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June 12, 2007

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**AGENDA OF THE  
SUMMERFIELD TOWN COUNCIL  
SUMMERFIELD COMMUNITY CENTER  
JUNE 12, 2007  
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 MAY 8, and MAY 31, 2007**
  - C. FINANCIAL REPORT**
  - D. SPEED LIMIT MODIFICATIONS – There is no sign work required, this will only be a paperwork change to update the records of the North Carolina Department of Transportation**
    - i. Declare the following speed limits: 45 mph SR 2128 (Bunch Rd) 2 sections; 45 mph SR 2190 (Carlson Dairy Rd); 45 mph SR 2135 (Hamburg Mill Rd); 35 mph SR 3803 (White Blossom); 30 mph SR 2322 (Alley Rd)**
    - ii. Rescind the following speed limits: 50 mph SR 2133 (Pleasant Ridge Rd); 30 mph SR 4322 (Polo Farms Rd); 30 mph SR 4232 (Horseman Trail); 30 mph SR 2322 (Alley Rd).**
- 6. ANNOUNCEMENTS**
- 7. SPEAKERS FROM THE FLOOR (limited to 5 min. on non-agenda items)**
- 8. COMMITTEE REPORTS:**

<b>A. Community Relations</b>	<b>B. Finance</b>
<b>C. Historical</b>	<b>D. Parks &amp; Rec</b>
<b>E. Public Safety</b>	<b>F. SYC</b>
- 9. PUBLIC HEARINGS:**
  - A. Public Hearing for 2007-2008 Operating Budget for Town of Summerfield**
  - B. Mayor-Council v. Council Manager form of government**
  - C. Floodplain Ordinance**
- 10. BUSINESS FROM MAYOR:**
  - A. Vote for merit increase for Town Administrator**
  - B. Letter to Guilford County Board of Education in support of naming Northwest High School Gymnasium in honor of Roger Nelson**
- 11. BUSINESS FROM TOWN ADMINISTRATOR:**

- A. Discussion of joining U.S. Communities, Government Purchasing Alliance.**
- B. Illegal parking in fire lanes and handicapped parking places.**

**12. BUSINESS FROM COUNCIL:**

- A. Discussion of proposed 2007-2008 Operating Budget for Town of Summerfield**
- B. Appointment of Comprehensive Plan Steering Committee members and ex-officio members**

**13. CLOSED SESSION:**

- A) to establish, or to instruct the public body's staff or negotiating agents concerning the position 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;**

**14. OTHER BUSINESS (if any)**

**15. ADJOURN**

**MINUTES OF THE  
SUMMERFIELD TOWN COUNCIL  
SUMMERFIELD COMMUNITY CENTER**

**June 12, 2007**

**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 Dena Barnes; followed by the Pledge of Allegiance.

**INTRODUCTIONS:**

**Council:**

Mark Brown, Mayor  
Dena Barnes, Pro Tem  
Carolyn Collins  
Becky Strickland  
Bob Williams  
John W. Wray Jr.

**Staff:**

Michael Brandt, Town Administrator  
Dana Luther, Finance Officer  
Valarie Halvorsen, Town Clerk  
Jim Secor, III Attorney Assistant  
William Hill, Town Attorney

**CONSENT AGENDA:**

Mark Brown stated there was a request to add an item to the agenda as number 11C – Lawn Care Contract, to move item 12A to 9A1, and a request to continue the budget public hearing until June 20 to allow for additional speakers. Williams asked why. Strickland replied there may be additional questions from citizens after the discussion tonight and the questions she has have been answered, but she has not had time to review them now. Secor said that would be fine if council was in agreement. Strickland had several budget questions that Brandt will gather more information about in order to answer correctly.

A motion was made by Becky Strickland to approve the Consent Agenda. This includes the Meeting Agenda; approval of minutes from May 8 and May 31, 2007 as corrected; the monthly Financial Report; changes to the agenda stated above; continuance of the budget hearing until the June 20, 2007 meeting; and moving the Speed Limit Modifications to the June 20, 2007 meeting. The motion was seconded by Carolyn Collins and carried unanimously.

**ANNOUNCEMENTS**

There were no announcements.

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

Randy Williams, 7708 Sorrell Run Ct, spoke on behalf of the Friends for Summerfield, thanking all who were involved in the Founder's Day event, with a special thanks to Bob Williams. Congratulations were extended to the Parks & Recreation Committee and the Town on receiving the grant, and they are looking forward to getting that underway.

Bea Curtis, 3251 Pleasant Ridge Rd, discussed her concern with traffic issues on Pleasant Ridge Rd and Greenlawn Dr.

Bob Flowers, 7401 Whitaker, said the ball field site looks great, the house on the property would be well used as a Parks & Rec office, and gave thanks for a job well done.

**COMMITTEE REPORTS:**

- A. Community Relations:** No report.
- B. Finance:** Ronnie Stafford discussed investments, said that rates seem to be dropping, and based on that, the committee agreed to lower investment projections to 5%.
- C. Historical:** No meeting held
- D. Parks & Rec:** Sue Beeson said they were excited about Phase II of the park and moving forward on ball fields. She requested volunteer members and asked for consideration to be given by the public of applying. She further stated a scout was planning to do a project at the park and wanted permission to conduct a course at the park.
- E. Public Safety:** No report.
- F. SYC:** Terry McLean (for Reese Walker) stated the committee is on hiatus for now, the last meeting was last week, and they are seeking volunteers for the Camp Carefree event on July 18, 2007.

**PUBLIC HEARINGS:**

**Public Hearing for 2007-2008 Operating Budget for Town of Summerfield**

Brown asked council if they would like for Brandt and Dana Luther to go over the budget questions and answers prior to opening the public hearing. This was ok by consensus.

Brandt and Luther discussed many questions and their answers posed by Strickland on behalf of herself and citizens.

Brown opened the public hearing at 7:20 pm.

Gail Dunham, 5805 Snow Hill Dr, feels there is no public participation in the budget process. She thanked Dana Luther for filling her Freedom of Information Act requests. She is concerned with the budget process, specifically with the lack of public input, stating the amendments are not available for public review that many of them are done after the budget is passed, without public hearing or dialog with citizens. She further stated the Town truck was purchased for use by Public Safety, but is being used for Parks & Recreation. She said there has been no effort to eliminate or reduce the property tax. Brown informed Dunham that her time was up. Dunham said she wanted the record to show there was not an adequate public hearing for the fourth year in a row.

Dwayne Crawford, 1106 Hwy 150 West, spoke of an online survey, that perhaps the results were not valid due to the possibility of IP addresses being faked, and inflated usage figures for the park, that there were no real figures or numbers. The public participation meeting had only 28 people, 3 of whom are not Summerfield residents, one child, and Mark Brown and Bob Williams. Therefore, this was not representative of what the community wants. Brown told him his time was up.

Beth Kaplan, 7979 Highfill Rd stated she supports the athletic fields, park grant, and town tax.

Terry McLean, 6180 Lake Brandt Rd commented to staff that she appreciated efforts on the budget, meetings, and presentations; great job, and thank you.

Alicia Flowers, 7401 Whitaker Ct asked Brandt if the proposed concession stand at the athletic field site would be leased or run by the town. Brandt responded he did not know yet.

As there were no other speakers on this issue at this time, Strickland made a motion to continue both the public hearing and council discussion until the June 20, 2007 meeting, due to "lack of adequate time to consider answers just received" to her questions. After some discussion, the **motion fails for lack of a second.** Barnes requested a 5 minute recess at 7:51 pm.

**Break from 7:51 pm to 8:00 pm**

Brown called the meeting back to order at 8:00 pm and stated there was a motion on the floor to continue the public hearing and council discussion to the June 20, 2007 meeting. The **motion fails for lack of a second.**

Brown closed the public hearing and opened council discussion.

Luther responded to Dunham's assertion that there was no public input on the budget, stating public budget workshops have been held for the last two years for citizen input, but the meetings were not attended by members of the public. As to the town truck, it was purchased for use by Public Safety at the request of the chair and approved as such. It is now being used by Parks & Rec because it is needed and available. She also spoke on the hiring of George Holub, stating it was not underhanded, but necessary as Brandt is no longer able to also complete these tasks, as he is also acting as the Town Planner.

Wray asked about ABC store revenues from a new restaurant opening in Summerfield, and if they alcohol would have to be purchased at the Summerfield ABC store for any town benefit, as he believed it must be purchased from an ABC warehouse in Greensboro. Brandt said he was told Summerfield would directly benefit or be credited no matter what location the alcohol was purchased from.

Collins said it is a strong budget, it includes the things we want to improve upon, the tax rate should remain as is, and a fund balance should be maintained.

Brown agreed, stating it is a responsible budget for a growing town, and we need to plan for the future.

Barnes stated Brandt and Luther did an excellent job, the questions and answers were good and well thought out, and she appreciated the efforts of Strickland, Brandt, and Luther.

Williams thanked Ronnie Stafford for his work on the finance committee and his help in this process.

Strickland stated she is concerned about the \$75,000 for the joint purchase with the county and Greensboro. She said if it is not going to be spent it should be deleted from the budget so it is not used to cover another budget shortfall. Strickland also questioned the legality of allocating money to the PTA for track upkeep and asked the attorney to look into it.

Williams thought it would be more likely that the county and Greensboro would enter into an agreement with the Town if there is already money in the budget for the project. Strickland asked what if it is not in their budgets. Williams stated the project is more to our advantage than their's. Brown asked Brandt to find out more from the county and city. Collins said they have more discretion in their budgets. Brown stated it is part of the rail/trail project and it should stay in. Wray stated 9 years ago Guilford County talked about getting together with Summerfield, Stokesdale, and Oak Ridge to work on this. Strickland asked if it was anticipated to be a part of the formal greenway project. Brandt replied affirmatively and Strickland stated that is a resolution this council has never passed.

Brown closed the council discussion at 8:24 pm, to be continued during the June 20, 2007 meeting.

#### **Mayor-Council v. Council Manager form of government**

Brown opened the public hearing at 8:24 pm.

Jan McLean, 6180 Lake Brandt Rd stated he would like to see the issue on the November ballot so the voters could decide.

Terry McLean, 6180 Lake Brandt Rd agreed, stating if it goes to a vote in the fall, there will be enough time for people to learn more about it.

Michael Stewart, 1328 Hwy 150 urged council to vote for allowing the citizens to voice their opinion, and the people can always be educated after.

Strickland asked for clarification of "after". It was clarified as after tonight but before the referendum.

Glenn Claeys, 5121 NC Hwy 220 N, stated he was speaking of behalf of Deborah and Steve Adkins who were unable to attend the meeting and requested having the ability to exercise their democratic rights by voting on the issue.

Dwayne Crawford, 1106 NC Hwy 150 West asked council to go forward with the referendum, that there is time for citizens to digest and absorb information on the issue.

Jane Doggett, 7986 Highfill Rd asked council to vote for the referendum so the citizens can vote.

Beth Kaplan, 7979 Highfill Rd supports the change to Council-Manager and said there should be a referendum.

Linda Southard, 4109 Oak Ridge Rd asked council to consider a referendum so the citizens can vote.

Alicia Flowers, 7401 Whitaker Ct said she sent an e-mail to the mayor and council asking why this change was needed and only got responses from Brown and Strickland. She asked why the other council members did not reply to her email. She said if the mayor or council is doing a poor job she can vote against them in the next election, but I will not have that opportunity with a town manager. Oak Ridge and Stokesdale do not have town managers. She said she has not heard anything to indicate that this change will be in the best interest of the town. She wants council to either vote no or put on the ballot so she can vote no. She further asked "do we need to change the charter, or do we need to change the town council".

Brown closed the public hearing at 8:35 pm.

Wray stated we have heard the pros and cons and it seems that the majority wants to vote. He said he does not agree to council making the decision, that the citizens should decide, there should be a referendum.

Wray made a motion to put the Council-Manager issue up for referendum. The motion was seconded by Williams.

Strickland said the public should be educated on the pros and cons of each form of government. She is opposed to the change because the manager cannot be voted in or out. She suggested having a series of public forums on this issue, that it is not as simple as people think, and she does not think it is in the best interest of the town. Strickland further stated Brandt and Luther do a great job, so there is no need for a manager.

Brown called for a vote on the motion which passed 4 to 1, with Strickland opposed.

Barnes made a motion to schedule citizen forums or information sessions approved by the town, and also apologized to Alicia Flowers for not responding to her email. The motion was seconded by Strickland and carried unanimously.

Bill Hill said the meeting purpose can only be informational, with no stance for or against, that any questions must be answered neutrally.

Brown stated Hill should attend any such meeting.

Strickland suggested having representatives from PTCOG and the John Locke Foundation, that she just wants to get all the pros and cons out there.

Hill stated any speakers should just offer neutral information, not advocate a position.

Collins said perhaps the information could be gathered and sent out in a newsletter.

Barnes suggested a handout available at Town Hall.

Hill said there is lots of neutral content out there, and he could put the information together.

Williams asked the procedure for getting this on the November ballot. Brown stated the attorney would handle that. Strickland asked Hill if there would be a draft copy available to read. Hill stated it would have to be to the Board of Elections by July 15 and he could email it to council once prepared.

### **Floodplain Ordinance**

Brandt talked about floodplains and how this issue came about. He stated the Zoning Board had unanimously approved the changes at their meeting, and the changes are required in order for Summerfield to remain in the Federal Flood Insurance program

Al Colanero, 7475 Strader Rd spoke from the floor and asked if the decision had already been made.

Brandt stated the Zoning Board recommended approval with changes. Strickland asked if this was required in order to have flood insurance. Brandt replied affirmatively.

Brown opened the public hearing at 9:05 pm, stating there were no speakers signed up on this issue. Brown closed the public hearing at 9:05 pm.

Strickland made a motion to pass the Floodplain Ordinance as amended by the Zoning Board and to adopt the maps. The motion was seconded by Williams and carried unanimously.

**BUSINESS FROM MAYOR:**

**Vote for merit increase for Town Administrator**

Brown stated per the closed session during the last meeting it is recommended to give Brandt a 5% merit increase.

A motion was made by Wray to give Brandt a 5% merit increase. The motion was seconded by Collins and carried unanimously.

Brown thanked Brandt for doing the work of 2 to 3 people.

Brandt thanked council for their vote of confidence.

**Letter to Guilford County Board of Education in support of naming Northwest High School Gymnasium in honor of Roger Nelson**

Brown discussed the letter.

Collins stated Roger Nelson was one of her coaches when she attended Northwest High School, he was an excellent mentor, strict but fair, and she recommended supporting the naming.

Wray agreed with Collins stating he knew Nelson from law enforcement and also recommended support.

Brown stated Nelson is pro law enforcement and recommended support.

Collins made a motion to send the letter of support to the Board of Education. The motion was seconded by Wray and carried unanimously.

Brown discussed the scout who wishes to conduct an orientation course at the park to attain the rank of Eagle Scout. Sue Beeson said he needs \$200 for supplies. George Holub, Parks & Rec Supervisor said the scout intends to raise some of the money needed. Luther stated there is \$2500 unspent in this year's budget. Brandt suggested matching the funds that he raises. Strickland said the committee (Parks & Rec) should not be obligating funds. Collins made a motion to approve the project as a self funding project. The motion was seconded by Williams and carried unanimously.

**BUSINESS FROM TOWN ADMINISTRATOR:**

**Discussion of joining U.S. Communities, Government Purchasing Alliance.**

Brandt described the alliance. Strickland asked if there was any cost or downside to joining. Brandt said no, there is no cost to join; it will only save the town money. Strickland said she is for it if it will save public funds.

A motion was made by Barnes to join the U.S. Communities, Government Purchasing Alliance. The motion was seconded by Collins and carried unanimously.

**Illegal parking in fire lanes and handicapped parking places.**

Brandt said he has received telephone and email complaints about this issue. Williams said it needs to be addressed. Brown asked council if they agreed, which they did by consensus. Wray asked about issuing fines and who would receive the money. Brandt stated if it is a civil penalty the funds would go to the school board, and he will look into it.

**RFP for mowing town properties**

Brandt stated there were only 3 bids, with Brockman Lawn Care having the lowest bid. He recommended entering into a 3 year contract with Brockman, who is currently mowing the Town Hall property and parking lot area. Strickland asked Brandt if he was satisfied with his work. Brandt replied overall, yes.

Collins made a motion to award the lawn care contract to Brockman; it was seconded by Williams and carried unanimously.

**BUSINESS FROM COUNCIL:**

**Appointment of Comprehensive Plan Steering Committee members and ex-officio members**

Brandt read the 20 selected names in alphabetical order and advised council they could vote to select all or vote for each name one at a time; there are at least 12 with no other or prior committee participation; 2 are Zoning Board members; 2 are on other committees; others have shown community interest, and 1 developer. There are also 7 others, who through the sorting process are recommended as non-voting ex-officio members. He further stated Brent Spencer withdrew his application, and Clancy Laisure's application was mailed out, but returned to him by the US Postal Service not delivered to Town Hall.

Strickland stated it was like a secret ballot and "with all due respect to Dana (Luther)" she would like to see the original ballots that were compiled by Luther. She stated those most eager to serve would have their applications in early, and those people were towards the top of the list. She does not think any professional real estate people should be on the committee as it would be a turn off to the public and noted several on the list that had real estate dealings. She said she would like to see some of the new faces that were listed as non voting members on the voting members list. She feels that the real estate interest is being represented doubly.

Collins thinks it is a good cross section of the population, all of whom should be represented, and she made her selections based on the variety of experience and a mix of length of residency.

Strickland stated she did not know how Collins selected as she had not seen her list of selections.

Collins replied that Strickland did not need to see her list, that there are 20 people on the list that have been chosen by the group, and were compiled as previously agreed upon by council.

Strickland said she is opposed to the process and having Mr. Milam on the committee. Collins said Milam has a wealth of experience and a large knowledge base, and he can bring insight as to what a developer looks at. Strickland stated he will bring that anyway, as he will be consulted during the process because he is a major stakeholder. Collins said they are all major stakeholders.

Brandt stated another option is to open it up and make them all voting members.

Williams agreed with Collins that it is a good cross section of people with lots of experience.

Al Colanero spoke from the floor, asking if the candidates were interviewed.

Collins replied that these were interested citizens who took the time to apply.

Brown said he also thinks it is a good cross section of people and there are only 2 developers, not 10 to 15.

Wray said he did interview several applicants, one of whom is an environmental attorney and would be very helpful to the committee.

Strickland said she feels the geologist who was not selected would also be helpful.

Wray stated he is satisfied with the list.

Strickland stated for the record she is not satisfied with the list or the process.

Luther said the applicants were pretty consistently chosen, it was a fair method and all council had equal say. While there was not consistency between council members, each may see 16 or 17 of their choices on the list, rather than if each council member picked 4 each, as was previously discussed.

Williams does not think the youth should be considered except as ex-officio members.

Brown asked for a motion.

Barnes stated the list look good and fairly chosen, she does not have a problem with any of the selections, and all were free to attend the meetings.

Williams agreed with Barnes.

Dwayne Crawford spoke from the floor giving his endorsement of Peggy McPartlan as a voting member and stated he does not trust one of the people listed.

A motion was made by Wray to approve the list. The motion was seconded by Collins and passed on a 4 to 1 vote, with Strickland in opposition.

Strickland stated for the record she does not believe this list will engage the public and public participation, which is critical to the process

#### **Offer to purchase property for athletic fields**

Brandt stated after conferring with Hill, there is no need to go into closed session on this issue. As of today, the Town of Summerfield has made of offer to purchase 28.6 acres at 5200 US Hwy 220 North, which is open until next Wednesday. He stated he will mail copies of the contract to council.

Hill apologized for being late to the meeting, as he was tied up in Raleigh on a legal matter.

With no further business before the Town Council, a motion was made at 9:55 pm by Wray to adjourn. The motion was seconded by Collins and carried unanimously.



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Mark E. Brown, Mayor



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Valarie Halvorsen, Town Clerk