

**MINUTES FOR THE THOMASVILLE CITY COUNCIL MEETING ON MONDAY, JULY 19, 2021 AT 6:00 PM and JULY 22, 2021 AT 5:30 PM AT 7003 BALLPARK ROAD, THOMASVILLE, NC.**

**Elected officials in attendance on July 19<sup>th</sup>: Mayor Raleigh York Jr., Mayor Pro Tempore Wendy Sellars and Council Members Ron Bratton, Neal Grimes, Joe Leonard, Jane Murphy, Pat Shelton and Hunter Thrift.**

**The following staff members attended the meeting: City Manager Michael Brandt; Planning Director Chuck George; Finance Director Thomas Avant; Recreation Director Cory Tobin; Police Chief Mark Kattner; and City Clerk Wendy Martin.**

**1. CALL TO ORDER**

**Mayor Raleigh York, Jr. called the meeting of the Thomasville City Council to order. He welcomed everyone in attendance and all the viewers on Channel 13 and online.**

**2. APPROVAL OF MINUTES – Regular Council Meeting on June 21, 2021**

**Council Member Sellars moved that Council approve the minutes of the Council meeting of June 21, 2021. The motion was seconded by Council Member Thrift. No discussion. *Motion unanimously approved 7 – 0.***

**3. ADDITIONS AND DELETIONS TO THE AGENDA**

**City Manager Michael Brandt had no additions or deletions, but he advised Council that items 7. B. & C. would be recessed to July 22<sup>nd</sup> at 5:30 P.M. in order to allow time for the bids to be opened and reviewed.**

**Council Member Shelton moved that Council approve the agenda as written. The motion was seconded by Council Member Sellars. No discussion. *Motion unanimously approved 7 – 0.***

**4. PUBLIC FORUM**

**A. Calvin Shorter spoke regarding his plans to open a private school in Thomasville for 5<sup>th</sup> – 9<sup>th</sup> grade boys who are “lost in the system” due to gun violence, gangs, etc. (He plans on offering up to 12<sup>th</sup> grade at some point, but he wanted to start initially with younger students, while he can “still make a difference in their lives.”) He said he ran a similar high school in Greensboro for 7 years. The program is curriculum-based and is custom designed to each student.**

**B. Keith Berry said Thomasville’s Dangerous Animal Control Ordinance is much less detailed than what other cities and counties have. He encouraged the City Council to update their Animal Control Ordinance for future animal bite victims.**

**5. PUBLIC HEARINGS**

**A. Economic Incentive Grant – Project Tower**

**Mayor York opened this hearing.**

**Davidson County Economic Development Commission President Craig Goodson requested approval of an economic development incentive grant for Project Tower. He said this potential expansion project could bring 35 new full-time jobs to Thomasville. The grant would be .0048 times the total of the company’s minimum investment of \$85M, if they met all the terms of the contract, and it would be paid annually for 5 years. Virginia and Georgia are also trying to entice this project.**

**No one else spoke for or against this grant. Mayor York closed the hearing. No action was taken by Council.**

- B. Request for Rezoning: (Z-21-02)**  
**Applicant/Owner: Glenwood Thomasville Company, LLC**  
**Location: 909 Hasty School Road**  
**Existing Zoning: O-I CU Office and Institutional**  
**Conditional Use: Multi-Family Apartments**  
**Proposed Zoning: C-2 Highway Commercial**

Mayor York advised that the Board of Planning and Adjustment held a public hearing on June 29, 2021 and voted 6 - 0 in favor of this rezoning.

Mayor York opened this hearing. No one spoke for or against this rezoning, so he closed the hearing.

Council Member Grimes moved to approve the rezoning because it was adjacent to a large commercial property and it was compatible with the 2035 Land Development Plan; Council Member Shelton seconded.

Council Member Murphy asked if this was just returning the property to its original zoning that it had been changed from recently. Mayor York confirmed it was.

*Motion approved unanimously 7-0.*

- C. Request for Rezoning: (Z-21-03)**  
**Applicants: Brian & Tracy Deweese**  
**Owner: John Everhart**  
**Location: 401 Kendall Mill Road**  
**Existing Zoning: R-10 Low Density Residential**  
**Proposed Zoning: M-1 Light Industrial**

Mayor York advised Council that the Board of Planning and Adjustment held a public hearing on June 29, 2021 and voted 6 - 0 in favor of this rezoning.

Mayor York opened this hearing.

No one spoke in favor of the rezoning.

Tim Lahey spoke for his brother and mother who live at 1579 Lake Road, which adjoins the Kendall Mill Road property. He wished to express his concerns about the removal of the tree buffer currently lining their backyard.

Brian Deweese, owner of Baity Plumbing Company, asked for permission to speak on that issue. He said, "We are not taking any trees down around the property. It will be left the way it is right now." He said he would build his shop near the middle of the 13.7 acres, with parking around it. He had no plans to put anything other than Baity Plumbing Company on that land.

Mayor York asked Planning Director Chuck George to explain the requirements for the buffer between a residential and a commercial district. Mr. George said a buffer is required. Without a fence, 25 feet is required. With a fence, it's 17 feet.

Nobody else spoke against this rezoning, so he closed the hearing.

Council Member Thrift moved to approve this rezoning because it would have no negative effects on neighboring property values and it was compatible with the 2035 Land Development Plan; Council Member Shelton seconded. *Motion approved unanimously 7-0.*

## 6. REGULAR AGENDA

### A. Consideration of Official City Seal

City Manager Brandt explained that a new City “logo” had been adopted 3 years ago, but the City “seal” was currently in question.

He said old documentation from the City Attorney indicated that the official Thomasville City seal had been changed from the “Smokestacks” to the “Big Chair” sometime before 2003, but the minutes confirming that have not been found.

He said the Big Chair seal has been used for years on City letterhead and vehicles, etc., but the Smokestacks seal is still used on all official documents. Therefore, he asked Council to consider readopting the copyrighted Big Chair seal, if they wished to use that as the official City Seal.

Council Member Murphy moved to approve the “copyrighted Big Chair” as the City Seal Council Member Leonard seconded. *Motion approved unanimously 7-0.*

*City Manager Brandt advised Council that since the bids for the Aquatics Center were not due until the day after the Council meeting, the next two items would have to be recessed and voted on at a later date. Council advised they would recess the meeting until Thursday, July 22, 2021 at 5:30 PM at 7003 Ball Park Road, Thomasville, NC to discuss 7. B. & C.*

### B. Consideration of Resolution authorizing the execution and delivery of an installment finance agreement and related documents in connection with the financing of the Thomasville Aquatics Center

City Manager Brandt explained that the loan to finance the pool and facility would not exceed \$6.1M at an interest rate of only 1.7% for 15 years. He said the funding would be paid for by the 3-cent Recreation set-aside.

See below for action taken on July 22<sup>nd</sup>.

### C. Consideration of Award for Construction of Thomasville Aquatics Center

This is for Council’s approval of the construction bid.

See below for action taken on July 22<sup>nd</sup>.

Council Member Grimes moved to table items 6. B. and C. and recess this meeting after the remainder of the items on the agenda, until Thursday, July 22, 2021 at 5:30 PM at 7003 Ball Park Road, Thomasville, NC; Council Member Shelton seconded. *Motion approved unanimously 7-0.*

## 7. COMMITTEE REPORTS AND APPOINTMENTS, MAYOR’S REPORT AND APPOINTMENTS, CITY MANAGER’S REPORT, CITY ATTORNEY’S REPORT

### COUNCIL MEMBER RON BRATTON

Council Member Bratton attended the following:

- |                                  |          |
|----------------------------------|----------|
| 1) City Council Briefing         | 07/12/21 |
| 2) City Council Meeting          | 07/19/21 |
| 3) Recessed City Council Meeting | 07/22/21 |

Council Member Bratton had no further report.

**COUNCIL MEMBER NEAL GRIMES**

Council Member Grimes attended the following:

- |                                  |          |
|----------------------------------|----------|
| 1) City Council Briefing         | 07/12/21 |
| 2) City Council Meeting          | 07/19/21 |
| 3) Recessed City Council Meeting | 07/22/21 |

Council Member Grimes had no further report.

**COUNCIL MEMBER JOE LEONARD**

Council Member Leonard attended the following:

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|----------------------------------|----------|
| 1) City Council Briefing         | 07/12/21 |
| 2) City Council Meeting          | 07/19/21 |
| 3) Recessed City Council Meeting | 07/22/21 |

Council Member Leonard had no further report.

**COUNCIL MEMBER JANE MURPHY**

Council Member Murphy attended the following:

- |   |          |
|---|----------|
| 1) Tourism Comm. Meeting                  | 06/22/21 |
| 2) DSS Board Meeting                      | 06/22/21 |
| 3) ARPA Fiscal Funds Update Webinar – NLC | 06/25/21 |
| 4) City Council Briefing                  | 07/12/21 |
| 5) City Council Meeting                   | 07/19/21 |
| 6) Bid Opening for Aquatic Center         | 07/18/21 |
| 7) Recessed City Council Meeting          | 07/22/21 |

Council Member Murphy had no further report.

**COUNCIL MEMBER WENDY SELLARS**

- |                                  |          |
|----------------------------------|----------|
| 1) City Council Briefing         | 07/12/21 |
| 2) City Council Meeting          | 07/19/21 |
| 3) Recessed City Council Meeting | 07/22/21 |

Council Member Sellars thanked the Recreation Department for bringing food trucks and fun activities to the Downtown during the summer. She invited everyone to shop local while they were Downtown for the other activities.

**COUNCIL MEMBER PAT SHELTON**

Council Member Shelton attended the following:

- |   |          |
|---|----------|
| 1) Swearing-In as Council Member          | 07/01/21 |
| 2) Meeting with Mayor                     | 07/01/21 |
| 3) Multicultural Committee Meeting        | 07/01/21 |
| 4) City Council Briefing                  | 07/12/21 |
| 5) Visited Artisan Market to welcome them | 07/13/21 |
| 6) Bunce Buildings Ribbon Cutting         | 07/17/21 |
| 7) City Council Meeting                   | 07/19/21 |
| 8) Recessed Council Meeting               | 07/22/21 |

Council Member Shelton said it was nice to be back on Council, and she thanked the people who invited her back to serve out the remainder of Mr. Styers' term.

**COUNCIL MEMBER HUNTER THRIFT**

Council Member Thrift attended the following:

- |  |          |
|--|----------|
| 1) City Pool Site Visit                  | 06/25/21 |
| 2) Miss NC Golf Tournament               | 06/25/21 |
| 3) Police Vs. Fire Charity Softball Game | 06/27/21 |
| 4) Planning Board Meeting                | 06/29/21 |
| 5) Meeting with Jeanette Shepard         | 07/02/21 |
| 6) Food Truck Downtown                   | 07/09/21 |
| 7) Meeting with Chris Jessup             | 07/09/21 |
| 8) City Council Briefing                 | 07/12/21 |
| 9) City Council Meeting                  | 07/19/21 |
| 10) Recessed City Council Meeting        | 07/22/21 |

Council Member Thrift had no further report.

**MAYOR'S REPORT AND ACTIVITIES**

In addition to answering emails and phone calls from various citizens and addressing their concerns, Mayor York attended the following:

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|----------------------------------|----------|
| 1) City Council Briefing         | 07/12/21 |
| 2) City Council Meeting          | 07/19/21 |
| 3) Recessed City Council Meeting | 07/22/21 |

Mayor York attended the 90<sup>th</sup> birthday party of a dear family friend, Robert England.

He also swore Council Member Shelton in on July 1<sup>st</sup> and appointed her to chair the Personnel/Finance Committee through the end of this term.

He also had his first meeting for the annual Mayor's Cup, which raises money for a local non-profit each year.

He attended a ribbon cutting for Bunce Buildings which moved to a new location in town.

**CITY MANAGER'S REPORT AND ACTIVITIES**

City Manager Brandt was happy to report that there were many new businesses in town, including two new gift shops, two new shoe stores and a store for cards and board games that also serves as a venue for special events related to games, such as Pokémon and Warcraft. He encouraged everyone to check out what's going on Downtown.

He said the North Hamby Creek Sanitary Sewer Outfall Phase III Project was wrapping up. He said, "This is the final of three phases that has been going on for years."

City Manager Brandt advised that Liberty Drive was closed last week to replace a cross pipe, so that the NCDOT could do some paving on that road. In addition, old railroad tracks were removed at Unity and Blair Streets so that those streets could be paved.

**CITY ATTORNEY'S REPORT AND ACTIVITIES**

City Attorney Whitman's daughter is coordinating with Davidson County Senior Services to get Meals on Wheels recipients vaccinated, if they wish. She said if anyone needs that kind of assistance to please let her know.

She said the A.M. Haire offer to purchase surplus City property has been advertised, and she is waiting for the upset bid period to expire.

She has also been reviewing our new Chapter 160D to check for needed updates or amendments.

8. ADDITIONAL ITEMS

- 9. RECESS – Council Member Murphy moved to recess this meeting until Thursday, July 22<sup>nd</sup> at 5:30 P.M. 2<sup>nd</sup> by W. Sellars; approved unanimously.

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**THURSDAY, JULY 22, 2021 – 5:30 P.M.  
 Thomasville City Council Meeting Resumed  
 7003 Ball Park Road, Thomasville**

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Elected officials in attendance on July 22<sup>nd</sup>: Mayor Raleigh York Jr., Council Members Ron Bratton, Joe Leonard, Jane Murphy, Pat Shelton and Hunter Thrift.

Mayor Pro Tempore Wendy Sellars and Council Member Neal Grimes were absent but not excused from voting. Mayor York explained that pursuant to State Statute (NCGS §160A-75), a failure to vote by a member “who has withdrawn without being excused by a majority vote of the remaining members present, shall be recorded as an affirmative vote.”

- 1. CALL TO ORDER – Mayor Raleigh York, Jr. called the meeting of the Thomasville City Council to order.

3. ADDITIONS AND DELETIONS TO THE AGENDA

City Manager Michael Brandt asked Council to add:

6. D. Consideration of Economic Incentive Grant for Project Tower

Council Member Murphy moved to approve the agenda as amended; Council Member Shelton seconded. Motion approved unanimously 7-0.

City Manager Brandt said items 6. B. & C. relate to the construction and financing of the pool and aquatic center.

The bid opening was on Tuesday, July 20<sup>th</sup>. The lowest bid was by Wharton-Smith Construction at \$6,462,452, which was higher than the loan amount of \$6.1M.

City Finance and Recreation staff have determined that there is sufficient funding in the Recreation Reserve Fund account to pay the difference, except for the three alternate items that were bid: the picnic shelter, a multi-use path from Salem Street to June Street, and some improvements to Stadium Drive. City Manager Brandt said City staff will apply for some grants from local foundations to help fund at least a portion of those final 3 projects.

He said we would use the Recreation Funds to pay for the first year’s note and the difference between the loan amount and the actual cost of the project. “Moving forward from there, we should be in good shape moving forward on the Recreation Fund.”

Council Member Murphy asked about using funds left over from the Recreation Reserve account that weren’t used in the last fiscal year. Mr. Brandt explained that the remaining \$73,000 in that account from last year would be added to the contingency for the pool project. He said staff recommends using the Recreation Reserve Funds, since that was the intended purpose for those funds. Finance Director Avant added that no contingency was built into the base bid, and there may be some unforeseen costs. Therefore, funds need to be kept in the Reserve for those unexpected costs, instead of using that money to pay for the 3 items above.

Council Member Bratton asked for verification that the pool would have all the features that they had talked about before, except for the 3 things listed above. Mr. Brandt confirmed that it would include the pool itself, the splash pad, the zero entry area, the slide, the climbing wall, the building with multipurpose rooms that opens onto the pool deck, the Council Chambers, and the foundation for a future roof over the pool.

City Manager Brandt advised that there would be an 11-month build process, beginning after the contract was signed. Closing was tentatively set for August 10<sup>th</sup>. This could happen if the contract were approved on July 22<sup>nd</sup>, the LGC approved the loan on August 3<sup>rd</sup>, and everything closed on August 9<sup>th</sup>. Then necessary budget amendments and a project ordinance authorizing the construction of the pool would have to be approved at the August Briefing Meeting. After that, the contract could be signed on August 10<sup>th</sup> and the 11-month process could begin. They are “intending” to have the pool open by July 4<sup>th</sup>, 2022, barring any delays.

6. B. Consideration of Resolution Authorizing the Execution and Delivery of an Installment Finance Agreement and Related Documents in Connection with the Financing of the Thomasville Aquatics Center

Finance Director Avant said, “We are accepting an installment financing proposal from Pinnacle Bank for a not to exceed principal amount of \$6.1M at 1.7% annual interest for a term of 15 years. The deed of trust is for the benefit of the lender. It grants a lien on all or a portion of the site of the project and secures payment by the City for all its required obligations. Total debt service cost in the Pinnacle proposal is \$6,935,076, which is \$58,796 less than the next lowest bidder, which was Truist. Annual debt service costs are fully funded by the 3-cent property tax set-aside for recreation purposes.”

Council Member Shelton moved to approve this Resolution and the related documents; Council Member Murphy seconded the motion. No discussion. *Motion unanimously approved 7 – 0.*

C. Consideration of Award for Construction of Thomasville Aquatics Center

City Manager Brandt asked Council to approve a contract with Wharton-Smith Construction for \$6,462,452 (the base bid amount) with the two following contingencies: 1) The LGC’s approval for the \$6,100,000 financing agreement; and 2) the City’s adoption of a specific Project Budget Ordinance after the loan closing.

Council Member Leonard moved to accept “the base bid only, not including any of the three alternates, of Wharton-Smith in the amount of \$6,462,452. However, this acceptance shall be contingent upon the following two items: 1) The LGC’s approval for the \$6,100,000 financing agreement and 2) the City’s adoption of a specific Project Budget Ordinance after the loan closing.”

Council Member Shelton seconded the motion. No discussion. *Motion unanimously approved 7 – 0.*

D. Consideration of Economic Incentive Grant for Project Tower

City Manager Brandt said the hearing for this matter was on Monday, July 19, 2021. No vote was taken at that time, so he requested it be voted on at this meeting.

Mayor York reminded Council that the grant would be .0048 times the total of the company’s minimum investment of \$85M, and it would be paid annually for 5 years.

Council Member Murphy moved to approve Economic Incentive Grant for Project Tower; Council Member Shelton seconded. Motion approved unanimously 7-0.

10. **ADJOURNMENT** – Council Member Murphy moved to adjourn this meeting; Council Member Shelton seconded the motion. No discussion. *Motion unanimously approved 7 – 0.*



  
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Raleigh York, Jr., Mayor

  
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Wendy S. Martin, City Clerk