

**MINUTES FOR THE THOMASVILLE CITY COUNCIL MEETINGS ON MONDAY, JUNE 21, 2021 AT 6:00 PM. AT 7003 BALLPARK ROAD, THOMASVILLE, NC.**

**Elected officials in attendance: Mayor Raleigh York Jr., Mayor Pro Tempore Jane Murphy and Council Members Ron Bratton, Neal Grimes, Joe Leonard, Scott Styers, and Hunter Thrift. Wendy Sellars had an excused absence.**

**The following staff members attended the meeting: City Manager Michael Brandt; City Attorney Misti Whitman; Planning Director Chuck George; Finance Director Thomas Avant; Recreation Director Cory Tobin; Fire Chief Eddie Bowling; Assistant Fire Chief Jason Meyers; MIS Director Justin Trogden 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 May 17 & 19, 2021**

**Council Member Murphy moved that Council approve the minutes of the Council meeting of May 17 & 19, 2021. The motion was seconded by Council Member Thrift. No discussion. *Motion unanimously approved 6 – 0.***

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

**City Manager Michael Brandt requested that Council remove item: 7.E. Grant Project Ordinance: American Rescue Plan Grant, as it is premature and no longer recommended by the LGC.**

**Council Member Bratton moved that Council adopt the agenda as amended. The motion was seconded by Council Member Murphy. No discussion. *Motion unanimously approved 6 – 0.***

**4. RECOGNITIONS AND PRESENTATIONS**

**Mayor York presented the following awards to employees of the Thomasville Fire Department:**

**The Old North State Award from Governor Cooper to Richard Waddell, Robert Moser, Cletus Moser, Mark Holt, Chad Hampton and Michael Wilson.**

**Order of the Long Leaf Pine Award from Governor Cooper to Don Crafford and Chris Hill.**

**5. PUBLIC FORUM – Nobody came forward to speak during the public forum.**

**6. PUBLIC HEARINGS**

**A. Request for Rezoning (Z-21-01)  
 Applicant/Owner: Habitat for Humanity  
 Location: 110 Fisher Ferry Street  
 Existing Zoning: M-1 Light Industrial  
Proposed Zoning: R-6 High Density Residential**

***The Board of Planning and Adjustment held a public hearing on 05/25/21 and voted 7-0 in favor of this rezoning because, "It is compatible with the 2035 Land Use Development Plan, the addition of more single-family homes is appropriate for the neighborhood, and the rezoning provides a catalyst for development in the area."***

Planning Director Chuck George said this undeveloped lot is slightly less than half an acre. Habitat for Humanity would like to develop a couple of homes on this property, which is consistent with the Land Use Plan and the other parcels in the area.

Mayor York opened the public hearing. Nobody came forward to speak for or against this proposed rezoning. Mayor York closed the public hearing.

Council Member Styers moved to approve this rezoning. The motion was seconded by Council Member Thrift. No discussion. *Motion unanimously approved 6 – 0.*

**B. Proposed Amendments to Ordinances and Statement of Consistency re: Appendix A – Zoning Ordinance, Chapter 74 – Subdivision Ordinance, Chapter 14 – Buildings and Building Regulations and Chapter 2, Article IV, Division 3 – Historic Preservation Commission Ordinance to comply with Chapter 160D of the North Carolina General Statutes**

*The Board of Planning and Adjustment and the Historic Preservation Commission held public hearings on 05/25/21 and voted unanimously to approve this.*

Planning Director George summarized the changes as follows:

- 160D update as required by the NC GS, July 1<sup>st</sup>.
- The Piedmont Triad Regional Council of Government was contracted to update our ordinances.
- The Counties Chapter 153A & Municipals 160A have been combined for consistency into a single unified chapter, including related statutes previously scattered throughout the General Statutes.
- Chapter 160D also places these statutes into a more chronological order and a lot of the language has been cleaned up, such as the language and process consistency around meetings, hearings and notices.
- Allows digital options for zoning maps and communications on development approvals.
- Converts conditional zoning making it a legislative process instead of quasi-judicial process.
- Standardizes vested rights and development agreements. Convert historic district guidelines to standards.
- Makes all communities enforcing zoning to have an updated land use development plan.

**Zoning Ordinance**

- Updated General Status reference.
- Conditional Use District are now Conditional Zoning.
- Conditional Use Permits are now Special Use Permits.
- Conditional Zoning and Special Use Permits are Legislative decision / not Quasi-Judicial.
- The applicant or landowner must provide written consent to conditions related to the Conditional Use Permits.
- Definitions to be consistent with the states.
- Building, dwelling, dwelling unit, bedroom and sleeping unit.
- Define the conflict of interest standard for governing and advisory boards.
- Each board member must take oath of office and reappointed.
- Zoning Maps - Maintain digital and paper copy of current and prior.
- Zoning map amendments must provide notice to properties separated from property by street, rail road, Highways and body of water.
- Development Agreements are now legislative decision instead of Quasi-Judicial.
- Land Development Plan must be maintained - Recommended every 10 years.

**Subdivision Ordinance**

- Updated the new General Statutes reference.
- Performance Guarantees.
- Cash Bond have been deleted.
- The type of performance guarantee shall be at the election of the developer.
- Surety bond issued by any company authorized to do business in this state.
- Letter of credit issued by any financial institution licensed to do business in this State.
- Other form of guarantee that provides equivalent security to a surety bond or letter of credit.
- Duration of the Performance guarantee is one year, use to be up to 18 months.

**Buildings and building regulations**

- Update the GS reference and State Building Code applicable in the City.
- Definitions

**Historic Preservation Commission Ordinance**

- Update General Status Reference.
- Design Guidelines are now Design standards.
- Decisions on Certificates of appropriateness must follow the same procedures as the Planning Board for Quasi-Judicial hearings.

Mayor York opened the public hearing. Nobody came forward to speak for or against this proposed amendment. Mayor York closed the public hearing.

Council Member Grimes moved to approve these ordinance amendments and the Statement of Consistency. The motion was seconded by Council Member Styers. No discussion. *Motion unanimously approved 6 – 0.*

**C. Installment Financing Agreement Resolutions – Aquatic Center**

Finance Director Thomas Avant advised that this public hearing was for input regarding the financing of a new aquatic center at the Memorial Park Pool, not to exceed \$6.1M.

Mayor York invited the public to come forward to speak on this matter. Nobody came forward to speak. Mayor York closed the public hearing. No action was taken by Council.

**7. REGULAR AGENDA****A. Preliminary Resolution for Aquatic Center Project**

Finance Director Avant asked Council to approve this resolution, which is required by the LGC, for financing not to exceed \$6.1M for the new Aquatics and Recreation Center.

Council Member Thrift moved to approve this resolution. The motion was seconded by Council Member Styers.

Council Member Grimes said this was a necessary step to buy a new pool, after 75 years with the old one.

No further discussion. *Motion unanimously approved 6 – 0.*

**B. Reimbursement Resolution for Aquatic Center Project**

Finance Director Avant explained that while the City has no intention of seeking reimbursement for any upfront costs of the project, this resolution would allow the City to do that if any unexpected costs arose.

Council Member Styers moved to approve this resolution. The motion was seconded by Council Member Bratton. No further discussion. *Motion unanimously approved 6 – 0.*

**C. Fiscal Year 2021-2022 Budget Ordinance and Rate Schedules**

City Manager Michael Brandt asked City Council to approve the FY 2021-2022 Budget. He said: It balanced at \$45,953,889 with a tax rate of \$0.62 per one-hundred dollars of property value. This is an increase of 2 cents, of which 1 cent would be reserved for recreational projects and 1 cent would be set-aside for road maintenance needs. The budget also included an increase in the monthly solid waste fee of \$1.00 and a 3% increase for employee salaries; City staff did not receive an increase last year. Two new positions were created this year to better serve the needs of the community, one in the MIS Department and one in Fleet Maintenance. The budget was presented to City Council on May 17<sup>th</sup>; a summary of the budget has been on the City website, and a public hearing was held on June 7<sup>th</sup> to hear comment from citizens.

Council Member Styers moved to establish:

- a 3-cent tax reserve for Recreation (an additional 1-cent tax, on top of the previously established 2-cent Recreation set-aside);
- a 1-cent tax reserve for street maintenance and paving; and
- a half-cent tax reserve for Economic Development, less the annual contribution to the Davidson County Economic Development Commission.

The motion was seconded by Council Member Grimes.

No further discussion.

Mayor took a roll call vote, and the budget was approved 5-1, with Council Member Thrift voting against it.

Council Member Styers moved to approve the Fiscal Year 2021-2022 Budget Ordinance and Rate Schedules. The motion was seconded by Council Member Bratton.

Council Member Thrift clarified that he agreed with 99% of the budget, but he couldn't get behind a few things. He invited people to contact him to discuss his reasons, if they wished.

Council Member Grimes explained that he supports tax increases because the set-asides have enabled the City to do large, necessary projects, like build the new Police Department, refurbish the gymnasium, and now the new pool. Due to rising construction costs, he urged citizens not to let this thing fall through.

Mayor took a roll call vote, and the budget ordinance and rate schedules were approved 5-1, with Council Member Thrift voting against it.

**D. Appointment to fill seat of resigning Council Member for remainder of the term**

Council Member Murphy nominated Pat Shelton as Council Member Styers' replacement beginning July 1<sup>st</sup>. The motion was seconded by Council

Member Bratton. There were no more nominations. The nomination was approved 5-1, with J. Leonard voting against it.

Council Member Styers explained that he felt that it was inappropriate for him to vote on his own replacement, so he didn't vote. However, North Carolina law states that an absent vote is to be counted as an affirmative vote. Therefore, he indirectly voted for Pat Shelton. He said, "I am honored to have Pat Shelton replace me. She is a fine person, and she will do a great job."

E. **Item Removed.**

F. **Amendment to City Manager's Contract**

Council Member Styers moved to amend Michael Brandt's contract, which was presented by the City Attorney and was discussed previously. The motion was seconded by Council Member Leonard; No further discussion. Motion unanimously approved 6 – 0.

8. **CONSENT AGENDA** – City Manager Brandt explained each of these items:

A. **Amendment to Ordinance re: Update to City of Thomasville Code of Ordinances Chapter 66-7 (e)-(g)**

This amendment changes provisions within the Ordinance that requires property owners/renters to purchase solid waste carts from the City. Instead, the City will provide carts for most customers, unless they are lost or damaged due to user neglect or actions. This Ordinance will go into effect on July 1<sup>st</sup>.

B. **Approval of Contract for Stormwater Programs Implementation**

The City contracts with Alley, Williams, Carmen & King for stormwater enforcement. The proposed contract continues the existing contracted services as required by the State for enforcement of stormwater rules.

C. **2020-2021 End of Year Budget Amendment**

The proposed budget amendment includes the following revenues and expenditures for the current year budget:

General Fund Revenues and Expenditures	\$78,826
Water & Sewer Fund Revenues and Expenditures	\$15,000
Golf Fund Revenues and Expenditures	\$17,900
School Fund Revenues and Expenditures	\$81,000
Cemetery Fund Revenues and Expenditures	\$2,344

D. **Cemetery Fund Budget Amendment**

This request was submitted after the end-of-year amendments from item 8.C. above. Cemetery revenues and expenditures were an additional \$4,213.

E. **Ordinance Amending a 45-Mile Per Hour Speed Zone on a State Street**

NCDOT required this Ordinance in order to change a road's name, not a speed limit. NC 68 (National Highway) also became "US 70" north of the US 70/29 intersection.

F. **Renewal of Taxi Franchise to Janet Barclay DBA Express Cab**

This franchise renewal application has been reviewed and recommended by Thomasville PD.

**G. Revision to Mayor Pro Tem Schedule on 2021 Thomasville City Council Meeting Dates List**

With the resignation of Councilman Styers, City Council must adopt a new calendar designating the Mayor Pro Tem each month.

**H. Road Closure Ordinance: National Night Out**

NCDOT requires that a road closure ordinance be approved by the City Council whenever a request is made to close a State street for a special event.

This road closure is for National Night Out on August 3<sup>rd</sup> on West Main Street in front of the Police Department.

**I. Road Closure Ordinance: Everybody’s Night**

This road closure is for Everybody’s Night on September 24<sup>th</sup> in Downtown Thomasville on East Main Street.

**J. Road Closure Ordinance: Everybody’s Day**

This road closure is for Everybody’s Day on September 25<sup>th</sup> in Downtown Thomasville on East and West Main Streets.

Council Member Murphy moved to approve all the items on the Consent Agenda. The motion was seconded by Council Member Thrift; No further discussion. Motion unanimously approved 6 – 0.

**9. 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) Special Called Personnel/Finance Committee Meeting 05/19/21
- 2) Real Estate Committee 06/08/21
- 3) Personnel/Finance Committee 06/08/21
- 4) Public Safety Committee 06/08/21
- 5) Public Services Committee 06/08/21
- 6) Budget Hearing 06/07/21
- 7) City Council Briefing 06/14/21
- 8) City Council Meeting 06/21/21

Council Member Bratton said he has been honored to serve with Scott Styers. He said, “There’s no doubt Scott’s one of the hardest-working Council people he’s ever seen. His knowledge has been heads above. He has worked very hard for Thomasville, and he has done a great job. Thank you, Scott.”

**COUNCIL MEMBER NEAL GRIMES**

Council Member Grimes attended the following:

- 1) Special Called Personnel/Finance Committee Meeting 05/19/21
- 2) Finch House Open House 05/22/21
- 3) HPMPO 05/25/21
- 4) Vietnam Memorial Ceremony 05/29/21
- 5) Blyth Leonard Open House 05/29/21
- 6) Memorial Day Ceremony 05/31/21

7) Real Estate Committee	06/08/21
8) Personnel/Finance Committee	06/08/21
9) Public Safety Committee	06/08/21
10) Public Services Committee	06/08/21
11) PART Board of Directors Meeting	06/09/21
12) City Council Briefing	06/14/21
13) Personnel Closed Session	06/14/21
14) City Council Meeting	06/21/21

Council Member Grimes congratulated the award winners from our Fire Department and thanked them for their outstanding contributions to the City.

He also thanked everyone who participated in the Memorial Day festivities. He said the Memorial Day Planning Committee is “very hopeful that we can hold the entire parade and ceremony within Cushwa Stadium with the displays, helicopters, and Special Forces Parachute Team next year and once again be able to honor the special Gold Star and Wounded Warrior families.”

Council Member Grimes thanked Council Member Styers for his tremendous intellect, knowledge, guidance and friendship over the last 14 years. He said in that time, the City Council has done many great things for the citizens of Thomasville and has left the City in a better place than it was.

He was pleased to welcome former Council Member Pat Shelton back to City Council for the remainder of Councilman Styers’ term. He said, “She brings a tremendous amount of institutional knowledge.”

#### COUNCIL MEMBER JOE LEONARD

Council Member Leonard attended the following:

1) City Council Meeting	05/17/21
2) CrimeStoppers	05/20/21
3) Police Ride-Along	05/22/21
4) Gun Violence Awareness Event at Doak Park	06/05/21
5) City Council Public Hearing for the Budget	06/07/21
6) Real Estate Committee	06/08/21
7) Personnel/Finance Committee	06/08/21
8) Public Safety Committee	06/08/21
9) Public Services Committee	06/08/21
10) City Council Briefing Meeting	06/14/21
11) Met with Housing Authority Administration	06/16/21
12) CrimeStoppers	06/17/21

Council Member Leonard had no further report.

#### COUNCIL MEMBER JANE MURPHY

Council Member Murphy attended the following:

1) Special Called City Council Meeting	05/19/21
2) Webinar – Federal Advocacy – ARPA Fund Guidelines (NCLM)	05/20/21
3) Real Estate Committee Meeting	06/08/21
4) Personnel/Finance Committee Meeting	06/08/21
5) Public Safety Committee Meeting	06/08/21
6) Public Services Committee Meeting	06/08/21
7) Chamber of Commerce Board Meeting (as Mayor <i>Pro Tem</i> )	06/08/21
8) DSS Board Meeting	06/08/21
9) Davidson County Commissioners Meeting (as Mayor <i>Pro Tem</i> )	06/08/21
10) City Council Briefing Meeting	06/14/21
11) Called Personnel/Finance Committee Meeting	06/14/21
12) Black Business Expo 2021 (as Mayor <i>Pro Tem</i> )	06/19/21

Council Member Murphy said the Black Business Expo was a great Juneteenth celebration at Pace Park in Thomasville.

She thanked Councilman Styers for his many years of service and assistance to other council members. She added, "I cannot thank you enough for always having the interest of the citizens at heart and for your leadership."

**COUNCIL MEMBER WENDY SELLARS**

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| 1) Gun Violence Awareness Event at Doak Park | 06/05/21 |
| 2) Real Estate Committee Meeting             | 06/08/21 |
| 3) Personnel/Finance Committee Meeting       | 06/08/21 |
| 4) Public Safety Committee Meeting           | 06/08/21 |
| 5) Public Services Committee Meeting         | 06/08/21 |
| 6) City Council Briefing Meeting             | 06/14/21 |

**COUNCIL MEMBER SCOTT STYERS**

Council Member Styers attended the following:

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| 1) Personnel/Finance Committee Meeting | 05/18/21 |
| 2) Recreation Committee Meeting        | 06/03/21 |
| 3) Budget Hearing                      | 06/07/21 |
| 4) City Council Briefing               | 06/14/21 |
| 5) Event at Finch House                | 06/19/21 |
| 6) City Council Meeting                | 06/21/21 |

On behalf of the Personnel/Finance Committee, Council Member Styers moved to appoint the following:

Emily Walker to fill a 3-year term on the Beautification Committee through 02/29/24; 2<sup>nd</sup> by J. Murphy; approved 6-0; and

Cheraton Love and Renee Dow to fill 2-year terms on the Thomasville City School Board from 07/01/21 through 06/30/23; 2<sup>nd</sup> by H. Thrift; approved 6-0.

Council Member Styers said he has served for almost 14 years, more than a third of his adult life. He said, "It has been a real pleasure. I've had the privilege of serving the people of this community for a long time." He is glad to say that he voted with his conscience. He was honored to have been able to serve alongside: a very diverse group of Council Members over the years, including the youngest Council Member and the oldest Council Member; two of the best City Managers in North Carolina; two of the best City Attorneys; and two of the best Mayors.

He said, "I'm going to miss it, and I appreciate all your support, but it's time."

To quote basketball Coach Roy Williams, Council Member Styers said, "I'm no longer the man for the job. When you can't do it right, and you can't put in the time, then it's time."

He encouraged people to run for City Council who are willing to do the work. He wished the very best to current Council Members who are going to run for Council again.

He closed by thanking the City employees and his family, who has given up thousands of hours of time with him over the years, so that he could attend to City business.

**COUNCIL MEMBER HUNTER THRIFT**

Council Member Thrift attended the following:

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|--------------------------|----------|
| 1) Real Estate Committee | 06/08/21 |
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| 2) Personnel/Finance Committee                     | 06/08/21 |
| 3) Public Safety Committee                         | 06/08/21 |
| 4) Public Services Committee                       | 06/08/21 |
| 5) City Council Briefing Meeting                   | 06/14/21 |
| 6) Met with Mayor York at City Hall                | 06/15/21 |
| 7) Met with Mayor York at City Hall                | 06/18/21 |
| 8) Rock the Block Event at Thomasville High School | 06/19/21 |
| 9) DJ Tommy Rock's Dance Party                     | 06/19/21 |

Council Member Thrift thanked Council Member Styers for his guidance and assistance.

#### 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 Meeting                                   | 05/17/21 |
| 2) EDC Board Meeting                                      | 05/18/21 |
| 3) Special Called City Council Meeting                    | 05/19/21 |
| 4) Beautification Committee Meeting                       | 05/20/21 |
| 5) 100 <sup>th</sup> Anniversary Event at The Finch House | 05/22/21 |
| 6) City Hall Emergency Drill                              | 05/26/21 |
| 7) Coffee Connections                                     | 05/27/21 |
| 8) Memorial Day Events                                    | 05/31/21 |
| 9) Ribbon Cutting for Novant Health Wound Care Clinic     | 06/03/21 |
| 10) 90 <sup>th</sup> Birthday Party for Robert England    | 06/06/21 |
| 11) City Council Public Hearing for the Budget            | 06/07/21 |
| 12) Real Estate Committee                                 | 06/08/21 |
| 13) Personnel/Finance Committee                           | 06/08/21 |
| 14) Public Safety Committee                               | 06/08/21 |
| 15) Public Services Committee                             | 06/08/21 |
| 16) Swearing-In of a Police Officer                       | 06/11/21 |
| 17) Memorial Day Committee Meeting                        | 06/12/21 |
| 18) Mayors/Managers Breakfast                             | 06/14/21 |
| 19) City Council Briefing Meeting                         | 06/14/21 |
| 20) Met with Housing Authority Administration             | 06/16/21 |
| 21) Beautification Committee Meeting                      | 06/17/21 |

Mayor York said he has really become close friends and confidants with Council Member Styers over the past 14 years, and they have worked together on some big issues for the City. He said Scott is well known throughout the City, and he doesn't do anything half way. He goes the extra mile, and he has always voted for what he thought was right for the citizens.

#### CITY MANAGER'S REPORT AND ACTIVITIES

City Manager Brandt applauded City Staff for their hard work on developing the City Budget.

He thanked Mr. Crosby for putting on a great showcase of local and regional businesses at the Black Business Expo on Saturday, June 19<sup>th</sup> at the Farmers Market and PACE Park.

He also thanked Council Member Styers for his service to our community, which he said, "has been instrumental in so many important decisions that the City has made over the past dozen or so years, including the development of the Recreation Fund and Police Department Fund, funding for the Assistant City Manager position, which brought me to Thomasville, and the Downtown Municipal Service District, among others." He added that Council Member Styers provided him with much support and insight. He said, "Individuals become City Council members for many reasons, and all love their communities, but Mr.

Styers' care and concern for the community can never be doubted, and I will miss his counsel and leadership in Thomasville.”

Former City Manager Kelly Craver also spoke. He said he has had thousands of hours of conversation with Council Member Scott Styers regarding issues that the City Council was dealing with. They didn't always agree, but they always tried to find the best way possible to do the right thing. He said, “Scott exemplified that and he did the work, and he continued to do the work, and he's done the work to his very last moment.”

**CITY ATTORNEY'S REPORT AND ACTIVITIES**

City Attorney Whitman said it had been a busy month.

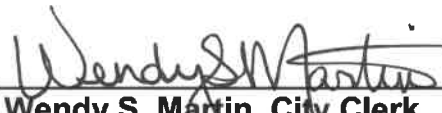
She thanked Chuck George for all his hard work on the 160D revisions.

She also thanked Council Member Styers for all his hard work and dedication to the City.

**10. ADDITIONAL ITEMS**

- 11. ADJOURNMENT** Council Member Murphy moved to adjourn. Council Member Styers seconded the motion. No discussion. *Motion unanimously approved 6 – 0.*

  
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Raleigh York, Jr., Mayor

  
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Wendy S. Martin, City Clerk