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October 12, 2010

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**MINUTES OF THE
SUMMERFIELD TOWN COUNCIL
SUMMERFIELD COMMUNITY CENTER
OCTOBER 12, 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.

A moment of silence was followed by the Pledge of Allegiance, led by Boy Scout Troup #103.

INTRODUCTIONS:

Council:

Mark Brown, Mayor
Dena Barnes
Alicia Flowers
Dianne Laughlin
Bob Williams
John Wray Jr.

Staff:

Michael Brandt, Town Manager
Dana Luther, Finance Officer
William Rozell for William Hill, Town Attorney
Chris Anderson, Town Planner
Valarie Halvorsen, Town Clerk
George Holub, Parks & Rec Supervisor

CONSENT AGENDA:

Flowers recommended moving Agenda item **5E Resolution Prescribing Procedures for Disposing of Personal Property Valued at Less Than \$5,000**, from the Consent Agenda to **11I under Business From Town Manager**. Brandt noted an additional property, 5110-5114 US Hwy 220 North, needed to be added to the Closed Session discussion.

Wray made a motion to approve the Consent Agenda *as amended*, including the meeting agenda, Minutes and Closed Session minutes of September 14, 2010 meeting, Financial Report, and Finance Officer Budget Amendment #1 FY 2010-2011. The motion was seconded by Flowers and carried unanimously.

ANNOUNCEMENTS

Cinda Wicker, representing the Northwest Merchants Association, invited the Town to join the organization as an honorary member and to send a Town representative to each monthly meeting, which is the 3rd Tuesday of each month, 7:30 am at the Oak Ridge Town Hall. It was decided by consensus to accept the invitation and that council members would rotate attendance.

Roxanne Gilgallon, 7500 Dickinben Dr said volunteers are still needed to assist with Saturday's Halloween Event.

SPEAKERS FROM THE FLOOR (limited to 5 min.)

Barbara Leland, 4838 Tower Rd Greensboro, spoke about school violence, and the lack of action by Guilford County Schools in implementing the Violence Risk Threat Assessment when violent acts by students are threatened.

Amette Radcliffe, 7242 Greeson Rd Whitsett, also discussed school violence, noting Guilford County Schools chose to quiet employees rather than address threats. She feels it is unfair to teachers, creates a climate of fear and distrust, and feels there is no accountability on the part of the school system.

Dwayne Crawford, 1106 NC Hwy 150 W, spoke of letters written indicating keeping the current form of government will save money and challenged that assertion, asking for figures. He further noted the fall town newsletter stated the previous change of form of government was done by citizen petition, and feels this is incorrect. When told the petition was verbal, he then stated if that is the definition of a petition, then he had submitted many verbal petitions that were unheeded.

Wendy Golden, 4537 US Hwy 220 N, stated there would be a fall festival at Golden Antiques and Treasures Saturday October 23 and invited all to attend.

Beth Kaplan 7979 Highfill Rd, recommended voting against changing the current form of government.

COMMITTEE REPORTS:

- A. **Finance:** Dana Luther said there would be no October meeting.
- B. **Historical:** No report
- C. **Parks & Rec:** Jane Doggett stated the October meeting would be on the 14th at Summerfield Athletic Park, and would focus on discussion of projects and goals
- D. **Public Safety:** Ron Marshburn said the next meeting was October 20 and noted while two applicants were currently being considered for committee membership, there are other vacancies to be filled.
- E. **Athletic Advisory:** Brandt said the committee continues to oversee final construction at SAP.

UPDATE FROM COMMUNITY GROUPS

Summerfield Youth Council: Reece Walker said they are working on the Halloween Event.

PUBLIC HEARINGS

A. Ordinance Text Amendment #2010-01-TA: Recommended revisions to articles of the Development Ordinance related to signage along Hwy 220 N, as directed by the Summerfield Town Council. Anderson gave background information and stated when brought back to the Zoning Board, four options were presented, of which the Zoning Board selected Option 2, which was their original recommendation. He also noted the Comprehensive Plan, which stated signage should be understated and attractive, was cited many times during the discussion.

Brown opened the Public Hearing at 7:16 pm

Dwayne Crawford, 1106 NC Hwy 150 W, referring to discussions during by the Comprehensive Plan Steering Committee, said there was much passion about this issue, with the majority feeling signage should be subdued.

Terry McLean, 6180 Lake Brandt Rd said the committee was against billboards and for small signs to keep the rural feel and small town charm of Summerfield.

Wendy Golden, 4537 US Hwy 220 N, feels signage limitations are hurting businesses and the intent is to allow businesses to grow, not to disrupt the scenic corridor.

Brown closed the Public Hearing at 7:21 pm.

Wray says he feels caught in the middle between business owner and board recommendations. Brown asked Anderson to go over Option 4. Anderson stated this option suggested that sign space be based on the overall amount of commercial space within the development, a sign allowance of 4 square feet per 1000 square feet of heated area within the business, with a minimum of 50 square feet and maximum of 200 square feet.

Brown likes this option and suggests limiting it to shopping centers that face away from 220. Williams agreed. Brandt recommended dedication some portion of the sign to the shopping center name.

Following much discussion, Wray made a motion directing the Town Manager and Town Planner to rewrite the sign ordinance based on Option 4, for businesses facing away from US Hwy 220. The motion was seconded by Williams.

Flowers asked if the ordinance would come before council for final approval once written and Brandt responded affirmatively. It was further decided to ask the Zoning Board to review the rewrite prior to final council approval.

The motion passed unanimously.

Break from 8:08 to 8:15 pm

BUSINESS FROM TOWN MANAGER

A. Consideration/approval of Mountains-to-Sea Trail Resolution (Presentation by Kate Dixon, Friends of the Mountains-To-Sea Trail and Kevin Redding of Piedmont Land Conservancy)

Following brief discussion, Wray made a motion to adopt the Resolution Supporting the North Carolina Mountains To Sea Trail Alternative Route Links In Summerfield, North Carolina. The motion was seconded by Williams and carried unanimously.

B. Resolution Approving the Guilford County Multi-Jurisdictional Hazard Mitigation Plan

Brandt stated council approved the draft plan in December of 2009 and FEMA had approved it with minor changes. It is now back before council for final approval.

Flowers made a motion to adopt the Guilford County Multi-Jurisdictional Hazard Mitigation Plan. The motion was seconded by Barnes and carried unanimously.

C. Consideration/approval of Rules and Regulations Governing the Use of the Town of Summerfield Parks and Recreation Areas

Brandt noted the rules were created some time ago, but never formally approved by council. It was decided by consensus to designate all areas of SCP and SAP as "Tobacco Free Zones".

Flowers made a motion to adopt the Ordinance Establishing Rules and Regulations Governing the Use of the Town of Summerfield Parks and Recreation Areas as amended. The motion was seconded by Williams and carried unanimously.

D. Consideration/approval of contract for SAP Field Maintenance

Brandt stated four bids were received, the lowest for \$15,000 annually from Brockman's Lawn Care. This is a two year contract with potential extensions. Wray made a motion to approve the SAP Field Maintenance contract with Brockman's Lawn Care. The motion was seconded by Williams and carried unanimously.

E. Consideration/approval of contract for SAP Janitorial services

Brandt stated two bids were received, the lowest at \$13,000 for two years. By consensus, the following changes were approved: cleaning twice per week rather than once, going to a month-to-month agreement following the initial 2 years, and asking Jani-King to agree with Guilford County being named as jurisdiction for any suit that may be brought (section 5.4).

Flowers made a motion to approve the contract with Jani-King for SAP Janitorial Services as amended. The motion was seconded by Williams and carried unanimously.

F. NCDOT Update on Speed Modification Devices (speed bumps/tables)

Brandt stated NC DOT regulations had recently been changed to allow neighborhood speed bumps based on the following conditions: having a traffic study certified by an engineer, payment of the cost of installation and maintenance of the device by the HOA, and an agreement that at least 70% of the property owners of the approve the device. He noted the HOA would be required to put up a bond for maintenance and repair costs.

It was decided by consensus to involve the Public Safety Committee with any inquiries about installing Speed Modification Devices.

G. Consideration/approval of Exclusive Beverage Rights Agreement with Coca-Cola

Brandt stated the agreement had not been approved by yet by Coca-Cola.

Williams made a motion approving the Exclusive Beverage Rights Agreement with Coca-Cola, contingent upon approval by Coca-Cola with no substantive changes. The motion was seconded by Wray and carried unanimously.

H. Report on meetings or activities (if any)

Brandt attended the following meetings: MPO, Guilford County Solid Waste, and Summerfield Elementary Service Learning.

I. Consideration/Approval of Resolution Prescribing Procedures For Disposing Of Personal Property Valued at Less Than \$5,000

Following brief discussion, council directed Brandt to get clarification about Section 2 and bring the Resolution back to the November meeting for approval.

BUSINESS FROM COUNCIL

A. Committee/Board Appointments and Reappointments

i. Board of Adjustment members: Gene Grubb, Michael Stewart, Ronald Willis

Williams made a motion to reappoint Gene Grubb, Michael Stewart, and Ronald Willis to the Board of Adjustment. The motion was seconded by Wray and carried unanimously.

ii. Public Safety Committee Sheila Hutchinson

Flowers made a motion to appoint Sheila Hutchinson to the Public Safety Committee. The motion was seconded by Barnes and carried unanimously.

iii. Public Safety Committee Roxanne Gilgallon

Flowers made a motion to appoint Roxanne Gilgallon to the Public Safety Committee. The motion was seconded by Williams and carried unanimously.

B. Consideration/approval of Summerfield Road Special Area Plan Committee Membership

Wray made a motion to appoint the recommended members. The motion was seconded by Williams and carried unanimously.

C. Consideration/approval of Summerfield Unified Development Ordinance Committee Membership

Williams made a motion to appoint the recommended members. The motion was seconded by Flowers and carried unanimously.

CLOSED SESSION

Brown read the reasons for entering into Closed Session:

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 property at 5110-5114; and; To establish or instruct staff or agents regarding negotiating position on the price and other material terms of a real property acquisition contract.

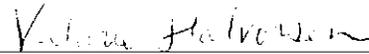
Flowers made a motion to enter into closed session at 9:42 pm. The motion was seconded by Williams and carried unanimously.

Wray made a motion to return to open session at 10:25 pm. The motion was seconded by Williams and carried unanimously.

With no further business before the Town Council, a motion was made at 10:25 pm by Wray to adjourn. The motion was seconded by Williams and carried unanimously.



Mark E. Brown, Mayor



Valarie Halvorsen, Town Clerk