

Minutes
Thomas County Board of Commissioners
Historic Courthouse, Board Chambers, 3rd Floor
225 North Broad St
September 22, 2026

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	Zippy Vonier, District 8
Phillip V. Brown, District 7	

Staff Present: County Manager Mike Stephenson, County Attorney Bruce Warren, County Clerk Tracy Dukes, Purchasing Agent/Deputy Clerk Nisha Thurman, Captain Chuck McDonald, Chief Deputy Marty West, Public Works Director Jay Knight, Fleet Services Director Juan Bernal.

Chairman NeSmith called the meeting to order at 6:00 p.m.

Commissioner Rich offered the Invocation.

News/Media Present: None

Chairman NeSmith called for a motion to approve the minutes of the September 8, 2026, Board of Commissioners meeting as presented. A motion was made by Commissioner Hickey and seconded by Commissioner Brown. The motion passed unanimously.

Chairman NeSmith called for a motion to approve the September 22, 2026, agenda. A motion was made by Commissioner Brown and seconded by Commissioner Rich. The motion passed unanimously.

Chairman NeSmith recognized Commissioner Baggett who made a motion to approve Budget Amendment 26-9-3. Commissioner Vonier seconded the motion. The motion passed unanimously.

Chairman NeSmith recognized Commissioner Rich who made a motion to adopt and sign the Resolution for Adoption Agreement Amendment #3, to the ACCG Defined Benefit Plan. Commissioner Hickey seconded the motion. The motion was approved unanimously.

**RESOLUTION TO AMEND
ACCG DEFINED BENEFIT PLAN
FOR THOMAS COUNTY EMPLOYEES**

WHEREAS, Thomas County, Georgia (the "Employer"), by and through the Thomas County Board of Commissioners, previously adopted the Association County Commissioners of Georgia Defined Benefit Plan for Thomas County Employees (the "Plan") through an Adoption Agreement that was most recently amended and restated effective as of January 1, 2015;

WHEREAS, Section 16.02(b) of the Plan allows the Employer to amend the elective provisions of the Adoption Agreement at any time; and

WHEREAS, the Employer wishes to amend the Adoption Agreement to exclude from the definition of "Employee" the County Manager whose Employment Commencement Date is on or about September 28, 2026.

NOW THEREFORE, at a meeting held on the 22 day of September, 2026, the Thomas County Board of Commissioners hereby resolves as follows:

RESOLVED, that the Thomas County Board of Commissioners hereby approves the adoption of attached Adoption Agreement Amendment #3 to make the above-referenced corrections to the January 1, 2015 restated Adoption Agreement.

FURTHER RESOLVED, that the Commission Chair is hereby authorized, empowered, and directed to take all further actions and to execute all documents necessary to implement these resolutions.

FURTHER RESOLVED, that any resolution in conflict with this resolution is hereby repealed.

This 22 day of September, 2026.

THOMAS COUNTY, GEORGIA BOARD OF COMMISSIONERS

By: [Signature]
Chair, Thomas County Board of Commissioners

Attest:

By: [Signature]
County Clerk

Date: 9/22/26

ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA
DEFINED BENEFIT PLAN
FOR THOMAS COUNTY EMPLOYEES

ADOPTION AGREEMENT AMENDMENT #3

THIS AMENDMENT is made and entered into by Thomas County, Georgia (the "Employer") by and through the Thomas County Board of Commissioners.

WITNESSETH:

WHEREAS, Thomas County, Georgia (the "Employer"), by and through the Thomas County Board of Commissioners, previously adopted the Association County Commissioners of Georgia Defined Benefit Plan for Thomas County Employees (the "Plan") through an Adoption Agreement that was most recently amended and restated effective as of January 1, 2015;

WHEREAS, Section 16.02(h) of the Plan allows the Employer to amend the elective provisions of the Adoption Agreement at any time; and

WHEREAS, the Employer wishes to amend the Adoption Agreement to exclude from the definition of "Employee" the County Manager whose Employment Commencement Date is on or about September 28, 2026.

NOW, THEREFORE, the Adoption Agreement that became effective as of January 1, 2015, is hereby amended as follows:

1.

Adoption Agreement Section 1.26, the definition of "Employee," is amended by restating the section thereof defining "Excluded Employees" to read as follows:

Excluded Employees

☐ No other excluded employees

☒ Excluded employees (specify): County Manager whose Employment Commencement Date is on or about September 28, 2026

Amendment Effective Date:

September 28, 2026

Affected Employees:

Class 1

The remainder of Section 1.26 is not affected by this Amendment and shall remain in full force and effect.

Thomas County

IN WITNESS WHEREOF, the Employer has caused its duly authorized officer to execute this Amendment on the date specified below.

THOMAS COUNTY, GEORGIA

By: Mark NeSmith
Title: Chairman, Thomas County Board
Date: 9/22/26

Chairman NeSmith recognized Commissioner Rich who made a motion to adopt and sign the Resolution for ACCG 401(A) Defined Contribution Plan for Senior Management. Commissioner Baggett seconded the motion. The motion was approved unanimously.

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**RESOLUTION TO ADOPT
ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA 401(A)
DEFINED CONTRIBUTION PLAN FOR SENIOR MANAGEMENT
EMPLOYEES OF THOMAS COUNTY**

WHEREAS, Thomas County, Georgia (the "Employer") wishes to adopt a new defined contribution plan to be known as the Association County Commissioners of Georgia 401(a) Defined Contribution Plan for Senior Management Employees of Thomas County (the "Plan"), which Plan shall provide an Employer Basic Contribution equal to eight percent (8%) of each Participant's Compensation for the first two (2) years and ten percent (10%) of each Participant's Compensation thereafter; and

WHEREAS, the Employer desires to adopt the 401(a) Plan Adoption Agreement, which incorporates the Basic Plan Document.

NOW THEREFORE, at a meeting held on the 22 day of September, 2026, the Thomas County Board of Commissioners hereby resolves as follows:

RESOLVED that the Thomas County Board of Commissioners (the "Board") hereby approves the adoption of the attached Association County Commissioners of Georgia 401(a) Defined Contribution Plan for Senior Management Employees of Thomas County, consisting of the ACCG Basic Plan Document and the accompanying Adoption Agreement which reflects the elections made by the Employer under the Plan.

FURTHER RESOLVED that, except as otherwise specifically provided therein, the Plan shall be effective as of September 28, 2026.

FURTHER RESOLVED that the County Manager shall be the sole Participant in the Plan.

FURTHER RESOLVED that the Commission Chair is hereby authorized, empowered, and directed to take all further actions and to execute all documents necessary to implement these resolutions.

FURTHER RESOLVED that any resolution in conflict with this resolution is hereby repealed.

THOMAS COUNTY BOARD OF COMMISSIONERS

By: Maile NeSmith
Chair, Thomas County Board of Commissioners

Date: 9/22/26

Attest:

By: Miley Dukes
County Clerk

Chairman NeSmith recognized County Manager Michael Stephenson, who discussed the budget. He stated that there are additional requests totaling \$5.5 million for purchases to be funded from SPLOST 2023. He also stated that approximately \$11 million remains unallocated and is available through December 31, 2027. New County Manager Shawn Boatright will finalize the budget.

Mr. Stephenson suggested that the architect for the jail project attend the upcoming Public Property Committee meeting on October 1, 2026, to review current budget estimates. He further recommended that the architect attend all future Public Property meetings to ensure the Board remains fully updated on the project's progress. He noted that the construction management bid is the only one that has been sent out so far, as formal bidding for the actual construction hasn't started yet.

Additionally, Mr. Stephenson explained that because Forest Land Protection Act (FLPA) property is exempt from the local tax digest, the state provides assistance grants to counties to offset the resulting reduction in ad valorem tax revenue. He clarified that these assistance grants are calculated based on each county's millage rate. Consequently, he noted that the County's upcoming reimbursement will be lower, as the Forest Land Sales Tax (FLOST) has successfully reduced the County's overall millage rate.

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Commissioner Vonier announced the next Purchasing Meeting on October 6, 2026, at 4:00 p.m.

Chairman NeSmith recognized Commissioner Hickey who made a motion to approve Jordan Oaks Phase 3 Warranty Bond in the amount of \$182,261 for 24 months. Commissioner Baggett seconded the motion. The motion passed unanimously.

Commissioner Hickey made a motion to declare unit 16-363 as surplus and approve the donation of the engine to the City of Boston Police Department. Commissioner Baggett seconded the motion. The motion passed unanimously.

Commissioner Hickey made a motion to declare surplus as presented and authorize its sale on GovDeals online auction. Commissioner Vonier seconded the motion. The motion passed unanimously.

**Authorization Resolution
Sale of Surplus Property**

Public Works is hereby authorized to sell the following listed Thomas County property on the GovDeals website:

AUCTION SURPLUS LIST

- 12-Metal Filing Cabinets (Storage)
- 4-Wood Library Carts (Storage)
- 5- Metal Library Carts (Storage)
- 7-Wood Desks (Storage)
- 2- Metal Desks (Storage)
- 16-378 Starley Power Pack (Public Works)
- 16-379 Starley Post Driver (Public Works)
- 9800 +/- Pounds of Ammo Brass (Shooting Range)
- 16-357 Coats Tire Changer (Fleet Services)
- 25-828 2011 Chevy Suburban (GBI) (Animal Control)
- 19-529 2019 Dodge Charger (Wrecked) (Sheriff Dept)
- 18-353 2016 Dodge Charger (Wrecked) (Sheriff Dept) Send to Boston P.D
- 18-456 2018 Chevrolet Tahoe (Sheriff Dept)
- 13-250 2014 Dodge Charger (Sheriff Dept)
- 12-188 2012 Chevrolet Tahoe (Sheriff Dept)
- 15-309 2003 Chevrolet Tahoe (Drag, Forfeited) (Fleet)
- 3-Hankook 235/75R15 (Fleet)
- 2-Fortress ST225/90D16 (Fleet)
- 2-Mud Claw LT245/75R16 (Fleet)
- 3-Firehawk GT P235/55R17 (Fleet)
- 3-Transfox AT LT265/75R16 (Fleet)
- 4-Firehawk Pursuit 275/55R20FS (Fleet)
- 1-Destination LE3 225/70R15 (Fleet)
- 2-Weathergrip 225/60R16 FST (Fleet)
- 5-Firehawk GT 245/55R18 FS (Fleet)
- 1-Nexent 215/60R16 (Fleet)
- 1-Transfox LT225/75R17 (Fleet)
- 3-Unimoyal 225/65R17 (Fleet)
- 5-Transfox LT245/75R16 (Fleet)
- 3 Firestone 255/70R16 (Fleet)
- 1 Goodyear 265/70R17 (Fleet)
- 1-Firestone AT 18.4X38 (Fleet)
- 2-Kenda 235/75R15 (Fleet)
- 4-Wild Country LT 225/75R16 (Fleet)

The sale shall commence on September 16, 2026, and end on October 7, 2026. All sales are absolute, to the highest bidder, with no reserve.

Any fee will be paid in full by the Buyer to GovDeals in connection with the sale of property. The fee is set by GovDeals and Thomas County has no responsibility for the fee. All fees shall be payable to the Thomas County Board of Commissioners in a manner to be prescribed by the Thomas County Finance Director. All funds from such sales shall be deposited in the appropriate Thomas County government fund.

If the above items do not sell on the GovDeals website within the set time frame, the Board of Commissioners declares the items salvage and authorizes Jay Knight, Director, to disassemble, destroy, discard and/or recycle the salvaged items. The disposition of salvage items shall be certified in writing as prescribed by the Thomas County Clerk.

Authorized in this _____ day of _____, 2026.

Mark NeSmith, Chairman

Tacey Duber, County Clerk

September 22, 2026

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Chairman NeSmith recognized Commissioner Brown, who made a motion to ratify the recommendation to increase the County Manager's purchase order limit to \$50,000. Commissioner Hickey seconded the motion. The motion failed by a vote of 3 ayes to 4 nays with Commissioners Hickey, Brown, and NeSmith voting aye and Commissioners Baggett, Gross, Rich, and Vonier voting nay.

Chairman NeSmith recognized Commissioner Brown who made a motion to ratify the recommendation to approve the purchase of an engine for Unit #12-216, Engine 16, Pierce Pumper from NAPA Auto Parts for \$20,475. Commissioner Baggett seconded the motion. The motion passed unanimously.

Commissioner Baggett announced the next Public Property Meeting on October 1, 2026, at 8:30 a.m.

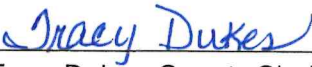
Captain Chuck McDonald introduced Chief Deputy Mary West.

With no further business, Commissioner Gross made a motion to adjourn. Commissioner Rich seconded the motion. The motion passed unanimously.



Mark NeSmith, Chairman

ATTEST:



Tracy Dukes, County Clerk