



Town of Summerfield – Council Minutes

Summerfield Community Center

February 12, 2013 | 6:30PM | 5404 Centerfield Road

Town Council: Mayor Mark E. Brown

Mayor Pro-Tem Dena Barnes

Alicia Flowers

Valarie Halvorsen (Clerk)

Dianne Laughlin

Carol Carter (Planner)

Elizabeth McClellan

Scott Whitaker (Manager)

John W. Wray, Jr.

The meeting was called to order at 6:30pm by Mark Brown.

The invocation was led by Linda Southard, followed by the Pledge of Allegiance. The following were present:

Council

Mark Brown, Mayor
Dena Barnes
Alicia Flowers
Elizabeth McClellan
John Wray

Staff

Scott Whitaker, Town Manager
William Hill, Town Attorney
Dana Luther, Finance Officer
Valarie Halvorsen, Town Clerk
Carol Carter, Town Planner

Barnes made a motion to formally excuse Laughlin, seconded by McClellan, and carried unanimously.

CONSENT AGENDA

Brown recommended removing the following agendas items: "10. Appeal of Zoning board decision regarding Belford Estates Subdivision (case #2012-4-S)," "12.C. 2013 budget calendar," and "14. Closed session."

Barnes made a motion to approve the consent agenda as amended, including the meeting agenda, minutes of the 1/8 and 1/22/13 meetings, and the financial report. The motion was seconded by Flowers and carried unanimously.

RECOGNITION OF SERVICES OF FINANCE OFFICER DANA LUTHER

Brown presented Luther with a plaque that read: "The Town of Summerfield acknowledges with great appreciation Dana M. Luther for many years of exemplary service, fiduciary excellence, attention to detail, and tireless dedication during service as Town Finance Officer." Brown added his particular appreciation for the six months Luther served as Interim Town Manager. Council, staff, and meeting attendees expressed appreciation for Luther's services.

PUBLIC COMMENTS

Dwayne Crawford, 1106 NC Highway 150 West, stated his feelings had changed regarding fund balance. In the past he thought it prudent to have a large fund balance, but now feels the large fund balance attracts spending, and maintaining a large balance should not be a reason for levying a property tax.

Steve Kingsbury, 4202 Joseph Hoskins Road, thanked Council and staff for hiring a traffic engineer to address concerns relating to the widening of Highway 220 and for working with Elmhurst Estates homeowners and others.

Rich Lipinski, 5850 Stanley Huff Road, discussed the fence ordinance including permitted and prohibited fence materials, a citation he received for his fence, and his assertion that the Town Code Enforcement Officer is not addressing numerous complaints submitted about non-compliant fences in Summerfield.

Hill noted Lipinski has pending litigation against the Town.

Don Wendelken, 3406 Windswept Drive, thanked Luther for the great job she has done for the Town and citizens, and asked Council to support the proposed charter school.

Brown introduced Linda Shaw, District 3 Guilford County Commissioner, who was among the meeting attendees.

COMMITTEE / GROUP REPORTS

A. **Finance:** No report.

B. **Historical:** Linda Southard said the committee met January 31 and began planning for the 2nd annual parent/child tea event scheduled for March 17; it will include a quilt display and the annual Veterans Appreciation event.

C. **Public Safety:** Don Wendelken noting the committee moved its regular meeting time from 5:00 pm to 5:30 pm, and they continue to work on issues associated with the widening of Highway 220.

Appeal of Zoning Board decision regarding Belford Estates subdivision (case #2012-4-S)

(removed from agenda)

Site plan review of Summerfield Academy charter school (applicant: National Heritage Academies)

Carter noted that during the January 28, 2013, Zoning Board meeting, a motion was made to approve the Summerfield Academy site plan, contingent upon compliance with NCDOT requirements. The vote was 3 to 2 for approval; however, the Ordinance requires an affirmative vote of four. Since that requirement was not met, it comes before Council for consideration.

Applicant Bill Davis of National Heritage Academies introduced members of his team who spoke about the site plan, traffic, and architecture.

Carter stated the use is permitted by right under the current zoning and the site plan meets ordinance requirements. She further stated the applicant continues to work closely with staff and NCDOT on transportation issues.

Brown feels the site plan looks good and meets Town requirements, and that an additional school is needed in the area due to population growth. Flowers stated charter schools are great and would be glad to have one in Summerfield. Wray feels the applicant has done a great job addressing traffic concerns.

Flowers made a motion to approve the Summerfield Academy charter school site plan contingent upon compliance with lawful NCDOT requirements and that the applicant will bear the expenses thereof. The motion was seconded by McClellan and carried unanimously.

BUSINESS FROM TOWN MANAGER

A. Introduction of Town Planner Carol Carter

Whitaker introduced Carol Carter, who began January 28 as the Town Planner. Carter is an AICP (American Institute of Certified Planners) planner with a depth of experience at the local and state levels, along with private sector experience. She most recently worked for the City of Greensboro, and also has extensive transportation planning expertise that will be a key asset with Highway 220 and I-73 projects traversing Summerfield. Carter is local to northwest Guilford and has the initiative and personality to address citizen needs.

B. Property ownership and agreements at Summerfield Community Park (SCP)

Whitaker discussed ownership of elements of the SCP property, noting the Town had lease agreements with both Summerfield Community Center, Inc., which owns a 16.78 tract including the Community Center building, parking lot, core of the park, and Schoolhouse Lake, and Guilford County, which owns a 34.91 tract including the park's northern trails, dam/spillway improvements, and cell tower. The lease agreements allow the Town to use the properties for "public park and/or open space purposes." Regarding the VFW Memorial, it is on property owned by Summerfield Community Center, Inc. that is leased to the Town. As the memorial is an improvement owned and maintained by the VFW, the Town does not and may not carry insurance on it.

C. 2013 budget calendar

(removed from agenda)

D. Reports, updates, or comments

Whitaker discussed the following: 1) Work is continuing on trails and forming a trails committee, with advertisements scheduled to solicit committee members. 2) Public Safety brought up safety concerns regarding the trail traffic at the crossing on Strawberry Road; new signage and pavement markings are listed on the DOT maintenance schedule. Brown suggested rumble strips; Carter will explore the options. Regarding the recommendation for flashers at Summerfield Elementary School, the issue will be addressed with new traffic data provided by the county. 3) Staff continues to work with the traffic engineering firm regarding Highway 220 widening concerns. 4) Staff is securing contracts and agreements for Founders' Day; a committee meeting will be scheduled soon. 5) Interviews are ongoing for a Town Finance Officer. 6) Staff has contracted with Time Warner Cable for telephone service; installation is scheduled for January 22. 7) The generous donation of a small boat and life jacket will allow staff to remove debris from the lake and maintain the swan decoys. 8) Carter will be named as a Planning Review Officer by Guilford County. 9) The VFW has found a new vendor who has a camera system that can be mounted on the Community Center building, so no further action is needed to secure a camera location. 10) Whitaker attended the NCCCMA conference last week and will forward Council a handout regarding the 2013 Legislative Agenda. 11) Whitaker and Carter will continue work on a red-line draft of the Development Ordinance as well as the text amendment addressing temporary uses.

BUSINESS FROM MAYOR AND COUNCIL

A. Jordan Lake Resolution

The Jordan Lake Rules are a collection of 13 rules, 4 of which pertain to urban areas. The resolution supports changes to 3 of those urban rules: Stream Buffers, New Development, and Existing Development. These proposed changes will be presented to the North Carolina General Assembly soon and they have an effect on Summerfield. All cities and towns in the Jordan Lake basin, including Summerfield, are being asked to pass a similar resolution.

McClellan made a motion to approve R 2013-001 Resolution of Support of Amendments to the Jordan Lake Nutrient Management Strategy. The motion was seconded by Flowers and carried unanimously.

B. Reports, updates, or comments

Brown announced Town Hall Day will be March 27, and the NCLM hopes that many elected officials will attend. Brown also noted that profit shares from the ABC store have increased dramatically since moving to the current location.

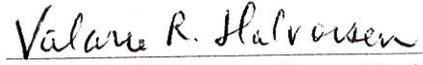
CLOSED SESSION

(removed from agenda)

With no further business before the Town Council, a motion was made at 8:09pm by Wray to adjourn. The motion was seconded by McClellan and carried unanimously.



Mark E. Brown, Mayor



Valarie R. Halvorsen, Town Clerk