

City of Thomasville Council Meeting Minutes, July 27, 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 Tem Lucinda Brown and Councilmembers Todd Mobley, Terry Scott and Royal Baker. Also present were the Assistant City Manager, Sheryl Sealy; City Attorney, Timothy C. Sanders; Chief Financial Officer, Ashley Cason; other city staff; citizens and members of the media. The meeting was held in Council Chambers at City Hall, located at 144 East Jackson Street, Thomasville, Georgia. Simultaneous access to the meeting was provided to those members of the media and citizens unable to attend the meeting via the City of Thomasville's online live stream feed located at www.thomasville.org.

CALL TO ORDER

Mayor Scott Chastain called the meeting to order at 6.00pm

INVOCATION

Councilmember Royal Baker gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Lucinda Brown led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilmember Terry Scott moved to approve the City Council Regular Meeting Minutes of June 22, 2026, as presented. Councilmember Todd Mobley seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

RECOGNITION

1. City of Thomasville Interns FY2026: Human Resource Specialist, Nicole Jackson, reported that the following exceptional individuals have contributed to the City of Thomasville organization in various capacities while gaining valuable professional experience, bringing fresh perspectives, enthusiasm, and dedication to the departments they each served. Ms. Jackson presented the City of Thomasville Summer Interns to City Councilmembers, and they were recognized with certificates.

Student	Internship Department	College
Colin Crocker	Human Resources	Mercer University
Keely Walden	Main Street	Mississippi State University
Jack Lee	Finance	University of Florida
Cameron Jones	Police Department	University of Florida
Alyssa Bradshaw	Customer Service	Valdosta State University
Harper Paige	Civil Engineering	Valdosta State University
Jakeena Pettis	Information Technology	Valdosta State University

2. Honorary Councilmember – July 2026: Councilmember Mobley recognized Jacob Jordan as the July Honorary Councilmember. He noted that Mr. Jordan is a student at the University of Georgia and is completing an internship with Alexander & Vann, LLP. Councilmember Mobley presented Mr. Jordan with a commemorative plaque for his service.

CITIZENS TO BE HEARD

Mayor Chastain noted the following rules of decorum: During Citizens to be Heard, speakers shall only make comments that are relevant to the business and government of the City of Thomasville and that are related to public officials and City employees in their official capacities. Each speaker shall refrain from threats of violence and

profanity. Citizens following the sign-in procedure listed on the sign-in sheet will be allowed three (3) minutes to address Council during Council Meeting. Mayor Chastain then acknowledged the following citizens listed on the Citizens to be Heard Sign-In Form:

1. Karen Kelso, Director of Woodleaf Senior Care, expressed her gratitude to Assistant City Manager, Sheryl Sealy, for creating handwritten and individualized cards to give to the residents of Woodleaf Senior Care. She noted that as part of the City's Bicentennial observation for 2026 employees were challenged to do 200 'positive things' to better our community. Kelso reported that Assistant City Manager Sealy's 200 cards have provided much joy and encouragement to every resident. She also praised the city's culture of kindness and leadership.
2. Jerry Pionessa, JMJ Group, spoke in favor of Council approving the request to rezone 118 Business Circle, Thomasville, Georgia. He noted he was available if there were any questions relating to the rezoning request.
3. Christine Glenn, resident of Holloway Lane, voiced concerns relating to tree limbs hanging over into her yard from a tree that was growing in a neighbor's yard. She asked who is ultimately responsible for trimming the limbs that were hanging in her yard. City Attorney Sanders reported that if trees are not on the City's right-of-way, it is considered a civil matter between neighbors.

ADOPT AGENDA

Councilmember Baker moved to adopt 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 the Cassidy Farm Planned Unit Development (PUD) to provide for signage regulations.

(City Planner, Kenneth Thompson, reported that the Cassidy Farm Planned Unit Development (PUD) was approved by the Planning and Zoning Commission and City Council in 2023. The PUD ordinance allows for custom sign standards, granted that these standards are included within the approved PUD document. The applicant has requested an amendment to the Cassidy Farm PUD to allow for entry feature signage at the subdivision entrances. The proposed sign type is not currently permitted under the City's sign ordinance, so the applicant is requesting that these standards be incorporated into the PUD. The following PUD amendments have been requested by the applicant:

- To allow entry feature signs at subdivision entrances
- To establish sign size and design standards as shown in Attachment A.
- Any illumination shall be external
- Signage shall be limited to neighborhood identification and shall not be used for off-site advertising
- All signage shall be located on private property and shall not obstruct visibility or sight lines

The Planning Department has reviewed the proposed amendments for consistency with the intent of the Planned Unit Development ordinance and finds the request compatible with the character of the development. City Planner Thompson noted that while it is the intent of the ordinance to provide for only one sign per entrance, the language is not definitive and will be clarified as such with the second reading of this ordinance. Discussion ensued regarding number of entrances.

Councilmember Mobley moved to order the ordinance to rezone to amend the Cassidy Farm Planned Unit Development (PUD) to provide for signage regulations as read for the first time, passed and carried over, as presented and with the amendment necessary to provide for clarification as discussed. 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 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 2 OF SECTION 22-81 CAPTIONED "PLANNED UNIT DEVELOPMENT (PUD) WITH CONDITIONS", AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 2 OF SECTION 22-81 CAPTIONED "PLANNED UNIT DEVELOPMENT (PUD) WITH CONDITIONS (AMENDMENT 1 OF 1)". 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 rezone 118 Business Circle from C-1, Commercial, to C-1, Conditional Use (Manufacturing, Processing, and Packaging – Light).

City Planner, Kenneth Thompson, reported that the applicant purchased the property in 2006 and has operated a steel fabrication, welding, and machine shop business at this location since that time. During a recent zoning review, staff determined that the existing use requires Conditional Use approval under the current zoning ordinance. The requested rezoning will bring the property into compliance and allow a modest expansion of the existing building. The property is currently zoned C-1, Commercial and is surrounded by similarly zoned commercial properties. The requested Conditional Use is specifically authorized within the C-1 zoning district for light manufacturing operations less than 12,000 square feet, provided City Council approves the request. The existing business consists of steel fabrication, welding, and machine shop work. The requested Conditional Use will bring the existing operation into compliance with the current zoning ordinance and allow a modest expansion of the existing building. The proposed expansion does not change the nature or intensity of the existing operation but will bring the property into compliance with the City's zoning ordinance. Because the proposed use is a Conditional Use, the City Council may attach conditions to the approval if deemed necessary to mitigate potential impacts. Staff and the Planning and Zoning Commission find the request appropriate for the site and do not recommend any additional conditions. It is recommended by staff and the Planning and Zoning Commission, to rezone the property from C-1, Commercial, to C-1 Conditional Use (Manufacturing, Packaging, and Processing – Light).

Councilmember Mobley moved to order the ordinance to rezone 118 Business Circle from C-1, Commercial, to C-1, Conditional Use (Manufacturing, Processing, and Packaging – Light) 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 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 19 OF SECTION 22-91 CAPTIONED "C-1, COMMERCIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 99 OF SECTION 22-91 CAPTIONED "C-1 CU, COMMERCIAL CONDITIONAL USE" "MANUFACTURING, PROCESSING, AND PACKAGING-LIGHT (LESS THAN 12,000 SF)". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

First reading of three separate ordinances to rezone three properties on Harris Street.

City Planner, Kenneth Thompson, reported that several properties located along Harris Street are currently zoned M (Manufacturing), despite being developed and used primarily as residential properties for many years. Prior to 2005, residential uses were permitted within the M zoning district. In 2005, the City amended the zoning ordinance to prohibit residential uses within manufacturing districts. As a result, several existing homes became legal non-conforming uses under the current zoning ordinance. The City has recently become aware of issues related to the continued non-conforming status of these properties and is proposing this rezoning to better align the zoning map with the existing residential character and development pattern of the area. The proposed rezoning would change the subject

properties from M (Manufacturing) to R-2 (Multi-Family Residential). The subject area consists primarily of existing residential properties. The existing manufacturing zoning designation no longer reflects the predominant character of the area. Rezoning the properties to R-2 would:

- Bring the zoning classification into alignment with the existing residential use pattern
- Eliminate existing non-conforming residential uses
- Allow for continued reinvestment in existing homes and properties
- Provide zoning that is more compatible with the surrounding neighborhood character

The R-2 district was identified as the most appropriate zoning classification based on the existing lot pattern, surrounding neighborhood context, and the future character of the area. During its public hearing, the Planning and Zoning Commission recommended rezoning only three developed residential properties and deferred consideration of any vacant lots. This rezoning corrects an outdated zoning designation that no longer reflects existing conditions. It eliminates unnecessary non-conforming residential uses, supports continued reinvestment, and is consistent with the Blueprint Thomasville Comprehensive Plan and the Traditional Neighborhood future character area. The Planning and Zoning Commission recommends approval of the rezoning request from M (Manufacturing) to R-2 (Multi-Family Residential). City Planner Thompson reported there were three separate ordinances, one for each address listed, and would need to be voted on separately.

1. First reading of an ordinance to rezone 411 Harris Street from M (Manufacturing) to R-2 (Multi-Family Residential).

Councilmember Scott moved to order the ordinance to rezone 411 Harris Street from M (Manufacturing) to R-2 (Multi-Family Residential) as read for the first time, passed and carried over as presented. Councilmember Mobley seconded the motion. It was noted that these rezonings would provide the owners with necessary corrections so as to be able to refinance and renovate if so desired. There was no further discussion. The motion passed 5-0, 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 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 "M, MANUFACTURING", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 83 OF SECTION 22-91 CAPTIONED "R-2, MULTI-FAMILY RESIDENTIAL". 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 501 Harris Street from M (Manufacturing) to R-2 (Multi-Family Residential).

Councilmember Baker moved to order the ordinance to rezone 501 Harris Street from M (Manufacturing) to R-2 (Multi-Family Residential) 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 ordinance title read for the second 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 2 OF SECTION 22-91 CAPTIONED "M, MANUFACTURING", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 84 OF SECTION 22-91 CAPTIONED "R-2, MULTI-FAMILY RESIDENTIAL". 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 Tax Parcel # 007 055005 (Harris Street) from M (Manufacturing) to R-2 (Multi-Family Residential).

Councilmember Mobley moved to order the ordinance to rezone Tax Parcel # 007 055005 (Harris Street) from M (Manufacturing) to R-2 (Multi-Family Residential) 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 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 2 OF SECTION 22-91 CAPTIONED "M, MANUFACTURING" TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 85 OF SECTION 22-91 CAPTIONED "R-2, MULTI-FAMILY RESIDENTIAL". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

First reading of two separate ordinances to rezone two properties on Augusta Avenue.

City Planner, Kenneth Thompson, reported that last year, the City adopted the Traditional Neighborhood Infill District (TNID), a voluntary zoning option that supports new housing and reinvestment in the City's traditional neighborhoods. The TNID follows the goals of the Blueprint Comprehensive Plan and helps provide more attainable housing while protecting neighborhood character. The applicant is requesting to rezone **two existing 40-foot-wide residential lots** within the Traditional Neighborhood Boundary to TNID. Each lot historically contained a single-family home. During the public hearing process, neighboring property owners expressed concerns regarding parking, traffic, and whether a home can reasonably fit on a 40-foot-wide lot. Staff evaluated these concerns as part of their review. The two lots are existing platted residential lots that historically contained single-family homes. The attached conceptual site plan demonstrates that a typical single-family home can accommodate a driveway and off-street parking while meeting the applicable TNID development standards. Residential development of this scale generates a minimal amount of daily vehicle traffic and is not expected to create a measurable impact on the surrounding street network. As with all TNID rezonings, any future development must comply with the district's design standards and will be reviewed during the permitting process to ensure compatibility with the surrounding neighborhood. Staff has reviewed the request and finds the proposed rezonings eligible and consistent with the intent of the TNID and the Blueprint Comprehensive Plan. The Planning and Zoning Commission recommends approval of the rezoning request for 319 Augusta Avenue and 321 Augusta Avenue from R-1 into the Traditional Neighborhood Infill District. Discussion ensued regarding the size of the lots, placement of constructed homes on the lots, owner's intent to build single family residential, and adjacent neighbors' concerns of potential construction of duplexes instead of single family residential homes. It was noted that the intent is to build single family residential; however, the owners can build duplexes. The change of construction intent to duplexes would have to meet all the required standards.

1. First reading of an ordinance to rezone 319 Augusta Avenue into the Traditional Neighborhood Infill Zone District (TNID).

Councilmember Mobley moved to order the ordinance to rezone 319 August Avenue into the TNID as presented. Councilmember Scott seconded the motion. Councilmember Brown expressed concerns regarding neighbors not in favor of duplexes being constructed with this rezoning. City Planner Thompson noted that the owner has expressed the intent is to build single family residential. The motion remained unchanged. 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 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 19** 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 321 Augusta Avenue into the Traditional Neighborhood Infill Zone District (TNID).
Councilmember Baker moved to order the ordinance to rezone 321 Augusta Avenue into the TNID 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 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 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 19** 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 accept the Georgia Forestry Commission Urban & Community Forestry Grant award for Balfour Park.

Senior Planner, Anna Day, reported that the City of Thomasville has been awarded \$18,000 through the Georgia Forestry Commission/Georgia Tree Council Urban & Community Forestry Grant Program for tree planting at Balfour Park. No local match is required. The grant supports Phase 1 improvements at Balfour Park; an existing underutilized park identified for reinvestment through the Parks and Recreation Master Plan and community-driven visioning process. Grant funds will support the planting of twenty-five (25) trees, including Southern Magnolias, Nuttall Oaks, and Southern Live Oaks, to provide shade for the inclusive play area and nearby active use spaces, improve comfort for park patrons, reduce heat impacts, and contribute to Thomasville's urban tree canopy. The project will add native tree species and hardwood variety to a park landscape currently dominated by longleaf pines. Plantings near the floodplain edge will also support stormwater management, and replacement and new plantings will help maintain canopy and create a net positive canopy impact. The scope was developed through community outreach and professional design planning. The project is expected to bid with installation anticipated in early fall. Senior Planner Day noted it was requested that the City Council approve a resolution authorizing the City of Thomasville to accept the Georgia Forestry Commission/Georgia Tree Council Urban & Community Forestry Grant award in the amount of \$18,000.00 for Balfour Park tree planting. She further noted the approval will authorize the Mayor or Mayor Pro Tempore to execute all necessary documents; authorize acceptance, budgeting, and appropriation of \$18,000.00 in the FY2026 Budget for eligible grant-funded project costs, with no local match required; and authorize the Grants Administrator, or designee, to complete required grant administration.

Councilmember Scott moved to adopt the resolution as presented. Councilmember Mobley seconded the motion. Discussion ensued regarding the type of trees to be planted. It was noted that they were varieties of oak and magnolia. The motion remained unchanged. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted resolution follows.

RESOLUTION

WHEREAS, the Georgia Forestry Commission Urban & Community Forestry Grant Program provides assistance to communities for urban and community forestry, tree planting, canopy

management, and related environmental stewardship efforts; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to accept grant funding awarded through the Georgia Forestry Commission/Georgia Tree Council in the amount of \$18,000.00 for tree planting at Balfour Park; and,

WHEREAS, the Council desires to authorize the Mayor or Mayor Pro Tempore to sign all necessary and related documents, including any grant agreement and supporting documentation, and to authorize the Grants Administrator or his/her designee to submit all required assurances, certifications, reports, reimbursement requests, and related submissions necessary to accept and administer the award.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Thomasville, Georgia, hereby accepts the Georgia Forestry Commission/Georgia Tree Council Urban & Community Forestry Grant Program award in the amount of \$18,000.00 for tree planting at Balfour Park; and,

BE IT FURTHER RESOLVED, that the Council of the City of Thomasville, Georgia, further authorizes the budgeting, and appropriation of grant funds in the FY2026 Budget in the amount of \$18,000.00 for eligible grant-funded project costs, with no additional local match required; and,

BE IT FURTHER RESOLVED, that the Council further authorizes the Mayor or Mayor Pro Tempore 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 Georgia Forestry Commission Urban & Community Forestry Grant Program award; and,

BE IT FURTHER RESOLVED, that the Council further authorizes the Grants Administrator or his/her designee to submit all necessary and related documents and to provide any required assurances, certifications, acknowledgments, reports, reimbursement requests, and related submissions on behalf of the City Council as necessary to accept, implement, and administer the grant award.

PASSED, APPROVED AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 27th day of JULY 2026.

Resolution to award bid for the purchase of the Airport's Southwest Quadrant Development Project and to consider the Work Order for Passero Associates for Construction Phase Services.

Director of Engineering and Inspections, Mark Harmon, reported that the Georgia Department of Transportation and Council have provided the Airport with the opportunity to develop the needed apron space for future hangar construction in the Southwest Quadrant Area of the airport. The apron project's design is complete and proposals for the construction of the site were received June 11, 2026, from three contractors for the grading and paving of the apron and associated taxiway connector, lights, sign boxes, and markings. This project was advertised for 30 days with an ad in the Georgia Procurement Registry and the City of Thomasville websites. There were sixteen (16) plan holders, and three (3) prime contractors that submitted proposals. Work is to be completed in 180 days. Director Harmon reported there is a prequalification requirement: To bid as a prime contractor on Georgia Department of Transportation (GDOT) projects over \$2M, contractors must be prequalified and hold a Certificate of Qualification prior to bidding governed by Chapter 672-5 of the *Rules and Regulations of the State of Georgia*. This requirement is to ensure that public money is awarded only to reliable, responsible bidders. The following summary of the bids received:

BIDDER	BID AMOUNT
CMI (Cal-Mart, Inc.)	\$2,444,802.00
Thrift Land Clearing, LLC.	\$2,902,145.26
Green's Backhoe	\$2,976,846.25

Director Harmon reported that after a thorough review of the bid proposals submitted by the above-mentioned bidders, the following was determined:

- CMI did not provide satisfactory evidence of their competency to perform the work, nor are they prequalified with GDoT, which was clarified as a requirement via Addendum 02 of the Bid Advertisement. Their bid proposal is considered irregular as defined in the Instruction to Bidders section of the contract documents.
- Thrift Land Clearing is not prequalified with GDoT, which was clarified in Addendum 02. Their bid proposal is considered irregular as defined in the Instruction to Bidders section of the contract documents.
- Green's Backhoe is a prequalified GDoT contractor and returned all required bid forms, documents, and bonds.

Passero's Construction Phase Work Order

Director Harmon noted that also, for Council's consideration, Passero has provided a Work Order for Construction Administration and Construction Observation (CA/CO) for the SW Quadrant Development Project. Passero will be responsible for stakeholder coordination: They will act as liaison between the Federal Aviation Administration (FAA), Georgia Department of Transportation (GDoT), and the General Contractor to ensure compliance with the federally mandated Construction Safety and Phasing Plan. Passero will be responsible for Contract Management: They will review contractor payment applications, processing Requests for Information, and managing submittals and change orders. Passero will provide onsite quality assurance to ensure that the project is built according to the approved engineering designs, blueprints, and technical specifications. Passero will be responsible for testing during the project by overseeing or performing on-site material testing. Passero's CA/CO Work Order is \$285,450.00.

SW Quadrant Development Project Cost

Green Backhoe's Bid Amount	\$2,976,846.25
Passero's CA/CO	<u>+\$285,450.00</u>
Total Project Cost	\$3,262,296.25

Existing State/Local (75/25) Grant Funding in place: \$2,500,000.00.

The remaining amount to be funded with additional State/Local grant is \$762,296.25.

Total Project Cost	\$3,262,296.25
Existing State/Local Grant Amt.	<u>-\$2,500,000.00</u>
Amount to be Funded	\$762,296.25

The city's local share is \$190,574.07, which is 25% of the remaining amount to be funded.

Director Harmon noted that the request of Council is to award the contract for the airport's 2026 Southwest Quadrant Development Project to Green's Backhoe in the amount of \$2,976,846.25 as being the only qualified bidder to perform the services of the proposals received; and, also seeking Council's approval of the Work Order for Construction Phase Services provided by Passero Associates. These actions will require the City to be responsible for the 25% match of \$190,574.07. Discussion ensued regarding the positive impact this project will have with anticipated hangar construction, fuel sales and future land leases at the airport.

Councilmember Baker moved to adopt a resolution to award bid for the purchase of the Airport's Southwest Quadrant Development Project to Green's Backhoe; and to approve the Work Order for Passero Associates for Construction Phase Services, as presented. Councilmember Mobley seconded the motion. 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.

CITY OF THOMASVILLE, GEORGIA RESOLUTION

WHEREAS, the City of Thomasville had determined that there is a need to develop additional apron space for future hangar development at the City of Thomasville Municipal Airport to satisfy the demand for additional hangars with a total project cost of Three Million Two Hundred Sixty-Two Thousand Two Hundred Ninety-Five and 25/100 Dollars ("Southwest Quadrant Development Project");

WHEREAS, Passero Associates, LLC, has devised a Design for the Southwest Quadrant Development project, having provided assistance in the qualification of bidders and recommendations for contractor selection, and the filing of applications to the Georgia Department of Transportation (GDOT) to acquire grant funding for said development;

WHEREAS, bids were solicited and opened on June 11, 2026, with Three (3) proposals received. The bids were reviewed and tabulated by Passero Associates, LLC. The only GDOT prequalified proposal that was received was from Green's Backhoe for \$2,976,846.25.

WHEREAS, the City Council for the City of Thomasville, Georgia desires to confirm the acceptance of Green's Backhoe as the contractor selected for the Southwest Quadrant Development Project and to proceed and fully fund the project in calendar year 2026.

WHEREAS, the difference between the State/Local funded amount of Two Million Five Hundred Thousand and the Total Project Cost of \$3,262,296.25 is \$762,296.25, with the City's 25% share is \$190,574.07.

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. Incorporation 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 Green's Backhoe Proposal. The City Council approves Green's Backhoe proposal and authorizes the Mayor or Mayor Pro Tempore in the Mayor's absence to take all appropriate actions to award the contract to Green's Backhoe. The City Council also approves Passero Associates Construction Phase Services Work Order for the Southwest Quadrant Development project. The Work Order is attached hereto as Exhibit "A".

Section 3. General Authority. From and after the approval of this Resolution, the Mayor, Mayor Pro Tempore, City Manager, and officers employees of the City are hereby authorized, empowered and directed to do all such acts and things to execute all such documents as may be necessary to comply with the provisions of the Contract as executed and are further authorized to take any and all further actions and execute and deliver any and all other documents and certificates, including but not limited to the Contract, as may be necessary or desirable in connection with the execution and delivery of the Contract and any related documents, all of the following 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 that are in conformity with the purposes and intents of this Resolution and in the furtherance of the Contract and the execution, delivery, and performance of the Contract 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 Contract 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 27th day of July, 2026.

Resolution to award bid for the purchase of Storm Drain Improvements at Dawson and Calhoun Street Intersection.

City Engineer, Todd Powell, reported that along North Dawson Street at the East Calhoun Street intersection, there is a depression that has formed in the roadway. It was discovered that this was from a collapsed storm drain pipe beneath the roadway at this location. In addition, there are three curb inlets that are in need of repairs. To reduce hazards to pedestrians and vehicles and to ensure the proper operation of the storm drain system, repairs to the storm drain system are necessary at this intersection. This project will involve the replacement of three drop inlets, storm drainage piping replacement, and asphalt patching. The project was posted on the City's website on May 26th. Five bids were received, and Green's Backhoe was determined to be the lowest priced proposal received on June 11th. Discussion ensued regarding required repairs and unbudgeted expenses. A summary of bids received follows.

<u>BIDDER</u>	<u>BID AMOUNT</u>
Green's Backhoe	\$53,779.50
GM Land Solutions	\$56,756.00
Jim Boyd Construction	\$77,625.00
CMI, Inc.	\$78,175.00
Hale Contracting, LLC	\$97,420.00

Councilmember Baker moved to adopt the resolution to award bid for the purchase of Storm Drain Improvements at Dawson and Calhoun Street Intersection to Green's Backhoe, as presented. Councilmember Scott seconded the motion. There was no discussion. The motion passed 4-1, with the following votes recorded:

AYES: Chastain, Mobley, Scott, Baker.

NAY: Brown.

Motion to approve proposed fee schedule for temporary fencing rental.

Director of Public Works, Stephen Stewart, reported that The Public Works Department currently owns temporary fencing that can be used for municipal projects, public events, emergency situations, crowd control, and site security. Requests are periodically received from external organizations and private users seeking to rent this fencing for special events, construction activities, and other temporary purposes. At present, there is no formal fee structure governing the rental of temporary fencing. The implementation of a temporary fencing rental fee schedule will result in the following benefits:

- Recover some of the costs associated with the purchase, maintenance, transportation, storage, and replacement of fencing assets.
- Recover costs associated with the installation of fencing for outside events.
- Provide a consistent and transparent process for all users.
- Reduce the financial burden on citizens for non-municipal use of City equipment.
- Encourage responsible use and timely return of fencing materials.
- Support budgeting and asset management practices.

Director Stewart reported that rates from private rental companies, who contracted with event organizers for events held at the Amphitheater, were researched and are as follows.

- Company A: \$5,925.00 for 500 feet / \$10,990.80 for 1,000 feet
- Company B: \$4,288.50 for 500 feet / \$7,833.69 for 1,000 feet
- Company C: \$4,597.02, previous rental

Director Stewart noted that because this is a new fee request and with upcoming requests for rental, it is necessary to establish rental fees now. It is requested that the Thomasville City Council formally adopt a motion to approve the proposed fee schedule for temporary fencing rental as presented:

Proposed Fee Schedule for Temporary Fencing

500 feet or less: \$2,500.00

501 feet to 1,000 feet: \$3,500.00

Discussion ensued regarding events held at the Amphitheater and requests from event organizers for this type of service. It was noted that event organizers had expressed they would rather rent locally to provide the security their individual events require.

Councilmember Mobley moved to approve the Fee Schedule for Temporary Fencing Rental as proposed and to be effective immediately. 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.

REPORTS

Assistant City Manager Sealy reported that this July 27th Council meeting would be the last one held in the Municipal Building location, as it would soon be under renovation. Moving forward, the City Council meetings have been scheduled to be held in the Flipper room at the Thomas County Public Library, located at 201 North Madison Street, Thomasville, Georgia. Assistant City Manager Sealy also thanked Mrs. Kelso for her kind words and recognition.

Councilmembers thanked everyone for attending and participating in the meeting. They encouraged citizens to join them at the meeting location in the Thomas County Public Library. Mayor Chastain noted that the renovations of the Municipal Auditorium and Municipal Building are much needed and a great project for the City of Thomasville.

ADJOURNMENT

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

CITY OF THOMASVILLE, GEORGIA

By: _____

Mayor, Scott Chastain

ATTEST: _____

City Clerk, Felicia Brannen

Affix Seal Here:

