests for qualifications from Georgia Department of Transportation (GDOT) pre-qualified consultant teams (1) to develop a Multimodal Transportation Plan for the City of Thomasville that will also serve as a comprehensive safety action plan and (2) to conduct a corresponding demonstration project that informs the safety action plan recommendations; and

WHEREAS, the City Council for the City of Thomasville, Georgia desires to enter into a professional service agreement for transportation planning services with Toole Design 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 Agreement. The City Council for the City of Thomasville, Georgia approves the award and authorizes the Mayor, or Mayor Pro Tempore in the Mayor's absence, to execute and deliver the Agreement to proceed contingent on formal allocation of federal funding.

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 Agreement 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 Agreement, as may be necessary or desirable in connection with the execution and delivery of the Agreement and any related documents, all of the foregoing 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 Agreement and the execution, delivery, and performance of the Agreement 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 Agreement 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 28th day of April, 2025.

Resolution to approve and authorize the Mayor or Mayor Pro Tem to sign GICH letter of support.

City Planner, Kenny Thompson reported that The City of Thomasville has observed increased interest in our community from parties hoping to secure funding through the Low-Income Housing Tax Credit (LIHTC) program administered through the Georgia Department of Community Affairs (DCA). Thomasville is a certified alumni community in DCA's Georgia Initiative for Community Housing (GICH) program. As a certified alumni GICH community, we are afforded a unique opportunity to endorse one LIHTC application each funding cycle by providing a letter of support for one project within the city limits (which serve as the official boundaries of our GICH community). The letter of support earns additional points for the applicant's submission to DCA as prescribed in Georgia's annual Qualified Allocation Plan (QAP). The Planning Department worked with the GICH Team to establish clear guidelines for developers who would like to be considered for the Thomasville GICH Letter of Support. These guidelines include detailed submittal requirements, a formal review process, and scoring criteria to help ensure that prospective LIHTC projects align with community driven plans and priorities.

The Thomasville GICH team may issue only one letter of support for one LIHTC project each year. We received one request for the GICH letter of support during the 2025 LIHTC funding cycle. After reviewing and scoring the submittal, the GICH team voted and elected to endorse the Aberdeen Cottages project that was proposed by Vantage Development, LLC.

Vantage Development, LLC is applying for low-income housing tax credits for an affordable housing development. The project, known as Aberdeen Cottages, is a new construction multifamily development with 72 units and will be located at 771 E. Pinetree Boulevard (Parcel ID 021 024004). Overall, the GICH team determined that the Aberdeen Cottages project sufficiently advances local housing goals. DCA requires that the letter of support is executed by the GICH community's primary or secondary contact on record with the University of Georgia Housing and Demographic Research Center, confirms that the project is located within the GICH community's boundaries, and is accompanied by a letter from the Local Government agreeing to the issuance of the GICH letter of support.

It was noted that following the Workshop and at Council's request, Mr. Bradley Carroll from Vantage Point Development was present to answer any questions regarding the Aberdeen Cottages LIHTC proposal. It was further noted that following the Workshop, an overview of Vantage Point's development portfolio with some comparable projects highlighted had previously been shared with Councilmembers. Mr. Carroll reviewed similar development projects throughout Georgia, noting that construction costs were significantly lower if the final structure was three stories; however, if Council was in opposition the design could be altered. Councilmember Brown voiced concern of only one way in and one way out of the development. Mr. Carroll noted this design enabled the on-site management to have a clearly defined footprint. Mr. Carroll reported that the development proposal includes funding provisions of approximately \$220,000 to construct an additional sidewalk to provide connectivity in an area adjacent to the development. There was discussion of the height of the final building; three stories vs. two stories; and proposed construction costs. It was noted that the site plan had not been vetted through the City's Engineering Department and the final plan would likely include amendments as it is contingent upon the approval of codes and requirements.

Mayor Pro Tem Scott moved to approve the resolution authorizing the GICH letter of support, 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 approved resolution follows.

A RESOLUTION BY THE CITY OF THOMASVILLE, THOMAS COUNTY, GEORGIA

WHEREAS, Vantage Development, LLC will submit an application to the Georgia Department of Community Affairs ("DCA") for low-income housing tax credits to develop affordable housing to be known as Aberdeen Cottages, located at 771 E. Pinetree Boulevard, Thomasville, GA, Tax Parcel Identification Number 021 024004, and

WHEREAS, DCA has established certain criteria, through the State of Georgia 2025 Qualified Allocation Plan, whereby low-income housing tax credits applications are competitive and where DCA will award points for projects with a letter from a DCA Georgia Initiative for Community Housing (GICH) team; and

WHEREAS, Thomasville is a certified alumni GICH community and the Thomasville GICH team has elected to issue a letter committing the formal support of the majority of the GICH members for the aforementioned application; and

WHEREAS, DCA requires a letter from the Local Government agreeing to the issuance of the GICH letter of support; and

WHEREAS, the City Council of the City of Thomasville wishes to endorse the GICH team's decision to support the aforementioned application.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to sign a letter on behalf of the City of Thomasville agreeing to the issuance of the GICH letter of support endorsing the aforementioned application.

BE IT SO RESOLVED this 28th day of April, 2025.

REPORTS

City Manager White commended city staff for their efforts in the coordination and production of the 104th Annual Rose Show & Festival. He reported the event was one of the biggest, and widely attended, events that Thomasville has had. City Manager White acknowledged that many entities participated and there were many community activities throughout the Festival weekend. He noted that plans for the 105th Annual Rose Show & Festival are underway.

Councilmembers collectively applauded the efforts of city staff and leadership. It was reported that many positive responses had been received from the community and visitors about the Festival and the weekend's events. Councilmember Brown further commended the community for truly working together throughout the weekend.

ADJOURNMENT

Having no further business for consideration by Councilmembers, the Thomasville City Council Meeting was adjourned at 6:30 PM.

CITY OF THOMASVILLE, GEORGIA



Mayor, Todd Mobley



ATTEST: City Clerk

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