

**MINUTES OF THE
SUMMERFIELD TOWN COUNCIL
SUMMERFIELD COMMUNITY CENTER
October 4, 2005
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 Dena Barnes.

Linda Southard led the invocation and the Pledge of Allegiance was led by Town Council

INTRODUCTIONS

Dena Barnes, Mayor

Bob Williams, Pro Tem

Carolyn Collins

Mark Brown

Jane Doggett

Michael Stewart

Michael Brandt, Town Administrator

Bill Bruce, Town Planner

Dianne Laughlin, Town Clerk

Bill Trevorrow, Town Attorney

CONSENT AGENDA:

A motion was made by Jane Doggett to approve the consent agenda, including the meeting agenda; approval of September 6 and 19, 2005 meeting; and the monthly financial report; with the following changes: move Frogs Leap Discussion to Item 8 and ABC Store Discussion to Item 9. The motion was seconded by Carolyn Collins and carried unanimously.

ANNOUNCEMENTS:

Barnes invited any candidates for the upcoming election to introduce themselves. Don Wendelken, Dwayne Crawford, Mark Brown, Jane Doggett and Michael Stewart introduced themselves and identified the office for which they are running. Becky Strickland was present by choose not to introduce herself.

Barnes announced early voting times and stated there were handouts on the table at the rear of the meeting room with all the information about early voting.

In view of some inquiries received, it was stated that Halloween would be observed on Monday, October 31st.

Carolyn Collins asked everyone to conserve water due to the current drought conditions.

COMMITTEE REPORTS:

A. Community Relations: It was reported that Founders Day 2006 would be held on Saturday, May 20th. Laughlin stated they plan to make this a very impressive tenth anniversary for the Town.

B. Finance: Ronnie Stafford stated there was no report, but the Finance Committee would meet again on October 17 and the public is invited. Dana Luther was introduced as the Town's new Finance Officer.

C. Historical: Linda Southard reported they met Thursday night and are looking into plaques

for the Historic Area. She reported that Bob Flowers had sold 40 prints of his painting "Summerfield". Southard thanked the NWO for the wonderful article promoting the painting.

D. Parks & Rec.: It was reported the committee met with Dr. Sellers on September 21st and They are waiting on a draft copy of the survey. It was stated there would be two public meetings on the survey; one on November 7th and 12th and the public is invited.

E. Public Safety: Barnes reported Ron Marshburn is the new Chairman of the Committee. She stated they reviewed the Disaster Planning and will meet again at Wed5pm and they hope to have the plan completed at that time.

F. SYC: Reece Walker stated due to growth in the Youth Council, they will begin meeting at the Elementary School on the first and third Mondays, but will still hold Senate meeting at the Town Hall. He reported they participated in the JDRF Walk on September 25, and he announced their upcoming EquestFest Fundraiser this year will be on Oct. 15 at Steeple Hills Farm.

G. Thoroughfare: Robert Gordon reported there was nothing new to report, but there was an MPO meeting scheduled for Oct. 26 at 1:45 pm. Bill Bruce reported on four public workshops for the Greensboro MPO concerning Bike, Pedestrian and Greenway plans.

H. Water Resource: Robert Gordon reported they would be changing the meeting time of the Committee to a time after 5 pm on the third Thursday in each month instead of meeting at 9 am. We will put it on the Website when a definite time is set.

Frog's Leap Discussion:

Brand reported he had received a letter from the North Carolina Department of Natural Resources stating Frog's Leap Dam has been approved and he will be able to release the letter of credit and issue certificates of occupancy.

PUBLIC HEARINGS:

A. Rezoning Case #4-05. HB/ TCD-M and AG to CU-HB: The property is located at 4420 US 220 North, being Guilford County Tax Map 1-35, Block 853, Parcel 5, approximately 13.21 acres. Owned by Matthew Rankin.

Bill Bruce, Town Planner, read from the staff report explaining the Town Core overlay and split zoning. He also read a list of Use and Development Conditions: 1)USES: All uses permitted in the HB zoning district except for the following: All used listed under the categories of Agricultural, Residential, Mining, Accessory Uses & Structures, Wholesale Trade, Transportation, Warehousing & Utilities and Manufacturing & Industrial in the Summerifeld Development Ordinance. The following additional uses shall not be allowed: all uses prohibited within the Watershed Critical Area, Amusement or Water Parks, Fairgrounds, Auditorium, Coliseum, or Stadium, Batting Cages, Bingo games, Coin Operated Amusement, Country Club with Golf Course, Fortune Tellers, Astrologers, Paint Ball Gaming Facility, Motion Picture Production Skating Rink, Go-Cart Raceway, Golf Course, Golf Driving Range, Shooting Range, Fraternity or sorority(university or college related), Refrigerator or Large Appliance Repair, Psychiatric Hospital, Commercial Automobile Parking, Truck Driving School, Manufactured Home Sales ,and Billboards. 2) No buildings shall be constructed to the east of the limits of development line, the beginning point of which is located S 84° 19' 54"W 497.16' from the southeast corner of the subject property, thence N9° 50' 34W, for a distance of 124.81', N24 ° 28' 26"W, for a distance of 129.24',

N73°57'31"W, for a distance of 129.18', N53°28'38"W, for a distance of 274.1', N11°25'5"W from a distance of 155.71' to a point in the northern boundary of the subject property as shown on the Site Map prepared by Anderson & Associates entitled "4420 US Hwy 220 North" dated September 19, 2005, provided the foregoing shall not preclude the disturbance of such area for the purpose of installing and maintaining utilities servicing the property.

Bruce stated the Zoning Board really liked the idea that pedestrian environment and access would be provided.

In Favor:

Matthew Rankin, property owner, presented a map illustrating the current zoning and then he presented one which showed his proposed zoning. He stated he is considering a restaurant of around 6,000 square feet. He introduced Carrie Cranvill, an engineer with Anderson & Associates who could answer questions if needed. Doggett asked about the size of the existing building and was told it was 1500 to 2000 square feet. There was discussion about the deep culvert on the property and Rankin replied they would be doing some grading, and that he wanted to build something with which the town would be pleased. It was reported the current building would be removed due to the Hwy. 220 widening and it was in the right of way. There was discussion about parking spaces and Bruce stated it was according to the type of business; with a restaurant needing fifty parking spaces and a bank needing less; discussion about the Town Core overlay and scenic corridor.

No one spoke in opposition.

After some discussion, a motion was made by Michael Stewart to approve Rezoning Case #4-05 as presented. The motion was seconded by Bob Williams and carried unanimously.

There was a break from 7:16 until 7:30.

BUSINESS FROM COUNCIL

A. ABC Store Discussion: Michael Brandt presented comparisons between Greensboro and Forsyth County ABC Boards. Brandt reported Greensboro is almost like a franchise, where they would charge the Town a management fee; while Forsyth provides an advantage since they charge 75% in the first five years and then recoup at 125% during the second five years and charging 100% in the final five years. Brandt stated that by law they both must charge about 5% to go to educational and rehabilitation programs.

The comparisons show that based on \$850,000 per year in sales, Greensboro would pay the town approximately \$37,390; and Forsyth County would pay \$36,150 the first five years based on 75% interest fee, with town earning about \$27,150 when 100% interest expense begins.

Brandt stated considerations should be made considering the proximity of Greensboro and that Forsyth is offering a voting seat on the board. Brandt made no recommendation; stating both systems were good.

Bob Williams stated he would really like Summerfield to have a voting member on the Board. There was some discussion about a letter received from Greensboro Mayor, Keith Holiday, offering to speak with anyone concerning this matter.

Katie Alley, Greensboro ABC Board, stated she would work with the Town's professional staff to find a location for the store. She stated that the Greensboro Board would have six voting members to our one, so in lieu of that, they would be able to pay more money.

After some discussion, a motion was made by Jane Doggett to go with the Greensboro ABC Board. The motion was seconded by Mark Brown and passed unanimously.

Doggett stated the numbers are a little better for Summerfield and Brown stated he was more comfortable with Greensboro and was not that concerned with a board seat.

Michael Stewart stated he agreed with Brown; Barnes stated she was encouraged by the letter from Greensboro's mayor; Carolyn Collins stated this could mend some bridges; Williams stated he had some reservations about not having a seat on the Board.

B. Appointment to Zoning Board:

There was discussion about the number of alternates presently serving on the Zoning Board. It was stated that Rich Lovett is the alternate with the most experience.

A motion was made by Jane Doggett to move Rich Lovett to permanent from alternate Zoning Board member. The motion was seconded by Michael Stewart and carried unanimously.

C. YMCA Site Analysis Report of June, 2005

Barnes stated she had met with Greg Jones with the YMCA and had received an Analysis Report. She referenced an area they had chosen for a site at Hwy. 150 and Eversfield Road and she reported that there was much interest in a "Y" being built in the northwest area. The report also showed demographics of the area and stated about 399 persons could be expected to move their membership; with a reported 794 possible new members in the area. She mentioned Jamestown and Pleasant Garden and their success with the "Y". Barnes stated she thought the next step would be a more detailed study, which could cost around \$20,000. Barnes stated the report is available for viewing at Town Hall.

BUSINESS FROM TOWN ADMINISTRATOR:

A. Personnel Policy Manual/Handbook: There was discussion about a policy to being added to the Personnel Manual to handle potential grievance from staff. Brandt reported he had discussed the possibility of forming a committee to handle such matters with other administrators and they recommended against it.

Bill Trevorrow stated he was concerned about the whole council getting involved; that it would become a public hearing problem. There was discussion about these matters being heard in Closed Session and Trevorrow said he would have to check on that.

By consensus, Council decided to talk further about this at the November meeting. Barnes suggested Jane Doggett and Michael Brandt set up time to meet with PTCOG and get advice from them.

B. Northwest Permit Office Discussion:

Barnes reported the possible closing of the Northwest Planning Office located in Oak Ridge. It was reported that Greg Niles is looking into the situation, but it appears the office will be closed. Brandt proposed allowing one county employee to use an office in Town Hall on a part-time basis for a few hours each day; with an agreement in place for the county to pay for new phone lines and their own computer. He stated he thought such a move would benefit town citizens who must come to town hall to receive development clearance certificate from the planning department before they can make any changes on their property which would require a permit. Brandt stated the commissioners were expected to make a decision on whether to close the Northwest office at their Oct. 20th meeting. He asked Council if they would like him to discuss his proposal with the county. There was discussion as to things to be considered with such an arrangement, such as, wear and tear on the building and copy machine. Brandt stated a code

could be entered into the copier for the County to use and they would pay for their copies.

Councilman Stewart stated the County already charges twice the amount for permits and inspections for people in the northwest as they do for others, and that they had a horrible accounting system. He stated he thought Summerfield should start their own inspections department. Councilman Brown stated he agreed with Stewart that the County should not be charging double and he wasn't sure if it would be productive to consider discussions with the county on this matter.

Brandt stated he wanted to make clear Council's wishes; that being further discussion would be tied to permitting costs and whether the town will decide to create their own inspections department. Brandt announced a meeting on the subject with local town, county and building representatives will be held on Oct. 17, 8:30 am at the Oak Ridge Fire Department on Linville Road.

CLOSED SESSION: (As permitted under NCGS 143-318.11(A) (6)

A motion was made by Carolyn Collins at 8:35 to recess to Closed Session to 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). (Michael Brandt, Town Administrator) The motion was seconded by Bob Williams and carried unanimously.

Council reconvened at 9:30 pm.

A motion was made by Jane Doggett to give Michael Brand a COLA increase of two percent, retroactive to October 1st, based on his evaluation. The motion was seconded by Carolyn Collins and carried unanimously.

BUSINESS FROM MAYOR:

Barnes asked about the status of the Strader Road paving and Brandt stated he had spoken with Lane Hall at NCDOT and was told two people had refused to sign right of way agreements and one changed the map and DOT denied their request. Doggett stated that Strader Road residents were not aware of this and should be notified. Council asked Brandt to send certified letters to residents of Strader Road advising them of the situation.

Brandt also reported he had spoken with Doug Galyon of NCDOT and they have agreed to pay one-half the costs for road pavings. He reported that Millbrook is next to be paved and that DOT is presently in the process of getting right-of-way agreements signed. There was discussion about which roads remain unpaved.

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

There were no speakers from the floor.

With no further business before the Town Council, a motion was made at 9:40 pm by Jane Doggett to adjourn. The motion was seconded by Bob Williams and carried unanimously.

Dena Barnes, Mayor

Dianne Laughlin, Town Clerk