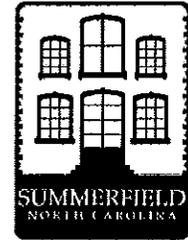


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May 13, 2008

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**AGENDA OF THE  
SUMMERFIELD TOWN COUNCIL  
SUMMERFIELD COMMUNITY CENTER  
MAY 13, 2008  
6:30 PM**



1. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **INTRODUCTIONS**
5. **CONSENT AGENDA**
  - A. **MEETING AGENDA**
  - B. **APPROVE MINUTES OF THE APRIL 8 AND APRIL 30, 2008 MEETINGS AND THE APRIL 30, 2008 CLOSED SESSION MINUTES**
  - C. **FINANCIAL REPORT AND BUDGET AMENDMENTS**
  - D. **ORDINANCE CHANGING SPEED LIMIT FROM 30mph to 25 mph ON PORTIONS OF WILSON FARM RD AND SPENCER BROOK RD**
6. **ANNOUNCEMENTS**  
**PROCLAMATION – VOLUNTEER APPRECIATION DAY**
7. **SPEAKERS FROM THE FLOOR (limited to 5 min. on non-agenda items)**
8. **COMMITTEE REPORTS**

A. <b>Community Relations</b>	E. <b>Public Safety</b>
B. <b>Finance</b>	F. <b>SYC</b>
C. <b>Historical</b>	G. <b>Comprehensive Plan</b>
D. <b>Parks &amp; Rec</b>	
9. **BUSINESS FROM THE MAYOR**
  - A. **Thank you to Isaac Studebaker, Taylor Shain, and Yuri Cabeza, Eagle Scout Nominees and Park Contributors**
10. **PUBLIC HEARING Right of Way abandonment**  
**Petition to close and remove from dedication the public right of way adjacent to the property located at 1000 NC Hwy 150 W being Guilford County tax map #10-06-0356-0-0774-00-013 in Center Grove township.**
11. **BUSINESS FROM TOWN MANAGER**
  - A. **Discussion of Community-Based Organization list**
  - B. **Discussion regarding insuring 5200 US 220 North residential structure**
  - C. **Discussion of committee appointments for existing committee members**
  - D. **Discussion of policy directive for employee merit and Cost of Living Adjustments**
  - E. **Discussion of Town Council Vision Statement**
  - F. **Discussion of Gas Town offer to share well system at Ball Field property**

12. **CLOSED SESSION:**
  - A) Consider the qualifications, competence, performance, character, fitness, conditions of appointment or conditions of initial employment of an individual public officer or employee or prospective public officer or employee as provided under NCGS 143-318.11(a) (6); and
  - C) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.
13. **BUSINESS FROM COUNCIL**
14. **OTHER BUSINESS (if any)**
15. **COMMENTS FROM THE COUNCIL**
16. **ADJOURN**

**MINUTES OF THE  
SUMMERFIELD TOWN COUNCIL  
SUMMERFIELD COMMUNITY CENTER  
MAY 13, 2008  
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.**

The meeting was called to order at 6:30 pm by Mark Brown.

The invocation was led by Linda Southard, followed by the Pledge of Allegiance.

**INTRODUCTIONS:**

**Council:**

Mark Brown, Mayor  
Dena Barnes  
Alicia Flowers  
Becky Strickland  
Bob Williams  
John W. Wray Jr.

**Staff:**

Michael Brandt, Interim Town Manager  
Dana Luther, Finance Officer  
William Hill, Town Attorney  
Craig Harmon, Town Planner  
Valarie Halvorsen, Town Clerk

**CONSENT AGENDA:**

Brown suggested moving item 15 Comments from Council to just before the Public Hearing, making it item 10.

Wray made a motion to approve the Consent Agenda, including the meeting agenda as amended, minutes of the April 8 and April 30, 2008 meetings, the April 30, 2008 Closed Session minutes, the Financial Report, and the Ordinance Changing the Speed Limit from 30 mph to 25 mph on portions of Wilson Farm Rd and Spencer Brook Rd. The motion was seconded by Williams and carried unanimously.

**ANNOUNCEMENTS**

Tammy Welborn announced that Founder's Day was this Saturday, May 17 from 9:00 to 3:00 pm.

Proclamation – Volunteer Appreciation Day. Brown read the Proclamation, which is hereby incorporated and made a part of these minutes:

**WHEREAS**, a basic ingredient in the foundation of this nation is the voluntary acceptance of initiative and responsibility by private citizens and voluntary organizations, a fact largely responsible for the progress and development of our great country; and

**WHEREAS**, many citizens of this community contribute to the well-being of fellow residents and the welfare of all our citizens by giving tirelessly of their time and energy to make a real difference in the lives of children, adults and the elderly without desire for recognition, remuneration or personal gain; and

**WHEREAS**, for many years these individuals and organizations have worked quietly, often unnoticed and unappreciated by the general public;

**NOW, THEREFORE**, I, Mark E. Brown, Mayor of the Town of Summerfield, do hereby declare Sunday, June 1, 2008, as **VOLUNTEER APPRECIATION DAY** in our Town, and urge all citizens to be aware of the contributions made by our committees and volunteer workers and to give

recognition to these individuals and organizations for their valuable contributions in the quality of life in our community.

**SPEAKERS FROM THE FLOOR (limited to 5 min. on non-agenda items)**

Beth Kaplan, 7979 Highfill Rd, read an email she received about a petition against the park amphitheater and then read her response in support of the project. She feels the good it will have for children will be well worth the initial monetary investment. She urges others to call and email Town Council and the Town Manager with their support.

Bea Curtis, 3251 Pleasant Ridge Rd, spoke of her concern with traffic and crowding at the ball field area of Summerfield Elementary School.

Anne Pino, 7409 Summer Wind Ct, does not appreciate unsolicited mail she has received from Dwayne Crawford. She feels the park is very important to Summerfield and its children and supports the park and park projects. She is also concerned with her feeling that Crawford is attempting to speak on behalf of others and is personally offended by a statement in his letter: "Constructing an amusement plaything for the few entitlement minded social elite in Summerfield is over the top in terms of what is reasonable or in the general public interest." Pino does not consider herself or other park users to be "socially elite".

Delaine Williams, 7708 Sorrell Run Ct, stated she has lived in Summerfield her whole life, is an avid volunteer, and loves Summerfield. She is disturbed by recent actions she feels are against the park. Williams supports the park and feels it is greatly appreciated by the community. She thanked council and Brandt for their hard work and efforts in developing the park.

Linda Southard, 4109 Oak Ridge Rd, referenced statements that were made at last month's meeting and disputed the following assertions: that the amphitheater cost *alone* was "one million dollars" – the *entire* Phase II project is just under a million dollars and Southard feels that it was a deliberate attempt to mislead people; the assertion was made that Williams and Sue Beeson both owned adjacent property and perhaps stood to gain monetarily from the project, which is not true and without merit. She hopes that speakers will check facts in the future.

Roxanne Gilgallon, 7500 Dickinben Rd, invited all to the upcoming communication workshop on Tuesday May 27 at 6:30pm. There is a requested donation of \$10 and one can of food. She wishes that we could all learn to communicate better, speaking from the heart rather than the ego.

**COMMITTEE REPORTS:**

- A. **Community Relations:** Tammy Welborn said they are working hard preparing for Founder's Day.
- B. **Finance:** Luther stated the next meeting would be May 19 to review the budget and there will be a special meeting May 28 to present the budget to council, and discussed investments.
- C. **Historical:** Linda Southard stated there were 18 tables reserved for Founder's Day.
- D. **Parks & Rec:** Sue Beeson said they are looking forward to Founder's Day and the engraved bricks were being installed as she speaks by Sherrie Joseph.

- E. **Public Safety:** Ron Marshburn stated the next meeting is May 21.
- F. **SYC:** Terri McLean said they are preparing for Founder's Day and would be serving dinner to Camp Carefree campers again this year and invited folks to volunteer.
- G. **Comprehensive Plan:** Harmon stated they would be meeting with Gary Harbeck & Associates at 9:00 am the next morning.

**BUSINESS FROM THE MAYOR**

**Thank you to Isaac Studebaker, Taylor Shain, and Yuri Cabeza, Eagle Scout Nominees and Park Contributors**

Brown commended Studebaker and Shain for their hard work in the park and presented each with a Certificate of Appreciation. Cabeza was not present at the meeting and his certificate will be mailed.

**COMMENTS FROM COUNCIL**

Wray discussed "about 30 emails" he had received about the park and thanked council for all their hard work on behalf of the park and all the people who came and spoke in support of the park. He feels that park is important to the town and its citizens and the original survey indicated the majority of the citizens wanted a park; therefore the Parks & Rec committee worked hard to make it happen. He also discussed the approximately 35 emails he had received in reference to the ethics statement that appears on the new committee application and recommended it be reworked and brought back to council on a future agenda.

Barnes feels the committee chairs should review the new application with their members and report back to council with recommended changes.

Williams agrees with reviewing the ethics portion and would support forming a committee to do so. He also mentioned the problem of illegal parking on Strawberry Rd, which is dangerous. He asked about the status of the proposed parking area for that location. Brandt stated there was an appraisal underway for the parcel under consideration for a parking area.

**PUBLIC HEARINGS:**

**Petition to close and remove from dedication the public right of way adjacent to the property located at 1000 NC Hwy 150 W being Guilford County tax map #10-06-0356-0-0774-00-013 in Center Grove township.**

Harmon discussed the applicant's request. The right of way was added when a previous owner subdivided the property and the applicant wants it removed so the landscaping buffer, which is required by the Development Ordinance, can be located closer to NC 150. This closure request is based on the following information provided by the applicant in a letter: "There is no public purpose remaining for the right of way. The National Registry Historic Designation for the property protects the site from DOT impact, and the DOT has already taken necessary right of way from the opposite side of the roads."

Brown asked if the right of way was automatic or required and Brandt stated it was required by the Development Ordinance. Barnes asked if the issues of parking location due to the historic status and our ordinance requiring a landscape buffer if it was possible for the applicant to get some sort of adjustment or appeal from the Board of Adjustment. Harmon responded that the amount of parking is a requirement but there is enough space on the side of the building to have parking there and the landscape buffer requirement would come fairly close to the front of the building possibly not allowing for vehicles to pass there. Strickland asked if this would prompt other property owners to seek appeals or exemptions from ordinance requirements as well. Harmon said anyone can petition for a right of way abandonment. Wray noted that it is much easier to give up a right of way than to get it.

Brown opened the Public Hearing at 7:24 pm.

**Proponents:**

Pete Bryant, applicant, 2013 Creekmoor Ct, says he understands the importance of the right of way, but noted the Historic Preservation Society guidelines will not allow for the road to be widened at that point anyway, so it is a moot point as to whether the road will be widened in the future. He discussed various aspects of parking, landscaping and entrance location.

Terri McLean, 6180 Lake Brandt Rd, asked where the entrance would be with the proposed change. Bryant replied it would not change from the original location.

**Opponents:** none

Brown closed the Public Hearing at 7:34 pm.

Harmon noted the current driveway locations have already been approved by NC DOT. Barnes said she spoke with Lane Hall at NC DOT and he is opposed to the right of way abandonment.

Following a lengthy discussion, Harmon suggested that council continue the matter until the next meeting, and send the matter back to the Zoning Board for review and/or revision.

Barnes made a motion to continue the petition to abandon the right of way to the June 10, 2008 council meeting and remand it back to the Zoning Board. The motion was seconded by Williams and carried unanimously.

**BUSINESS FROM TOWN MANAGER**

**Discussion of Community-Based Organization list**

Brandt presented a list of CBOs that have been funded for the past two years. He asked council if they wanted all to go through the application process, or if some should be exempted due to a long standing relationship with the town, or if that should be determined based on the dollar amount requested. He noted that some of the CBOs listed are paid as Founder's Day participants and they may start invoicing the town in the future, so they would then come off the list.

Brown feels that other municipalities such as Guilford County and its related organizations should be exempted from the application process. Luther will look into which organizations are a part of the county, such as the Explorer Post. Flowers thinks the dollar amount, such as \$500, should be used to determine the process. Strickland said some organizations with low dollar amount should still fill out the paperwork.

Strickland feels that any taxpayer money that goes to multimillion dollar nonprofits, such as Piedmont Triad Partnership, should have all documentation. Strickland asked who would draft the streamlined application and Brandt replied he and Luther would work on it. It was decided the following should provide full documentation: Senior Resources, Piedmont Triad Partnership, and Summerfield Elementary School PTA.

**Discussion regarding insuring 5200 US 220 North residential structure**

Brandt stated the land was added to the town insurance policy automatically when purchased, but the house is not currently insured. An appraisal will be required to insure the house and it would be helpful to have an appraisal when it is determined if the house will be used, sold, or purchased by NC DOT during the Hwy 220 widening. Barnes asked about the cost of the appraisal, which would be about \$200 or \$300. Brown feels the town should move forward with the appraisal and insurance, particularly in light of vandalism that has occurred at a neighboring empty house. There was discussion about the previous

appraisal, which specifically excluded the structure, as well as its location on the property, which is very close to the proposed 220 widening location, and about the time frame for starting the widening. Strickland asked to look at costs prior to adding the structure to the insurance policy.

Flowers made a motion to authorize the manager to have an appraisal done on the structure at 5200 US Hwy 220 North. The motion was seconded by Williams and carried unanimously.

**Discussion of committee appointments for existing committee members**

Brandt asked council for direction on what current committee members need to submit for reappointments: a new application, a letter of intent to continue serving, or something else. Barnes suggested asking each committee to discuss it and bring their recommendations back to council, which was agreed upon by consensus.

**Discussion of policy directive for employee merit and Cost of Living Adjustments**

Brandt stated there are several options, including choosing maximum COLA and merit increase amounts for a total possible 6% salary increase, which he recommends. He noted that there is no requirement to offer COLA increases, but some sort of system needs to be in place for budget purposes.

Following discussion, it was decided by consensus that Brandt should go ahead and include it in the budget so council can see what the actual dollar amount will be and can choose whether or not to pass it at the time of budget approval.

**Discussion of Town Council Vision Statement**

Brandt read the proposed Vision Statement: We are a town that respects the history of the community and balances growth with the preservation and utilization of our natural, cultural, fiscal, and citizen resources to enhance our quality of life and our small town identity and the Mission Statement: The mission of the governing body is to harness the community's resources and build a partnership with the community to provide a responsible and responsive government that meets the needs of the citizens and supports the Vision of the town. Core Values of the Governing Body...Accountability, Responsiveness, Honesty, Team Work.

Flowers made a motion to approve the statements, with the following change in the Vision Statement: replacing "We are" with "Summerfield is". The motion was seconded by Wray and carried unanimously.

**Discussion of Gas Town offer to share well system at Ball Field property**

Brandt presented the following information: Mr. Phil Barrow, owner of Gas Town Inc. is under order from Guilford County Environmental Health Department to construct a new well to serve his property located adjacent to 5200 US 220. His new well is required to be at least 500 feet from the underground storage tanks. This distance requirement removes the possibility for locating a well on his property that can properly serve his, and his customer's, needs of a public restroom facility. Mr. Barrow is proposing to help defray the costs of construction and/or be charged an annual fee to hook on to any well that we develop to serve our needs for the ball fields. A tentative agreement must be reached ASAP so that Mr. Barrow can ask for an extension from GC Health Dept. regarding the requirement to install a new well.

Following much discussion it was decided by consensus that much more information would be needed before making a decision on the matter.

Brown read the reason for going into closed session as follows:

**CLOSED SESSION:**

**A) consider the qualifications, competence, performance, character, fitness, conditions of appointment or conditions of initial employment of an individual public officer or employee or prospective public officer or employee as provided under NCGS 143-318.11(a) (6)**

**C) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.**

Barnes made a motion to enter into closed session at 8:59 pm. The motion was seconded by Williams and carried unanimously.

Barnes made a motion to return to open session at 9:34 pm. The motion was seconded by Williams and carried unanimously.

**BUSINESS FROM COUNCIL**

Wray made a motion to enter into contract with Brandt as the Summerfield Town Manager with modifications to the contract as agreed. The motion was seconded by Williams and carried unanimously.

With no further business before the Town Council, a motion was made at 9:36 pm by Flowers to adjourn. The motion was seconded by Williams and carried unanimously.



Mark E. Brown, Mayor



Valarie Halvorsen, Town Clerk