

Historic Courthouse, Board Chambers, 3rd Floor
225 North Broad St
September 23, 2025

The Thomas County Board of Commissioners met on the above date in a regular scheduled meeting at 6:00 p.m. at the Historic Courthouse, Commission Chambers, with the following board members present:

Mark NeSmith, District 4, Chairman	Donnie Baggett, Vice-Chair, District 5
Rev. Jeremy G. Rich, District 1	Moses Gross, District 2
Kenneth E. Hickey, District 3 - Absent	Wiley Grady, District 6
Phillip V. Brown, District 7	Zippy Vonier, District 8 - Absent

Staff Present: County Manager Mike Stephenson, County Clerk Tracy Dukes, Planning Director Ken Gay, Zoning Director Donna Holbert, Emergency Services Director Derrick Ogletree, Derek Knight.

News/Media Present: None

Chairman NeSmith called the meeting to order and gave the invocation.

Chairman NeSmith called for a motion to approve the agenda for the September 23, 2025, Board Meeting. Commissioner Baggett made the motion; Commissioner Grady seconded. The motion passed unanimously.

Chairman NeSmith called for a motion to approve the September 9, 2025, Board of Commissioners minutes. Commissioner Rich made the motion; Commissioner Baggett seconded. The motion passed unanimously.

Special Recognition: Chairman NeSmith recognized Emergency Services Director Derrick Ogletree who introduced the 2025 Street-To-Station Class which included:

Madison Buckhault	JaTwan Moody
Brett Gilliard	Benjamin Sanders
Satchel Goodrich	Patrick Shamburger
Joshua King	Sean Siddell
Thomas Maher	Clayton Taylor
Montana Manley	

Derrick noted that the recruits are currently in the seventh week of their twelve-week training program. Chairman NeSmith thanked both Derrick Ogletree and Derek Knight for their leadership in the Street-to-Station program. He also expressed his appreciation to the recruits for their hard work and dedication to serving Thomas County.

New Business:

2025 Property Tax Millage Rate. Chairman NeSmith called for a motion to adopt the Resolution and approve the 2025 millage rates for Thomas County and Thomas County Board of Education with a set due date of December 15, 2025. Commissioner Baggett made the motion to adopt the Resolution and approve the 2025 millage rates. Commissioner Brown seconded. The motion passed unanimously.

RESOLUTION
THOMAS COUNTY BOARD OF COMMISSIONERS
P.O. BOX 920
THOMASVILLE, GEORGIA 31799
September 23, 2025

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Thomas County, Georgia, sitting for County purposes in a special called meeting and for the purpose of setting millage and levying a tax for 2025, that it be and is hereby ordered that six and two hundred seventy two thousandths (6.272) mills on each one dollar of all taxable property in the incorporated areas of said Thomas County, and that it be and is hereby ordered that six and two hundred seventy two thousandths (6.272) mills with a roll back of Insurance Premium Tax of one and six hundred forty two thousandths (1.642) mills leaving four and six hundred thirty thousandths (4.630) mills on each one dollar of all taxable property in the unincorporated area in said Thomas County, be and the same is hereby levied for Thomas County purposes, said rate to be apportioned for legal purposes of said Thomas County under constitutional limitations of the State of Georgia; and that the Tax Commissioner of Thomas County be, and is hereby instructed to collect the same for said Thomas County purposes, as provided by law; and,

WHEREAS: The proper Legislation was enacted and a referendum was held there under as provided therein on June 16, 1965, at which time the voters of Fire District Number 1 and 2, as described in said Legislation approved said Act creating fire districts in Thomas County and authorizing the Board of Commissioners of Thomas County, Georgia, to levy upon the taxable value of all property within such fire districts for fire protection purposes in said districts.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Thomas County, Georgia, sitting in regular meeting for County purposes, that it be and it is hereby ordered that two and one hundred seventeen thousandths (2.117) mills upon the taxable value of each one dollar of all property located in said County Fire District 1, and two and seventy six thousandths (2.076) mills upon taxable value of each one dollar of all property located in said Fire District 2, as described in said act creating Fire Districts in Thomas County, be and the same is hereby levied for the purpose of said County furnishing fire protection services within such district; and that the Tax Commissioner of Thomas County be, and is hereby instructed to collect the same for said purposes by law; and,

WHEREAS: The Board of Commissioners of Thomas County have adopted Resolution dated December 9, 1986, that there is created within Thomas County, Georgia, pursuant to the authority of Article IX, Section II, paragraph VI, of the Constitution of the State of Georgia, of 1983, a special service district to be known as Fire District No. 3 of Thomas County, Georgia.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Thomas County, Georgia, sitting in regular meeting for County purposes, that it be and it is hereby ordered that one and eight hundred eighteen thousandths (1.818) mills upon the taxable value of each one dollar of all property located in said County Fire District 3, be and the same is hereby levied for the purpose of said County furnishing fire protection services within such district; and that the Tax Commissioner of Thomas County be and is hereby instructed to collect the same for said purpose by law; and,

WHEREAS: The Board of Commissioners of Thomas County have adopted a Resolution dated February 11, 2003 that there is created in Thomas County, pursuant to the authority of Article IX, Section II Paragraph VI of the Constitution of the State of Georgia of 1983, a special service district to be known as Emergency Service District of Thomas County, Georgia.

NOW THEREFORE BE IT RESOLVED, by the board of Commissioners of Thomas County, Georgia, sitting in a regular meeting for County Purposes, that it be and it is hereby ordered that one and two hundred thirty nine thousandths (1.239) mills upon the taxable value of each one dollar of all property located in said county Emergency Services District, be and the same is hereby levied for the purpose of said County furnishing emergency services within such district; and that the Tax Commissioner of Thomas County be and is hereby instructed to collect the same for said purpose by law; and,

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Thomas County, Georgia, that it be and is hereby ordered that said mills above be assessed for State purposes and that the Tax Commissioner of said Thomas County, be instructed to collect the same as provided by law; and,

WHEREAS: the Board of Education of Thomas County, Georgia, having recommended a levy of twelve and three hundred ninety one thousandths (12.391) mills on all taxable property in said Thomas County, not embraced within the present corporate limits of the City of Thomasville, Georgia, for the support and maintenance of education for County-wide schools, as provided by law for the taxable year of 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Thomas County, Georgia, sitting in regular meeting that the taxable year 2025 a tax of twelve and three hundred ninety one thousandths (12.391) mills for the support and maintenance for County-wide schools be levied on each one dollar of all the taxable property in said Thomas County not embraced within the present corporate limits of the City of Thomasville, Georgia, and that the Tax Commissioner of Thomas County, Georgia, be and is hereby instructed to collect the same for the support and maintenance for County-wide schools for the taxable year of 2025 as provided by law.

BE IT FURTHER RESOLVED, that the Tax Commissioner is hereby instructed to set a due date of December 15, 2025 for 2025 taxes.



Mark NeSmith, Chairman
Thomas County Board of Commissioners

ATTEST:



Tracy Dukes, Clerk

2025 Capital Improvements Element Annual Update: Chairman NeSmith called for a motion to adopt the Resolution for the 2025 Capital Improvements Element Annual Update for 2025. Commissioner Brown made a motion to adopt the Resolution. Commissioner Rich seconded. The motion passed unanimously.

September 23, 2025

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Adoption Resolution
Capital Improvements Element Annual Update
Thomas County,
Georgia

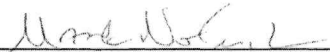
WHEREAS Thomas County adopted a Capital Improvements Element as an amendment to the *Thomas County Comprehensive Plan* and

WHEREAS Thomas County has prepared the fiscal year 2025 Annual Update to the adopted Capital Improvements Element and

WHEREAS the Capital Improvements Element Annual Update was prepared, submitted, and reviewed in accordance with the "Development Impact Fee Compliance Requirements" and the "Minimum Planning Standards and Procedures for Local Comprehensive Planning" adopted by the Board of Community Affairs according to the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED that the Board of Commissioners of Thomas County hereby adopt the Capital Improvements Element Annual Update, per the Development Impact Fee Compliance Requirements.

Adopted this 23rd day of September 2025

BY: 
Mark NeSmith, Chairman

ATTEST: 
Tracy Dukes, County Clerk

Rezoning Application: Chairman NeSmith recognized Zoning Director, Donna Holbert, who requested consideration for the approval of a rezoning application by the Thomas County Board of Commissioners to rezone two properties so that the properties will comply with zoning regulations. The properties are as follows: 63 Patterson Still Rd. (Map 045, Parcel 259A) consisting of 1.65 acres, more or less, owned by William and Dovie Ross and N. Pinetree Boulevard (Map 045, Parcel 259) consisting of 2.05 acres, more or less, owned by Kenneth and Melissa Rodgers. Both lots will return to R1 as they do not meet the requirements of R4 zoning. Chairman NeSmith called for a motion to approve rezoning of parcels 045-259 and 045-259A. Commissioner Baggett made the motion. Commissioner Grady seconded. The motion passed unanimously.

Preliminary Site Plans: Chairman NeSmith recognized Planning Director, Ken Gay, who requested consideration for the approval of the preliminary plan for Evergreen Brook

Residential Apartments, Tract 1B, located on U. S. Highway 319 South. The preliminary plan for Tract 1A was submitted and approved on October 17, 2023. There have been no changes to the overall plan. Chairman NeSmith called for a motion to approve the preliminary plan. Commissioner Baggett made the motion. Commissioner Grady seconded. The motion passed unanimously.

Committee Reports:

County Manager: Mike Stephenson provided the Board with an update on the 2026 budget process. He reported that all capital requests for 2026 have been received, and a summary has been distributed to the commissioners. Mike stated that he will begin working on the operating budget and plans to meet with department heads throughout the month of October. He also noted that the 2025 Budget Public Hearing and the Budget Work Session will be held on November 17, 2025, at 9:00 a.m.

County Attorney: Chairman NeSmith introduced Mr. Richard Sherman, residing at 318 Timber Ridge Drive, Thomasville, GA, who is requesting a one-day Special Event Permit for the second annual Brewfest to be held on Saturday, October 25, 2025, from 12:00 p.m. to 5:00 p.m. at the Deep South Fair Grounds. The event is intended to benefit the Thomasville Community Resource Center. Chairman NeSmith inquired with the County Attorney regarding any potential issues with the request; the attorney indicated there were none. Additionally, the Sheriff's Department has confirmed that four deputies will be assigned to the event.

Chairman Nesmith called for a motion to approve the Brewfest Special Event Permit. Commissioner Brown made the motion. Commissioner Rich seconded. The motion passed unanimously. Commissioner Rich thanked Mr. Sherman for their support of the Thomasville Community Resource Center.

Chairman NeSmith recognized County Attorney Bruce Warren regarding the AIA Architect's Profession Services Contract for jail rehabilitation services. Bruce went over the contract and recommended striking section 8.2.1 to 8.2.4 (Mediation). He stated the architect has no issues with the change. Future bids for rehabilitation services to the jail will be subject to contract.

Chairman NeSmith called for a motion to approve the the AIA Architect's Professional Services Contract with noted changes. Commissioner Baggett made the motion. Commissioner Grady seconded. The motion passed unanimously.

Purchasing: The Board reviewed the purchase of Eight (8) LifePak cardiac monitors, 8 LifePak Flex Lithium-ion battery/chargers and accessories from Sole Source provider, Stryker and Safety Arm System for Stryker Power-Pro XT stretchers, counter mount brackets, device brackets for cardiac monitors from the sole source provider, Technimount System

USA as submitted for ratification. After discussion and review of a sole source provider challenge by Zoll Medical Corporation, the item was referred back to the Purchasing Committee for further review and recommendation. No action was taken at this time.

Public Property: Chairman NeSmith called for a motion to approve Budget Amendment 25-9-1, 2023 SPLOST CPF (31) for jail rehabilitation. Laura Nichols, the Finance Director, assigned account numbers to allocate funding for the project in phases, prioritizing the most urgent tasks. Commissioner Baggett made the motion; Commissioner Rich seconded. The motion passed unanimously.

**2025 BUDGET AMENDMENT 25-9-1
2023-SPLOST CPF (331)
September 23, 2025**

Account	Description	Current 2025 Budget	Amended Budget	Difference
Expenses				
331-3325-541240-000	Jail Rehabilitation	7,924,225	2,465,225	-5,459,000
331-3325-541240-001	*Jail Roof Rehabilitation	75,775	75,775	0
331-3325-541240-002	Pod A-Plumbing	0	620,000	620,000
331-3325-541240-003	Pod A-Electrical/Cell Doors	0	1,205,000	1,205,000
331-3325-541240-020	Pod B-Plumbing	0	620,000	620,000
331-3325-541240-021	Pod B-Electrical/Cell Doors	0	1,205,000	1,205,000
331-3325-541240-040	Watch Station Window Glazing	0	504,000	504,000
331-3325-541240-050	Infirmary Room Rehab	0	325,000	325,000
331-3325-541240-060	Kitchen Renovation	0	980,000	980,000
	Total	8,000,000	8,000,000	0
Net Increase to Expenses				\$0

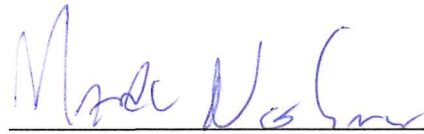
*Approved 7/8/2025 - BA 25-7-1

Public Works: Chairman NeSmith called for a motion to declare a 2002 Ford F50 Pickup Truck and a 2015 Peterbilt 365 Cab and Chasis Roll-off Truck as surplus and authorized the sale of such items on GovDeals online auction. Commissioner Brown made the motion; Commissioner Baggett seconded. The motion passed unanimously.

Chairman NeSmith recognized Commissioner Baggett who made a motion to go into Executive Closed session to discuss a legal matter. The motion was seconded by Commissioner Rich. The motion was approved unanimously. (6:32 p.m.)

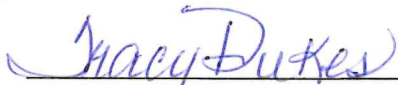
The Commissioners returned to the Regular Meeting at 7:06 p.m. with no action to report.

Chairman NeSmith recognized Commissioner Baggett who made a motion to adjourn. The motion was seconded by Commissioner Brown. The motion was approved unanimously. The meeting adjourned at 7:07 p.m.



Mark NeSmith, Chairman

ATTEST:



Tracy Dukes, County Clerk