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January 9, 2007

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**AGENDA OF THE  
SUMMERFIELD TOWN COUNCIL  
SUMMERFIELD COMMUNITY CENTER  
JANUARY 9, 2007  
6:30 P.M.**

1. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **INTRODUCTIONS**
5. **CONSENT AGENDA:**
  - A. **MEETING AGENDA**
  - B. **APPROVE MINUTES OF OCT. 3, 2006**
  - C. **FINANCIAL REPORT**
  - D. **RESOLUTION FOR LANIER ROAD, FROGSLEAP WAY AND TADPOLE COURT TO BE ADDED TO NCDOT SECONDARY ROAD MAINTENANCE SYSTEM.**
6. **ANNOUNCEMENTS**
7. **SPEAKERS FROM THE FLOOR (limited to 5 min. on non-agenda items)**
8. **COMMITTEE REPORTS:**

A. <b>Community Relations</b>	B. <b>Finance</b>	C. <b>Historical</b>
D. <b>Parks &amp; Rec</b>	E. <b>Public Safety</b>	F. <b>SYC</b>
9. **PUBLIC HEARINGS:**
  - OLD BUSINESS:**
    - A. **Rezoning Case #11-06 CU-OSRD to CU-OSRD.** The property is located at 6846 Banning Rd, being Guilford County tax map # 13-654, block 971, parcel 7 and a portion of 7312-Rear Henson Forest Dr., being Guilford County tax map # 13-654, block 971, parcel 201. These parcels, located in Bruce Township, make up of approximately 400 acres. The rezoning is to request a change in the previously approved conditions.
  - NEW BUSINESS:**
    - A. **Rezoning Case # 12-06 AG to CU-LB** The property is located at 7044 (Near) Summerfield Rd., being tax map number 1-35, Block 905, Parcel 06. The portion of the property requested for rezoning is approximately 5.362 acres. The property is owned by 555 Management, Inc.
    - B. **Rezoning Case # 13-06 RR to CU-RS-40** The property is located at 1050 and 1054 NC Highway 150 West, being tax map numbers 6-337, Block 785, Parcel 15 and Parcel 3. The property is owned by Carolina Spotlight Properties, Inc. and totals approximately 13.34 acres.
10. **CLOSED SESSION:**
  - A) **CONSIDER THE QUALIFICATIONS, COMPETENCE, PREFORMANCE, 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;

  - B) **TO ESTABLISH, OR TO INSTRUCT THE PUBLIC BODY'S STAFF OR NEGOTIATING AGENTS CONCERNING THE POSITON TO BE TAKEN**

**BY OR ON BEHALF OF THE PUBLIC BOARD IN NEGOTIATION: 1) THE PRICE AND OTHER MATERIAL TERMS OF A CONTRACT OR PROPOSED CONTRACT FOR THE ACQUISITION OF REAL PROPERTY BY PURCHASE, OPTION, EXCHANGE, OR LEASE;**

11. **BUSINESS FROM TOWN PLANNER:**
  - a. **Update from Zoning Board regarding Planned Unit Development Ordinance**
12. **BUSINESS FROM TOWN ADMINISTRATOR**
  - a. **Presentation/Approval of Updated Master Plan for Summerfield Community Park**
  - b. **Approval of application to apply for 2007 PARTF Grant for Parks and Recreation for the construction of phase 2 of Summerfield Community Park**
  - c. **Update on acquisition of property for athletic fields**
  - d. **Acknowledgement of \$500 grant from Duke Energy for Summerfield Community Park Opening Event**
  - e. **Set dates for Town Council work sessions for development of policies/procedures and development of rules/bylaws for town committees.**
  - f. **Approval of contract for services to develop Town website; review Town website format.**
13. **BUSINESS FROM COUNCIL**
14. **BUSINESS FROM MAYOR**
15. **OTHER BUSINESS (if any)**
16. **ADJOURN**

**MINUTES OF THE  
SUMMERFIELD TOWN COUNCIL  
SUMMERFIELD COMMUNITY CENTER  
JANUARY 9, 2007  
6:30 P.M.**

**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 Mayor Mark Brown. Approximately 70 people were present.

The invocation was led by Linda Southard and Council led the pledge of allegiance.

**INTRODUCTIONS:**

**Council:**

Mark Brown, Mayor  
Dena Barnes, Mayor Pro Tem  
Carolyn Collins  
Dwayne Crawford  
Becky Strickland  
Robert (Bob) Williams

**Staff:**

Michael Brandt, Town Administrator  
Robin Smith, Town Planner  
Dianne Laughlin, Interim Town Clerk  
Dana Luther, Finance Officer  
William (Bill) Hill, Town Attorney

**CONSENT AGENDA:**

After discussion and agreement to move Item 10 A & B (Closed Session) to Item 15A and minor corrections to the Resolution, a motion was made by Dena Barnes to approve the Consent Agenda including the Meeting Agenda, Minutes of October 3, Financial report, and a Resolution to add Lanier Road, Frogsleap Way and Tadpole Court to the Secondary Road Maintenance System. The motion was seconded by Becky Strickland and carried unanimously. The aforementioned Resolution is hereby incorporated by reference and made a part of these minutes:

**A RESOLUTION CONSENTING TO THE ADDITION OF LANIER ROAD, FROGS LEAP WAY AND TADPOLE COURT WITHIN THE FROGS LEAP SUBDIVISION AND WHOLLY WITHIN THE CORPORATE LIMITS OF THE TOWN OF SUMMERFIELD, NORTH CAROLINA, TO THE SECONDARY ROAD SYSTEM OF THE STATE OF NORTH CAROLINA.**

**WHEREAS**, Ken Johnson, Developer, has petitioned the North Carolina Department of Transportation to accept for state maintenance said roads as defined on the Frog's Leap Subdivision Plat (Lanier Road) as recorded on May 30, 2003 in Plat Book 150, Page 113; recorded on November 5, 2004 Plat Book 157, Page 042; and recorded on October 2, 1967 in Plat Book 041, Page 077; (Frog's Leap Way) as recorded on November 5, 2004 in Plat Book 157, page 1042; as recorded on November 5, 2004 in Plat Book 157, Page 043; as recorded in Plat Book 041, Page 077; (Tadpole Court) as recorded in Plat Book 150, Page 113 of Guilford County, North Carolina; and

**WHEREAS**, the North Carolina Department of Transportation has declared through its Secondary Road Addition investigation Report (Files G-40-05) dated November 2, 2006, that said street meets the minimum requirements for addition into the Secondary Road System of the State of North Carolina: and,

**WHEREAS**, the cognizant District Engineer of the North Carolina Department of Transportation does recommend the addition of Lanier Road, Frogs Leap Way and Tadpole Court to the Secondary Road System of the State of North Carolina.

**NOW, THEREFORE, BE IT RESOLVED THAT:** the **Town Council** on behalf of the **Town of Summerfield**, North Carolina does herewith, after due consideration and deliberation and without any objection being heard, concur and consent to the addition of Lanier Road, Frogs Leap Way and Tadpole Court to the Secondary Road System of the State of North Carolina to the same degree and measure to which Ken Johnson, developer, has petitioned said Department of Transportation of the State of North Carolina; and to the same degree and measure to which the said Department of Transportation does now recommend acceptance into the said Secondary Road System of the State of North Carolina.

**ANNOUNCEMENTS:**

Brown announced there would be a special called meeting of the Town Council on January 11, 7pm to discuss a comprehensive plan for the Town. The Zoning Board will be present also. No action will be taken.

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

Gail Dunham, 5805 Snow Hill Dr, spoke to her concerns that the Parks and Recreation Committee was making the amphitheatre a priority, when it seemed to her, the people wanted ballparks and walking trails. Dunham stated she was surprised to see political signs allowed on town property and she requested copies of records for work schedules; accumulated time; policies regarding this and other items as a FOIA request. She presented Town Council with a list of her remarks and requests.

**COMMITTEE REPORTS:**

- A. **Community Relations:** Laughlin reported they had met on January 4 and had set the date for Founders Day as May 19<sup>th</sup>, the Saturday following Mothers Day.
- B. **Finance:** Ronnie Stafford reported the committee invested \$1,250,000 at 5.2% for 12 months and will meet next on January 15.
- C. **Historical:** No report
- D. **Parks & Rec:** Sue Beeson reported they have moved their meeting date to the second Thursday this month and that the brick for "One Brick At A Time" is on display at the Town Hall.
- E. **Public Safety:** No Report
- F. **SYC:** No Report

Break from 6:45 until 6:50

Prior to the Public Hearing, Michael Brandt spoke to a memo he had written to Council concerning the proposed deed recorded on December 29, 2006 from Summerfield Properties for 30 acres donated to the Town of Summerfield. He stated Town Policies require a public hearing to accept land donations and regardless of the outcome of the hearing tonight, a public hearing will be held, possibly in February. Brandt stated that although the deed has been filed, it has not been accepted by the Town and he sees it as being in limbo.

Strickland asked John Higgins, attorney to Summerfield Properties, why he did this. Strickland added she thought it all boils down to money for his client and she said she thought it should be deeded back to them and they should pay the legal costs. Higgins stated he was not aware of the Ordinance; that the move had been made for tax purposes and could be easily undone.

William Hill, Town Attorney, stated he had been out of town when a fax came through advising him of this transfer and he was not aware of it until January 8, 2007. He reported he spoke at length with Mr. Higgins about this situation and Mr. Higgins has been consistent with his account of the matter. Higgins reportedly told Mr. Hill that this was done as an act of credibility since the Town was promised land back in 2003.

A motion was made by Becky Strickland to re-deed the land back to Summerfield Properties at their expense. The motion was seconded by Dwayne Crawford, who reported it had been discussed in late 2006 that a hearing would be held before land could be accepted. Collins stated she had concerns if the Town wanted the land or not.

There was discussion about liability and Hill stated as long as it was in the Town's name, they would be liable.

Williams stated he didn't think Armfield did anything wrong intentionally but would support the motion to re-deed it back to them due to town liability.

With no further discussion, the motion carried unanimously.

Mayor Brown advised the public that during the public hearing portion of the meeting, each side would get 30 minutes to speak and 10 minutes each for rebuttal if needed

#### **PUBLIC HEARINGS:**

#### **OLD BUSINESS:**

**A. Rezoning Case #11-06 CU-OSRD to CU-OSRD.** The property is located at 6846 Banning Rd, being Guilford County tax map # 13-654, block 971, parcel 7 and a portion of 7312-Rear Henson Forest Dr., being Guilford County tax map # 13-654, block 971, parcel 201. These parcels, located in Bruce Township, make approximately 400 acres. The rezoning is to request a change in the previously approved conditions.

Robin Smith, Town Planner, presented the plan reading from the staff report. She stated this was a change from the original zoning passed in 2003. Smith reported the Zoning Board had voted 4 to 1 to deny the plan. She stated the first plan allowed for a maximum of 290 lots while the requested rezoning would allow 342 lots, increasing the density from .5 units per acre to .59; which is still below the .75 maximum; while increasing the amount of open space and allowing a maximum of 20 twin homes on a portion of the property. Smith reported they are requesting changes in items 4, 7 & 8 and she stated an environmentalist had informed them changes would allow safe crossing for amphibians.

Strickland asked if multi-family housing was discussed at the original rezoning and if the current owners were aware of the possibility of multi-housing and was told no to both questions by Smith.

#### **Proponents:**

Jim Brady, Summerfield Properties, 1511 Allendale Road, stated they bought the property in 2003; changed developers in 2006 and are now working with new management to correct issues and bad decisions made by the previous developers. He stated they have sold a total of 33 lots since 2003 and that he heard about donation of land in December, 2004. Brady reported the land deed transfer as an act of goodwill, stating that it was also a tax benefit. He gave an overview of the steps, including meetings and dates, which they have taken since then; including a rezoning request, an open house for nearby residents and a presentation to Council on the donation of the land to the Town and a \$250,000 grant from the Armfield Foundation. He stated he had asked to go on the site walk with the Zoning Board members but wasn't allowed. He reported he had met with Mayor Holiday as he promised about Greensboro giving extra land for soccer fields. He stated a precedent was set in Henson Forest in 2005 for changing the number of homes in a development.

There was discussion concerning separate covenants for the two areas; smaller houses; opinions of current homeowners and residents on this rezoning; and a foreclosure in the subdivision.

Heather Neilson, 5985 Hunting Lodge Road in Pleasant Garden, stated she worked with the former developers and could really see how compassionate the new group was about this project.

Mickey Cook, 6224 McKibbin Circle, Armfield Estates resident, stated he is a builder and was not opposed to the new rezoning. He stated he thought Summerfield Properties had hit a speed

bump but were on the right track now and as a resident, he would like to see this project succeed. He stated the only foreclosure he knew about was BARCO Builders for a foundation. He reported that out of three homeowners meeting, only one person had voiced concerns about multi-family housing.

Haywood Cochrane, Elon, NC, and an Armfield investor, stated he knew the Armfields personally and he read a letter that he stated was from Mrs. Adair Armfield, who is the majority stockholder in the Armfield Foundation, stating she thought this was a better plan than the original.

Mayor Brown extended the time limit to 45 minutes for both sides.

Strickland asked if the Armfield Foundation had enough money to save the project and was told that Adair Armfield is not an investor nor does she want to be.

Dan Estes, 6317 Katherine Louise Drive, stated he met with the developers and understood their plan and has no opposition to the plan. He reported concerns about property values and possible builders who would come in the future and put in less valuable homes which would cause homeowners to suffer.

Mike Bradsher, 6602 Alley Road (JEB Construction), stated he owns one lot in Armfield and is in favor of the rezoning because it would allow him to diversify and build smaller homes. He reported that 84 new houses sold in Summerfield averaging \$550,000.

Jim Bennett, 6801 Banning Road, stated he is not in Armfield, but has met with Mr. Brady and found him to be upfront and that he feels they are in compliance with the Ordinances.

Don Brady, investor, stated that the investors are sincere and want to make a good situation for Summerfield.

#### **Opponents:**

Fred Brown, 2913 Pleasant Ridge Road, stated that over the four years this property has been rezoned, the developers have whittled away at their promises. He stated traffic has been a concern and that their (developers) finances are not his concern. He stated he thinks double housing will de-value properties; is out of character for Summerfield and should be denied.

Mark Mortensen, 6110 Pencheron Trail, stated the Armfields did not say a word concerning the route I-73 is taking and have not come across with their promises for ballfields and schools yet. He said he knew people who would not come to another council meeting because they weren't heard. He said there is a shell game going on.

Gail Dunham, 5805 Snow Hill Dr., stated this project might not make it anyway and it would just be a bigger mess and developers shouldn't be allowed to make money at the homeowners' expense. Dunham stated the meetings should not be held near a holiday because it suppressed citizen participation.

#### **Rebuttal-In Favor:**

Jim Brady stated the traffic study in 2003 was for 350 dwellings and that they are still under that number; that whether the Armfields opposed I-73 was not germane to the issue; that an offer for property to Guilford County schools was rejected by Terry Grier; and the OSRD rezoning would be a better zoning for the property and more environmentally friendly.

Haywood Cochrane stated he took some of these things personally, specifically about the shell game. He stated smaller homes would be less expensive and he did not plan to build cheaper homes. He advised that two resident have stood in favor of the project.

Dale Perry, 6209 McKibbin Circle, stated companies reorganize and change market strategies frequently and that he had no problems with that. He reported the residents were misled by the previous group and Mr. Brady's group is trying to be upfront and have done what they said.

**Rebuttal-Opponents:**

Fred Brown stated he feels we have a traffic problem and for four years it has been a shell game and Mortensen stated he stood by his shell game allegation.

Jerry Wray, 3107 Annry Drive, stated the case should go back to the Zoning Board; that developers are buying land at a good price and selling it high. He stated smaller lots and with the same house would be of no help.

The public hearing portion closed at 8:30 PM.

Crawford stated this is a huge project and that he could like more time to consider everything. He recommended a continuation. Strickland stated it should go back to the Zoning Board. Smith advised Council they would have to deny the case for it to go back to the Zoning Board.

Barnes stated they should look at the Town of Summerfield's interest; that they could go one of three directions: they could continue, deny or approve. She reminded council that twin houses are a consideration in the Long Term Plan.

After further discussion, a motion was made by Becky Strickland to deny rezoning request 11-06 for reasons of public safety; to allow safe and efficient transportation; and to preserve natural resources and scenic areas. The motion failed for lack of a second.

A motion was made by Dwayne Crawford to continue for discussion at the February 13<sup>th</sup> meeting, to consider all things heard tonight. The motion was seconded by Carolyn Collins and carried 4 to 1 with Becky Strickland opposed. Strickland asked that she not be lobbied by builders and developer during this interim time.

There was a break from 8:40 until 8:50pm.

Bob Williams, Councilman, asked to be recused from this hearing as he owns property nearby.

A motion was made by Becky Strickland to recuse Mr. Williams from his seat during this hearing because of his owning property nearby. The motion was seconded by Carolyn Collins. Strickland identified the properties owned by Mr. Williams.

**NEW BUSINESS:**

**A. Rezoning Case # 12-06 AG to CU-LB** The property is located at 7044 (Near) Summerfield Rd., being tax map number 1-35, Block 905, Parcel 06. The portion of the property requested for rezoning is approximately 5.362 acres. The property is owned by 555 Management, Inc.

Robin Smith presented the case, reading from the staff report; stating the property is also in the Town Core-Mixed Overlay. Smith read the conditions and advised item #5 c & d must be removed because that is excluded in the Town Core Overlay. She stated the property is in the General Water Shed area. The conditions are:

1. No outside storage will be permitted.
2. Exterior lighting will be as to Neighborhood Business or lighting ordinance, whichever is most restrictive.
3. Building will be reflective of the architectural styles, exterior materials, and colors of the nearby buildings.
4. Signage will meet Neighborhood Business (NB) requirements.
5. Allow all of the permitted used of the (NB) zone plus the following:
  - a. Physical Fitness Center
  - b. Bank, Savings & Loan, Credit Union
6. Excluded from the NBV zone permitted uses:
  - a. Laundromat
  - b. Dry Cleaning Plant
  - c. Laundry

Strickland asked why the flyers which went out to property owners did not mention allowed uses and asked this information be included in future notices. Barnes replied the Zoning Board usually considers these things. Smith commented that the Town Core Overlay limits many things.

Brown opened the public hearing for Rezoning Case #12-06 AG to CU-LB at 9:09 pm; explaining each side will receive 30 minutes to present their case and 10 minutes each for rebuttal if needed.

**In Favor:**

John Flynt, Stokesdale, spoke on behalf of Jerry Friddle, property owner, and reiterated the removal of items 5 a & b from the conditions and stated this is an extension of a rezoning done 5 years ago. He stated he thought this would be a good use in the Town Core and would compliment the area; that not all businesses could afford to be located on Highway 220 and would look favorable to the Town Core. Flynt reported Friddle specifically is considering the property to build a restaurant and did not want to be limited by the 3,000 square foot maximum in the NB zoning.

Brandt reminded everyone that permitted uses are in question; not land size.

Ronnie Stafford, Summerfield resident, stated he knew Friddle and Flynt and was familiar with their projects and he asked Town Council for approval because this would benefit the residents.

**Opposed:** No one present spoke in opposition.

Brown closed the public hearing at 9:15 pm for Council consideration.

Crawford stated he was concerned this would be another Hoskins House with the developer saying one thing and doing another.

After some discussion, a motion was made by Becky Strickland to approve Re-zoning Case # 12-06 based on #8 of the Long Range Plan to allow for a range of housing and commercial opportunities. The motion was seconded by Carolyn Collins and carried unanimously.

**A. Rezoning Case # 13-06 RR to CU-RS-40** The property is located at 1050 and 1054 NC Highway 150 West, being tax map numbers 6-337, Block 785, Parcel 15 and Parcel 3. The property is owned by Carolina Spotlight Properties, Inc. and totals approximately 13.34 acres.

The case was presented by Robin Smith, reading from the staff report; stating the property could have a minimum of 11 lots as it is. Strickland asked if that meant bigger lots and fewer houses, to which Smith answered "yes". Smith reported our Ordinance says only 4 lots can have a private lane; allowing all 8 lots to access by the main road, Hwy 150 under the current zoning.

Brown opened the Public Hearing for Rezoning Case #13-06 at 9:17 pm; explaining that each side would have 30 minutes to give testimony, with 10 minutes for each side to give rebuttal if needed.

**In Favor:**

Derek Allen, 230 N. Elm Street, Greensboro, attorney, stated this plan would allow 8 lots with access to Hwy. 150 and increase the open space.

Bill Greco, Land Solutions, stated he was present to answer any questions.

**Opposed:**

No one present spoke in opposition.

Brown closed the public hearing at 9:27 pm.

A motion was made by Bob Williams to approve Rezoning Case #13-06 based on Long Range Plan goals: 1) to assure public safety; 2) to allow safe and efficient transportation and, 3) to preserve natural resources and scenic areas. The motion was seconded by Dwayne Crawford and carried unanimously.

**BUSINESS FROM TOWN PLANNER:**

**a. Update from Zoning Board regarding Planned Unit Development Ordinance:**

Smith reported the Zoning Board had a PUD workshop on December 20<sup>th</sup>, reviewing PUDs from Oak Ridge and Whitsett. Smith stated they asked for draft language considering residential versus commercial and environmental uses and she reported she would have this ready for the Zoning Board in January and they could decide whether to move it forward to Council.

Crawford and Strickland stated they think this is premature and should not come until after the Comprehensive Plan.

**BUSINESS FROM TOWN ADMINISTRATOR**

**a. Presentation/Approval of Updated Master Plan for Summerfield Community Park:**

Michael Brandt, Town Administrator introduced John Wood of HadenStanziale who reported that he had taken feedback from Staff, Council and the public to go after funding and that recommendations from the Council/Parks & Rec. joint meeting on December 14<sup>th</sup> was incorporated into this plan.

Wood spoke concerning the sketch that was included in Council's package; explaining the loop trail would become a 10 foot wide paved multiuse trail and a smaller unpaved trail area would be added. He stated the biggest single item in the plan is the outdoor community events/amphitheater area which would accommodate 500 people and would cost approximately \$250,000; not the \$1+million figure he had heard; and would include a small playground and a small restroom near the site. Wood also reported on a joint venture with the Wildlife Federation for a fishing pier, which is not part of the PARTF grant.

Strickland stated she had requested estimates for long term maintenance five weeks ago; to which Brandt stated he estimated \$45,000 to \$50,000 annual maintenance for the entire park; that black top is a longer period of upkeep. Luther stated that once Phase I of the park is completed, all other necessary items would be considered maintenance and construction; and in future phases, those items would be included, based upon expenses, under "construction".

Strickland reported a \$11.6 million amphitheatre is being built with taxpayers' money in Colfax (See Attachment #1) and she considers an amphitheatre in Summerfield a duplication of services and taxes. She questioned if Dr. Sellers' survey was used; stating it wasn't mentioned in the last report and Wood stated it was used. Crawford spoke to the completed surveys that were received from UNCG and stated in his opinion; there wasn't an overwhelming demand for these things; that it's premature to say the park is heavily used because the park is not old enough to judge use and demand. He stated he thought Phase I should be at least a year old before moving forward.

Collins stated she disagreed because Phase II was planned from the beginning and Williams reported he had ladies telling him daily how much they are enjoying the park. He stated he checked the park daily for usage and did consider it heavily used. Mayor Brown spoke to his personal use of the park with his Dad. Strickland stated she has always been in favor of Phase I of the park. Crawford asked to go on record as being in favor of limited spending.

After further discussion, a motion was made by Dena Barnes to approve the updated Master Plan for Phase II of the park. The motion was seconded by Bob Williams.

Barnes stated she had reservations at the start, but thinks this is a good plan for an outdoor events center which can be used by a lot of people; that this would be a realized goal for the park and the future. Strickland stated she didn't see where Dr. Sellers' plan was used; stating it is not supported by the populace. The motion carried 3 to 2. Barnes, Collins and Williams voted in favor; Crawford and Strickland voted in opposition.

**b. Approval of application to apply for 2007 PARTF Grant for Parks and Recreation for the construction of phase 2 of Summerfield Community Park**

Brandt introduced Hannah Cockburn, Piedmont Triad Council of Government, who was hired by the Town to prepare the PARTF (Parks and Recreation Trust Fund) Grant application.

Cockburn commented on the Phase I PARTF grant the Town had already received and stated the maximum amount that could be received now is \$500,000 with a dollar for dollar match by the town. She also spoke concerning the two public input workshops which had been held as a requirement of the grant application; stating she had used Dr. Seller's recent survey as background for this request. Cockburn stated the grant application is due January 31, 2007; that it is still a work in progress. She addressed several areas in the draft, giving an overview of the points system and reported 6 points could be received if the request is presented as a Community Wide Plan and she reported, if accepted, the grants would be awarded around May and Council could decide at that time whether to accept it or not.

There was discussion about the wording and information in the draft being accurate and Cockburn informed Council they may make necessary changes in the draft. Strickland stated the \$250,000 amphitheater estimates did not include electrical hookup and other elements, such as maintenance and upkeep. Crawford stated he had issues with the grant money being call free money; that it comes from a property exchange fee which everyone pays when they sell property.

Brandt stated some residents did not understand that the costs were estimates and assumptions; that the park would have a value of \$1.5 million to \$2 million for which Summerfield paid around \$750,000; this after lowering property taxes from 10.5 cents to 3.9 cents.

A Resolution For Parks and Recreation Trust Fund Grant was read by Mark Brown.

A motion was made to accept the resolution as read by Carolyn Collins. The motion was seconded by Bob Williams.

After further discussion, the motion carried 3 to 2 with Barnes, Collins and Williams in favor; and Strickland and Crawford opposed. Said resolution is hereby incorporated by reference and made a part of these minutes:

#### **RESOLUTION FOR PARKS AND RECREATION TRUST FUND GRANT**

**WHEREAS**, the State of North Carolina has authorized the issuance of Parks and Recreation Trust Fund grant monies to selected municipalities for the purpose of Constructing park and recreation facilities; and

**WHEREAS**, the State of North Carolina requires all municipalities to match all funds awarded through the Parks and recreation Trust Fund; and

**WHEREAS**, the **Town of Summerfield** is a municipality eligible to apply for the Park and Recreation Trust Fund Grant and has the finances to match up to \$500,000.00 awarded grant money;

**NOW, THEREFORE, BE IT RESOLED**, that the **Town of Summerfield** authorizes **Mayor Mark E. Brown** to apply for, receive funding, and authorized matching funding for the North Carolina Park and Recreation Trust Fund.

**BE IT FURTHER RESOLVED** that the **MAYOR**, or his/her designee is hereby authorized and empowered to execute in the name of the **Town of Summerfield** all grant Document necessary to secure grant funds

Break from 10:22 until 10:27

#### **c. Update on acquisition of property for athletic fields:**

Brandt reported Crawford has found a new prospective property on Hwy. 158 just outside of the town limits. The parcel is 46 acres; flat with two ponds and Hwy.158 frontage. Brandt stated there is no

provision that prohibits towns from buying land outside their limits; and he spoke to possibly of annexing the property in the future by annexing a portion of Hwy.158; and stated it could be a little pricey. Brant stated the Malachi Boys Home and a shooting Range use an access easement on the property. There was discussion about selling part of the land to recoup money and using the ponds for irrigation. Brandt reported that SRA (Summerfield Recreation Association) president, Jay Copeland said the distance from town is not a problem.

Brandt reported the property on 220 is no longer an option because one of the owners has decided not to sell and there could possibly be environmental issues with that property. Brandt stated the property on Summerfield Road might still be available but someone else has first right of refusal on the property. Brandt stated Council could give direction in the upcoming closed session.

**d. Acknowledgement of \$500 grant from Duke Energy for Summerfield Community Park Opening Event:**

Brandt formally announced the Town had received a grant for the amount of \$500 from Duke Energy for the parks opening day festivities from a request made by Sue Beeson in August.

**e. Set dates for Town Council work sessions for development of policies/procedures and development of rules/bylaws for town committees.**

Brandt recommended Council set Thursday, January 25 and Thursday, February 8<sup>th</sup>, 6:30 to 9:30 as workshops for rules/bylaws; policies/procedures and committee structure. He asked they be Special Call Meetings so that Council can direct staff. This dates and times were approved by consensus.

**f. Approval of contract for services to develop Town website; review Town website format.**

Brandt distributed copies of pages for the proposed Website. He stated the charge would be \$150 per page with 14 pages in the current package. There was discussion about whether to use a new feature called Newsfeed which allows local resources such as the Summerfield Fire Department and the Northwest Observer as links on the site and Strickland stated she thought it should be kept a government Website. Brandt stated not using this feature would take about 3 pages off the site. Brandt stated Bill Hill, Town Attorney, is reviewing the contract.

**BUSINESS FROM COUNCIL:**

Crawford stated he would like to see the history of the Town Seal that was recently emailed to council by former mayor Bill Peterson, be on the town's Website. Williams stated he felt this information should be kept at Town Hall but not on the Website.

Barnes reported on Carolina Yards and Neighborhoods Landscaping Workshops being held at Cooperative Extension Agency on Burlington Road and will send the information to the Town Clerk if anyone wants further information.

**BUSINESS FROM MAYOR:**

Brown reported he attended the Guilford County Obesity Prevention Summit at the YMCA, along with Mayors Holiday, Faircloth and Ragsdale. Each of them has agreed to lose 10 pounds in 10 weeks. The organization has requested a designated person and an alternate attend their monthly meeting. Brown reported Sue Beeson has volunteered to attend these meetings. Their next meeting is February 6<sup>th</sup> at the Greensboro YWCA. Crawford initiated discussion about the purpose of the meetings and was told it was to educate citizens on obesity.

Brown spoke to concerns of a local business owner about the town's lighting ordinance. He reported the businessperson was concerned that the minimum lighting levels presented safety issues for customers and employees. Brown suggested recalling the Lighting Ordinance Committee, consisting of John Bates and Bill Payne to see if they felt changes were needed. There was discussion about which areas may need more lighting.

**OTHER BUSINESS (if any):**

Brandt stated he contacted Guilford County Tax Dept. regarding taxes charged on the town vehicle and the town will receive a refund for \$80.00.

Brandt reported on New Clerk's School scheduled for Jan 23, 24 and 25, stating they could cancel for a \$25.00 fee. He recommended he or someone else attend and he preferred it be Carrie Spencer, a current part-time staff member. It was decided by consensus to see if Spencer could work this into her schedule, otherwise the reservation will be cancelled.

Brandt reported beginning in February, 2007, the cost for using the Community Center would increase by \$5.00.

A Motion was made by Dena Barnes at 11:23 to recess to Closed Session to:

- A) **CONSIDER THE QUALIFICATIONS, COMPETENCE, PREFORMANCE, 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;**
- B) **TO ESTABLISH, OR TO INSTRUCT THE PUBLIC BODY'S STAFF OR NEGOTIATING AGENTS CONCERNING THE POSITON TO BE TAKEN BY OR ON BEHALF OF THE PUBLIC BOARD IN NEGOTIATION: 1) THE PRICE AND OTHER MATERIAL TERMS OF A CONTRACT OR PROPOSED CONTRACT FOR THE ACQUISITION OF REAL PROPERY PURCHASE, OPTION, EXCHANGE, OR LEASE;**

The Motion was seconded by Carolyn Collins and carried unanimously

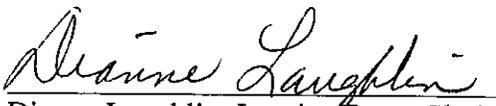
A motion was made by Dena Barnes at 12:45 AM to reconvene the Town Meeting. The motion was seconded by Dwayne Crawford and carried unanimously.

A motion was made by Becky Strickland not to accept Robin Smith's rescission of resignation with a leave date and to let it stand with the date of January 15. The motion was seconded by Dwayne Crawford and carried unanimously.

With no further business before the Summerfield Town Council, a motion was made to adjourn by Dena Barnes at 12:47 AM. The motion was seconded by Carolyn Collins and carried unanimously.



Mark E. Brown, Mayor



Dianne Laughlin, Interim Town Clerk

## OFFITS

# Group to hire fundraiser for amphitheater project

By **MARK TOSZAK** THE BUSINESS JOURNAL

**COLFAX** — A local volunteer group that's been pushing for years for a large outdoor amphitheater at Triad Park is preparing to hire a fundraising consultant to raise the estimated \$11.7 million needed for the project.

If built, the amphitheater would provide a medium-sized venue for concerts and other outdoor events, with lawn seating for about 6,000 people, giving the Triad a type of facility it doesn't currently have.

"The number of different groups that could use this size outdoor venue is just huge," said Roger Bardsley, a Guilford County planner and head of the county's park planning efforts. "We think we could probably book it six or eight months a year."

The 426-acre park, which straddles the Guilford-Forsyth county line, is jointly operated by the parks and recreation departments of each county. It was founded and developed with bond money passed in both counties.

The volunteer group, Friends of the

Triad Park Amphitheater, has been pushing the amphitheater project for years.

When Shirley Vann, the group's president, first approached businesses for funding several years ago, she was told she needed more specific plans first, said Mark Serosky, director of the Forsyth County Parks and Recreation Department.

"Since then, we have hired some architects and engineers to actually come up with a concrete plan," he said.

Vann said there are four fundraising consultants the group will consider. The fundraiser may not have to raise all the money for the project.

Thomas Vann, Shirley Vann's husband and the group's vice president, said amphitheater backers hope that some money for the project could come from state or federal grants. Bardsley and Serosky said local governments wouldn't spend more money on Triad Park than they already do.

Reach **Mark Toszak** at (336) 370-2909 or [mtoszak@bizjournals.com](mailto:mtoszak@bizjournals.com).

## Attachment #1

Agenda Item 12-A  
Summerfield Town Council  
Meeting Jan. 9, 2007

Submitted by:  
Becky Strickland

Reference:  
Triad Business Journal  
Aug. 18-24, 2006

[www.triadparkamp.com](http://www.triadparkamp.com)