

**MINUTES OF THE
SUMMERFIELD TOWN COUNCIL
SPECIAL CALL METTING
SUMMERFIELD TOWN HALL
MARCH 22, 2010
1:00 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 1:01 pm by Mark Brown.

INTRODUCTIONS:

Council:

Mark Brown, Mayor
Alicia Flowers
Dianne Laughlin
Bob Williams
John Wray

Staff:

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

Brown recommended moving Review of General Budget Priorities to follow Discussion of Future Land and Town Facilities Needs.

Wray made a motion to approve the Consent Agenda, which consists of the meeting agenda as amended. The motion was seconded by Williams and carried unanimously.

Williams made a motion to formally excuse Dena Barnes from the meeting. The motion was seconded by Laughlin and carried unanimously.

Discussion of Future Land and Town Facilities Needs as it relates to the FY2010-2011 Budget

Following a discussion about land offers from Summerfield Properties, Inc (Armfield), Laughlin made a motion to remove from consideration any offers of land from Summerfield Properties, Inc that contain well sites, septic fields or the amenity center. The motion was seconded by Williams and carried unanimously.

Following further discussion about location, impact on homeowners, and the needs of the town, it was decided by consensus to remove any Armfield property from acquisition consideration. Council directed Brandt to issue a press release concerning the matter, and to contact Armfield.

There was discussion of other available properties appropriate for a town hall. Brown noted that during the previous meeting about this issue, 6 of the 10 properties were no longer being considered due to size, topography, and other issues, leaving sites B, E, G, and J. Flowers feels none of the properties should be considered without having some pricing information, and that the property currently owned by the town on Summerfield Road should be considered for use or sold prior to purchasing another property. Wray feels there is an immediate need for a new town hall facility, that the town has outgrown the current facility.

There was discussion of a piece of property adjoining the Summerfield Athletic Park, the 220 access point. Brandt asked Council their interest in that location for a town hall, and council responded their concern is with the cost. Council added that they did not think the location was appropriate for a Town Hall instead preferring the Summerfield Road focus area. Council directed Brandt to explore the option of purchasing the portion necessary to provide access to a future intersection south of Gas Town, providing full-movement turns.

Following much discussion about ways of paying for property, size of available lots, use of land, the need for sports fields, town demographics, market conditions, traffic patterns, and other issues, it was decided that

property J. owned by 555 Management, Inc. located at 7026 & 7044 Summerfield Rd and property G. owned by Sessoms Development. located at 4945 US 220 & 7614 Summerfield Road seem to be the best options at present.

Williams made a motion to make an offer on 20 acres of property J. cutting the line as straight as possible after the access road is put in. He then stated there needed to be a decision about what kind of offer to make. Wray asked about making an offer prior to an appraisal. Brandt stated there should be an asking price per acre if the property is for sale. Brandt suggested a modification to the motion, stating if this is the property council is interested in, that council authorize staff to work with the property owner to allow access to get an appraisal done and to inquire about the asking price. The motion was seconded by Wray. Brown wants to know where the money would come from to pay for the land, if there was a decision to purchase it. He feels it would be more appropriate to get a loan than to cash in CDs. Luther said any savings from holding CDs may be negated by the amount of time, effort and cost to go through the LGC to get loan approval, which is required when borrowing more than \$500,000, or taking out a loan for more than 5 years. Wray stated money received from selling the lot the town currently owns could go toward the purchase. Flowers asked for a cost estimate; Brandt speculates that it may cost about \$20,000 to \$25,000 per acre. Flowers recommended also getting an appraisal done for the town owned lot and Brandt concurred. Brown called for a vote: the motion passed 3 to 1, with Flowers opposed.

Review of General Budget Priorities

There was discussion of options to pay for the ball fields, property tax income, and clarification of budget priorities, which Brandt surmises as the following 5 strategic priorities: Recreation, Parks and Open Space, Commercial Development and Community Character, Water and Sewer Options, Transportation Improvements, and Limited Services Local Government. There are 11 action items that relate to those 5 priorities, comprising quick actions (less than one year implementation) and longer term projects. Brandt asked council if these were indeed their priorities and following some discussion, council agreed by consensus.

Discussion of Revising the Ordinance Establishing the General Rules of Procedure for Summerfield Committees

Flowers feels no changes are necessary. Laughlin thinks potential volunteers are being asked to provide too much information. Following discussion it was decided by consensus to amend the Ordinance to state committee volunteers who are spouses of council members would only be able to serve as ex-officio members; other relatives would not be affected. It was also decided to change the wording of Section C. 1, v to read "If no citizen has been approved by Council to fill an available seat, an existing member may continue to serve until the next fiscal year. If a citizen applies and is approved by Council during this period, then both the new appointee and the existing member may continue to serve until the end of the fiscal year."

With no further business before the Town Council, Wray made a motion to adjourn at 3:57 pm. The motion was seconded by Flowers and carried unanimously.



Mark E. Brown, Mayor



Valarie Halvorsen, Town Clerk