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June 8, 2010

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Allow Manager and Finance Officer to borrow an amount not to exceed \$500,000 including interest for a period not to exceed 2 years for construction of the Summerfield Athletic Park, and to look into quarterly payments. (passed unanimously)	Page 2
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**MINUTES OF THE
SUMMERFIELD TOWN COUNCIL
SUMMERFIELD COMMUNITY CENTER
JUNE 8, 2010
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
Dianne Laughlin
Bob Williams
John Wray Jr.

Staff:

Michael Brandt, Town Manager
William Hill, Town Attorney
Dana Luther, Finance Officer
Valarie Halvorsen, Town Clerk
Chris Anderson, Town Planner

CONSENT AGENDA:

Barnes made a motion to approve the Consent Agenda, including the meeting agenda, minutes of the following meetings: May 11 and May 25, 2010 meetings, and Closed Session Minutes of the May 11, 2010, Financial Report, and Town Council Budget Amendment #10. The motion was seconded by Wray and carried unanimously.

ANNOUNCEMENTS

Recognize the efforts of Mary McLean for her Senior Year Project – development of park signage for Summerfield Community Park

Brown thanked McLean for her efforts and read a certificate of appreciation.

SPEAKERS FROM THE FLOOR (limited to 5 min.)

Dwayne Crawford, 1106 NC Hwy 150 West, feels Council has not been listening to what he has to say about each year's budget and gave examples of why he feels this way.

Gail Dunham, 8505 Snow Hill Drive spoke about the ethics ordinance and questioned the \$50,000 in the proposed budget for the Summerfield Road Focus Study. She feels there may be a conflict of interest and requested disclosure of such. Dunham requested a chart detailing actual expenditures for each line item and has concerns about personnel, pay rates, and overtime.

COMMITTEE REPORTS:

- A. Founders' Day:** Brown stated the committee will meet again in September.
- B. Finance:** Luther stated the committee would not meet in June.
- C. Historical:** Linda Southard, Chair, stated the Veterans Event was a success.
- D. Parks & Rec:** Sue Beeson, Chair said the committee is working on upcoming events, including the following: 6/12/10 – Children's Fishing Event, 6/13/10 – Music in the Park, 6/19/10 Touch-a-Truck and a Movie in the Park.
- E. Public Safety:** Ron Marshburn, Chair, stated the committee is reviewing traffic issues.
- F. Comprehensive Plan:** Flowers noted the committee has completed its task.

G. Athletic Advisory: Brandt stated the next meeting is 6/9/10.

UPDATE FROM COMMUNITY GROUPS

Summerfield Youth Council: Laughlin stated they are looking forward to the annual Camp Carefree cookout on June 30.

BUSINESS FROM TOWN MANAGER

A. Consideration for borrowing funds for construction at Summerfield Athletic Park (note discussion affects FY 2011 budget therefore it is requested that it be discussed before public hearing and Council action on the budget)

Brandt stated the request was for approval of one loan of up to \$500,000 for a term not to exceed 5 years for construction of SAP. Following brief discussion, Wray made a motion to allow the Town Manager and Finance Officer to borrow an amount not to exceed \$500,000 including interest for a period not to exceed 2 years for construction of the Summerfield Athletic Park, and to look into quarterly payments if feasible based upon cash flow. The motion was seconded by Barnes and carried unanimously.

PUBLIC HEARING – FY 2011 Operating Budget

Brown opened the Public Hearing at 7:05 pm.

Gail Dunham, 5805 Snow Hill Drive thanked Flowers and Barnes for the Tax Holiday, and recommended cutting spending rather than raising taxes. She discussed consultants/contractors, land purchases, and staff salary increases.

Dwayne Crawford, 1106 NC Hwy 150 West, discussed property tax, sales tax, and ball fields.

Mark Mortenson, Percheron Trail, asked Council to consider needs versus wants and stressed prudence in spending.

Brown closed the Public Hearing at 7:14 pm.

Flowers recommended cutting or postponing things that were not immediately needed, including the following: the Summerfield Road Focus Area Study, 2nd ball field exit, and salary increases.

Brown spoke to each item, noting he feels the Focus Area Study is important and needs to be done now, he agrees with Flowers that the second ball field exit does not need to be constructed now and recommended purchasing the property and putting the other \$100,000 into a capital account to purchase property for future use, and feels it is warranted to reward the hard work of employees with a merit increase.

Wray feels the Focus Area Study should have been done along with the Comprehensive Plan and that the second ball field exit is necessary for safety reasons.

Following some discussion, Wray made a motion to remove \$100,000 from Parks & Recreation Capital Outlay and reallocate the money to capital allocation. The motion was seconded by Williams and carried 4 to 1, with Flowers opposed.

Williams made a motion to keep the 2% COLA in the budget. The motion was seconded by Laughlin and carried 4 to 1, Flowers opposed.

Wray made a motion approving an amount not to exceed \$5,000 in construction services to the VFW for the memorial. The motion was seconded by Williams and carried unanimously.

Wray made a motion to approve the FY 2011 Operating Budget as amended by the above motions. The motion was seconded by Williams and carried 4 to 1. Flowers opposed.

Break from 7:59 to 8:08 pm.

PUBLIC HEARING - Rezoning Case #03-10 LB, TCD-M to CU-GB, TCD-M.

The parcels are located at 7201 and 7211 Summerfield Rd. being Guilford County tax map #01-035, block 905, parcels 20 and 23, being at the south west corner of the intersection of Summerfield Rd and Oak St. The parcels are owned by AJ and Dora W. Rose and include approximately 1.08 acres.

Anderson described the case, including conditions excluding the following uses: billiard parlors, bingo games, fortune tellers, correctional institutions, funeral home or crematorium, massage parlor, adult theaters, laundry or dry cleaning plant, laundry or dry cleaning substation, adult bookstore, service station gasoline, and ABC store. He noted the Zoning Board voted 5-0 to recommend approval with the following conditions: 10 foot sidewalk easement along the property that fronts Summerfield Road, a maximum of two vehicles overnight, and removal of the barbed wire if it is not required by state or county regulations.

Brown opened the Public Hearing at 8:19 pm.

Dora Rose, owner noted both properties had been daycare centers for 35 years, one would remain so and the other was to be rented to Mike Markham for his auto business.

Mike Markham, 6932 Maynard Road said 90% of his business was off site and the property would not change; if anything, the look would be improved.

Brown closed the Public Hearing at 8:25pm.

Following a brief discussion, Flowers made a motion to approve Rezoning Case #03-10 based on goal 8 of the Long Range Plan. Allow for a range of housing and commercial opportunities, with the conditions recommended by the Zoning Board. The motion was seconded by Williams and carried unanimously.

BUSINESS FROM TOWN MANAGER (CONTINUED)

B. Update on US 220 widening project – re: traffic light warrants

Brandt stated Kimley-Horn feels 2 traffic signals are warranted and more information will be forthcoming after a meeting scheduled for next week.

C. Update on US 220 widening project – re: NCDOT offer for damages payment at Summerfield Athletic Park and Town Hall parking lot

Brandt recommended not settling with DOT at this time.

D. Update on Summerfield Elementary School well sites at SCP

Brandt stated the school now intends to use the well at the school, as a test on the one in the park showed the presence of Benzene. This well may be able to be used for irrigation.

E. Report on meetings or activities (if any)

Brandt attended a Mayors meeting, Solid Waste Committee meeting, and an MPO meeting.

BUSINESS FROM COUNCIL

A. Reappoint Committee Members

The following committee members are up for reappointment: **Public Safety:** Agnes Dixon, Rick Hall, Robert Johnson, Ron Marshburn, Jason Marshburn, **Liaisons:** Bob Wray, Chris Johnson, Greg Fox, Bob Williams **Historical:** Linda Southard, Etta Reid, Alice Patterson, Patricia Juszczak **Ex-officio:** Bill Gordon, Mary Jane Gordon, Dianne Laughlin, Willie Laughlin **Finance:** Mildred Hoffler-Foushee, Phyllis Meyer, David Reich Jr, Ronnie Stafford **Permanent/required:** Mark Brown, Michael Brandt, Dana Luther **SPARC:** Sue Beeson, Jeff Chalmers, Jane Doggett, Sherrie Joseph, Clayton Kile, Bob Williams (Ex-officio), George Holub (Staff Liaison).

Barnes made a motion to reappoint the committee members. The motion was seconded by Wray and carried unanimously.

B. Consideration of Memorandum of Agreement for MPO membership

Brandt stated this agreement was the best deal available. Hill noted Pleasant Garden approved the agreement at their meeting.

Wray made a motion to approve the Memorandum of Agreement for MPO membership. The motion was seconded by Williams and carried unanimously.

C. Consideration of new Legal Services Agreement with Frazier, Hill & Fury PLLP

Flowers made a motion approving the agreement. The motion was seconded by Williams and carried unanimously.

CLOSED SESSION

Brown read the reasons for entering into Closed Session as follows:

- 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, on matters related to property owned by 555 Management, Inc at 7026 Summerfield Road; and; To establish or instruct staff or agents regarding negotiating position on the price and other material terms of a real property acquisition contract.

Barnes made a motion to enter into closed session at 8:51 pm. The motion was seconded by Williams and carried unanimously.

Barnes made a motion to return to open session at 9:45 pm. The motion was seconded by Flowers and carried unanimously.

With no further business before the Town Council, a motion was made at 9:45 pm by Wray to adjourn. The motion was seconded by Barnes and carried unanimously.



Mark E. Brown, Mayor



Valarie Halvorsen, Town Clerk