



C O U N C I L M I N U T E S      F E B R U A R Y 1 0 , 2 0 1 5 , 6 : 3 0 P M , S F D C O M M U N I T Y C E N T E R

The meeting was called to order at 6:30pm by Tim Sessoms. The invocation was led by Linda Southard, followed by the Pledge of Allegiance. The following were present:

Council

Tim Sessoms, Mayor  
Dena Barnes, Mayor Pro Tem  
Mike Adams  
Alicia Flowers  
Dianne Laughlin  
Elizabeth McClellan

Staff

Scott Whitaker, Town Manager  
Valarie Halvorsen, Town Clerk  
Julie Reid, Town Planner  
Katrina Whitt, Finance Officer

CONSENT AGENDA

Sessoms stated Town Attorney William Hill was not in attendance due to illness.

Adams motioned to approve the consent agenda including the meeting agenda, open session minutes for 1/13 and 1/24 (retreat), and the financial report. The motion was seconded by Barnes and carried unanimously.

ANNOUNCEMENTS

Flowers announced a chili cook-off at Golden Antiques and Treasures 2/28; Whitaker reminded all of this year's Founders Day dates (5/15 at 6-10pm and 5/16 at 10am-4pm); Sessoms stated the first Summerfield Merchant's Association meeting would be 2/17 at 7pm at Polo Farms' clubhouse.

PUBLIC COMMENTS

Guy Morrison of 7600 Frogs Leap Way expressed his displeasure with response time from town staff and distributed a timeline of his business, The Shrimp Connection, and its association with the town.

Adrian Williamson of 3901 Lewiston Road was against the town purchasing property for an additional access to SAP.

Dwayne Crawford of 1106 NC 150 West felt the Comprehensive Plan facilitator was biased regarding sidewalks; he also stated the Public Safety Committee was asked to consider water alternatives based on merits, not costs.

Gail Dunham of 5805 Snow Hill Drive spoke of "Dillon's Rule," which limits powers granted by law: if there is not a statute permitting a function or service, then a governing body may not carry out that function. Regarding code enforcement, she felt the process must be equitable and the town cannot pick and choose which signs to regulate.

PUBLIC COMMENTS FY2015-16 BUDGET

Gail Dunham of 5805 Snow Hill Drive stated town-owned properties should be listed as assets on the financial report; state statute require the budget to be completed by 6/1; wanted an accurate, finished document by that date; and urged council not to vote for the budget without public disclosure of employee pay and benefit information.

Council: Mayor Tim Sessoms, Mayor Pro-tem Dena Barnes, Mike Adams, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan

Staff: Scott Whitaker (Manager), Jeff Goard (P&R Manager), Valarie Halvorsen (Clerk), Julie Reid (Planner), Katrina Whitt (Finance Officer)

Dwayne Crawford of 1106 NC 150 West spoke against assessing a property tax.

### COMMITTEE / EVENT REPORTS

- A. **Finance:** Whitt said the committee met 1/20; the next meeting would be 2/16.
- B. **Historical:** Linda Southard stated the next meeting would be 2/26.
- C. **Public Safety:** Dwayne Crawford reported that during the 1/21 meeting, the committee discussed generator operation, water alternatives for fire safety, and elected officers.
- D. **Trails and Open Space:** Jane Doggett stated she and two other committee members attended a FMST meeting; the next committee meeting would be 2/11 (changed from 1/28).
- E. **Founders' Day:** Whitaker said the next meeting would be 2/16; the committee had been discussing feedback from last year's event, how to increase parade entries, and logistical challenges.

### PUBLIC HEARING/ACTION REZONING CASE RZ-01-15 (AG TO CU-RS-40)

Reid presented the case, noting the request is to rezone an 8.313-acre portion of a 131-acre property from AG to CU-RS-40; the only use requested is for single-family detached homes. The proposal was for 5 large lots and a 0.8-acre area of open space and the developer would preserve existing trees in a 25-foot conservation area and as much as possible in each lot. The Zoning Board unanimously recommended approval based on compliance with policies 6.0 and 6.1 of the Comprehensive Plan.

Sessoms opened the public hearing at 7:22pm.

Property owner Renee Weidel of 7000 Belford Road stated she had a timber management plan in place and she required the developer to maintain as many trees as possible.

#### Proponents

Gail Dunham of 5805 Snow Hill Drive spoke about connectivity.

Developer Chris Roehrer of Land Solutions thanked Reid for her work and requested approval of the request, stating it was an appropriate use for the property.

With no other speakers, Sessoms closed the public hearing at 7:27pm.

Following brief discussion, Adams motioned to approve Rezoning Case RZ-01-15, to rezone the 8.313-acre portion of Renee Weidel's 131-acre farm from AG to CU-RS-40, located in a Watershed General Area. The only condition requested and hereby agreed to was to limit the use to single-family detached housing only. The request was consistent with policies 6.0 and 6.1 of the Comprehensive Plan and was reasonable and in the public interest. The motion was seconded by McClellan and carried unanimously.

### BUSINESS FROM TOWN MANAGER

- A. **Zoning Board reappointments (Dick Feulner and Trudy Whitacre):** Following brief discussion about statutory requirements, training, and alternates, McClellan motioned to reappoint Dick Feulner to the Zoning Board, seconded by Flowers, which carried unanimously.

Flowers motioned to reappoint Trudy Whitacre to the Zoning Board, seconded by Barnes, which carried unanimously.

**B. SCP main entrance walkway improvement:** Whitaker described three options. Sessoms offered a fourth option, installing 2 removable bollards behind the gate, which would eliminate the need to open and close the gate daily. By consensus, council authorized Whitaker to move forward with the 2-bollard option.

**C. PS Committee's recommendation for feasibility study of pressurized hydrants:** Public Safety Chair Roxanne Gilgallon said the committee's recommendation was that Town Council consider a feasibility study to evaluate "rated pressurized hydrants (with adequate storage) at key points in town."

There was discussion of exploring all options, the need to consider future water needs due to growth and development, the potential to share costs of conducting a study, and if statutes allow the fire department to spent funds on a water system or a study. Council directed Whitaker to work with the fire department to determine the scope of a study and bring the information back to council. An engineer-conducted study would be considered during next budget year.

**D. Vineyards trail property and maintenance:** Whitaker stated The Vineyards at Summerfield HOA has requested help with maintenance of portions of a trail that runs through its community. Multiple tracts were offered to the town for dedication several years ago but were never accepted. The HOA felt the trail was used by many who live outside the neighborhood and it's part of a town-wide trail system. The HOA desired assistance with maintenance costs due to the designation of a portion of the trail as "public"; however, Whitaker noted it is not public until the town accepts ownership of the easements according to the town attorney. It was decided by consensus to table the issue for review of information from minutes and other documentation.

*Recess from 8:50-9:03pm.*

**E. Bugle Boy monument area and Duke Energy agreement:** Whitaker presented an agreement with Duke Energy to formally allow access and improvements to the Bugle Boy monument property, including one parking space. The Historical Committee had discussed placing an historical sign marker at the site, which would require a later agreement modification. Flowers asked about maintenance; Whitaker stated the current lawn/landscaping contractor would be asked for a quote to mow and mulch the area. McClellan motioned to approve the agreement with Duke Energy as presented, seconded by Flowers, which carried unanimously.

**F. Revision of Personnel Policies and Manual:** Whitaker requested three changes:

1. Add a definition for "seasonal employee" to read "A person hired to temporarily work a set period or periods of time that correspond(s) to annually-reoccurring seasons of work. Generally, seasonal employees are not entitled to employee benefits, grievance coverage, or any type of leave, unless specifically indicated upon hiring." Flowers objected to "unless specifically indicated upon hiring," stating it opens the door to provide benefits. Whitaker stated that definition is consistent with the definition of a temporary employee, and the intent was not to provide benefits, but to address special situations such as accommodating a pre-planned need for leave prior to hiring, which would be stated clearly in an offer letter. Adams motioned to approve the addition of seasonal employee definition to the personnel policy as presented. The motion was seconded by Barnes and carried 4 to 1 (Flowers opposed).
2. Modify when Veterans Day is observed by the town from the "second Monday in November" to "Actual holiday; if on a weekend, follow current State of NC schedule." McClellan

motioned to approve the change to Veterans Day observation, seconded by Adams, which carried unanimously.

3. Modify the Adverse Weather Conditions section. Following discussion, Flowers motioned to change the section to reflect the following: if the office opens late or closes early due to adverse weather, employees who report shall be paid for the entire day. If the office is closed for the entire day, non-exempt employees may choose to use sick leave or vacation leave. The motion was seconded by Barnes and carried unanimously.

**G. Reports, updates, or comments:** Whitaker asked council for approval of 11/21 as the date for the tree lighting event (agreed by consensus); noted SAP fields were fully rented for the upcoming season including rentals by local charter schools; a batting cage had been installed; the agreement for the SAP second entrance was progressing; and stated the SCP amphitheater restrooms would be winterized and closed until spring.

**BUSINESS FROM MAYOR AND COUNCIL:**

**Reports, updates, or comments:** Sessoms thanked Jennifer, Emma, and Jay of Summerfield Farms for their efforts to beautify the town by picking up trash along 220.

**CLOSED SESSION**

Barnes motioned to enter into closed session at 9:35pm to instruct the public body's staff or negotiating agents concerning the price and other material terms concerning real property as provided under NCGS 143-318.11(a)(5). The motion was seconded by Adams and carried unanimously.

Laughlin motioned to return to open session at 10:04pm, seconded by Barnes, which carried unanimously.

With no further business, a motion was made at 10:04pm by Adams to adjourn. The motion was seconded by Barnes and carried unanimously.

  
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Tim Sessoms, Mayor

  
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Valarie R. Halvorsen, Town Clerk