

MINUTES FOR THE THOMASVILLE CITY COUNCIL MEETING ON TUESDAY, JANUARY 18, 2022 AT 6:00 PM AT 7003 BALLPARK ROAD, THOMASVILLE, NC.

Elected officials in attendance: Mayor Raleigh York, Jr.; Mayor *Pro Tempore* Hunter Thrift, and Council Members Ron Bratton, Doug Hunt, Wendy Sellars, Lisa Shell, Jeannette Shepherd and Payton Williams.

The following staff members attended the meeting: City Manager Michael Brandt; Assistant City Manager Eddie Bowling; City Attorney Misti Whitman; Planning Director Chuck George; Finance Director Thomas Avant; Police Chief Mark Kattner; MIS Director Justin Trogdon; and City Clerk Wendy Martin

8. Call to Order – Mayor Raleigh York, Jr. called the meeting of the Thomasville City Council to order.

9. Additions and Deletions to the Agenda

There were no additions or deletions to the agenda.

Mayor *Pro Tempore* Thrift moved that Council approve the agenda as presented. The motion was seconded by Council Member Sellars. No discussion. *Motion unanimously approved 7 – 0.*

10. Proclamations and Recognitions

Thomasville School Choice Week Proclamation (1/23-29/22) was presented by Mayor *Pro Tempore* Thrift.

11. Public Forum – No one came forward to speak.

12. Public Hearings on January 18, 2022

A. Request for Rezoning: (Z-21-05) - CONTINUED from 12/20/21

Applicant:	Leoterra Development, Inc.
Owner:	William Lynn Hinkle, et al.
Location:	Lexington Avenue
Tax Parcel ID #:	16-325-0-000-0089
Existing Zoning:	R-10 Low Density Residential
Proposed Zoning:	CZ-R6 Conditional Zoning High Density Residential

Mayor York re-opened the hearing on this matter. He asked Planning Director Chuck George to review this matter and explain the new conditions.

Mr. George advised that the Conditions were revised as follows:

Permitted uses to include: Single Family Residential, Town Homes, Twin Homes, Duplexes, as well as the following conditions which were added: *accessory structures, fences and walls, home occupation businesses, and signs.*

Permitted uses to exclude: All R-6 uses not listed as included shall be prohibited, *including apartments* (that was added).

He said the density would remain at 280 units.

Other Conditions: The buffers were increased to a *25-foot* undisturbed perimeter, except where the structure requires buffer penetration. Where buffer disturbance cannot be avoided during the construction, the Developer will replant that part of the buffer with evergreen trees and shrubs.

Mr. George added was that there would not be any disturbance south of Jimmy's Creek or, of course, north (by law).

He said the height limitation is restricted to no more than two stories for this site.

He advised that the Developer hired Davenport Engineering to conduct a Transportation Impact Analysis (TIA). They reported that the projected daily trips in that area would increase from 5,800 to about 7,898 vehicles per day, which is well below the \$14,000 threshold. Therefore, Lexington Avenue could meet this capacity as is.

Two left-turn lanes already exist. The Developer had already agreed to put in two right-turn lanes.

Mayor York explained that the information from the hearing in December has been added to the record. He opened the public hearing for any new testimony.

Tom Terrell, legal council for Leoterra, spoke regarding the TIA. He explained that Leoterra likes to build near highways, because people like having easy access to jobs. He said according to the report, this area is not an overburdened road, and the addition of this development may add only very minimal delays. The benefits of having more people in our tax base would far outweigh any negative aspects.

Cindy Wright, a resident from the Jimmy's Creek area, spoke against the rezoning. She said traffic in that area is already bad.

She asked for a further delay in the development of this property, though, because of the creek. She advised that the homeowners around the creek are responsible for upkeep of this stream, and it is already struggling with flooding.

She said her street and the creek are like a bowl between the railroad and the property in question.

She said the lower section of the development and the retaining pond have her concerned. She said, "It's too close to the creek. It's just a matter of time before that retaining pond becomes part of the creek." She said when that retaining pond goes, so will her neighborhood, because that creek can't hold that much water.

She also expressed concern about the additional traffic at Pilot School.

She asked Council that if they approve the rezoning to please require the developers to dispose of the trash themselves and not to burn it.

Council Member Hunt moved that Council rezone this property from R-10 Low Density Residential to Conditional Use R-16 with the conditions that were listed. He said, "It does not conflict with adjoining properties and homes, it stabilizes and protects the essential characteristics of the area."

Council Member Williams asked if the Developer planned on burning the debris. Attorney Terrell said "Leoterra does not burn, and if you would like for them to make that as a condition, we're pleased to do that." Mayor York said that would be in the record as a condition.

The motion was seconded by Council Member Bratton. No discussion. *Motion unanimously approved 5 – 2.* Council Members Sellars and Shepherd voted against this motion. Motion approved.

B. Public Hearing on Economic Incentive Grants re: Project Viceroy

Mayor York opened the hearing.

Craig Goodson, President of the Davidson County Economic Development Commission came forward to speak in favor of this matter. He said, "Project Viceroy is an existing industry in Thomasville. They wish to expand their facility with an additional building and equipment. They will invest a minimum of \$14M, up to \$22M. They will create a minimum of 75 jobs, and up to 96 full-time jobs. The grant would not exceed .0031 x the total of the company's investment. The grant will be paid annually over a period of 10 years."

No one spoke against this matter. Mayor York closed the public hearing.

Mayor *Pro Tempore* Thrift moved that Council approve the Economic Incentive Grants for Project Viceroy as presented. The motion was seconded by Council Member Hunt. No discussion. *Motion unanimously approved 7 – 0.*

C. “Generic” First Public Hearing – North Carolina Department of Commerce Community Development Block Grant Program

Mayor York explained that this annual “generic” public hearing was required by the State for Thomasville to be able to have hearings for CDBG grants from the State later in the year.

Mayor York opened the hearing. No one came forward to speak. Mayor York closed the hearing. No action was taken.

13. Consent Agenda

A. Approval of Minutes of the Organizational Meeting on 12/06/21

B. Approval of Minutes of the Briefing Meeting on 12/13/21

C. Approval of Minutes of the Council Meeting on 12/20/21

D. Consideration of General Fund Budget Amendment to Appropriate Funding for Payment to Martin Starnes & Associates on behalf of the Thomasville Tourism Commission

City Manager Brandt explained that the Tourism Commission has requested a review of the hotel occupancy tax for a local hotel to ensure proper accounting and submission of the hotel occupancy tax as required by local ordinance. Martin Starnes & Associates will perform the review. Thomasville Tourism Commission will reimburse the City for the work performed.

E. Consideration of Beautification Fund Budget Amendment for \$5,000 contribution from Doak Finch Foundation for the Beautification Christmas Display Reserve

The Doak Finch Foundation donated \$5,000 to the Beatification Committee to support their Downtown Christmas Display Reserve. City Manager Brandt said this donation was very timely, as the heavy winds caused damage to some of the Christmas display. He extended his thanks on behalf of the Committee for the much appreciated donation.

F. Consideration of Changes to Order of Business on Section 6 of Rules and Procedures Manual

City Manager Brandt explained that this would update the City Council’s Rules and Procedures Manual to allow for a slightly different agenda layout that would allow the consent agenda to be placed before the regular agenda.

Council Member Sellars moved that Council approve the items on the Consent Agenda as presented. The motion was seconded by Council Member Williams. No discussion. *Motion unanimously approved 7 – 0.*

14. Regular Agenda

E. Consideration of Fiscal Year 2022 Audit Contract – Martin Starnes & Associates

Finance Director Thomas Avant asked Council to approve the \$55,000 annual contract with Martin Starnes & Associates to complete our annual external audit and prepare our annual financial statements.

Council Member Hunt moved that Council approve the audit contract for \$55,000. The motion was seconded by Council Member Sellars. No discussion. *Motion unanimously approved 7 – 0.*

F. Consideration of 2022 Revenue Bond Refunding – Capital Project Ordinance

Finance Director Avant explained that revenue bond refunding, or refinancing at a lower interest rate, will allow the City to save approximately \$299,176. The original savings estimate was only about \$250,000.

This is a refinancing/refunding the Combined Enterprise System Series 2012 Bonds. The closing is scheduled to occur on February 8, 2022.

This capital project ordinance was required to establish a budget and appropriate funding for this project.

Council Member Sellars moved that Council approve the 2022 Revenue Bond Refunding Capital Project Ordinance. The motion was seconded by Council Member Shepherd. No discussion. *Motion unanimously approved 7 – 0.*

G. Consideration of Series Resolution – 2022 Revenue Bond Refunding

Finance Director Avant said this is the second component of the Revenue Bond Refunding Package for this agenda. This Series Resolution serves as acceptance of the winning bid by Pinnacle Bank and sets forth the terms of the bond, including a 1.14% interest rate.

The resolution authorizes the issuance of a not to exceed \$4,825,000 combined enterprise system revenue refunding bond, Series 2022 of the City of Thomasville, N.C., to refund certain of the city's outstanding combined enterprise system revenue refunding bonds, Series 2012. The resolution also authorizes and approves the execution and delivery of the bond purchase agreement in connection therewith.

The resolution also includes the form of the bond and authorizes certain officers to execute and deliver the bond and other financing documents in connections with the closing, which is set for February 8, 2022.

Council Member Sellars moved that Council approve the Series Resolution for the 2022 Revenue Bond Refunding. The motion was seconded by Council Member Williams. No discussion. *Motion unanimously approved 7 – 0.*

H. Consideration of Proposal to Reduce Speed Limit on Randolph Street – Cedar Lodge to Lambeth Road

Police Chief Mark Kattner explained that the police department evaluated Randolph Street, "south of Cedar Lodge, down toward Lambeth Road," due to increased traffic and accidents there. He said there were 109 crashes in just three years in that area. He is hopeful that slowing down traffic in that area will make it safer.

He asked that Council approve a reduction to 35 mph at the following areas:

Change 45-mph state road ordinance (Sec. 78-463) at a point 650 feet south of Liberty Drive to the intersection of Lambeth Road; and

Change 55-mph state road ordinance (Sec. 78-463.1) "from the area at Randolph Street from Main Street to a point 650 feet south of Liberty Drive."

Mayor *Pro Tempore* Thrift moved that Council approve the proposal to reduce the speed limit on Randolph Street from Cedar Lodge to Lambeth Road. The motion was seconded by Council Member Hunt.

Council advised him to get a lot of signage to let people know of the change. Chief Kattner said they would put up a lot of signs, including electric notice boards, and the press will be informing people, as well.

Motion unanimously approved 7 – 0.

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

Council Member Hunt thanked everyone involved in the Budget Workshop. He said it went well, and he thinks it's going to "drive things forward."

On behalf of the Personnel Committee, Mayor Pro Tem Thrift moved to appoint:

- Pat Shelton to Planning and Zoning for the remainder of Doug Hunt's unexpired term;
- Eric Kuppel to Planning and Zoning as the Corporate Limits Alternate; and
- Tyler Allred to Beautification

Council Member Williams seconded. *Motion unanimously approved 7 – 0.*

Council Member Williams thanked the streets department for doing an outstanding job on clearing the roads.

Mayor York was happy to report that there was a ribbon cutting on National Highway at Bella's Max Market (service station). He welcomed them to Thomasville and thanked them for opening a business here.

City Manager Brandt reported that City Staff put in over 400 hours over the weekend to clear the streets following the snow storm. He said the City was ready with the EMC on standby, but thankfully we didn't receive as much ice as had been predicted.

He asked everyone who received a National Citizen Surveys to complete it and return it as soon as possible. He said these were going to help guide our community's future development and would help us benchmark ourselves against other cities.

City Attorney Misti Whitman has kept busy answering questions by the new council members, working on the revenue bond refunding, and making sure the Aquatic Center moves along on schedule.

12. ADDITIONAL ITEMS

13. ADJOURNMENT – Council Member Sellars moved to adjourn. Council Member Shell seconded the motion. No discussion. *Motion unanimously approved 7 – 0.*



Raleigh York, Jr.
Raleigh York, Jr., Mayor

Wendy S. Martin
Wendy S. Martin, City Clerk