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Town of Summerfield – Council Minutes

Summerfield Community Center

August 14, 2012 | 6:30PM | 5404 Centerfield Road

Town Council: Mayor Mark F. Brown

Mayor Pro-Tem Dena Barnes

Alicia Flowers

Dianne Laughlin

Valarie Halvorsen (Clerk)

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 with the following present:

Council:

Mark Brown, Mayor
Dena Barnes
Alicia Flowers
Dianne Laughlin (absent)
Elizabeth McClellan
John Wray

Staff:

Scott Whitaker, Town Manager
Will Rozell for William Hill, Town Attorney
Dana Luther, Finance Officer
Valarie Halvorsen, Town Clerk

Barnes made a motion to formally excuse Laughlin. The motion was seconded by Wray and carried unanimously.

Brown recommended removing agenda item 14-Closed Session from the agenda.

CONSENT AGENDA

Barnes made a motion to approve the Consent Agenda as amended, including the meeting agenda, minutes and Closed Session minutes of the July 7 and July 25, 2012, meetings, and the Financial Report. The motion was seconded by McClellan and carried unanimously.

ANNOUNCEMENTS

Barnes announced a "Jail Sleepover" fundraiser hosted by the Guilford County Sheriff's Office August 17, 2012.

PUBLIC COMMENTS

Teresa Julian, 221 St Andrews Drive, Stoneville, discussed a Scout Troup for special needs children that meets most Saturdays at the First Baptist Church in Madison.

Charles McGathy, 513 Woodland Drive, Madison, pastor of the church that Ms. Julian spoke of, stated the church at 110 South Franklin Street also offers church services for special needs children and their families.

Karen Knight, 7503 William Bailey Road, a resident of Elmhurst Estates, was concerned about the look of the noise wall that will be erected during the widening of Highway 220. She asked Council for support in negotiating with NCDOT on the color and symmetry of the wall.

Steve Kingsbury, 4202 Joseph Hoskins Road, a resident of Elmhurst Estates, spoke about the need for a traffic light and the neighborhood entrance. When discussing this with NCDOT, he was told that southbound travelers should exit north, go to the Scalesville Road intersection, and make a U-turn, which is dangerous. He requests Council support in further discussions with NCDOT.

Dick Howard, 4960 Hwy 220, the pastor of Community Lutheran Church, echoed the same safety concerns as Kingsbury, and also requests Council support in NCDOT negotiations.

Gail Dunham, 5805 Snow Hill Drive, spoke about the following items: her appreciation of Town Manager Scott Whitaker's hard work, her calculation that Wray has only attended 67% of Council meetings, the importance of full participation of all Council members, and her feeling that the decision not to appoint her to the Finance Committee was personal in nature and not based on her qualifications.

TOWN MANAGER RESPONSE TO COMMENTS

Regarding the request for support in discussions with NCDOT on issues relating to the widening of Highway 220, Whitaker stated he would do his best to facilitate dialogue and serve as a resource for concerned citizens.

COMMITTEE / GROUP REPORTS

- A. **Finance:** Luther stated the next meeting is August 20, 7:00pm at Town Hall. The committee will hold annual elections and discuss investment options.
- B. **Historical:** Linda Southard, committee chair, said the next meeting is August 30, 7:00pm at Town Hall.
- C. **Public Safety:** No report.
- D. **Development Ordinance:** No report.
- E. **Other Community Groups:** No report.

PUBLIC HEARING: rezoning case #03-12

Brown discussed the format of the hearing, Whitaker presented the case noting the following: The properties are located north of the intersection of Pleasant Ridge Road and Meadow View Drive at 3203 Pleasant Ridge Road and near 3203 Pleasant Ridge Road in the Bruce Township; Guilford County Parcel #0146128 and #0146198; and include approximately 20.52 acres. The property is currently used as a farm by the name "Summerfield Farms" and is owned by Summerfield Holdings, LLC. The request is to rezone from RS-40 (Residential) to AG (Agricultural), there is no history of denied cases, and the request is supported by Policy Area 3, Policy 3.7, 11.1, 11.4, and 11.5 of the Town of Summerfield Comprehensive Plan. During their July 23 meeting, the Zoning Board recommended approval to rezone to AG as consistent with the Comprehensive Plan Community Character Preservation, Historic Preservation, and Attractive Community Appearance.

Brown opened the Public Hearing at 7:11pm.

Proponents

David Couch, 6791 Meadow View Drive, is the applicant. He stated the property has been used as a farm since the mid 1500s and he wants to preserve it as a farm by rezoning the front 20 acres to AG like the back 200 acres. As economic issues have presented difficulties in maintaining the property as a farm, he wishes to explore other options such as AgriTourism and would like to be able to sell farm products on site.

Jane Doggett, 7986 Highfill Road, says the rezoning is a wonderful idea and an opportunity to educate people about the process of producing and supplying food.

Billy Tesh, 7670 Deboe Road, stated "down zoning" is rare, we are losing too many farms, and noted the importance of farming and sustainability.

With no other speakers, Brown closed the Public Hearing at 7:16pm.

Barnes feels the rezoning is a good thing for Summerfield. Flowers agreed noting this is what the residents want. Wray and Brown also expressed their support.

Wray made a motion to approve Rezoning Case #03-12 RS-40 to AG based on being consistent with the Comprehensive Plan Community Character Preservation, Historic Preservation, and Attractive Community Appearance. The motion was seconded by Barnes and carried unanimously.

BUSINESS FROM TOWN MANAGER

A. SAP alarm system changes

Whitaker discussed the need for additional security at each park, offered options, and asked Council for general direction regarding the level of security they felt was needed, particularly in regard to security cameras. Following much discussion about the options and costs, by consensus, Council directed the manager to use his judgment to best secure the facilities.

B. Highway 150 Relocation project changes

Whitaker stated the 150 Relocation Project was removed from the Long Range Transportation Plan and Thoroughfare Plan. The MPO recommended that the Town add the project as a "collector street" within the Summerfield Collector Street Plan adopted September 6, 2005, and also to the Greensboro Urban Area Plan. Barnes stated the Collector Street Plan allows the Town to require developers to provide streets if needed. Flowers asked if homeowners wishing to sell their property would be required to disclose such information. Barnes recommended asking MPO staff and stated the issue needed to be discussed in the Development Ordinance revision.

C. Employee benefits

Whitaker presented the following: There had been recent Council discussion concerning employee benefits and the need to review those periodically in terms of coverage and costs. Because the Manager is in the process of hiring new employees and needs to provide clarity to current applicants, it is an ideal time to discuss and decide on changes, if any. He felt that offering an allowance for additional family coverage would be more equitable across varying employee situations as compared to the current set-up. Following discussion of the options presented, it was decided by consensus to hold a special called meeting to discuss the matter further.

D. Project updates/reports

Whitaker reported the completion of the following projects: installation of bleachers and safety netting at SAP, SAP irrigation repairs, and SCP tree work and dam/spillway repairs. In-progress activities included: interviewing for staff positions, exploration of investment options, meetings about trails, Bruce Park, and he noted the Sheriff substation inquired about by some citizens.

BUSINESS FROM MAYOR AND COUNCIL

A. Appreciation of services of Carrie Spencer

Brown presented Spencer with a plaque and expressed his appreciation of her years of hard work and dedication on behalf of the Town and citizens.

B. Jordan Lake New Development Rules

Brown stated implementation had been delayed for two years by Governor Perdue, and the Town Attorney advised Council to hold off on any further action by the state. By consensus, Council will delay any action based on postponement of implementation by the state legislature.

C. 2013-2014 NCLM Legislative Goals request

Brown explained that the NCLM is requesting goals for its advocacy efforts with the NC General Assembly. All NCLM member towns and cities could submit goals by August 31, and the NCLM will vote on which goals to focus on during the 2013-2014 General Assembly legislative session.

Flowers made a motion to submit the following three goals: continued protection of city and town state-collected taxes by the General Assembly from confiscation and use by the General Assembly; delay of Jordan Lake Rules implementation until 2018 or beyond; and no NCDOT turn-over of road maintenance to cities, towns, and counties. The motion was seconded by Barnes and carried unanimously.

Wray made a motion to also submit the following goal: maintain the non-privatized status of the ABC system. The motion failed due to lack of a second.

D. Fall recycle event

Brown stated there was approximately \$500 in the budget to host another event, which was enough to provide volunteer lunches and run one advertisement in the *Northwest Observer*. By consensus, Council decided to host a Fall recycle event.

COMMENTS FROM COUNCIL

Responding to the statements made by Gail Dunham during Public Comments, Wray stated during his many years of service as Mayor and a Council member that he faithfully attended all meetings; however, recently he had missed a few meetings due to illness and death in his family.

Flowers thanked Whitaker for his work removing the plants and weeds from the roof of Town Hall, noting that his quick attention to the issue and doing the work himself was refreshing.

With no further business before the Town Council, a motion was made at 9:00pm by Wray to adjourn. The motion was seconded by Barnes and carried unanimously.



Mark E. Brown, Mayor



Valarie Halvorsen, Town Clerk