

**MINUTES OF THE
SUMMERFIELD TOWN COUNCIL
SPECIAL CALL MEETING
SUMMERFIELD TOWN HALL
FEBRUARY 18, 2009
2:30 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 2:43 pm by Mark Brown.

INTRODUCTIONS:

Council:

Mark Brown, Mayor
Dena Barnes
Alicia Flowers
Becky Strickland
Bob Williams
John W. Wray Jr.

Staff:

Michael Brandt, Town Manager
Dana Luther, Finance Officer
Valarie Halvorsen, Town Clerk

MISSION STATEMENT REVIEW:

There was a brief discussion of the Mission Statement. Brown stated it was a valid document and Flowers said it was fine with her as written.

DEMOGRAPHICS, REGULATORY ISSUES, DEVELOPMENT TRENDS, COMPREHENSIVE PLAN IMPLEMENTATION:

Brandt stated as to population there were two figures: the 2007 US Census estimate is 7606, and the state statistics figure is 7783, with the state figure being more critical, as that is the figure used for per capita distribution of funds from utilities and beer and wine distributions. While this shows growth, such growth is slowing. He notes that the population coming here is perceived as high income, therefore there is growth pressure from commercial development.

There was discussion of economic issues and demographic and development trends. Brandt noted that in 2006, 118 new home permits (development clearance certificates) were issued while in 2007 there were 89 permits issued, which is the lowest number since the 1990's, and in 2008, only 45 permits were issued. Rezoning cases went from 13 to 11 to 6, and subdivision cases from 33 to 17 to 16 and the number of lots decreased. He further noted the decrease in volume and increasing costs associated with rezoning cases may necessitate a new fee structure.

There was discussion of the Jordan Lake rules, the knowns, unknowns, concerns and impacts, retrofitting, and particularly the financial implications. The rules have been adopted by the state, however, due to protests by local governments, it has gone back to the state legislature and bills have been introduced attempting to defeat all or parts of it. Brown noted there is very little chance of having it thrown out entirely and there will most likely be some sort of compromise, both on the interpretation and the rules themselves.

As to the Comprehensive Plan, Brandt noted the expected adoption is late 2009 or early 2010 which will include policies and potential action items needed to put the policies in place, one of which will be changes to the Development Ordinance and perhaps a complete rewrite of it, which is estimated to cost over \$100,000.

Strickland asked about the possibility of having Zoning Board members work on the Development Ordinance rewrite and Brandt stated it was a possibility, in addition to utilizing staff, private, and public entities.

Brandt stated that adoption of the Comprehensive Plan was not the end event, that policy implementation would require expenditure of funds. Flowers feels that without implementation of plan recommendations there was no reason to continue spending time and money on the plan. Brandt agreed.

Break from 3:42 to 3:54 pm.

PUBLIC SAFETY/FIRE DEPARTMENT PRESENTATION

Ron Marshburn stated the Public Safety Committee had been discussing the water supply issue for about a year and noted it was being presented as a public safety issue, that the committee was not asking the town to get into the water business. Marshburn introduced Fire Chief Chris Johnson, who gave a power point presentation about the need for water supply to ensure fire safety highlighting the following: the number of available water points (currently 18) and accessibility, drying up of water points and drought concerns, how and where the water comes from, safety issues involved with drafting water including traffic, amount and rate of water needed to put out a fire and well capacity needed (GPM) in order to draft water, equipment and capacity, and number of personnel needed to get the water, which takes away from the number of personnel at the fire scene. He also noted the response area for the three local fire departments is 42 square miles, there were about 17 working structure fires (not fire alarms or stove fires) last year, and approximately 3/4 of the fires responded to in 2008 are in the town limits of Summerfield.

Chief Johnson stated what was being asked for is for council to start looking for the safety of the citizens and firefighters by reestablishing the water committee, updating the 2002 Hobbs Upchurch water study or commissioning a new water study, and to consider some sort of water system for fire safety use.

Flowers asked if the water would be strictly non-potable and Johnson replied affirmatively, that the responsibility of Public Safety and the Fire Department was only to the fire safety issue, not a drinking water issue. There was discussion of where the water would come from, potability, the possibility of also looking into using the water for potability in case of drought situations, wells drying up, and contaminated wells, funding sources and costs, and other issues.

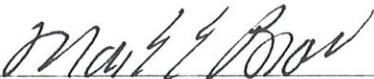
There was discussion about providing water for municipal drinking purposes, how many people would tap into it voluntarily, whether it would be a requirement to hook up to it, how it would be funded (taxes, bonds, water bills), what counties currently supply water, having the fire department contribute to the cost of doing a study, utilizing test wells to assess water availability, and doing a new water study. Luther suggested going out for bids on the cost of doing a new water study and for updating the old water study, and bringing the information to the next council meeting. She noted that there are many unknowns, particularly from a financial standpoint. There was also discussion of the Comprehensive Plan Steering Committee and their possible involvement in this issue.

Speaking from the floor, Bob Wray said the Public Safety Committee was not asking for any money to be spent, but for information to be gathered. He stressed the importance of reactivating the Water Committee and said the concern was for the safety of the citizens, not with providing a drinking water supply.

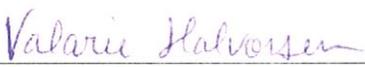
Following a brief heated discussion, including the appropriateness of reactivating the Water Committee versus having Comprehensive Plan, Public Safety, or staff look into the issue, potential questions to be answered or investigated in a study, and what budget year this should be considered for, and the judiciousness of approving projects during the current economic downturn, Wray made a motion authorizing Brandt to contact Hobbs Upchurch for cost information on a water study. The motion was seconded by Williams and passed 4 to 1, with Strickland opposed.

Per council consensus, there will be an additional budget meeting on March 2, 2009 at the Community Center

Barnes made a motion to adjourn at 5:47 pm. The motion was seconded by Wray and carried unanimously.



Mark E. Brown, Mayor



Valarie Halvorsen, Town Clerk