

**MINUTES OF THE
SUMMERFIELD TOWN COUNCIL
SUMMERFIELD COMMUNITY CENTER
OCTOBER 5, 2004
6:30 PM**

NOTE: The official minutes are a CD recording of the meeting. The following is a summary of the events of the meeting.

Mayor Dena Barnes called the meeting to order at 6:30 P.M.

Linda Southard led the invocation and the Council led the Pledge of Allegiance.

INTRODUCTIONS:

Dena Barnes	Michael Brandt, Town Administrator
Bob Williams	Susan Smith, Town Planner
Mark Brown	Bill Bruce, Town Planner
Michael Stewart	Dianne Laughlin, Town Clerk

Council members Jane Doggett and Carolyn Collins and Bill Trevorrow, Town Attorney were not in attendance.

CONSENT AGENDA:

A motion was made by Bob Williams and seconded by Mark Brown to approve the Consent Agenda which included the minutes of September 7 & 9 Meetings, the monthly Financial report, a Resolution for additions to the State Maintenance System (Palomino Ridge Court, Rebecca Dr., Cedar Point Dr. and Smithstone Ct.) and Certification of Municipal Ordinance Declaring Speed Limit Modification and requests for concurring Ordinance by DOT. (45 mph; NC 150 from the western corporate limit of Summerfield a point 0.1 mile east of SR 2109 eastward to 0.01 mile west of SR 2115 in Summerfield.) The motion carried unanimously.

Mayor Barnes stated that calls had been received concerning trick-or-treating and said Halloween was traditionally All Hallows Eve, the day before All Saints Day. Council took no action to change the date for trick or treating, but asked all citizens to be safe.

SPEAKERS FROM THE FLOOR (limited to 5 minutes on non-agenda items) Becky Strickland stated she felt the Council's meeting in Executive Session did not meet the nine allowed uses according NC. Law and added that general policy issues were not to be considered in closed session. She stated she felt they were in violation of the open meetings law and asked to go on record in opposition to the Executive Session.

Ginny Lockhart reported they have received 875 signatures on a petition to hold an election for the mayor's seat separate from other Council members, and it has been filed with the Board of Elections. She asked if Council would consider putting the issue on the same ballot with the ABC store and mixed drink referenda.

Dwayne Crawford said the Council had aligned itself with the Guilford County Government so that it would be relieved of having to fund and maintain the Sheriff's Department and added that he felt a building would not make citizens safer. Councilman Mark Brown stated that he had written a letter to the Northwest observer stating his opinion based on his experience with the Sheriff's Department. Brown stated that he felt putting a substation in the Town would be worth the cost both financially and in benefits to the citizens.

COMMITTEE REPORTS:

A. Community Relations: Laughlin reported that the Summerfield Youth Council's "Just For the Fun of It" Horse show fundraiser will be held on October 23rd at Steeple Hill Farms.

B. Conservation: No report

C. Historical: Linda Southard reported the "Stitch in Time" will be open to the public the week of October 18 and will feature clothing the Charles Bruce family might have worn and also old handmade quilts.

D. Parks & Rec. Sue Beeson reported that construction will be starting soon and playground equipment was recently viewed. Scout, Ricky Fenton is planning to build some tables for his Eagle Scout project. She also announced the Parks and Rec. Committee needs a chair, as she is acting chair until someone is officially appointed.

E. Public Safety: No report

F. Thoroughfare: Robert Gordon reported the next MPO meeting is October 27th.

G. Town Core: No report

H. Water Resource: No report

9. PUBLIC HEARINGS:

OLD BUSINESS:

**A. CONSIDER RESOLUTION OF INTENT OF EASEMENT CLOSING
(From Sept. 7)**

Susan Smith presented the case, stating that the Bownes would like to construct a building for their home based business, but the easement must be closed first. She reported that she has all the proper letters from the utility companies and that it is up to the Town Council to approve the request.

In Favor: Wayne Bowne stated that he went to get a permit to build and learned that he had to have the easement closed before the permit could be issued. He asked Council to approve the resolution.

No one present spoke in opposition.

After some discussion, a motion was made to approve the Resolution closing and removing from dedication an easement by Bob Williams and seconded by Mark Brown. The motion carried unanimously. The Resolution is hereby incorporated by reference and made a part of these minutes.

**RESOLUTION ADOPTED BY
SUMMERFIELD TOWN COUNCIL
CLOSING AND REMOVING FROM DEDICATION AN
EASEMENT**

WHEREAS, a petition was filed, pursuant to G.S. 160A-299, requesting that the Town Council close and remove from dedication all of an existing 20-foot utility easement as shown on lot No.1 at 2229 Scalesville Road and shown on a plat recorded in Book 72, Page 310, Guilford County Register of Deeds.

WHEREAS, pursuant to a resolution of intent to close said easement adopted by this Council on September 7, 2004, notice was published in the Greensboro Record once a week

for two consecutive weeks that a hearing would be held concerning said petition on October 5, 2004 at 6:30 P.M. in the Summerfield Community Center, 5405 Centerfield Drive, Summerfield, North Carolina; and

WHEREAS, it appears that all owners of property adjoining said easement have signed the petition or have been notified of the closing thereof; and

WHEREAS, after inquiry by the Mayor, all interested persons were provided an opportunity to be heard on the request contained in the petition; and

WHEREAS, after all interested persons were heard, it appears to the satisfaction of this Council that the removal of said easement from dedication is not contrary to the public interest and that no individual owning property in the vicinity of said easement will be deprived of any reasonable means of ingress or egress to his property;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The following described easement in Center Grove Township, Summerfield is hereby closed and removed from dedication to the public use: BEING all of an existing 20-foot utility easement as shown on lot No.1 at 2229 Scalesville Road and shown on a plat recorded in Book 72, Page 310, Guilford County Register of Deeds.

2. A certified copy of this resolution, together with a copy of the published notice of this hearing, is hereby ordered recorded in the Office of the Register of Deeds of Guilford County, North Carolina.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY SUMMERFIELD TOWN COUNCIL AT A MEETING HELD ON OCTOBER 5, 2004.

B. CONSIDER RESOLUTION FOR THE ORDERLY TRANSITION OF PLANNING AND ZONING DUTIES TO INCLUDE A MORATORIUM ON CERTAIN TYPES OF DEVELOPMENT ACTIVITIES FROM THE PERIOD BEGINNING AT 8:00 AM ON OCTOBER 6, 2004 AND CONTINUING UNTIL 8:00 AM FEBRUARY 1, 2005. (From Sept 7)

Michael Brandt read and explained the reason for the moratoria, stating that it only affects specific activities including rezoning, non-residential site plans and buildings larger than 7500 square feet or lots greater than 2 acres, watershed modifications and grading permits for those activities. He stated that other activities, including minor subdivisions, revisions to site plans and subdivision, sign permits and residential building permits would still be allowed.

Marlene Sanders of TREBIC asked for clarification on grading permits and Brandt stated that if they had been submitted before the deadline, they would be allowed to proceed. Sanders stated that there were concerns that the Council would not be able to get the Ordinance revisions completed and passed by February 1, 2005.

After some discussion, a motion was made by Bob Williams and seconded by Mark Brown to approve the Resolution as presented. The motion carried unanimously and is hereby incorporated by reference and made a part of these minutes.

**A MORATORIA ORDINANCE FOR THE ORDERLY TRANSITION
OF PLANNING AND ZONING DUTIES TO INCLUDE A MORATORIUM
ON CERTAIN TYPES OF DEVELOPMENT ACTIVITIES FROM THE PERIOD
BEGINNING AT 8:00 A.M. ON OCTOBER 6, 2004 AND CONTINUING
UNTIL 8:00 A.M., FEBRUARY 1, 2005**

WHEREAS, the Town Council of the Town of Summerfield is concerned with the orderly transition of planning and zoning duties from the existing contracted Guilford County Planning and Development Department to a Town Planning Department; and

WHEREAS, the Town Council of the Town of Summerfield recognizes that it is important to provide appropriate time for the effective review of, and to make any necessary and attendant amendments to the Town Development Ordinance, to accommodate the transition process, and to insure or effect the following: (1) insure legal sufficiency, (2) clarity to the user, and (3) changes to reflect the Summerfield Long Range Plan, the Summerfield Commercial Needs Assessment, and to incorporate the opinions and suggestions from the efforts of various town Committees working to insure that high quality, sustainable development continues within the Towns jurisdiction; and

WHEREAS, the Town Council of the Town of Summerfield recognizes the rights of private property owners to use their property in manners reasonable and consistent with established development patterns and the Summerfield Long Range Plan; and

WHEREAS, after a duly-advertised public hearing pursuant to G.S. 160A-364, this Moratoria Ordinance in amendment of the Summerfield Development Ordinance was heard by the Summerfield Town Council at its regularly scheduled and advertised public meeting on October 6, 2004.

NOW, THEREFORE, BE IT RESOLVED by action of the Town Council of the Town of Summerfield:

By adoption of the following amendments to Article 3, Permits and Procedures of the Town of Summerfield Development Ordinance, that moratoria on the following types of development requests shall be enforced beginning at midnight on October 6, 2004 and continuing until February 1, 2005:

Adding new language at the end thereof as follows amends article 3, Section 1 Permit Required:

3-1.1 Moratoria. Beginning at 8:00 a.m. on October 6, 2004 and continuing in effect until 8:00 a.m. February 1, 2005 unless otherwise modified or extended by action of the Town Council of the Town of Summerfield, a Moratorium shall be enforced on each of the following types of development requests:

- 1. All zoning map amendments (rezonings) for all zoning districts;**
- 2. All major subdivisions, with the exception of developments of four (4) lots or less that require a waiver to the existing development standards;**
- 3. All new non-residential site plans for buildings larger than 7,500 square feet gross floor area, or lots greater than 2 acres in size;**

4. All watershed modifications, except in association with exempted projects as indicated within this moratoria amendment.
5. All grading permits in association with any of the above activities.

Specifically excluded by this moratoria amendment to the Summerfield Development Ordinance are the following:

1. Minor subdivisions of four (4) lots or less, meeting the ordinance definition of a Minor Subdivision;
2. Revisions to existing approved major subdivisions, unless requiring a change to the existing zoning district, including Conditional Use Districts and Open Space Residential Districts;
3. Revisions to approved non-residential site plans provided they do not require rezoning, and new site plans for buildings less than 7,500 square feet gross floor area or lots less than 2 acres in size;
4. Individual residential building permits;
5. Non-residential permits for developments that have already received site-plan approval;
6. Governmental projects, including local, state, and federal;
7. Sign permits for existing approved residential developments, non-residential developments, and individual businesses, provided that the permit meets all requirements of the current sign standards of the Summerfield Unified Development Ordinance.
8. Grading permits in association with any exempted activity; and
9. Other permit exemptions as provided for in Section 3-2.

This Ordinance shall become effective on October 6, 2004 and continue in effect until February 1, 2005, unless otherwise modified or extended by action of the Town Council of the Town of Summerfield.

Adopted on motion of Council Member Bob Williams seconded by Council Member Mark Brown, and carried on a vote of 4 in favor and 0 against.

This the 5th day of October 2004.

NEW BUSINESS:

- A. REZONING CASE #9-04: AG and RS-40 to NB-TCD-M. Located at 7301-7303 DUPREE DRIVE south of RHONDAN DRIVE (SR 2125) in Bruce Township. Being Guilford County Tax Map 1-35, Block 905, Parcel 42, approximately 7.33 acres. Owned by Dennis L. Wheeler II and Amaya R. Wheeler.**

Susan Smith stated that the Wheelers would like for their case be sent back to the Zoning Board since they had a misunderstanding concerning the date of the last Zoning Board hearing, but after some deliberation, Council decided to hear the case tonight.

Smith presented the case, reading from the Staff report and assessments. She stated that the Wheelers are not asking to rezone a small strip of property that connects to Rabbit Hollow Road and another small strip that connects to Pleasant Ridge Road because there is discrepancy as to who owns those sections of property. She stated that the Town Core District is now 300 feet from the centerline of Summerfield and the Town Core Committee has discussed extending it to areas within a five-minute walk of Summerfield Road and U.S. 220 and if this is done, this property will be in that area. She reported that the Zoning Board voted unanimously to deny the case, and that the Wheelers were not present at that meeting due to circumstances beyond their control.

She stated that Staff says the property is suitable for single or multi-family development, but its proximity to the town core makes some light office or neighborhood commercial business possible.

In Favor: Dennis Wheeler, 1851 Mimosa Drive, stated that the strips in question are not a part of the rezoning request and that he understands the local residents having concerns about eyesores but his development will not be a problem. He stated that this would be a five-year project including townhouses, duplexes or apartments, business and residential and that the current zoning will limit use of the property. He reported that he has no intent to open Dupree Drive.

Opposed: Kathy Rooney, adjoining landowner, asked Susan Smith what uses were allowed under neighborhood business. Smith stated that Wheeler is asking for two rezonings and that the TCD-M (Town Core District Mixed use) is an overlay district. Smith reported that any project Wheeler builds would have to be allowed in both NB (Neighborhood Business), which includes family care facilities, single family, subdivisions, twin home or duplexes are allowed and TCD-M allows retail businesses such as medical/dental of ice or lab, real estate, counseling or rehab, stock broker, watch/jewelry repair, antique store, bakery, dairy product, drug store, fabric store, florist, food store, furniture, gift, hardware, hobby, home furnishings, jewelry, luggage, musical instruments, optical goods, record/tapes, restaurant with no drive through, sporting goods, stationery, electronics, tobacco, video tape rental/sales with a maximum on retail of 3,000 square feet per lot.

Teresa Pegram, 7401 Greenlawn, spoke to concerns about traffic, stating that the right of way on Dupree, Oak and Third Streets is only 33 feet.

Joyce Shores, 3202 Oak Street, requested that a member of Town Council or the Zoning board come out and evaluate the affects on property owners. She stated she thought an environmental study is needed, and that they not just parcels of land, but neighbors. She asked that the decision be made in the best interest of everyone.

Cynthia Mabe, 7135 Rabbit Hollow Road, stated that she has been a resident for 42 years and that a gully has been made by the run off of the Wheeler's land on her property. She spoke to traffic and lighting concerns and expressed a desire to keep the rural atmosphere. Mabe stated that she thinks this zoning is inappropriate for residential.

Francis Winfree, Greenlawn, declared she is opposed because of traffic and lights. She stated that the residents on Greenlawn take care of the road, not DOT. She stated that businesses would bring in robbers because they could run into the woods. She voiced concerns about water and sewage problems. She reported she would not be opposed to residences being built.

Kathy Rooney read from Case #168-383, concerning "spot zoning" and stated she thought this was spot zoning and Becky Strickland stated that she was appalled to think of commercial development in this area.

Tammy Mabe said she was opposed to condos or retail in the area, but would be okay with houses.

Rebuttal:

Wheeler stated that he didn't plan to put commercial buildings on the property because it wasn't feasible. He spoke to the possibility of one-story duplexes and two-story townhouses, which will not be seen because of tree buffers. He stated that if a commercial structure is built, it could only be 3,000 square feet on 7.33 acres since off-site signage is not allowed, no one would know it was there.

Rooney stated that once the property is rezoned, it would be that way forever.

Mark Brown asked about the 33-foot right of way on Dupree and Smith stated that DOT holds the right of way and there appears to be different widths on Dupree. Brown also asked about "spot zoning" and Smith stated that it is a term for zoning which calls attention to itself in the middle of residential and that she felt this was a legal question and should be posed to the town attorney.

Bob Williams spoke to whether this is one or two properties and that Wheeler could build up to 24% of his property.

Rooney asked about the footprint and Smith stated he could put it in different areas.

After further discussion, a motion was made by Michael Stewart to deny Re-Zoning request Case #9-04 because with the existing right of way, sidewalks cannot be built and the property would not fit into what Council envisions for the Town Core. The motion was seconded by Mark Brown and carried 3 to 1. Williams voted against denial.

B. REZONING CASE #10-04: AG and RS-40 to CU-GB. Located on the north side of OAK RIDGE ROAD (NC 150 WEST) west of DEBOE ROAD (SR 2115) in Bruce Township. Being Guilford County Tax Map 1-37, Block 917, Parcel 52; and, Tax Map 1-654, Block 972, Parcels 6 and 25, approximately 45.6 acres. Owned by Donald L. and Sandra L. Henson and Henson Forest Development Corporation.

Susan Smith presented the case, reading from the staff report and from the list of uses which would not be considered by the developer. She reported that the Zoning Board

recommended approval of 37 acres of the rezoning which lies west of Khaki Place and recommended denial of the other 8 acres.

Brandt reported that the Zoning Board made this recommendation because they felt the impact of the entire tract would be too great if it were rezoned at this time and he spoke to Paul Milam's proposal of dedicating the Saunders Inn to the town for use as a visitor's bureau, library or other approved use.

In Favor: Paul Milam, Khaki Place, stated that he agreed with the Zoning Boards decision and stated that the area was identified on various commercial assessments as an area for future development. He spoke to the proposed intersection that would at Highway 68-220 connector and that this development would provide a nice transition in to the Town Core area, with around 1,000 homes planned within walking distance. He reported that Billy Tesh, who had helped with the renovation of the Brittan Building, has agreed to head a committee to help restore the Saunders Inn.

Opposed: Fran Suarez, Deboe Road resident, asked what would be constructed on the site and what would be the square footage to which Smith replied those issues have not been determined since this is a rezoning. Suarez stated that we do not need an Oak Ridge Commons here; that she moved to Summerfield because it is a "bedroom community."

Dwayne Crawford questioned a visitor's center and library, stating that these are the Council's desires and wishes and that he's tired of paying for it.

Frances Cabe stated that she knew the town needed some commercial development, but did not feel this was the right place for it. She voiced concerns that when the connector comes through, everyone will sell out and it'll look like Wendover Avenue.

Rebuttal: Milam stated that the soils would be the most limiting factor regarding the square footage of the development.

Michael Latner, Kline Designs, stated that when the connector is built in the future, that this would be the best place for commercial development, and also meet the needs of Summerfield residents.

Brown asked about the Zoning Boards recommendation to approve only part of the rezoning and Brandt clarified that if the Saunders Inn portion were not rezoned, the condition on its use would not apply, to which Milam stated he was not trying to push a library or the Saunders Inn on the town, but felt it was applicable for this area.

Kathy Rooney asked about restriction since the property is in the scenic corridor and Smith reported that the buildings had to be more residential than commercial in appearance, that parking should not be visible, that lower than normal signage was required, as was low lighting and the use of natural building materials.

After some discussion about the land being rezoned sooner or later, Mark Brown made a motion to approve rezoning Case #10-04 as presented. Michael Stewart seconded and the motion carried 3 to 1. Barnes opposed approval.

C. SUBDIVISION CASE #2004-149 (Revised Preliminary plat approval for off-site septic areas): The Woodlands at Lake Brandt Road. Located at the terminus of Squirrel Chase Drive in Bruce Township. Being Guilford County Tax Map 6-335, Block 843, Parcel 8 and

consisting of 27 lots, common area, and road dedication for a total of approximately 39.21 acres. Owned by Henson Realty LLC. Not located in a water supply watershed.

Susan Smith presented the case, reading from the Staff report and assessment.

In Favor:

Paul Milam, developer, was present and made himself available to answer any questions.

Opposed: No one present spoke in opposition.

After some discussion, a motion was made by Michael Stewart and seconded by Bob Williams to approved Subdivision Case #2004-149. The motion carried unanimously.

D. SUBDIVISION CASE #2004-230 - The Woodlands and The Meadows at Lake Brandt (Preliminary plat approval) Located on the west side of Lake Brandt Road (SR 2347) approximately 400 feet north of Squirrel Chase Drive in Bruce Township. Being Guilford County Tax Map 1-39, Block 848, Parcel 3, and Parcel 6-335, Block 843, Parcel 1, 10, and 11 totaling approximately 170.25 acres. Owned by G. T. Wilson Heirs. Not located in a water supply watershed.

Susan Smith presented the case reading from the staff report and assessment. She reported that the Zoning Board recommended approval unanimously.

In Favor: Paul Milam, developer, was present and made himself available for any questions.

Opposed: An unidentified resident state that she did not believe that there was anything she or her neighbors could do to stop the developers, but as a wildlife rehabilitator, she was concerned with the wildlife and their habitats in this area. She spoke to concerns about additional traffic on Lake Brandt Road.

After some discussion, a motion was made by Mark Brown and seconded by Bob Williams to approve Subdivision Case #2004-230. The motion carried unanimously.

E. SUBDIVISION CASE #2004-166 – Henson Forest Phase IVB (Revised preliminary plat approval)*: Owned by Henson Forest Development Corp. Located on West Hwy. 150N at the intersection of Henson Forest Drive in Bruce Township and consisting of 13 lots, common area, and road dedication for a total of approximately 13.6 acres. Being Guilford County Tax Map 10-0654, Block 972, Parcel(s) 10. Zoned CU-OSRD. Not located in a water supply Watershed.

Smith presented the case, reading from the staff report and assessment, stating that this phase includes an increase in density from the original approved plan, but will accommodate a variety of housing choices in this development with a separate homeowner's association. She reported that the Zoning Board unanimously recommended approval.

In Favor: Paul Milam, Khaki Place, stated that homes under \$300,000 would be offered in this area for retirees and that this would be an opportunity to test market these home for people who don't want to, or can't, maintain a large lot.

Opposed: No one present spoke in opposition.

After further discussion, a motion was made by Michael Stewart and seconded by Bob Williams to approve Subdivision Case #2004-166. The motion carried unanimously.

F. CONSIDER RESOLUTION FOR “AMENDMENT ONE”.

Bill Bruce, Town Planner, explained that Amendment One will provide a mechanism whereby local governments can issue a bond for infrastructure in areas where it might not be otherwise available. He reported that the bond is paid for by the property taxes from the development and not property taxes paid the citizens. He stated that 48 states now allow these bonds.

Brandt distributed literature with pros and cons of the amendment to those in attendance.

Becky Strickland, resident, asked who paid if the business goes bankrupt. Bruce explained that the bond will be insured and a lien placed on the property so the money can be recouped by foreclosure.

Strickland stated that she felt the issue was intentionally hidden from the voters since it was October 5, and the election is on November 2 and that people don't know what Amendment One is. She read from an article written by Tom Bass for the Carolina Journal and stated that the amendment would allow municipalities to give preferential treatment to developers without voter approval in the name of economic development and that this is nothing more than corporate welfare. Strickland stated that the Council was hoping no one would notice but that she did and she objects.

Dwayne Crawford called the amendment a property rights grab and told Council he didn't trust them and would not trust them with this amendment in their power.

Bob Williams asked if the amendment passes statewide, does the council receive power to issue self-financing bonds and was informed they would.

Mayor Barnes stated that the Council was following the recommendation of the Piedmont Triad Council of Governments in reviewing the resolution and educating the public about the amendment and she stated she was sorry if some citizens feel the Council is hiding something. She also reported that the North West Observer would be carrying an article on the subject.

Councilman Stewart stated that he did not want to tell anyone how to vote on any issue, and added that the Council has not hidden the issue from its citizens.

Bruce stated that the amendment is an economic development tool, and Barnes stated she didn't see that it would be used by this council.

After some further discussion, Barnes suggested citizens educate themselves on the issue and vote accordingly.

G. TEXT AMENDMENT: Article 3-13.4 to allow Board of Adjustment to hear Special Use Permits.

Susan Smith reported that the only change will allow the Board of Adjustment to hear Special Use Permits instead of the Town Council. She stated that if there is an appeal, it would go straight to court.

After some discussion, a motion was made by Michael Stewart and seconded by Mark Brown to approve the change to Article 3-13.4. The motion carried unanimously.

BUSINESS FROM TOWN PLANNER:

Smith reported that they have received thirteen application and two special use permits prior to the start of the building moratorium.

A motion was made by Bob Williams and seconded by Michael Stewart to recess to Executive Session for Personnel Matters at 10:35. The motion carried unanimously.

Becky Strickland stated that she wanted her objection to the executive session in the record, because it is not in compliance with the state law.

Council reconvened at 10:40.

BUSINESS FROM COUNCIL:

A motion was made by Mark Brown and seconded by Michael Stewart to appoint Elizabeth Ingram to the vacant Zoning Board seat. The motion carried unanimously.

Councilman Brown asked that a written statement on permissible executive sessions be prepared, and Barnes stated that the attorney would be asked to provide that information and also information from the North Carolina League of Municipalities would be requested.

Stewart commended Boy Scout Ricky Fenton, for his project to build picnic tables for the Town Park, with no charge to the town.

BUSINESS FROM TOWN ADMINISTRATOR:

Brandt reported that as a condition of rezoning, the developers of the Armfield subdivision offered to dedicate 90 acres of land as a public park to the Town of Summerfield, and that they are now ready to discuss this offer. He stated that he would like to form an ad hoc group of two council members, himself, Bill Bruce and representatives from the Parks and Recreation committee and the Summerfield Recreation Association to discuss this matter. Councilman Williams volunteered to serve on this committee.

Brandt reported that a watershed plan needs to be developed for the town park. He reported that Westcott Engineering has agreed to do the work for \$1,000. He also reported that survey work is needed so that grading can take place and he stated that two bids were received for this and the best price is \$4,000 from Regional Land Surveyors.

A motion was made by Bob Williams to approve the Westcott proposal for the watershed plan for \$1,000. The motion was seconded by Mark Brown and passed unanimously.

A motion was made by Bob Williams to approve \$4000 to Regional Land Surveyors for survey work.

The motion was seconded by Mark Brown and passed unanimously.

Brandt reported that the \$500,000 originally budgeted for the municipal building and then amended to \$750,000 in the current budget, has risen dramatically because the building has expanded from 3500 feet to 10,000 square feet. He reported that the estimate now is \$1 to \$1.1 million. He stated that the town has \$3,000,000 in savings and that a decision needs to be made to amend the budget or to put the project on hold or not to finish the entire building.

Stewart stated that the size of the building has more than doubled, therefore cost would increase. Brown suggested they discuss this issue when full council is present.

Brandt stated that Council needs to consider passing a resolution to allow employees to make contributions to the state employee's retirement fund. He reported that the act would not change any aspect of the town's contributions but allows employees to make pre-tax contributions.

After some discussion, a motion was made by Michael Stewart and seconded by Bob Williams to approve the Resolution which is hereby incorporated by reference and made a part of these minutes.

BUSINESS FROM MAYOR: Barnes spoke to the petition to allow citizens to elect the mayor separate from the rest of the council and she stated that she was disappointed in how it was handled because when changes were made to the Town Charter in the past, citizens and Council had discussed the issues and worked together. She stated that she had been elected mayor because she received the most votes, thereby honoring the citizens' wishes. She asked that if citizens would like to make a change, the proper way is to talk to the Council before getting a petition together, making for better relationships.

Barnes reported that the traffic signal at Carlson Dairy Road and Pleasant Ridge Road that is holding too long and people have been seen turning left on red. She requested we contact DOT and see if they could make adjustments.

Barnes thanked everyone for sharing her birthday cake which was sent by her husband.

With no further business before the Council, a motion was made by Bob Williams and seconded by Mark Brown to adjourn at 11:02 pm. The motion carried unanimously.

Dena Barnes, Mayor

Dianne Laughlin, Town Clerk