

City of Thomasville Council Meeting, January 12, 2026

The Council of the City of Thomasville met in regular session on the above date. Mayor Todd Mobley presided until the new Mayor and Mayor Pro Tem were elected. The following Councilmembers were present: Mayor Pro Tem Terry Scott and Councilmembers Scott Chastain, Royal Baker and Lucinda Brown. Also present were the City Manager, Chris White; City Attorney, Timothy C. Sanders; Assistant City Manager, Sheryl Sealy; other city staff; citizens and members of the media. The meeting was held in Council Chambers at City Hall, located at 144 East Jackson Street, Thomasville, Georgia. Simultaneous access to the meeting was provided to those members of the media and citizens unable to attend the meeting via the City of Thomasville's online live stream feed located at www.thomasville.org.

CALL TO ORDER

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

INVOCATION

Mayor Pro Tem Terry Scott gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Scott led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilmember Scott Chastain moved to approve the Regular Meeting Minutes of December 10, 2025, as presented. Councilmember Lucinda Brown seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker, Brown.

CITIZENS TO BE HEARD

1. Candee Henderson, resident of Egg and Butter Road South, Thomas County, Georgia, spoke to Councilmembers regarding her mission to get Thomasville and Thomas County to utilize 100% renewable energy by 2035. She noted that more people would be interested in placing solar panels on their south facing residential roofs if Thomasville Utilities would not assess a tariff on the sale or charge a monthly fee for bi-directional meter required for the sale. Grady EMC does not do this for their customers.

OATHS OF OFFICE

City Attorney, Timothy C. Sanders, reported that Todd Mobley, Terry Scott and Scott Chastain were all re-elected to serve in their respective districts. City Attorney Sanders then administered the Oath of Office required by Section 2.20 of the Charter of the City of Thomasville to re-elected Councilmembers Mobley, Scott, and Chastain. Following the administration of the Oaths of Office required by the City Charter, City Attorney Sanders also administered the Oath required by O.C.G.A. § 45-3-1 to all five Councilmembers collectively.

Councilmembers took their seats on the Dias.

ELECTION OF OFFICERS

City Attorney Tim Sanders conducted an election for Mayor by secret ballot. The votes for Mayor were recorded as follows: Councilmember Terry Scott received 2 votes from Councilmembers. Councilmember Chastain received 3 votes from Councilmembers. Having received the majority vote, Councilmember Chastain was elected as Mayor of the Council of the City of Thomasville for a term of two years.

City Attorney Sanders conducted an election for Mayor Pro Tem by secret ballot. The votes for Mayor Pro Tem were recorded as follows: Councilmember Brown received 5 votes from Councilmembers. Having received the majority vote, Councilmember Brown was elected as Mayor Pro Tem of the Council of the City of Thomasville for a term of two years.

SEATING OF COUNCILMEMBERS

Mayor Chastain, Mayor Pro Tem Brown, and Councilmembers Mobley, Scott and Baker then took their seats on the Dais in order from left to right as follows: Councilmember Scott, Mayor Pro Tem Brown, Mayor Chastain, Councilmember Mobley and Councilmember Baker.

Mayor Chastain presided over the remainder of the meeting.

ADOPT AGENDA

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

OLD BUSINESS

There was no Old Business for consideration by Councilmembers at this meeting.

NEW BUSINESS

First reading of an ordinance to amend text in Article XV, “Special Districts”, Chapter 22, Division 3 “Traditional Neighborhood Infill District”, of the Thomasville Code of Ordinances.

City Planner, Kenneth Thompson reported that the purpose of this text amendment is to clarify how the Traditional Neighborhood Infill District (TNID) standards apply to existing buildings and to ensure the district functions as a practical tool for adaptive reuse and reinvestment in Thomasville’s traditional neighborhoods. The TNID was adopted as a voluntary zoning option to encourage compatible infill development and reinvestment in the City’s historic neighborhoods. The district is intended to support traditional development patterns, provide more attainable housing options, and reinforce neighborhood character. As the City has begun implementing the TNID, staff has worked directly with property owners interested in using the district for improvements to existing homes and residential buildings. Through these conversations, it became clear that certain standards—while appropriate for new construction—can create unintended barriers when applied to buildings that predate modern zoning and building practices. Many existing structures do not align perfectly with current development or architectural standards due to their age, original construction methods, or historic lot patterns. Requiring full compliance in these cases can discourage reinvestment and undermine the adaptive reuse that the TNID was designed to promote. The proposed amendment refines the TNID standards to better accommodate existing buildings by:

- Allowing existing structures to continue in use, even if they do not fully conform to current TNID development or architectural standards.
- Permitting repairs, maintenance, and modest renovations without requiring full compliance with all district standards.
- Establishing clear thresholds for when conformance is required, generally only when a building is substantially expanded.
- Maintaining the district’s design intent for new construction, while applying a more flexible, realistic approach to existing buildings.

The amendment clarifies that existing buildings may continue to be used and improved without being required to fully meet TNID standards unless a significant expansion is proposed. It provides flexibility for repairs and modest improvements while maintaining the district’s design expectations for new construction. The TNID remains a voluntary zoning option subject to rezoning approval and staff review, and the proposed text change ensures the district supports reinvestment in existing buildings without undermining neighborhood character.

Councilmember Scott moved to order the ordinance to amend text in Article XV, “Special Districts”, Chapter 22, Division 3 “Traditional Neighborhood Infill District”, as read for the first time, passed and carried over as presented. Councilmember Mobley seconded the motion. There was brief discussion regarding properties within the TNID boundary that are deep in size and this will allow the owner to subdivide and add single-family dwellings on the same lot. There was no further discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

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

AN ORDINANCE TO AMEND THE CODE OF THOMASVILLE, GEORGIA, BY (1) AMENDING (4) "BUILDING PLACEMENT", SECTION 22-633, "GENERAL STANDARDS," OF ARTICLE XV, CHAPTER 22; (2) AMENDING (5) "BUILDING TRIM", SECTION 22-635, "ARCHITECTURAL STANDARDS," ARTICLE XV, CHAPTER 22; (3) AMENDING (3) "SECTION 22-637, "PROCEDURES FOR REVIEW AND APPROVAL OF DEVELOPMENT," OF ARTICLE XV, CHAPTER 22; (4) REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND (5) PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND FOR OTHER PURPOSES.

First reading of an ordinance to rezone 531 Fletcher Street from R-2 to Traditional Neighborhood Infill Zoning District (TNID).

City Planner, Kenneth Thompson, reported that in 2025, the City of Thomasville introduced the Traditional Neighborhood Infill District (TNID), a new elective (voluntary) zoning district designed to promote infill residential development within the City's traditional neighborhoods. This initiative aligns with the Blueprint Comprehensive Plan and aims to provide more diverse, attainable housing options while respecting the established character of these neighborhoods. Current zoning codes limit the development of small-scale housing types that once made Thomasville's historic neighborhoods vibrant and accessible. The TNID seeks to reintroduce development patterns such as smaller lots, cottages, and house-scaled multi-unit buildings that are compatible with existing neighborhood fabric and support reinvestment on vacant lots.

The property located at 531 Fletcher Street is located within the Traditional Neighborhood Boundary and the owner is seeking to rezone to TNID. As an elective zoning district, property owners must request and receive rezoning approval prior to any development under these standards. Once rezoned, TNID development standards, architectural guidelines, and permitting requirements apply. Key aspects of the district include:

- Eligibility Limited to Traditional Neighborhoods Boundary: Only properties located within the designated Traditional Neighborhood Urban Redevelopment Area (TN-URA) Boundary are eligible to apply for rezoning to TNID.
- Strategic Neighborhood-Scale Standards: The TNID establishes development standards that reflect and enhance the character of existing traditional neighborhoods. These include lot dimensions, building placement, and scale that are compatible with historic development patterns.
- Architectural and Design Guidelines: Unlike conventional zoning districts, the TNID incorporates architectural controls and design guidelines that are directly contextual to the neighborhood. These guidelines aim to preserve neighborhood character while allowing flexibility for a range of housing types.
- Permitting and Compliance: Development under TNID requires rezoning approval by the Planning and Zoning Commission and City Council. Following rezoning, compliance with TNID requirements is reviewed at the time of permitting to ensure consistent implementation.

Staff has reviewed the rezoning request and confirms that all eligibility requirements of the district have been met. The rezoning supports productive use of underutilized lots, increases housing diversity, and fosters reinvestment while maintaining the integrity of Thomasville's traditional neighborhoods. The proposed rezoning is consistent with the Blueprint Comprehensive Plan and supports the City's goals for infill development and neighborhood revitalization. City Planner Thompson indicated that this is the first of numerous rezonings that will be brought for Council approval soon. On this Landmarks-owned lot, the rezoning allows for the recently relocated house to be developed and the lot to be subdivided to provide for potential additional housing in the future.

Councilmember Scott moved to order the ordinance to rezone 531 Fletcher Street from R-2 to Traditional Neighborhood Infill Zoning District (TNID), as read for the first time, passed and carried over as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: Chastain, Brown, Mobley, Scott, Baker.

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

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, OF 1971, AS AMENDED WHICH IS SET FORTH IN THE CODE OF THE CITY OF THOMASVILLE AS CHAPTER 22, CAPTIONED "ZONING", BY EXCLUDING A CERTAIN TRACT OF LAND FROM PARCEL 3 OF SECTION 22-91

CAPTIONED "R-2, MULTI-FAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 1 OF SECTION 22-91 CAPTIONED "TNID, TRADITIONAL NEIGHBORHOOD INFILL DISTRICT". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

Resolution to authorize submission of U.S. Economic Development Administration Grant Program application.

Assistant Utilities Superintendent, Eric Gossett reported that in the Fall of 2018, after Hurricane Michael hit North Florida and South Georgia, Hood Industries in Metcalfe, Georgia, made the difficult decision to close the lumber mill and focus on rebuilding mills in other parts of the region. This decision was partially due to the destruction of the lumber resources in our area as well as other plants needing reconstruction. A new lumber industry has now purchased the property and will be able to withstand future disasters due to the nature of the products they produce: the wood pellets produced can be made from raw materials not suitable for traditional lumber mills. The new industry, Plantation Pines, LLC, needs natural gas to run the mill. The creation of one hundred (100) new jobs is anticipated and will help to revitalize the community. The project will consist of reconstruction of the city station and extending the natural gas line to Metcalfe. The project will also provide opportunities for housing development. This project is estimated at \$6,047,500.00. The grant will require a 20% match from the City. Based upon the estimate, the grant will fund up to \$4,838,000.00. It is requested that City Council approve submission of a grant application to USEDA for restoration and upgrades to the Natural Gas infrastructure and to certify the mayor to sign all necessary and related documents. It was noted that additional funding would be available through a GEFA Loan. It is anticipated that the new industry would begin business in the first quarter of 2027.

Councilmember Mobley moved to adopt the resolution to submit a grant application to the USEDA for restoration and upgrades to the natural Gas infrastructure and to certify the Mayor to sign all necessary and related documents. Mayor Pro Tem Brown seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: Chastain, Brown, Mobley, Scott, Baker.

The adopted resolution follows.

RESOLUTION
BY
CITY OF THOMASVILLE

A RESOLUTION by the Mayor and Council Members of the City of Thomasville, Georgia, to authorize submission of a US Economic Development Administration grant application in the amount of up to four million eight hundred thirty-eight thousand dollars (\$4,838,000.00).

WHEREAS, the Mayor and Council Members of the City of Thomasville, Georgia, desire that improvements to the Natural Gas System be completed with a cost estimate totaling \$6,047,500.00; and

WHEREAS, the Mayor and Council Members of the City of Thomasville, Georgia, desire that an application be submitted to the US Economic Development Administration grant program in the amount of up to four million eight hundred thirty-eight thousand dollars (\$4,838,000.00).

Now, THEREFORE, be it resolved by the Mayor and Council Members of the City of Thomasville, Georgia, that:

The Mayor of the City of Thomasville, or his/her successor, is hereby authorized to submit to the US Economic Development Administration a grant application and such supporting and collateral material as shall be necessary.

READ, APPROVED AND ADOPTED by the Mayor and Council Members of the City of Thomasville, Georgia.

Adopted the 12th day of January 2026.

Resolution to accept an award for funding from the Georgia Environmental Finance Authority Loan Program for the Wastewater Treatment Plant Phase II Project.

Assistant Utilities Superintendent, Eric Gossett reported that the Georgia Environmental Finance Authority (GEFA) offers a range of loan programs designed to various projects aimed at conserving and improving Georgia's energy, land, and water resources. These support programs include loans for public water, wastewater, and solid waste infrastructure; energy efficiency and renewable energy initiatives; land conservation loans; and the management of state-owned fuel storage tanks. GEFA's financing programs are flexible and cater to different project needs, ensuring that the state can effectively manage its resources and support economic development. This GEFA loan will support engineering and preconstruction services for the Wastewater Treatment Plant Phase II project. The approved loan amount is \$4.3 M with a 2.39% interest rate and a 20-year term. The monthly payment will be \$22,556.11. It is recommended that the City Council accept the award amount of \$4,300,000 from the Georgia Environmental Finance Authority Loan Program and terms to support engineering and preconstruction services for the Wastewater Treatment Plant Phase II Project and to authorize the Mayor or Mayor Pro Tempore to sign all the required documents to execute the contract. Additionally, it is recommended that the council authorize a budget amendment to begin expending the funds in FY 2026.

Councilmember Mobley moved to adopt the resolution to accept an award for funding from the GEFA Loan Program for the Wastewater Treatment Plant Phase II Project as presented. Councilmember Scott seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted resolution follows.

RESOLUTION

WHEREAS the Georgia Environmental Finance Authority (GEFA) facilitates programs that conserve and improve Georgia's energy, land, and water resources.; and,

WHEREAS the Council of the City of Thomasville, Georgia, desires to provide clean, safe water resources for our community; and,

WHEREAS the Council of the City of Thomasville, Georgia desires to accept a GEFA loan so as to obtain funding assistance for improvements to the Wastewater Treatment Facility; 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 GEFA loan: and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to amend the budget to accept the loan and provide funding for the project in the amount of four million three hundred thousand dollars (\$4,300,000); and,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Thomasville, Georgia, hereby authorizes the acceptance of the GEFA loan in the amount of four million three hundred thousand dollars (\$4,300,000); and

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the commitment of funds in the budget to provide for the Wastewater Treatment Facility 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 GEFA loan.

PASSED, APPROVED AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 12th day of January 2026.

Consider resolutions to apply for four (4) separate grants for funds to implement the Municipal Auditorium Comprehensive Facility Plan.

Grants Administrator, Pam Schalk reported that as a continuation of the 2025 Market Study for the Thomasville Municipal Auditorium (Auditorium), led by Theatre Projects, the City of Thomasville engaged Turner & Townsend Heery and Theatre Projects in the summer of 2025 to conduct a comprehensive facility assessment and renovation planning study. This initiative aimed 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. The resulting plan provides a clear and actionable roadmap for revitalizing the Auditorium as a safe, accessible, and vibrant civic and cultural venue. Multiple grant programs have been reviewed for eligibility and the following are recommended:

| PROGRAM | DU DATE | AMOUNT | MATCH | PROJECT PERIOD |
|----------------------------------|-----------|----------------|----------------|---------------------|
| Fox Theatre Institute | 1/15/2026 | \$500,000.00 | \$500,000.00 | 2-4 YEARS |
| Historic Preservation Fund (CLG) | 2/1/2026 | \$25,000.00 | \$17,000.00 | 1/15/2028 |
| Redevelopment Fund | Revolving | \$750,000.00 | \$750,000.00 | 2 years? |
| Cultural Facilities | August | \$50,000.00 | \$50,000.00 | 11/1/2026-6/30/2027 |
| | | \$1,325,000.00 | \$1,317,000.00 | |

It was noted that the required matches for each grant were included in the 2026 Budget and each grant submission requires the adoption of separate resolutions.

1. **Resolution to approve submission of grant application to the Fox Theater Institute (FTI) for a multi-year grant in the amount of \$500,000 and to allow the budget to be amended for the necessary expenditure and the acceptance of the grant funds.**

Councilmember Scott moved to adopt a resolution to approve submission of grant application to the Fox Theater Institute (FTI) for a multi-year grant in the amount of \$500,000 as presented. Councilmember Mobley seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted resolution follows.

RESOLUTION

WHEREAS, the Council of the City of Thomasville, Georgia, desires to provide implement the Thomasville Municipal Auditorium Comprehensive Facility Plan; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to apply to the Fox Theatre Institute Multi-Year grant program for funding in the amount of \$500,000.00 so as to obtain funding assistance; 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 Fox Theatre Institute grant application; and,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Thomasville, Georgia, hereby authorizes the submission of a Fox Theatre grant application in an amount up to \$500,000; and,

BE IT FURTHER RESOLVED, by the Council of the City of Thomasville, Georgia, hereby authorizes the allocation of budget funds as required by the grant for this project; and,

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the Mayor of the City of Thomasville, or his/her successor, as the signatory on all necessary and related documents as shall be necessary in relation to the Fox Theatre Institute grant application.

PASSED, APPROVED, AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 12th day of January 2026.

2. Resolution to approve submission of a grant application to the Department of Community Affairs Certified Local Government Program (DCA) in the amount of \$25,000 and to allow the budget to be amended for the necessary expenditure and the acceptance of the grant funds.

Councilmember Baker moved to adopt a resolution to approve submission of a grant application to DCA Certified Local Government Program in the amount of \$25,000 as presented. Councilmember Mobley seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted resolution follows.

RESOLUTION

WHEREAS, the Council of the City of Thomasville, Georgia, desires to provide implement the Thomasville Municipal Auditorium Comprehensive Facility Plan; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to apply to the Department of Community Affairs (GA DCA) FY 2026 Certified Local Government (CLG) grant program for funding in the amount of \$25,000.00 so as to obtain funding assistance; 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 GA DCA FY 2026 CLG grant application; and,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Thomasville, Georgia, hereby authorizes the submission of a FY 2026 CLG grant application in an amount up to \$25,000; and,

BE IT FURTHER RESOLVED, by the Council of the City of Thomasville, Georgia, hereby authorizes the allocation of budget funds as required by the grant for this project; and,

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the Mayor of the City of Thomasville, or his/her successor, as the signatory on all necessary and related documents as shall be necessary in relation to the GA DCA FY 2026 CLG grant application.

PASSED, APPROVED, AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 12th day of January 2026.

3. Resolution to approve submission of a grant application to the GA Department of Community Affairs Redevelopment Fund Program in the amount of \$750,000 and to allow the budget to be amended for the necessary expenditure and the acceptance of the grant funds.

Councilmember Mobley moved to adopt the resolution to approve the submission of a grant application to the GA Department of Community Affairs Redevelopment Program in the amount of \$750,000 as presented.

Councilmember Scott seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted resolution follows.

RESOLUTION

WHEREAS, the Council of the City of Thomasville, Georgia, desires to provide implement the Thomasville Municipal Auditorium Comprehensive Facility Plan; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to apply to the Department of Community Affairs (GA DCA) Redevelopment Fund (RDF) grant program for funding in the amount of \$750,000.00 so as to obtain funding assistance; 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 GA DCA RDF grant application; and,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Thomasville, Georgia, hereby authorizes the submission of a RDF grant application in an amount up to \$750,000; and,

BE IT FURTHER RESOLVED, by the Council of the City of Thomasville, Georgia, hereby authorizes the allocation of budget funds as required by the grant for this project; and,

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the Mayor of the City of Thomasville, or his/her successor, as the signatory on all necessary and related documents as shall be necessary in relation to the GA DCA RDF grant application.

PASSED, APPROVED, AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 12th day of January 2026.

4. Resolution to approve submission of a grant application to the GA Council for the Arts Cultural Facilities Grant Program in the amount of \$50,000 and to allow the budget to be amended for the necessary expenditure and the acceptance of the grant funds.

Councilmember Baker moved to adopt the resolution to approve submission of a grant application to the GA Council for the Arts Cultural Facilities Grant Program in the amount of \$50,000 as presented. Councilmember Mobley seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted resolution follows.

RESOLUTION

WHEREAS, the Council of the City of Thomasville, Georgia, desires to provide implement the Thomasville Municipal Auditorium Comprehensive Facility Plan; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to apply to the Georgia Council for the Arts (GCA) Cultural Facilities grant program for funding in the amount of \$50,000.00 so as to obtain funding assistance; 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 GCA Cultural Facilities grant application; and,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Thomasville, Georgia, hereby authorizes the submission of a GAC Cultural Facilities grant application in an amount up to \$50,000; and,

BE IT FURTHER RESOLVED, by the Council of the City of Thomasville, Georgia, hereby authorizes the allocation of budget funds as required by the grant for this project; and,

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the Mayor of the City of Thomasville, or his/her successor, as the signatory on all necessary and related documents as shall be necessary in relation to the GCA Cultural Facilities grant application.

PASSED, APPROVED, AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 12th day of January 2026.

Resolution to approve an agreement between the City of Thomasville and Turner & Townsend Heery, LLC, and authorize the Mayor to execute the agreement regarding Phase I Renovation of the Municipal Auditorium. Managing Director of Marketing & Communications, April Norton, reported that this item contains the duplication of language as the prior item as they are a continuation of the 2025 Market Study for the Thomasville Municipal Auditorium, led by Theatre Projects, the City of Thomasville engaged Turner & Townsend Heery and Theatre Projects in summer 2025 to conduct a comprehensive facility assessment and renovation planning study. This initiative aimed 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. The resulting plan provides a clear and actionable roadmap for revitalizing the Auditorium as a safe, accessible, and vibrant civic and cultural venue. Turner & Townsend Heery, LLC have agreed to the below Scope of Services:

- Represent the City of Thomasville
- Design + Construction + Operational Readiness
- Project Management
- Work Orders
- Advise Construction Professionals
- Work with Contractors, Vendors, Architects, Engineers, Consultants, Design Professionals, and other Personnel
- Manage Target Completion Date/Schedule + Design Phase Coordination
- Support COT Staff in development of Operational Manuals, Policies, Procedures
- Manage Marketing sub-consultant in Branding and Design
- Provide Monthly Project Status Reports + Meetings
- Lead Stakeholder + Discovery Meetings + Community Collaboration Initiatives

It is requested that City Council approve by resolution to enter into an agreement with Turner & Townsend Heery, LLC, and authorize Mayor to execute the agreement regarding Phase 1 Renovation of the Municipal Auditorium. Discussion ensued regarding the construction oversight, window repair/replacement and it was noted the anticipated project timeline of Phase I to begin following Rose Show & Festival and return to operation in July of 2027. It was further noted that while the single-paned windows need to be replaced and/or modified to double-paned windows, maintaining the historical aesthetics will be adhered to as closely as possible and the project will have to be approved by the Historic Preservation Commission.

Councilmember Mobley moved to adopt the resolution to approve an agreement between the City of Thomasville and Turner & Townsend Heery, LLC, as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted resolution follows.

RESOLUTION

WHEREAS, the Council of the City of Thomasville, Georgia, desires to provide implement the Thomasville Municipal Auditorium Comprehensive Facility Plan; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to enter into an agreement with Turner & Townsend Heery, LLC regarding Phase 1 Renovation of the Municipal Auditorium; 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 agreement with Turner & Townsend Heery, LLC; and,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Thomasville, Georgia, hereby authorizes the approval of agreement between City of Thomasville and Turner & Townsend Heery, LLC; and,

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the Mayor of the City of Thomasville, or his/her successor, as the signatory on all necessary and related documents as shall be necessary in relation to the agreement regarding Phase 1 Renovation of the Municipal Auditorium.

PASSED, APPROVED, AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 12th day of January 2026.

Resolution to approve acceptance of Community Foundation of South Georgia – Cherokee Foundation Fund Grant on behalf of the Bicentennial Committee in the amount of \$5,000 and to amend the budget to accept and use these funds to assist with the purchase of a Thomasville Bicentennial Activity Book for our community.
Managing Director of Marketing & Communications, April Norton reported that the Thomasville 200: Bicentennial Committee is comprised of non-profit organizations and citizens across Thomasville, with the following mission:

Throughout 2026 "Thomasville 200" will celebrate our places and people, honor the generations who came before us, and inspire a vibrant future for all who live, work, and visit our community.

The Bicentennial Committee has identified three funding projects, of which sponsorship opportunities are available. On behalf of the committee, we also researched grant opportunities and applied for the Cherokee Foundation Grant. Bicentennial Funding Projects:

- Bicentennial Themed Activity Book
- Historical Compass Medallion Marker
- Public Art Piece at Flipper Park

The Activity Book is described as a keepsake item that is anticipated to be shared with all students in Thomas County between the ages of 4-11, that would cover Pre-K through 5th Grade Classrooms. This activity book is designed to bring an interactive way to learning and exploring the history of Thomasville, while celebrating its 200 years of achievements. In addition to highlighting its history, we believe that the activity book will inspire our younger generation to be a great part of our vibrant future of Thomasville, Georgia. Activity Book Expenses have been estimated as follows:

| | |
|---------------------|----------------|
| Print Cost Quote | \$7,435 |
| Illustrator's Quote | <u>\$2,475</u> |
| Total Expenses | \$9,910 |

| | |
|----------------------|---|
| Less the GRANT Funds | <u>\$5,000</u> |
| Remaining Balance | \$4,910 (To be paid by Sponsorships received) |

It is requested that Council authorize the acceptance of the grant award from the Community Foundation of South Georgia – Cherokee Foundation Fund Grant; and, further authorize a budget amendment in the FY2026 Budget to provide for the acceptance of the Cherokee Foundation grant award in the amount of \$5,000 and for expenditures related to the Bicentennial Activity Book project; and, further authorize the Mayor or Mayor Pro Tem of the City of

Thomasville as the signatory on all necessary and related documents as shall be necessary in relation to Cherokee Foundation Fund grant award.

Mayor Pro Tem Brown moved to adopt the resolution to approve acceptance of the Community Foundation of South Georgia – Cherokee Foundation Fund Grant on behalf of the Bicentennial Committee in the amount of \$5,000 and to amend the budget to accept and use these funds to assist with the purchase of a Thomasville Bicentennial Activity Book for our community, as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

REPORTS

City Manager White commended Assistant Utilities Superintendent, Eric Gossett, for his service to our country and his continued service to the community through his career with the City of Thomasville. City Manager White recognized Mr. Gossett's ethical leadership and announced Mr. Gossett's promotion to Utilities Superintendent. Utilities Superintendent Gossett thanked his wife and son for their continued support. He commended City Manager White, Assistant City Manager Sealy, Chief Human Resources Director Dominic Ford, and Human Resources Manager Christine Forbes for their leadership and mentorship. He also thanked TEAM Thomasville and Councilmembers for their support.

Assistant City Manager Sealy noted the Bicentennial Kickoff Celebration will take place on January 24th at The Ritz Amphitheater and encouraged all to attend the festivities.

Councilmembers collectively thanked the community for its support of their roles on City Council and congratulated Mayor Chastain on his election as Mayor.

Mayor Chastain thanked citizens for his re-election and thanked Councilmembers for his election as the Mayor of the City of Thomasville. He noted he was excited to serve four more years and was looking forward to the next two years as Mayor. Mayor Chastain thanked former Mayor Mobley for his service to the community as Mayor.

ADJOURNMENT

Having no other business for consideration by Council, the Thomasville City Council Meeting was adjourned at 6:40 PM.

CITY OF THOMASVILLE, GEORGIA



Mayor, Scott Chastain



Felicia Brannen
ATTEST: City Clerk

