



C O U N C I L M I N U T E S A P R I L 8, 2014, 6:30PM, SFD COMMUNITY CENTER

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, which was led by Boy Scout Troop 103. The following were present:

Council

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

Staff

Scott Whitaker, Town Manager
William Hill, Town Attorney
Katrina Whitt, Finance Officer
Valarie Halvorsen, Town Clerk
Julie Reid, Interim Town Planner

CONSENT AGENDA

Adams motioned to approve the consent agenda, including the meeting agenda, minutes of the 2/25 and 3/11 meetings, the financial report, and Finance Officer budget amendment #1 (FY13-14). The motion was seconded by Barnes and carried unanimously.

ANNOUNCEMENTS

McClellan stated Pastor Bowden, who was the senior pastor of Mount Bethel Church for 6 years, passed away in February. A special account has been set up at the State Employees Credit Union to accept donations for the family.

Whitaker announced a Guilford County spring clean-up event 4/12 from 8am to 2pm on Lee Street in Greensboro; Halvorsen stated information was on the town website.

Barnes stated the Guilford County prison farm's annual plant sale was currently underway.

PUBLIC COMMENTS

Dwayne Crawford of 1106 NC Highway 150 West spoke about his interest in serving on a water sub-committee proposed by the Public Safety Committee.

Cheri Pikett of 7804 Robinson Road asked council to spend town funds wisely and to secure trail easements prior to spending funds on design.

Jeff Phillips, candidate for the District 6 congressional seat, spoke of financial issues and progress in the county and asked for support from voters.

Barry Wesoly of 8208 William Wallace Drive currently serves as SRA vice-president. He stated the number of baseball/softball players has increased from 507 to almost 700 this year, with a goal of 1000. He wanted to close a perceived gap between the town and SRA, and stated there are opportunities for the SRA to help the town with field maintenance and in park revenue generation.

Don Wendelken of 3406 Windswept Drive said if they have not already done so, citizens must register to vote this Friday in order to vote in the May 6 primary.

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

Staff: Scott Whitaker (Manager), Jeff Guard (PE&R Manager), Valarie Halvorsen (Clerk), Katrina Whitt (Finance Officer), (Planner position vacant)

Adrian Williamson of 3901 Lewiston Road felt the proposed trail would be a waste of money, would not benefit the community, and would require a tremendous amount of up-keep expense.

PUBLIC COMMENTS RE: FY2014-15 BUDGET

Dwayne Crawford of 1106 NC Highway 150 West stated the Community Center is suitable for town meetings and it would cost significantly less to make improvements there as compared to revamping the Gordon building.

COMMITTEE / EVENT REPORTS

- A. **Finance:** Whitt stated the committee would not meet in March; the next meeting would be 4/21.
- B. **Historical:** Linda Southard said the next meeting would be 4/24.
- C. **Public Safety:** Don Wendelken said the next meeting would be 4/16.
- D. **Trails & Open Space:** Whitaker stated the 4/9 meeting had been changed to 4/23.
- E. **Founders' Day:** Whitaker thanked Lt. Cameron Piner and the Guilford County Sheriff's Department for their help with safety and logistics matters. Sessoms announced that Howard Coble and Linda Shaw would be joint parade grand marshals.

PUBLIC HEARING/ACTION regarding rezoning case RZ-01-14 (applicants: Walter & Linda Properties, LLC; property location: 6143 Lake Brandt Rd.)

Reid presented the case, stating the request was to rezone from CU-RS-40 (single family residential) to AG (agricultural uses). The existing classification would have allowed the development of single family homes on lots with a minimum lot size of 40,000. Since the adoption of the mandated Watershed regulations (Critical Protection Area), it is not possible to develop this land on such small lots. The applicant request was for a less intense use; his interest was in reducing his county property taxes and securing "bona fide farm" status. Reid stated nearby property is zoned AG, which is more compatible with watershed regulations, and the reversion of this property to AG complied with sections of the Comprehensive Plan regarding preservation of farm land and community character preservation. The Zoning Board voted unanimously to recommend approval of RZ-01-14 from CU-RS-40 to AG, based on its consistency with the Community Character Preservation section of the Comprehensive Plan.

Sessoms opened the public hearing at 7:10pm

Applicant Walter Lewis stated he did not want to develop the property; his intent was to build a house and raise vegetables. Adams asked Lewis if he envisioned a truck farm in the future to sell the vegetables. Lewis said it was possible on a small scale.

Sessoms closed the public hearing at 7:12pm

Adams motioned to approve RZ-01-14 as follows: "I move that the request for rezoning (RZ-01-14) from CU-RS-40 Conditional Use Residential Single Family in a Watershed III Critical Protection Area, Tier Four to AG Agricultural District in a Watershed III Critical Protection Area, Tier Four be approved. The request is consistent with the town's adopted comprehensive plan because it complies with Policy Area 3 Community Character Preservation, and this approval is reasonable

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

Staff: Scott Whitaker (Manager), Jeff Goard (PE&R Manager), Volarie Haivorsen (Clerk), Katrina Whitt (Finance Officer), (Planner position vacant)

and in the public interest based on Policy 3.7, to help keep small family farms viable." (Policy 3.7 states a desire "to help keep small family farms viable" and adds, "agri-tourism, such as that associated with horseback riding, small produce stands (produce grown on site), corn mazes (no man-made amusements), hay-rides, farm-oriented children's camps, and similar activities of an acceptable scale and intensity, shall generally be supported."). The motion was seconded by Flowers and carried unanimously.

BUSINESS FROM TOWN MANAGER

- A. Reduction in Guilford County early-payment tax discount rate:** Guilford County had requested that the town ratify the county's change in its discount for early payment of real and personal property taxes from 1% to 0.5%, and approve the reduction. McClellan made a motion to approve changing the early payment discount and to adopt the resolution (RES-2014-001) regarding the change. The motion was seconded by Laughlin and carried 3 to 2 (Adams and Flowers opposed).
- B. Council budget amendment #6 for interim planning (FY13-14):** Whitaker stated the request was to move \$12,000 from funds remaining from the town hall exterior improvement project to cover planning expenses for March and April. Barnes motioned to approve Council budget amendment #6 for interim planning (FY13-14). The motion was seconded by Adams and carried 4 to 1 (Flowers opposed).
- C. Public Safety Committee request regarding town water needs:** Whitaker stated water had been a recent topic of conversation at Public Safety Committee meetings. Station #9 gave a fire-fighting video presentation at a 1/9 Council meeting and the Public Safety Committee discussed the presentation at its 1/15 meeting. The committee requested that the town "provide an update of any forward progress on town water issues which were presented and discussed on 1/9." As a follow-up at the committee's 2/19 meeting, the group discussed its desire for a plan of action to the committee or to develop another subcommittee to review. The committee's request was general regarding water, but two different angles discussed were: 1) future municipal water exploration (updating the past efforts and study in that regard), and/or 2) improvements to town fire protection. The committee wanted to gauge current leadership interest in exploring either of these further.

Council discussed ISO ratings, previous exploration of a potential public water system, and existing water sources, and expressed interest in terms of improvements to town fire protection, but not municipal water exploration. Some potential ideas of improving fire protection were discussed. It was decided by consensus to specifically request that the entire Public Safety Committee explore improvements to fire protection, but not municipal water exploration at this time, and come back in the near future with a recommendation. The intent was for the committee to suggest what should be pursued and how to best go about it. (It could be any route related to improving fire protection and public safety from that standpoint.)

- D. Reports, updates, or comments:** Whitaker reported that all UDO drafts had been received from N-Focus and he and the town attorney would be working on it; the 3/26 Zoning Board/ Board of Adjustment training was very helpful and productive; and the RFP for lawn/landscape maintenance was being developed. Regarding trails, there had been considerable feedback and



Council, staff, and the Trails Committee were listening. The trail process would be a public one and there would be public hearings to discern citizen wants and concerns.

BUSINESS FROM MAYOR AND COUNCIL

- A. **National Volunteer Week proclamation:** Barnes read the proclamation (PROC-2014-002) designating 4/6-12 as "National Volunteer Week."
- B. **CPA Week proclamation:** McClellan read the proclamation (PROC-2014-003) designating 4/6-12 as "Certified Public Accountants Week" and extending appreciation to Town Finance Officer Whitt.
- C. **National Day of Prayer proclamation:** Laughlin read the proclamation (PROC-2014-004) designating 5/1 as "A Day of Prayer in Summerfield, NC."
- D. **Municipal Clerks Week proclamation:** Adams read the proclamation (PROC-2014-005) designating 5/4-10 as "Municipal Clerks Week" and extending appreciation to Town Clerk Valarie Halvorsen.
- E. **Reports, updates, or comments:** Laughlin was looking forward to the opportunity to read to Summerfield Elementary students. Flowers was impressed with the Zoning Board/Board of Adjustment training session and felt that budget line item should be increased rather than decreased.

CLOSED SESSION: to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege as provided under NCGS 143-318.11(a)(3).

It was determined there was no need for the closed session.

With no further business, a motion was made at 7:58pm by Adams to adjourn. The motion was seconded by McClellan and carried unanimously.

Tim Sessoms, Mayor

Valarie R. Halvorsen, Town Clerk