

Committee Minutes

Finance Committee: The 3/21 draft minutes are attached.

Founders' Day: The 3/31 draft minutes are attached.

Historical Committee: The 3/31 draft minutes are attached.

Trails and Open Space Committee: The 3/23 draft minutes are attached.

Planning Board: The 3/28 and 4/4 draft minutes are attached.

Greensboro ABC Board: Mark Brown's notes on the 3/29 meeting are attached.



FINANCE COMMITTEE MINUTES

MARCH 21, 2022, 7:00PM, SUMMERFIELD TOWN HALL

The meeting was called to order at 7:00 pm.

Members present in person or via speakerphone: Millie Hoffler-Foushee, Dee Hall, Scott Whitaker, Tim Sessoms, Vicky Bridges, Wendel Parks, Alan Abrams

Members absent: none

Guests present: Don Wendelken and Teresa Perryman

ADOPTION OF MINUTES

Bridges made a motion to approve the 2/28/22 minutes. Whitaker seconded the motion. Carried unanimously.

PUBLIC COMMENT PERIOD (limited to 3 minutes per speaker): None.

NEW BUSINESS

Continued discussion of new town hall funding:

Hall said after talking to the LGC, the town couldn't receive approval for town hall financing until a Guaranteed Maximum Price contract was signed. Samet can't provide that until after the bids have been received, making it too late to hold a 2.25% interest rate from Pinnacle. She will keep the committee updated.

2022-2023 budget discussion:

Hall updated the committee on the ARP grant application with the county. Whitaker went over the Council Retreat priorities for the CIP. The committee expressed support for the dog park and suggested waiting on some projects such as repaving the SCP trail since the town hall and grant projects will take significant staff time.

OTHER BUSINESS

Mayor Sessoms thanked the staff for all their hard work on grants and projects, and Hoffler-Foushee agreed, requesting that their sentiments be put in the minutes. Whitaker and Hall expressed appreciation for their support.

With no further business to discuss, the meeting was adjourned at 7:59 pm with a motion by Whitaker and a second by Bridges. Carried unanimously.

Mildred Hoffler-Foushee, Chairman

Dee Hall, Finance Officer



FOUNDERS' DAY COMMITTEE MINUTES

MARCH 31, 2021, 3:00 PM, SUMMERFIELD TOWN HALL

The meeting was called to order at 3:01 pm.

Voting Members

Cheryl Gore, Mgr Asst./Events Coordinator
Jeff Goard, Parks & Rec Director
Dee Hall, Finance Officer
Mark Brown
Scott Whitaker, Town Manager
Tim Sessoms, Mayor

Ex-Officio/Stakeholder Members

Chief Jenna Daniels
Lynne Williams DeVaney

Members absent: None

Ex-Officio members absent: Reece Walker,
1st Lt. Mike Burns, Lance Heater, Jane Doggett

Guests: none

APPROVAL OF AGENDA AND MINUTES: Mark made a motion to accept the agenda and minutes. Jeff seconded. Motion carried.

PUBLIC COMMENT PERIOD (limited to 3 minutes per speaker): none.

SAFETY:

- Road closures: Cheryl has letters ready to go out to citizens in the area. Jenna said we can use the fire department's LED sign.
- Deputies/VIPS: Cheryl is waiting for off-duty officers request to be uploaded on the website.
- Parking lot: Cheryl is still waiting for the final approval at Laughlin.
- Volunteers: Mark said he needs more help with the parade. Cheryl has asked for the Merchants' Association to help. There is a Sign-Up Genius.

ENTERTAINMENT:

- Music: Cheryl said some of the teachers have still have not responded.
- Entertainers: all has been settled. We are moving Highland North to the parking lot with the food vendors.
- Historical and Trails tents: Mark is showing the committee the banner to be used at the next meeting.

PARADE:

- Mark said Dena Barnes and Dianne Laughlin have agreed to be Grand Marshals.
- Scott has reached out to Cindy Farmer about being our announcer but hasn't heard back. He may ask for anyone at Fox8 to volunteer.
- There are 35 participants signed up for the parade.



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VENDORS:

Food/Craft/Business: Cheryl said all food and craft/business spots are full.

SPONSORS:

Lynne said we have \$9,600 in sponsorships committed thus far.

ADVERTISING:

The dates have been secured with the Northwest Observer. Jenna said the fire department will put it on their marquis. Cheryl will send fliers to the schools.

With no further business, the meeting was adjourned at 3:41 pm.

Cheryl Gore, Committee Chair

Dee Hall, Secretary



HISTORICAL COMMITTEE MINUTES

MARCH 31, 2022, 6:30PM, SUMMERFIELD TOWN HALL

1. The meeting was called to order at 6:34pm by Mark Brown, Chair.

Voting Members Present: Mark Brown, Gary Brown, Sam Schlosser, Mia Malesovas, Jennings White, Loren Sterling, Bruce Petersen, Troy Stanliff, and Heather Buttonow.

Non-Voting Members Present: Andy Schlosser and Ken Robinson.

2. The minutes of the February 24, 2022, meeting were unanimously approved.
3. No public comments.
4. Mark led the discussion on the inventory status and future plans for the Gordon Hardware building. Gary discussed the details of the inventory list that he created and need to finish the remaining items at the building. Ken discussed the next stage of inventory with photos, tagging, and numbering system for all the inventory.
5. An update on the Preservation NC visit in March was discussed and recapped by Ken, Gary, and Mark. Cathleen Turner, of Preservation North Carolina, will prepare a proposal for the Martin House and Gordon Hardware building, and Scott Whitaker will present to the Town Council meeting scheduled in April 2022.
6. Mark Brown led a discussion on the Summerfield Founder's Day preparations and plans. Some of the ideas and chairs for each event include:
 - Jennings- reenactment solidier to ride in his truck for the parade
 - Mia: decorations and crafts
 - Bruce: display and discuss his article in "Journal of the American Revolution"
 - Heather: Bugle Boy research display
 - Loren: photos of Martin House, Gordon Hardware, and Hopewell Church.
 - Sam & Andy: VFW participation and Historical Markers
 - Gary & Ken: Summerfield archeology dig displays
 - Anna/Bill: photography of Summerfield sites
7. Mark led a discussion in the interests at Peace Church cemetery to locate and identify grave sites at the church. The community unanimously approved to have Mark discuss the interest and seek approval from the Town Counsel for the next project.
8. Meeting was adjourned at 7:29pm.

Next meeting scheduled: April 28, 2022, at 6:30 pm at Summerfield Town Hall

Recorded: Heather Buttonow

Approved: Mark Brown



TRAILS AND OPEN SPACE COMMITTEE MINUTE

MARCH 23, 2022, 6:00PM, VIRTUAL MEETING (ON ZOOM)

Members Present: Cary Gentry, Neala Jones, Bill King, Ginger Lambrecht, Rachel Sowers, Trudy Whitacre, Jane Doggett (ex-officio member)

Others Present: Stephanie Jane Edwards, Adam French (Downtown Bicycle Works in Summerfield), Gail Dunham, Don Wendelken, and another Summerfield Resident

Members Not Present: Paul Lambrecht

- 1) Meeting called to order at 6:02pm by G. Lambrecht
- 2) Adoption of minutes from the previous meeting. Gentry made a motion to accept the minutes as written, seconded by King, and approved unanimously
- 3) Public comments (3 minute limit)
 - Gail Dunham, a resident of Summerfield, is concerned about the proposed dog park. She is concerned about the noise carrying to the school; cost of building the park, maintaining the park, and liability. She wants to be assured that the water cannot be left on. She feels public notification is long overdue. Instead of a dog park, she wants the committee to focus on passive walking trails.
- 4) Updates from Town Hall
 - a. Dog Park – Two members of the committee met with Town Staff and mapped out an area for the proposed dog park. Town Staff will get estimates of the costs for the park and submit to Town Council for approval. Any further questions can be directed to Town Staff.
 - b. A&Y – Currently in the phase of getting the Endangered and Threatened Species and Critical Habitat inspection report.
- 5) Bike Pump Track Discussion
 - a. Adam French from Downtown Bikeworks in Summerfield asked the committee to consider adding a bike pump track in Summerfield Community Park
 - b. Bike pump tracks can be professionally built of dirt or pavement in an area of about a half an acre. French suggested that it be paved because dirt tracks need more maintenance. He used the Gaston County pump track as an example.
- 6) Founder’s Day (May 13&14)
 - a. LeBauer Park Surrey Bike update –
 - i) King is leading the repairs. The bike needs new tubes, tires, and chains; and needs repairs to the seats and cover.



- ii) Downtown Bicycle Works is helping to make the repairs and will make sure that it is in safe working order.
 - iii) Sowers offered to help secure fabric or vinyl if it is needed for the repairs.
 - iv) Suggested that the high school art students who painted the tunnel ride the bike at Founder's Day
- b. Volunteer roles and schedule for Founder's Day
- i) Friday Volunteers – King, G. Lambrecht, P. Lambrecht will help set up
 - ii) Saturday volunteers will be split up into 3-time segments of 10am to noon, noon to 2pm, and 2pm to 4pm. Sowers will create a sign-up genius and share with the committee.
 - iii) Inside the tent
 - (1) Table for t-shirts, hats, medallions, car magnets. (Magnets are free, but everything else is for purchase). Whitacre will bring the money box.
 - (2) We will have some space for people to sit and get out of the sun.
 - iv) Posters
 - (1) Edward's image of Summerfield's Connections to Major Trail Projects
 - (2) Pictures of the Tunnel Murals
 - (3) G. Lambrecht will contact the Piedmont Land Conservancy to see if they have any poster-sized maps of Bandera Farms that we can borrow.
 - (4) Review other posters that were used in the past.
- 7) Finalize "Did You Know" Document/Concept Map for Community Engagement, Education and Involvement
- a. Suggestion remains to have a stylized map of Summerfield with all the trails and town highlights. This would be like the one created for Downtown Greenway by Boulton Creative.
 - b. King made a motion to have Boulton Creative create a stylized map of the trails in Summerfield, seconded by Gentry, and approved unanimously.
 - c. It was proposed that Edwards work with Boulton Creative staff to create the map and keep G. Lambrecht included in all email discussions.
- 8) Bandera Farms - Piedmont Land Conservancy has bought another acre of property next to Bandera farms. This purchase may change the park entrance in the Bandera Farms master plan.
- 9) Trail Tunnel Lights - Town staff and NCDOT are working out the contract details to keep the lights on 24/7.
- 10) Next Meeting
- a. The next meeting will be on Wednesday April 27, 2022.



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b. Whitacre made a motion to have the next meeting in person at the Summerfield Community Center, this was seconded by Gentry and approved unanimously.

11) Adjournment - Gentry made motion to adjourn, seconded by King, and unanimous consent at 7:40 pm

Date Approved: _____
Presiding Chair: _____
Secretary: _____

XXXXXXXXXX



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PLANNING BOARD MINUTES

MARCH 28, 2022, 7:00PM, LAUGHLIN PROF. DEV. CENTER

Planning Board

Richard (Dick) Feulner
George (Jeff) Davis
Clark Doggett
Kathy Rooney
Trudy Whitacre

Alternates

Clint Babcock

Staff

Brad Rentz, Planning Tech
Scott Whitaker, Town Manager
Lance Heater, Town Clerk
Bob Hornik, Town Attorney

CONSENT AGENDA

Upon motion by Davis, seconded by Whitacre and carried by unanimously, the consent agenda was approved. It consisted of the meeting agenda and the minutes of the 2/28 meeting.

PUBLIC HEARING/ACTION RE: TEXT AMENDMENT TA-01-2022

Feulner provided a brief overview of the procedures that would be followed for the public hearing. Feulner noted that the Town Attorney had determined that a Board member who owns property near property owned by David Couch which could be developed under the rules prescribed by the proposed text amendment and a Board member who has a son currently serving on the Town Council do not have conflicts of interest with regard to consideration of the text amendment. Feulner also noted that the Town Attorney had determined that acceptance of an invitation from David Couch to visit planned development communities in South Carolina did not constitute a conflict of interest on the part of Board members who attended. Doggett and Rooney noted that they had visited those communities.

Rentz reviewed the staff report, noting: 1) the request was for a text amendment to the UDO to add an "Open Space Mixed-Use Village District (OSM-V)"; 2) the OSM-V is based on and regulated by form-based codes and development regulations adopted in the rezoning process rather than the concepts and rules of conventional zoning found in other sections of the UDO; 3) the request appears to have consistency with the majority of the Comprehensive Plan objective areas and meets the requirements of the UDO; 4) staff did not offer a recommendation to approve or deny the request but instead proposed certain questions for consideration, which were detailed in the report.

Tom Terrell, attorney for Summerfield Farms, noted the following: 1) the request was for a text amendment, not a request for a zoning map amendment; 2) referred to materials provided to the Board in which it was argued that the proposed text amendment met all of the objective areas of the Comprehensive Plan; and, 3) referred to materials in which it was claimed that the population of the Town was 94% white and that housing prices for new homes were over \$600,000. Terrell stated that it had been contended that these numbers resulted purely from market forces. Terrell instead argued that the powers of government had been used to manipulate "the price of citizenship in Summerfield." Terrell argued that the Town was potentially liable for "millions of dollars in damages" in a Fair Housing Act lawsuit with the possibility that a federal judge could step in and dictate how the Town's UDO is written.