

**MINUTES OF THE
SUMMERFIELD TOWN COUNCIL
SPECIAL MEETING
SUMMERFIELD COMMUNITY CENTER
FEBRUARY 9, 2005
7:30 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 7:35 PM by Mayor Dena Barnes.

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

INTRODUCTIONS:

Dena Barnes
Bob Williams
Carolyn Collins
Mark Brown
Jane Doggett
Michael Stewart

Bill Trevorrow, Town Attorney
Michael Brandt, Town Administrator
Dianne Laughlin, Town Clerk

OLD BUSINESS:

A. CONSIDER AWARD OF THE BID FOR THE MUNICIPAL BUILDING:

Barnes stated the purpose of the meeting and asked speakers to sign up and when their turn comes to speak, to act appropriately. She stated she had a request to limit the time to as close to one hour as possible; giving approximately three minutes to each speaker.

Jane Doggett presented an overview of how we came to be where we are today. She reported that in 1996 a proposed rock quarry on Hwy. 150, currently Henson Forest, caused some citizens to start incorporation proceedings (for the second time) to control our own destiny and make decisions. She stated that at that time there were approximately 2500 residents, and that many came forward asking to be annexed. In 2000, the Brittain Building was donated by the Parrish family to be used as the Town Hall with hundreds of people helping in the renovation. In 2001, Mayor John Wray held a work session which included a discussion on enhanced police protection, giving comparisons costs from other towns. A plan developed to provide space for the District One Sheriff's Substation. For approximately 8 years we were able to provide services, without a property tax, and then Guilford County stopped sending the sales tax money, which was our primary source of income; causing the start of the property tax. The proposed Municipal Building was designed to house administrative, planning, storage and room for expansion of services for the Town and it makes sense to maximize the space.

Tom Moreau, TMA Architects, stated that he met with the building committee and the Sheriff's Department in May, 2004. He reported they reviewed the Substation at BurMil Park; a 1650 square foot building housing eight full time positions and patrol officers. He noted that they do not have a conference room or private interview room; no storage space or public rest rooms. He reported expansion in twenty years was used to arrive at the figure of 3540 square feet for the proposed substation. He spoke to the Town Hall portion of the building having one office for the Town Administrator, the Town Clerk, back room storage space, planning department and map storage, inspections department, break room, Council office, a dedicated Council Chamber for 50 people equaling 6310 square feet, final footage, with a total of 10, 650 square feet combined. He reported that on July 21, 2004, there was a meeting for the bid process and on December 6, 2004, bids were put out. They were received back in on January 3, 2005

SPEAKERS FROM THE FLOOR:

Paul Milam, Beth Kaplan, John Bates, Bob Wray, Reece Walker, Lucy Smith, George Holub, and Grayson Walker spoke in favor of the Municipal Building.

David Inman stated he wasn't opposed to the Substation, but he didn't think the location was proper and didn't want to be saddled with something people didn't want. Wes Williams stated he had no issue with the building although the cost is a concern and he thought the Sheriff's Department should pay rent, to which Mayor Barnes stated the Sheriff has not ruled out negotiating a lease, if necessary.

Becky Strickland, John Plybon, Dwayne Crawford, John Neese, Ginny Lockhardt, Alicia Flowers, Gail Dunham, Deloris Smith, Jerry Friddle, Michelle Friddle, Tim Friddle, Jean Plybon, Jerry Wray and Gene Roberson spoke in opposition to the proposed Municipal Building, citing concerns about taxes and citizen rights.

Several residents objected to the meeting being on Ash Wednesday. There was discussion about proper advertisement and it was stated that "special meeting" notices must be posted on the door of the regular meeting place and on the bulletin board at Town Hall 48 hours before the meeting. It was confirmed they were in place for this meeting.

There was much discussion about the legalities of the meeting, the building of the Municipal Building, allowing the citizens to vote on the matter, comparison of other towns and their police departments, taxes, conflict of interest for some Council members, a "Summerfield Police Department", insurance, parking issues at the proposed municipal building, and the need for ball fields.

Tom Moreau gave the names of the contractors who had submitted bids: Barr Construction, R.L. Casey, H.M. Kern, Brooks General Contractors and M& M Builders. He reported he had worked with all of them except M&M Builders, but they weren't the lowest bid anyway. Moreau spoke to the State's bid process, stating this job was advertised in the paper, and several contractors were called, some in Summerfield. He stated that each contractor submitted a qualification statement, financial statement, along with a list of projects completed. Tom stated that plans were presented to Council on

July 6, 2004; with an open house for public to view the building plans on October 13; bids went out on December 6th and were received on January 3, 2005.

The public comment session was closed at 9:24 PM.

Mark Brown stated the idea of a Substation was his in 1999, as he saw the benefits of the Stokesdale and Jamestown systems. He reported that Mayor Wray brought the concept to the Council. Brown stated he saw increased visibility when he worked as patrol officer and supervisor out of the Summerfield Fire Department and thought this was a good move for the Town to benefit increased staff and increased visibility of law enforcement officers in our Town.

There was a break from 9:55 PM to 10:09 PM.

Barnes reported that during the break, the Council had a discussion and thought it best to continue this hearing to the March 1st meeting to give time to look at the issues which had been raised. A motion was made by Michael Stewart to continue the meeting to March 1st and seconded by Jane Doggett. The motion carried unanimously.

With no further business before the Town Council, a motion was made by Jane Doggett at 10:10 PM to adjourn. The motion was seconded by Bob Williams and passed unanimously.

Dena Barnes, Mayor

Dianne Laughlin, Town Clerk