

MINUTES FOR THE THOMASVILLE CITY COUNCIL BRIEFING MEETING ON MONDAY, MARCH 11, 2024 AT 4:00 PM AT 20 STADIUM DRIVE, THOMASVILLE, NC.

Elected officials in attendance: Mayor Raleigh York, Jr., and Council Members Neal Grimes, JacQuez Johnson, Hunter Thrift, and Payton Williams.

Mayor *Pro Tempore* Doug Hunt and Council Members Ron Bratton and Lisa Shell were absent.

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

2. Additions and Deletions to the Agenda

City Manager Brandt asked that Council add a Closed Session for March 11, 2024 for Personnel matters.

Council Member Johnson requested that a Proclamation for Women's History Month be added to the agenda

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

3. Public Forum to be held on March 18, 2024. People can sign up to speak for two minutes on any topic.

4. Recognitions and Presentations on March 18, 2024

- A. Proclamation – Developmental Disabilities Awareness Month (March) to be presented by Council Member Hunt

- B. Proclamation – Women's History Month (March) to be presented by Mayor York

- C. Proclamation – Brighter Vision Day (April 13, 2024) to be presented by Council Member Williams

5. Public Hearings to be held on March 18, 2024

- A. Request for Rezoning (Z-24-01)

Applicant/Owner: Faisal Alazzawi
 Location: 606 Old Raleigh Road
 Parcel Number: 1633600000035A
 Existing Zoning: C-2 Highway Commercial
 Requested Zoning: M-2CU Heavy Industrial Highway Commercial
 Conditional Use: The property will be used exclusively for operation as a garage for semi-trucks, trailers, parking, small office space.

The Board of Planning & Adjustment held a public hearing on February 27, 2024 and voted 5 - 0 to approve this request.

****To pass this rezoning, Council must find that this zoning amendment is reasonable and in the public's interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.****

- B. Request for Rezoning (Z-24-03)

Applicant/Owner: 4 Amigos Investing, Inc.
 Location: 404 Davidson Street
 Parcel Number: 1037000H0001A
 Existing Zoning: C-1CU Neighborhood Commercial
 Conditional Use: Agriculture
 Requested Zoning: R-8 Medium Density Residential

The Board of Planning & Adjustment held a public hearing on February 27, 2024 and voted 5 - 0 to approve this request.

****To pass this rezoning, Council must find that this zoning amendment is reasonable and in the public's interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.****

6. Regular Agenda on March 11, 2024

Finance Director Thomas Avant asked that Council vote on these items due to the time-sensitive nature of the project.

He advised that funding for the Nucor Water and Sewer Extension project is combined in two separate grant project ordinances, listed below.

The City was awarded an additional \$500,000 for Nucor's construction portion. So, we're reducing Nucor's construction portion by \$500,000, and we're adding that to the IDF Grant (the second ordinance).

He said, "Ultimately, both ordinances combine and incorporate the total construction cost of the project, which includes all grant administration, construction, review and license fees, railroad liability insurance, engineering costs and right-of-way costs."

Mayor York added that this matter was discussed at the Mayor/Manager meeting, and the three State representatives there "didn't give any kind of confidence that Nucor would be able to get any further grants for this project, but they are trying."

A. Consideration of Revised Grant Project Ordinance – Nucor Sewer Extension Project: Golden Leaf Grant

Finance Director Avant advised that the revised Golden Leaf Grant Project Ordinance totals \$6,368,091.

Council Member Thrift moved to approve this Grant Project Ordinance. Council Member Johnson seconded. *Motion unanimously approved 4 – 0.*

B. Consideration of Revised Grant Project Ordinance – Nucor Water/Sewer Extension Project: State IDF Utility Account Grant

Finance Director Avant said this ordinance essentially adds \$500,000 to the grant funded portion of the IDF Ordinance. \$25,000 of that award is for Michael Walser's administrative pay for this portion of the grant project. That's reimburseable by the State, so it's actually \$475,000 toward construction and \$25,000 toward construction. This revised ordinance totals \$1,661,250.

Combined, the total is \$8,029,341.

Council Member Grimes moved to approve this Grant Project Ordinance. Council Member Johnson seconded. *Motion unanimously approved 4 – 0.*

The following items were put on the Consent Agenda by the Council members for consideration on March 18, 2024:

7. Consent Agenda

A. Consideration of Approval of Minutes – Briefing Meeting on February 12, 2024

B. Consideration of Approval of Minutes – Council Meeting on February 19, 2024

C. Consideration of Resolution Awarding Badge and Service Weapon to Retiring Police Officer Tracy Pierce

D. Consideration of Grant Project Ordinance – 2022 TPD: Byrne Justice Assistance Grant (JAG)

E. Consideration of Grant Project Ordinance – 2023 TPD: Byrne Justice Assistance Grant (JAG)

F. Consideration of Amended Davidson County Economic Development Commission By-Laws

G. Consideration of Artificial Intelligence Use Policy for City Employees

The following items were put on the Regular Agenda by the Council members for consideration on March 18, 2024:

8. Regular Agenda

A. Consideration of Budget Amendment 2024-P9-01

B. Consideration of Conceptual Street Scape Master Plan

Council Member Grimes wanted to make sure that future councils understand that they can change this plan. He is not in favor of the angled parking or removing the right turn on West Main.

City Manager Brandt verified that this Plan is just "conceptual," and each item in it will have to go before Council for approval before it can be put in place.

C. Consideration of Amendment to Appendix A of the Thomasville Personnel Policy – Fire Trainee

D. Consideration of Resolution in Support of Development of an Outdoor Fitness Court as Part of the 2024 National Fitness Campaign

E. Consideration of Settlement Agreement with John & Jeff Schwarz, LLC

City Attorney Misti Whitman handed out the proposed Settlement Agreement, which is available upon request from the City Clerk.

F. Consideration of Re-approval of Personnel Agreements:

- i. City Manager Michael Brandt
- ii. City Attorney Misti Whitman

City Manager Brandt explained that a court case in a different municipality found that the manager's contract was not binding, because it did not have the pre-audit stamp on it. Therefore, he asked that Council re-approve the above contracts, so the finance officer can put the pre-audit stamp on them, so they will be in accordance with State law.

G. Consideration of Resolution to Conduct a Public Hearing for Petition for Closure of Alley on Clay Street

City Manager Brandt advised that this is just setting the public hearing, not holding the public hearing this month.

H. Consideration of Road Closure Ordinances:

- a. Spring Daze (May 4th)
- b. Parade of Excellence (May 24th)
- c. Memorial Day Parade (May 27th)

9. Committee Reports and Appointments, Mayor's Report and Appointments, City Manager's Report, City Attorney's Report

10. Closed Session – Personnel

Council Member Thrift moved to go into closed session for Personnel. Council Member Johnson seconded. *Motion unanimously approved 4 – 0.*

Council came back into open session. No action was taken in closed session.

11. Additional Items – N/A

12. Adjournment – Council Member Williams moved to adjourn. Council Member Johnson seconded. *Motion unanimously approved 4 – 0.*



Raleigh York, Jr., Mayor



Wendy S. Martin, City Clerk