

City of Thomasville Council Meeting, January 26, 2026

The Council of the City of Thomasville met in regular session on the above date. Mayor Scott Chastain presided, and the following Councilmembers were present: Mayor Pro Lucinda Brown and Councilmembers Todd Mobley, Terry Scott and Royal Baker. 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 Scott Chastain called the meeting to order at 6:00 PM.

INVOCATION

Councilmember Terry Scott gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Lucinda Brown led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilmember Scott moved to approve the Regular Meeting Minutes of January 12, as presented. Councilmember Royal Baker seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

RECOGNITIONS

1. Veterans of Foreign Wars: Public Servants, Allen-Cook Post 4995, recognized Marshall Green and Joshua Roberts for their service as a Firefighter and as emergency management services with the City of Thomasville and Thomas County, respectively. Utilities Superintendent, Eric Gossett, presented both gentlemen the following Public Service Citation on behalf of certificate of recognition on behalf of Commander Eddie Brown Sr of the Allen-Cook VFW Post 4995.

Veterans of Foreign Wars
Allen-Cook Post 4995
Public Servant Award Firefighter and Emergency Management Services

WHEREAS, Marshall Green and Joshua Roberts have served as a firefighter and emergency management services, respectively, with the City of Thomasville and Thomas County with distinction and unwavering dedication; and

WHEREAS, Marshall Green and Joshua Roberts have demonstrated consistent excellence in the performance of their duties and have shown commitment to their profession that goes above and beyond the call of duty; and

WHEREAS, Marshall Green and Joshua Roberts have earned the respect and admiration of their colleagues and the citizens of this community through their dedication of serving their community; and

WHEREAS, the Veterans of Foreign Wars Allen-Cook VFW Post 4995 wishes to recognize Marshall Green for the Firefighter Public Servant Award and Joshua Roberts for the Emergency Management Services Public Servant Award for their exemplary service and sacrifice to our community;

HEREWITH; AND (5) PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND FOR OTHER PURPOSES.

SECTION I

BE IT FURTHER ORDAINED by the Council for the City of Thomasville, Georgia, and it is hereby ordained by the authority of the same, that Section 22-633, General Standards, Article XV, Special Districts, Chapter 22, Zoning, is amended as follows:

- **Section 22-633.-General Standards**
 - (4) Building Placement Requirements

SECTION II

BE IT FURTHER ORDAINED by the Council for the City of Thomasville, Georgia, and it is hereby ordained by the authority of the same, that Section 22-635, General Standards, Article XV, Special Districts, Chapter 22, Zoning, is amended as follows:

- **Section 22-635.-Architectural Standards**
 - (5) Building Trim
 - a. When using wood cladding material approved material other than brick or stucco, a corner board....

SECTION III

BE IT FURTHER ORDAINED by the Council for the City of Thomasville, Georgia, and it is hereby ordained by the authority of the same, that Section 22-637, General Standards, Article XV, Special Districts, Chapter 22, Zoning, is amended as follows:

- **Section 22-637.-Procedures for review and approval of development**
 - (3) Conformance. Any lot with an owner occupied, single family residential building that existed at the time of adoption of the ordinance from which this code is derived shall not be required to comply with the district standards, except when making renovations, repairs, or otherwise improving the principal structure by more than 50 percent of its current square footage. In such case, the principal structure shall be brought into conformance with the standards of the district.
 - a. Any structure existing on the effective date of a rezoning to this district must be used for one of the approved uses.
 - b. Any structure existing on the effective date of a rezoning to this district and is non-conforming or made non-conforming as to the development standards of the district:
 - i. may continue; and
 - ii. may be repaired, maintained or remodeled; and
 - iii. may be extended or enlarged so long as said extension or enlargement does not contribute to nor increase the specific non-conforming dimensional or site requirements.
 - c. Any structure existing on the effective date of a rezoning to this district and is made non-conforming as to architectural standards of the district:
 - i. may continue; and
 - ii. shall only be required to be brought into conformance with the architectural standards of the district when increasing the principal structure current square footage by 25% or more.

SECTION IV

BE IT FURTHER ORDAINED that this ordinance shall be effective on the date of its

final reading and passage.

SECTION V

BE IT FURTHER ORDAINED all ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION VI

BE IT FURTHER ORDAINED and it is hereby declared to the be intention of the Council for the City of Thomasville, Georgia 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 VII

BE IT FURTHER ORDAINED and it is hereby declared by Council for the City of Thomasville, Georgia 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 this ordinance is mutually dependent upon any other section paragraph, sentence, clause or phrase of This ordinance.

SECTION VIII

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 Council for the City of Thomasville, Georgia 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 IX

This ordinance was introduced and read at a lawful meeting of the Council for the City of Thomasville, Georgia, held January 12, 2026, and read the second time, passed and adopted in like meeting held on January 26, 2026.

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

City Planner, Kenneth Thompson. reported there had been no changes to the ordinance since its passage on first reading. 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. 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. This rezoning is unanimously recommended by the Planning and Zoning Commission.

City Planner Thompson reviewed that zoning codes prior to the adoption of the TNID, limited the development of small-scale housing types that once made Thomasville's historic neighborhoods vibrant and accessible. The TNID reintroduces 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 TNID introduced a zoning option tailored to support reinvestment in historic neighborhoods. The TNID is an elective zoning district, meaning that property owners must request and receive rezoning approval prior to any development under these standards.

Councilmember Scott moved to order the ordinance to rezone 531 Fletcher Street from R-2 to Traditional Neighborhood Infill Zoning District 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: Chastain, Brown, Mobley, Scott, Baker.

The adopted ordinance follows.

ORDINANCE NO.: ORD-02-01262026

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.

SECTION I

BE IT ORDAINED by the Council of the City of Thomasville and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is amended by excluding a certain Parcel 3 from Section 22-91 captioned "R-2, Multi-Family Residential" and to designate the said same tract as Parcel 1 of Section 22-91 captioned "TNID, Traditional Neighborhood Infill District" for the protection or benefit of the neighboring properties and neighbors to ameliorate the effects, if any, of the change in zoning."

and more particularly described as follows:

All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, GA, more particularly described as follows:

COMMENCE at the corner where the easterly margin of Fletcher Street intersects the northerly margin of College Street; thence northerly along the easterly margin of Fletcher Street north 22 degrees 30 minutes east 102.0 feet to an iron pine at the property now or formerly of Ann Coleman Peyton; thence south 67 degrees 30 minutes east along the Peyton line 126 feet; thence south 22 degrees 30 minutes west 102.0 feet to the northerly margin of College Street; thence run along the northerly margin of College Street north 67 degrees 30 minutes west 126 feet to the point of beginning. Said property is being a portion of Lot 2, Block "L" Fletcherville.

Said property is known as 531 Fletcher Street.

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 part of ordinances in conflict herewith are hereby expressly repealed.

SECTION IV

BE IT FURTHER ORDAINED and it is hereby declared to be the intention of the Mayor and Council of the City of Thomasville that all sections, paragraphs, sentences, clauses, and phrases of the 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 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 and (ii) that to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this 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 extend allowed by law, all remaining phrases, clauses, sentences, paragraphs or section of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION VII

This ordinance shall not be made a part of the official codified ordinances of the City of Thomasville but shall nevertheless be spread upon the public minutes and records of the City of Thomasville.

SECTION VIII

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held on January 12, 2026, and read the second time, passed and adopted in like meeting held on January 26, 2026.

NEW BUSINESS

Consider on first readings, six (6) separate ordinances to rezone properties into the Traditional Neighborhood Infill Zoning District (TNID).

City Planner Kenneth Thompson reported the recently adopted TNID allows housing types that current zoning often does not, such as smaller lots, cottages, and house-scaled multi-unit buildings. These are the same patterns that shaped Thomasville's historic neighborhoods and help bring new life to vacant and underused properties. Six properties within the Traditional Neighborhood Boundary are requesting rezoning to the TNID. This reflects growing interest from property owners in reinvesting in these neighborhoods. The TNID is voluntary and requires approval by the Planning and Zoning Commission and City Council before development can proceed. Once rezoned, all TNID development and design standards apply. Key features of the TNID include:

- Limited Eligibility: Only properties inside the Traditional Neighborhood Boundary may apply.

- Neighborhood-Based Standards: Development rules are designed to match the scale and form of existing neighborhoods.
- Design Requirements: The TNID includes clear design standards to protect neighborhood character while allowing flexibility in housing types.
- Review and Compliance: All projects are reviewed at permitting to ensure the standards are met.

City Planner Thompson reported that Staff has reviewed all six requests and finds them eligible and consistent with the TNID and the Blueprint Comprehensive Plan. The proposed rezonings support reinvestment, expand housing options, and strengthen the long-term health of Thomasville's traditional neighborhoods. Further, the Planning and Zoning Commission unanimously approved each individual rezoning request into the Traditional Neighborhood Infill District.

1. First reading of an ordinance to rezone 104 Teddy Street, 106 Teddy Street, and 1 Bibb Lane, from R-1 to TNID.

Councilmember Scott moved to order the ordinance to rezone 104 Teddy Street, 106 Teddy Street and 1 Bibb Lane, from R-1 to TNID, as read for the first time, passed and carried over, as presented. Councilmember Baker seconded the motion. There was brief discussion regarding the location of the three lots, it was noted that there was sufficient room on the lots for future development. 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 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 2 OF SECTION 22-91 CAPTIONED "R-1 SINGLE FAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 2 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.

2. First reading of an ordinance to rezone Ely Street Parcel 007 004 058, from R-1 to TNID.

Mayor Pro Tem Brown moved to order the ordinance to rezone Ely Street Parcel 007 004 058, from R-1 to TNID, as read for the first time, passed and carried over, 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 title of the ordinance 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 2 OF SECTION 22-91 CAPTIONED "R-1 SINGLE FAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 3 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.

3. First reading of an ordinance to rezone Ely Street Parcel 007 004 059, from R-1 to TNID.

Councilmember Scott moved to order the ordinance to rezone Ely Street Parcel 007 004 059, from R-1 to TNID, as read for the first time, passed and carried over, 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.

The title of the ordinance 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 2 OF SECTION 22-91 CAPTIONED "R-1 SINGLE FAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 8 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.

4. First reading of an ordinance to rezone 108 East Jerger Street, from R-1 to TNID.

Councilmember Mobley moved to order the ordinance to rezone 108 East Jerger Street, from R-1 to 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: AYES: Chastain, Brown, Mobley, Scott, Baker.

The title of the ordinance 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 6 OF SECTION 22-91 CAPTIONED "R-1 SINGLE FAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 5 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.

5. First reading of an ordinance to rezone Hardaway Street Parcel 003 012 007, from R-1 to TNID.

Councilmember Scott moved to order the ordinance to rezone Hardaway Street Parcel 003 012 007, from R-1 to TNID as read for the first time, passed and carried over, 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 title of the ordinance 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 6 OF SECTION 22-91 CAPTIONED "R-1 SINGLE FAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 6 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.

6. First reading of an ordinance to rezone 625 North Crawford Street, from R-1 to TNID.

Councilmember Mobley moved to order the ordinance to rezone 625 North Crawford Street, from R-1 to TNID as read for the first time, passed and carried over, 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.

The title of the ordinance 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 6 OF SECTION 22-91 CAPTIONED "R-1 SINGLE FAMILY RESIDENTIAL", TO DESCRIBE EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 7 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.

First reading of an ordinance to amend text of Chapter 18, Article VII, Division 2, "Pawnbrokers" of the Thomasville Code of Ordinances.

Customer Service Manager, Melissa Creel, reported the City's current ordinance provides that the City Council will issue pawn broker licenses. The proposed amendments to Article VII, Division 2, Licenses, of the Pawn Broker ordinance, would vest in the City Manager the authority to issue license and approve of the transfer of existing licenses. Violations of the City's Pawn Broker ordinance would continue to come before the City Council to make any determination as to whether no action should be taken or whether the licenses should be suspended or revoked. It was noted that his proposed approval process will be similar to the approval process for Alcohol Beverage Licenses.

Councilmember Mobley moved to order the ordinance to amend text of Chapter 18, Article VII, Division 2, "Pawnbrokers" of the Thomasville Code of Ordinances as read for the first time, passed and carried over 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 title of the ordinance follows.

AN ORDINANCE TO AMEND THE CODE OF THOMASVILLE, GEORGIA, BY AMENDING THE FOLLOWING SECTIONS OF CHAPTER 18, ARTICLE VIII, DIVISION 2, PAWBROKERS: (1) SECTION 18-268 "DEFINITIONS;" (2) SECTION 18-271 "LICENSE REQUIRED; CONSIDERATION AND APPROVAL; SUBSEQUENT ISSUANCE; CONDITIONAL APPROVAL;" (3) SECTION 18-272 "DISQUALIFICATION PROVISIONS;" (4) SECTION 18-273 "APPLICATION FORMS; LICENSE NOT TO ISSUE UNDER CERTAIN CONDITIONS;" (5) SECTION 18-275 "SUSPENSION; REVOCATION OF LICENSE; DENIAL OF RENEWAL OR TRANSFER;" (6) SECTION 18-276 "TRANSFER OF LICENSE; CHANGES OF OWNERSHIP, LOCATIONS;" (7) REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND (8) PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND FOR OTHER PURPOSES.

Mayoral appointments of Councilmembers to Boards, Authorities, Commissions and Committees.

Mayor, Scott Chastain reported that Councilmembers are appointed to the numerous authorities, boards, commissions and committees of the City of Thomasville depending upon the enabling act, board composition or creation by code for that authority, board, commission, or committee. Appointments that do not require a vote by council are "Mayoral Councilmember Appointments". As a matter of complete transparency, these Mayoral Councilmember appointments, and appointments made by virtue of office held for local authorities, are being made in an open meeting with a quorum of the city council present. Mayor Chastain made the following appointments to authorities, boards, commissions and committees:

Pursuant to the Authority's Enabling Act:

DESTINATION THOMASVILLE TOURISM AUTHORITY (DTTA)..... Scott Chastain
“*Mayor Shall Serve*”, *Pursuant to DTTA Act*.

PAYROLL DEVELOPMENT AUTHORITY (PDA) Scott Chastain
“*Mayor Shall Serve*”, *Pursuant to Thomasville PDA Act*.

Pursuant to City Charter (Section 2.22(b)):

*AIRPORT ADVISORY BOARD	Royal Baker
AUDIT COMMITTEE.....	Todd Mobley, Royal Baker
DRUG SQUAD COMMITTEE	Lucinda Brown, Todd Mobley
GEORGIA INITIATIVE FOR COMMUNITY HOUSING (GICH)	Lucinda Brown
MAIN STREET ADVISORY BOARD.....	Todd Mobley
PLANNING COMMITTEE.....	Scott Chastain, Lucinda Brown
PUBLIC SAFETY COMMITTEE	Lucinda Brown, Terry Scott
PUBLIC WORKS COMMITTEE	Todd Mobley, Terry Scott
RISK MANAGEMENT COMMITTEE	Todd Mobley, Terry Scott
SOLID WASTE COMMITTEE	Todd Mobley, Terry Scott

Pursuant to Official Code of Georgia (Sec. 31-3-2(a)(7))

BOARD OF HEALTH Todd Mobley

Pursuant to Thomasville Municipal Code:

PENSION BOARD OF TRUSTEES Scott Chastain, Royal Baker
Pursuant to Chapter 2, Section 2-222(a).

UTILITIES COMMISSION

Scott Chastain
Lucinda Brown
Todd Mobley
Terry Scott
Royal O. Baker, III

Pursuant to City Charter, Section 9.14.

**Clerk's Note: Airport Advisory Board appointment must be completed by resolution of City Council, such action was taken in a public meeting held November 10, 2025.*

Resolutions to approve appointments to Boards, Authorities, Commissions and Committees.

Mayor, Scott Chastain, reported that appointments of Councilmembers and citizens to the following Boards, Authorities, Commissions, and Committees requires formal resolutions to be adopted by Council to complete the appointment. These will require separate votes for each appointment.

- 1. Resolution to approve citizen appointments to Thomasville/Thomas County Recreation Advisory Board.**
Mayor Pro Tem Brown moved to adopt a resolution appointing citizens Stephen Cheney, Jr. and Ketih T. Thomas to the Thomasville/Thomas County recreation Advisory Board 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

BE IT RESOLVED by the Council of the City of Thomasville, and it is hereby resolved by the authority of the same, that Stephen Cheney, Jr. is appointed to the Thomasville/Thomas County Recreation Advisory Board for a term expiring December 31, 2028.

BE IT FURTHER RESOLVED by the Council of the City of Thomasville, and it is hereby resolved by the authority of the same, that Keith T. Thomas is appointed to the Thomasville/Thomas County Recreation Advisory Board for a term expiring December 31, 2028.

So Done, this the 26^h day of January, 2026.

2. Resolution to approve recommendations of Councilmember and Non-Public Member appointments to the Southwest Regional Commission (SWGRC) Council for 2026.

Councilmember Mobley moved to adopt the resolution to approve the annual recommendations of appointments to the Southwest Georgia Regional Commission Council, 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

BE IT RESOLVED by the Council of the City of Thomasville, Georgia, and it is hereby resolved by the authority of the same, that the following Councilmember is unanimously recommended for appointment to the Southwest Georgia Regional Commission Council for the year 2026:

Mayor Pro Tem Lucinda Brown, City Elected Official

BE IT FURTHER RESOLVED by the Council of the City of Thomasville, Georgia, that the following individuals are unanimously recommended for appointment to the Southwest Georgia Regional Commission Council for the year 2026, as appointed by the Thomas County Board of Commissioners:

Non-Public: Jason Giddens
Additional Member: Elaine Mays

So Done, this the 26th day of January, 2026.

3. Resolution to approve Councilmember appointment to South Georgia Governmental Services Authority (SGGSA) Board.

Councilmember Scott moved to adopt a resolution to appoint Councilmember Royal Baker to the SGGSA Board, 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

BE IT RESOLVED by the Council of the City of Thomasville, and it is hereby resolved by the authority of the same, that pursuant to the Bylaws of the South Georgia Governmental Services Authority, the following individual is hereby appointed to serve as a City of Thomasville Member on the South Georgia Governmental Services Authority

Board of Directors with a term expiring December 31, 2026, so as to fill the unexpired term of Scott Chastain:

Councilmember Royal Baker.

So Done, this the 26th day of January, 2026.

3. Resolution to approve citizen appointment to Destination Thomasville Tourism Authority (DTTA) Board.

Mayor Chastain reported that Commissioner Grady resigned due to health reasons thereby creating a vacancy on the DTTA board. Councilmember Baker moved to adopt a resolution to appoint Jay Knight to the DTTA board 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, upon the recent resignation of Wiley Grady, a vacancy was created on the Destination Thomasville Tourism Authority Board; and

WHEREAS, Jay Knight, Thomas County Public Works Director, has expressed an interest in being appointed to the DTTA Board as County Citizen member seat 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 Jay Knight is appointed to the Destination Thomasville Tourism Board to fill the vacancy of Wiley Grady for a term expiring December 31, 2029.

So Done, this the 26th day of January, 2026.

Resolution to approve submission of eligible persons to the Board of Trustees of Hospital Authority of the City of Thomasville.

City Attorney, Timothy C. Sanders, reported that the Hospital Authority of the City of Thomasville (“Authority”) was created by the City in 1981 and is governed by a five (5) member board of trustees who serve for designated terms until their successors are elected. The primary purpose of the Authority is that it serves as vehicle through which bonds are issued for Archbold. The Authority does not own any asset used by Archbold and is otherwise not involved with the operations of Archbold. O.C.G.A. §31-7-72(b) provides that board members are elected by the board of trustees after receiving a list of three (3) eligible persons from the City Council with regard to each vacant position. Attorney Sanders reviewed the eligible persons recommended for appointment. It was noted that the Trustees would appoint one individual for each respective vacant seat.

Councilmember Scott moved to adopt a resolution to approve submission of eligible persons to the Board of Trustees of the Hospital Authority of the City of Thomasville 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.

CITY OF THOMASVILLE, GEORGIA
RESOLUTION

WHEREAS, the Hospital Authority of the City of Thomasville (“Hospital Authority”) has notified the Council of the City of Thomasville (“City Council”) that the term of five (5) members of the Board of Trustees of the Hospital Authority have expired; and

WHEREAS, under the provisions of O.C.G.A. §31-7-72(b), appointments for vacancies on the Board of Trustees of the Hospital Authority are made by the Board of Trustees after receiving a list of three eligible persons from the City Council with regard to each vacant position; and

WHEREAS, there is a licensed doctor of medicine currently serving on the Board of Trustees of the Hospital Authority and no further consideration of the appointment of a licensed doctor of medicine or registered nurse is required by O.C.G.A. §31-7-72(a);

WHEREAS, the City Council, after due deliberation, has arrived at a list of three eligible persons for each such vacant position;

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. Submission of Eligible Persons. Pursuant to O.C.G.A. §31-7-72(b), the City Council hereby submits to the Hospital Authority the following list of eligible persons for each vacant position on the Board of Trustees of the Hospital Authority for the following terms:

TWO YEAR TERM TO EXPIRE 12/31/2027:

1. Robert Miles, Jr., M.D.
2. Patrick B. Fenlon, M.D.
3. Bryan Knox

TWO-YEAR TERM TO EXPIRE 12/31/2027:

1. Mark Saussy
2. Otis Boyd
3. Mark Courtney

FOUR-YEAR TERM TO EXPIRE 12/31/2029:

1. Terry Scott
2. Charles Allen
3. Eric Ward

FOUR-YEAR TERM TO EXPIRE 12/31/2029:

1. Mills Herndon
2. Hank Stone
3. Randall Moore

SIX-YEAR TERM TO EXPIRE 12/31/2032

1. Stephen H. Cheney
2. Neill Fennell
3. Keith Marshall

Section 3. 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 that are in conformity with the purposes and intents of this Resolution and in the furtherance of this Resolution shall be, and the same hereby are, in all respects approved, confirmed, and ratified.

Section 4. 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 of this Resolution and shall in no way affect the validity of any of the other provisions hereof.

Section 5. 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 6. Effective Date. This resolution shall be effective immediately upon its adoption.

Adopted and approved this 26th day of January, 2026.

Resolution to accept a Tire Grant Award for Improvements at Balfour Park.

Community Planner, Anna Day, reported that the State of Georgia collects fees on every new tire sold in the state and dedicates those funds to the Solid Waste Trust Fund (SWTF). The Environmental Protection Division (EPD) administers the SWTF and its grant programs, including the Tire Products (Tire) Grant. The Tire Grant is for projects that incorporate scrap tire-derived products into paving, trail, and playground surfaces. Awarded grant funds will pay for the direct costs related to the use of tire-derived products in projects that would normally utilize new or virgin materials. The Tire Grant was identified as a funding opportunity to support improvements at Balfour Park. The grant can offset the direct costs related to incorporating pour-in-place surface materials that are made from tire-derived products in place of mulch in the new playground area at Balfour Park. No match is required. The City was notified on January 7th that EPD approved a Tire Grant award of \$97,000 to upgrade the surface material from mulch to a tire-derived product in the proposed playground area of Balfour Park. The upgraded surface material will help provide more seamless accessibility between the new playground area and other new facilities in Balfour Park. Increasing the universal design features throughout the park will improve comfort and accessibility for all ages and abilities. Using tire-derived products will also add a level of durability and sustainability that we cannot achieve with conventional surface materials, like mulch, ultimately reducing maintenance burdens and our ecological footprint. The grant funds will be used to cover the direct costs of incorporating tire-derived products into the project (i.e. materials and related services), minus the estimated cost of using conventional materials (i.e. mulch). No additional funds are required. The Tire Grant is a reimbursement grant program which requires the City to provide upfront funding to cover eligible project costs. All improvements at Balfour Park will be initially funded using SPLOST funds that were allocated to the project in the FY2026 budget. There was brief discussion regarding the location of proposed areas/equipment in the park, Community Planner Day reviewed an updated conceptual plan. It was noted that this request is only to approve acceptance of the grant, and that the final plan will come before Council for approval.

Mayor Pro Tem Brown moved to adopt a resolution to accept a Tire Grant Award for improvements at Balfour Park as presented. Councilmember Scott seconded the motion. It was noted that the project is slated to be completed by year end. There was no further discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted resolution follows.

RESOLUTION

WHEREAS the Tire Products (Tire) Grant was created to further the goals of the Solid Waste Trust Fund (SWTF) by providing financial support to projects in Georgia to reduce solid waste, support manufacturing and market development for scrap tires, and encourage innovation; and,

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

WHEREAS the Council of the City of Thomasville, Georgia desires to accept a Tire Grant

award of \$97,000 as funding assistance for improvements at Balfour Park; 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 Tire grant award.

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

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the budget amendment as required to accept the Tire Grant; 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 Tire Grant award.

PASSED, APPROVED AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 26th day of January 2026.

Resolution to award bids for the construction of Cassidy Pond Park Improvements.

Director of Parks and Recreation, Mike Owens reported that in 2022, the City of Thomasville applied for an American Rescue Plan Act (ARPA) Improving Neighborhood Outcomes in Disproportionately Impacted Communities grant to fund improvements at Cassidy Pond Park. The City was awarded \$998,800 in 2023 to support this project. The grant funded project includes a variety of park improvements: restrooms, sidewalks, a gravel walking path, an 18-hole disc golf course, a new picnic shelter, and parking lot improvements. To maximize the improvements within the park while staying within the grant budget, the City has elected to purchase several items separately, including the prefabricated restroom building, picnic pavilion, pedestrian bridge, fishing pier, and park furniture. Purchasing these items directly results in significant cost savings on the project. The scope of work in the proposed bid includes all labor, equipment, and materials necessary to complete the site work and construction associated with the Cassidy Pond Park Improvements, along with all other appurtenant work as described in the contract documents and construction plans. The project was advertised for a minimum of 30 days through the Georgia Procurement Registry and on the City's website. Thirteen (13) potential bidders were notified, and four (4) bid proposals were received and publicly opened on December 9, 2025. Following review of the submitted bids, Kimmel Development Services, LLC was determined to be the lowest responsive and responsible bidder qualified to perform the work. The total base bid amount submitted by Kimmel Development Services, LLC is \$661,187.25. The contract requires completion of the project within 120 consecutive calendar days following issuance of the Notice to Proceed. The following is a summary of bids received:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Kimmel Development Services, LLC	\$ 661,187.25
Green's Backhoe, Inc.	\$ 763,165.00
Tri Scapes, LLC	\$ 916,436.65
JHC Incorporated	\$1,051,613.50

Director Owens requested that Councilmembers consider awarding the contract for the Cassidy Pond Park Improvements to Kimmel Development Services, LLC in the amount of \$661,187.25, as the lowest responsive and responsible bidder, and authorize the Mayor or Mayor Pro Tem to execute all documents necessary to finalize the contract. He reported that the project will be funded using 2024 Recreation SPLOST funds, with up to \$998,800.00 reimbursed through the ARPA grant. It was noted that the project is slated to be completed by end of the year. Mayor Pro Tem Brown asked if this would complete the Park improvements. Director Ownes reported that currently, there was not a Phase 2 scheduled; however, there is adequate space for future improvements such as a playground.

Councilmember Scott moved to adopt the resolution to award the bid for the construction of Cassidy Pond Park Improvements to Kimmel Development Services, Inc. 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.

**CITY OF THOMASVILLE, GEORGIA
RESOLUTION**

WHEREAS, the City of Thomasville has it as their responsibility to provide increased access to recreation to residents in our community; and,

WHEREAS, the City of Thomasville has it as their responsibility to provide, regulate, and maintain city parks and recreation to its citizens in order to provide reliable services;

WHEREAS, the Civil Engineering for the City of Thomasville, Georgia developed construction and contract documents for the 2025 Cassidy Park Improvements;

WHEREAS, the City of Thomasville desires to add a sidewalk and other amenities to improve Cassidy Park; and

WHEREAS, the City Council for the City of Thomasville, Georgia desires to award a contract to Kimmel Development Services, LLC on the 26th day of January, 2026 at a regularly scheduled City Council meeting in the amount of \$661,187.25 to perform the work necessary to complete the 2025 Cassidy Park Improvements;

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 26th day of January, 2026.

Motion to approve renewal of City of Thomasville's Guaranty on the Downtown Development Authority Loan with Thomasville National Bank and to authorize the Mayor, or Mayor Pro Tem, to sign necessary and related documents.

Chief Financial Officer, Ashley Cason, reported that In December 2001, the Downtown Development Authority (DDA) purchased 403 North Broad Street. At that time, the DDA obtained a loan from Thomasville National Bank, which was guaranteed by the City of Thomasville. Each year, the city renews that guaranty on the loan. In August 2005, the DDA entered into a 20-year lease agreement with the Georgia Department of Labor to lease 403 Broad Street for \$222,000 annually (\$18,500 monthly). This lease is for one-year terms, renewable up to 20 years. The Department of Labor has renewed the lease every year to date. The rental income from this lease is used to pay the loan and maintenance on the building. Currently, the loan balance is \$981,094.35. In 2025, the interest rate was 5.25%. For 2026, the interest rate will be 4.75%. The monthly payments will continue to be \$16,000. Again, these monthly payments are funded by the \$18,500 monthly rental payments that DDA receives from the Georgia Department of Labor to lease the building. City Council only needs to approve a guaranty each year for this loan (like what has been done in the past).

Councilmember Mobley moved to approve the renewal of the City of Thomasville's Guaranty on the Downtown Development Authority Loan with Thomasville National Bank and to authorize the Mayor, or Mayor Pro Tem, to sign all necessary and related documents, 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.

Motion to approve active 2026 Pawn Broker License Renewals.

Customer Service Manager, Melissa Creel, reported that all 2026 Pawn Broker renewal licenses had been paid in full and required approval of the licenses by the City Council. She noted the 2026 renewals included Pawn Broker licenses for categories of General and Vehicle; General Only; and Vehicle Only.

Councilmember Baker moved to approve the 2026 Pawn Broker Licenses as presented. Councilmember Mobley seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The approved licensed establishments follow.

2026 PAWN BROKERS RENEWAL LIST AS OF 01/15/2026

Pawnbroker - GENERAL AND VEHICLE

License #163: American Pawn Shop, 1306-A E. Jackson St., Thomasville, GA	\$ 150.00
License #163: American Pawn Shop, 1306-A E. Jackson St., Thomasville, GA	\$2,500.00

Pawnbroker - GENERAL

License #164: Shepards Bait & Tackle & Pawn, 1006 W. Jackson St., Thomasville, GA	\$ 150.00
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Pawnbroker - VEHICLE

License #166: Titlebucks of Tville, 1308 E. Jackson St., Thomasville, GA	\$2,500.00
License #168: Titlemax of Thomasville, 15177 US Highway 19 S., Thomasville, GA	\$2,500.00
License #170: First Choice Title, 914 E. Jackson St., Thomasville, GA	\$2,500.00

REPORTS

City Manager White reported that the Bicentennial Opening Celebration on Saturday, January 24, 2026, was a success with numerous community partner booths, great music that was enjoyed by a great crowd. He further reported that it was the first of many events that will celebrate Thomasville's Bicentennial.

Councilmembers encouraged the community to stay warm and safe during the impending cold weather. It was noted that the temperatures were going to fall below freezing and the windchill would be even lower. Assistant City Manager cautioned residents to be mindful of space heaters, not to use generators indoors should the power go out from wind events and to have working smoke detectors.

Mayor Pro Tem Brown thanked Marchelle for her service as the Honorary Councilmember for the month of January. Mayor Pro Tem Brown also commended the Thomasville Police Department for being a part of, and assisting with, the Martin Luther King Day festivities.

ADJOURNMENT

Having no other business for consideration by Council, the Thomasville City Council Meeting was adjourned at 6:48 PM.

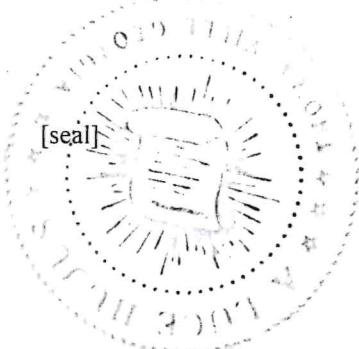
CITY OF THOMASVILLE, GEORGIA



Mayor, Scott Chastain



ATTEST: City Clerk



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