

MINUTES FOR THE THOMASVILLE CITY COUNCIL BRIEFING MEETING ON MONDAY, OCTOBER 9, 2023 AT 4:00 PM AT 20 STADIUM DRIVE, THOMASVILLE, NC.

Elected officials in attendance: Mayor Raleigh York, Jr.; and Council Members Doug Hunt, Lisa Shell, Jeannette Shepherd and Payton Williams.

Mayor *Pro Tempore* Hunter Thrift and Council Members Ronald Bratton and Wendy Sellars had excused absences.

1. Call to Order - Mayor York called the Briefing meeting of the Thomasville City Council to order.

2. Additions and Deletions to the Agenda

Assistant City Manager Eddie Bowling asked Council to add:

7. I. Financial Performance Indicators – Water/Sewer Assets
(presented by Finance Director Thomas Avant)

7. J. Discussion of Downtown Streetscape
(presented by Downtown Economic Development Director Tammy Joyce)

Council Member Hunt moved to approve the agenda as amended. Council Member Williams seconded. *Motion unanimously approved 4 – 0.*

3. Recognitions and Presentations on October 16, 2023

- A. National Breast Cancer Awareness Month (October)
- B. Domestic Violence Awareness Month (October)

4. Public Forum on October 16, 2023 – Please sign up in person at the podium to speak for two minutes on any topic. *The two-minute time limit will be enforced.*

5. Public Hearings on October 16, 2023

- A. Request for Rezoning: (Z-23-06)
Applicant/Owner: William & Martha Anderson
Location: Lambeth Rd.
Parcel Number: 16348C0000410
Existing Zoning: R-10 Low Density Residential
Proposed Zoning: C-2 Highway Commercial

The Planning Board held a public hearing on September 26, 2023 and voted 5-1 to approve this request because:

- This area is adjacent to 109 – one of the major highways coming into Thomasville.
- Changing to a C-2 would promote retailing and personal services for residents and non-residents.
- The 2035 Comprehensive Plan encourages mixed-use and commercial use along 109.
- Find that this rezoning is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

Planning Director Chuck George confirmed that this was a 5 – 1 vote, with Planning Board Member Carl Shatley voting against it.

- B. Request for Rezoning (Z-23-07) for Solar Farm at Baptist Children's Home of NC
Applicant: Kayla Marshall
Owner: Baptist Children's Homes of North Carolina, Inc.
(c/o Sam Barefoot)

Location: Farmview Road & Baptist Children's Home Road
 Parcel #s: 1633400000029, 16106000B0001, 1633800000007
 & 1615800080001
 Existing Zoning: R-10, R-8, M-2 Proposed Zoning: CZ-M-1
 Conditional Use Permit: Solar Energy

The Planning Board held a public hearing on September 26, 2023 and voted 6-0 to approve this request because:

- The rural nature of the land to be used for the Solar Farm and the land surrounding the property provide a significant buffer for adjoining properties. (As long as it will include Opaque fencing, where the project abuts residential properties and no other buffers exist).
- Analysis shows no negative impact to property values where the Solar Farm abut nearby properties.
- The Solar Farm is a compatible use for the property owned by Baptist Children's Home.
- Find that this rezoning is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

The following items were put on the Consent Agenda by the Council members for consideration on October 16, 2023:

6. Consent Agenda on October 16, 2023

- A. Consideration of Approval of Minutes – Briefing Meeting on 09/11/23
- B. Consideration of Approval of Minutes – Council Meeting on 09/18/23
- C. Consideration of ARPA Grant Project Ordinance
- D. Consideration of Grant Project Ordinance: Assistance to Firefighters Grant
- E. Consideration of Budget Amendment P4-01
- F. Consideration of Revised Grant Project Ordinance: Golden Leaf Project M – Nucor
- G. Consideration of Grant Project Ordinance: Governor's Highway Safety Program
- H. Consideration of Resolution in Support of Operation Green Light

The following items were put on the Regular Agenda by the Council members for consideration on October 16, 2023:

7. Regular Agenda on October 16, 2023

- A. Consideration of Amendments to City Ordinances Chapter 54, Article 1:
 - Section 54-12. Soliciting and Begging
 - Section 54-16. Camping on Public and Private Property
 - Section 54-17. Urinating and Defecating on Public Property
- B. Consideration of Replacement of Article II. Noise Ordinance

8. Committee Reports and Appointments, Mayor's Report and Appointments, City Manager's Report, City Attorney's Report – on October 16, 2023

9. Additional Items:

7. I. Financial Performance Indicators – Water/Sewer Assets

Finance Director Thomas Avant said the City had no findings regarding the audit this year. This was especially significant, since we had all the ARPA funds and audits for both ARPA and Powell Bill funds and all the additional appropriations.

The auditors did add a "Financial Performance Indicator of Concern" that the City is under the threshold. It's related to water and sewer condition of assets. This is likely going to be an issue for a lot of local governments.

He said, "It's a problem throughout the state with the useful life of water and sewer infrastructure and assets nearing the end of its useful life. So, we're in that category. The threshold is .50, we came in at .30. So, we're required to draft a

response and submit a response to the LGC that the governing board is aware of the issue, that we're going to take incremental steps throughout the years – and it's going to take several years to address the issue.”

Mr. Avant's response to the LGC indicated that:

- The City has multiple state revolving-fund loan and grant projects, including the Raines Road Pump Station Upgrade project;
- The City has a plan to address this, along with the utility Capital Improvement Plan that Utility Director Morgan Huffman submits annually, but we have limited funding; and
- The City will do what it can over the next 5 – 10 years to get us from a .30 to a .50;
- The City Council is aware and will be taking steps to address the issue over time.

7. J. Discussion of Downtown Streetscape

City Manager Michael Brandt explained that Downtown Economic Director Tammy Joyce has joined together with the Beautification Committee and PACE and other community groups to get public input into what they want to see Downtown. They have gone out to the community to collect information from a variety of people at various events, including Everybody's Day. Ms. Joyce also presented the information to Council at Committees.

He discussed the various options (without taking cost or time into consideration at this point) for the Streetscape with Council and took note of their preliminary preferences, which included:

- walkway by the tracks
- splash pad by the Rec Center
- moving PACE Park amphitheater to face south
- grassy open space (rather than a plaza near PACE Park)
- angled parking along Memorial Park and East and West Main Street (if approved by NCDOT and if didn't hinder trucking on Main Street)
- closure of 1st block of Commerce street to create a pedestrian way
- design on whole intersection (not just crosswalk)

Ms. Joyce explained that adding angled parking would remove parking on the other side of the street.


Council Member Williams said there is a lot of parking Downtown. Appropriate signage would help.

There was concern for the businesses on Commerce Place, if that street were closed. City Manager Brandt said it could be reduced to a one-way street, potentially with brickwork to discourage thru traffic. It could be closed for events.

Ms. Joyce said TipToes beauty/nail salon said either option would be okay, although they preferred having some parking on Commerce. She thought it would be a good draw for a bunch of food vendors for a “food hall”.

Final steps will be brought to Council for approval at a later date.

10. Adjournment – Council Member Sellars moved to adjourn. Council Member Shell seconded. *Motion unanimously approved 5 – 0.*


Raleigh York, Jr., Mayor


Wendy S. Martin, City Clerk