

## Committee Minutes

**Finance Committee:** The 5/24 draft minutes are attached.

**Founders' Day Committee:** The 5/5 minutes and 6/6 draft minutes are attached.

**Historical Committee:** The 5/26 draft minutes were not available.

**Trails and Open Space Committee:** The 5/25 draft minutes are attached.

**Planning Board:** The 5/23 draft minutes are attached.

**Greensboro ABC Board:** Mark Brown's notes on the 5/31 meeting are attached.



FINANCE COMMITTEE MINUTES

MAY 24, 2022, 7:00PM, VIRTUAL ZOOM MEETING

The meeting was called to order at 7:03 pm.

Members present: Millie Hoffler-Foushee, Dee Hall, Scott Whitaker, Wendel Parks, Tim Sessoms, Alan Abrams

Members absent: Vicky Bridges

Guests present: Don Wendelken and Gail Dunham

ADOPTION OF MINUTES

Parks made a motion to approve the 4/18/22 minutes. Abrams seconded the motion. Carried unanimously.

PUBLIC COMMENT PERIOD (limited to 3 minutes per speaker): Gail Dunham expressed her displeasure with the budget and is opposed to the dog park. She would like the town to donate land to the fire department.

NEW BUSINESS

**Town hall project update:**

Mayor Sessoms said the Council had voted to put building a new town hall on hold due to rising construction costs. He has spoken with Superintendent Dr. Contreras and BOCC Chair Skip Alston about their intention to surplus the Laughlin Professional Development Center. If the town acquires the buildings, we will investigate the possibility of renovating it as our new town hall and renaming it the Laughlin Governmental Center. He will keep the committee updated.

**2022-2023 initial line-item final draft discussion:**

Whitaker and Hall went over the revised final budget draft, which has been significantly lowered since the town hall project was removed and answered any questions.

OTHER BUSINESS

None.

With no further business to discuss, the meeting was adjourned at 8:16 pm with a motion by Whitaker and a second by Abrams. Carried unanimously.

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*Mildred Hoffler-Foushee, Chairman*

\_\_\_\_\_  
*Dee Hall, Finance Officer*



FOUNDERS' DAY COMMITTEE MINUTES

MAY 5, 2021, 3:00 PM, SUMMERFIELD TOWN HALL

The meeting was called to order at 3:00 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  
Reece Walker  
Jane Doggett

Members absent: None

Ex-Officio members absent:  
1<sup>st</sup> Lt. Mike Burns, Lance Heater

Guests: none

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

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

SAFETY:

Tim said he would call Lt. Burns about needing more officers to sign up.

PARADE:

Mark said we have 65 entries and need more volunteers. Jane said the bike is finished and is beautiful. It will be in the parade.

LAYOUT AND LOGISTICS:

Jenna said the fire department will mow on Wednesday so it will look nice.

VENDORS AND VOLUNTEERS:

Cheryl said vendors will be arriving as early as 7 am. Parking passes have already been mailed out.

AFTER ACTION DISCUSSION:

The committee decided to meet June 6 at 3:00 pm.

With no further business, the meeting was adjourned at 3:54 pm.

  
Cheryl Gore, Committee Chair

  
Dee Hall, Secretary



FOUNDERS' DAY COMMITTEE MINUTES

JUNE 6, 2022, 3:00 PM, SUMMERFIELD TOWN HALL

The meeting was called to order at 3:02 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

Members absent: None

Ex-Officio members absent:

1<sup>st</sup> Lt. Mike Burns, Lance Heater, Jane Doggett,  
Lynne Williams DeVaney, Reece Walker

Guests: Chief Chris Johnson

**APPROVAL OF AGENDA AND MINUTES:**

Tim made a motion to accept the agenda and minutes. Mark seconded. Motion carried.

**PUBLIC COMMENT PERIOD** (*limited to 3 minutes per speaker*): Chief Johnson said Founders' Day was a great success and the fire department enjoys working with the town.

**AFTER ACTION DISCUSSION:**

**Jeff** said if we have ax-throwing next year, we should consider giving them higher visibility. We could consider adding two more rides, adding a Music-in-the-Park type band for Friday night, in addition to a couple of the schools. Jeff also said we couldn't have had such a great event if not for the fire department and they were greatly appreciated.

**Tim** said we could consider turning the stage so folks could see better what they're missing. Chief Johnson said there should be more concrete from their new construction by next Founders' Day to accommodate that. Tim also praised the staff for going above and beyond to make a great event.

**Mark** said the parade went very well even with the rain.

**Scott** said we should advertise that the ax-throwing was free. The Trails and Historical tents were full and busy the entire day and the committees are to be commended.

**Cheryl** said we didn't use the shuttles as much this year. It's hit or miss whether we need them each year. She said the best food trucks are booked a year in advance, so the committee decided to set next year's date as May 19-20, 2023, so Cheryl can go ahead and book some food vendors.



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With no further business, the meeting was adjourned at 3:36 pm.

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*Cheryl Gore, Committee Chair*

\_\_\_\_\_  
*Dee Hall, Secretary*

DRAFT



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TRAILS AND OPEN SPACE COMMITTEE MINUTE

MAY 25, 2022, 6:00PM, SUMMERFIELD TOWN HALL

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

Others Present: Matthew McMillan, Scott Whitaker, Gail Dunham

Members Not Present: Bill King, Rachel Sowers

- 1) Meeting called to order at 6:00pm by G. Lambrecht
- 2) Adoption of minutes from the previous meeting, April 27<sup>th</sup>, and special meeting to discuss Founder’s Day, on May 4<sup>th</sup>. Gentry made a motion to accept the minutes as written, seconded by P. Lambrecht, and approved unanimously.
- 3) No public comments were received prior to or at this time of the meeting.
- 4) Whitaker shared town updates
  - a. A&Y Greenway Extension
    - i) The A&Y Greenway extension in Summerfield is still in the 2024 NCDOT budget.
    - ii) The town is on track to being complete with its requirements for the NC PARTF Grant.
    - iii) The only issue is that the A&Y Greenway cost estimate submitted in the NC PARTF Grant application is from 2015. If the current cost estimate is 25% over the original estimate, then we need to take extra steps in the requirements.
    - iv) Suggested Trail Committee find places to put signs that read, “Future A&Y Greenway Trail Here.” We will need to contact landowners to confirm it is ok.
    - v) Suggested we print out maps of the planned A&Y trail and display them in local area locations (local bike shop, town hall, etc)
    - vi) Mentioned the idea of creating a small trailhead with parking and a restroom at the corner of Rhodan and Summerfield Road
  - b. Dog Park
    - i) The dog park is in the draft town budget in the amount of \$100,000.
    - ii) If this budget request is approved, the Town plans to have it constructed this all.
  - c. Bandera Farms
    - i) The Town is paying \$250K to add extra land to Bandera Farms.
    - ii) The extra property will hold the pedestrian trail parking and the playground.



- d. The Land Use Plan created by Piedmont Triad Regional Council is almost done and will be presented to Council soon.
- 5) Founder’s Day Feedback and Reflections
- a. Surrey worked well. We need to see if we can use it for other events.
  - b. Trail committee members responded to a lot of questions from the public.
  - c. Next year we need the following
    - i) Posters of the tunnel artwork and recognition of those who painted it.
    - ii) More A&Y Greenway, Piedmont Greenway, and Bandera Farms updates/posters
    - iii) An activity to bring people into the tent
    - iv) Suggest having the kids draw with chalk on the trails prior to Founder’s Day, then have committee member display printed pictures of the chalk art at the event.
  - d. At Founder’s Day, Cheryl Gore (Town Manager Assistant and Events Coordinator) mentioned we needed to increase the cost of the “Summerfield Trails” shirts. *(However, in a follow-up email after the meeting, Gore replied that she received the final shirt invoice and we could leave the price at \$10.)*
- 6) G. Lambrecht made a motion to have a meeting with the town planner to collaborate future trail development and to temporarily pause meeting with Stephanie Jane Edwards. This motion was seconded by Gentry and approved unanimously.
- 7) Gentry will look into Oak Ridge Press Release concerning their conservation initiative and report back to the Committee.
- 8) Tunnel Update
- a. P. Lambrecht will check on the lumens of the lighting in the tunnel.
  - b. We need a sign to recognize the painting was done by NW and Northern Art Students.
- 9) The next monthly meeting will be on Wednesday, June 22<sup>nd</sup> at the Summerfield Community Center.
- 10) Adjournment – G. Lambrecht made a motion to adjourn, seconded by Gentry, and unanimous consent at 7:40 pm

Date Approved: \_\_\_\_\_  
 Presiding Chair: \_\_\_\_\_  
 Secretary: \_\_\_\_\_



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## PLANNING BOARD MINUTES

MAY 23, 2022, 7:00PM, SUMMERFIELD COMMUNITY CENTER

### **Planning Board**

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

### **Alternates**

Clint Babcock

### **Staff**

Brad Rentz, Planner/Code Enf. Off.  
 Scott Whitaker, Town Manager  
 Lance Heater, Town Clerk

### **CONSENT AGENDA**

Upon motion by Davis, seconded by Rooney and carried by unanimous vote, the consent agenda was approved. It consisted of the meeting agenda, and the minutes of the 4/25 meeting.

### **PUBLIC HEARING/ACTION RE: REZONING CASE RZ-02-2022**

Rentz explained the request was to rezone property located at 7400 Summerfield Road RS-30 (Single Family Residential) to CZ-OI (Conditional Zoning Office/Institutional), with the use condition: facilities for EMS and/or Fire support purposes. Rentz reviewed the land uses of the surrounding properties and described the characteristics of the proposed district as intended to accommodate public, semi-public, and institutional uses or medical, professional, administrative, and government office uses that might have a substantial land use impact or traffic generation potential. Rentz reviewed the compatibility of the proposal with the Comprehensive Plan, noting its consistency with the Plan's areas of Community Character Preservation, Summerfield Road Focus Area, and Appropriate, Limited, Commercial Development. Rentz noted that the proposed zoning fits the use of the property better than the RS-30 district.

Present for the applicant, the Summerfield Fire Department, was Chief Chris Johnson who explained that the Fire Department was considering the addition of a maintenance facility for Fire and EMS vehicles which would allow sufficient ceiling height to raise the hoods of fire trucks.

In response to a question from Whitacre regarding the need for an easement across Fire Department property for the A&Y Trail, Johnson stated that such a request would need to be addressed by the Department's Board of Directors.

Feulner declared the public hearing open at 7:15pm. Gail Dunham, 5405 Snow Hill Drive, spoke in support of the request and in support of an intergovernmental agreement which would deed an acre of Town property which is adjacent to the Fire Department to the Department. There being no other persons present who wished to speak, Feulner declared the public hearing closed at 7:20pm.

Davis made a motion to recommend to Town Council that the request be approved, with the conditions proposed by the applicant. Davis noted the request was consistent with the Town's Comprehensive Plan focus areas of Appropriate, Limited Commercial Development, Summerfield Road Focus Area, Summerfield as a Limited Services Government, and Transportation Improvements. Davis said the request was in the public interest because it promotes the public



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health, safety, and general welfare. The motion was seconded by Rooney. In response to a request from Whitacre, the Board agreed with the suggestion that the Fire Department provide an easement for the A&Y Trail, however, the recommended approval was not contingent upon such an easement being granted. The motion was approved by unanimous vote.

**PUBLIC COMMENTS** – *None*

**OTHER BUSINESS**

In response to a question from Feulner, Whitaker stated that a pre-submittal conference had been scheduled for July 13 on a 3<sup>rd</sup> request from David Couch for a text amendment to the UDO regarding the Villages of Summerfield Farms. It was also noted that the Board would be considering recommendations to Town Council for changes to the Board's bylaws at a future meeting, possibly in June. Feulner cautioned Board members from participating in discussions on social media regarding the text amendment request.

Feulner suggested that it would be helpful to the Board to review an example of a development agreement from another locality prior to or in conjunction with the next text amendment request from David Couch.

Upon motion by Doggett, seconded by Whitacre and carried by unanimous vote, the meeting was adjourned at 7:38pm.

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 Richard Feulner, Chair

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 Lance G. Heater, Town Clerk

The Greensboro ABC Board met on May 31, 2022 For it's regularly scheduled monthly meeting.

The Chairman called the meeting to order and the minutes of the May meeting were approved.

Retail sales for April 2022 were 5,279,238.00 compared to 5,056,209.00 in 2021. Mixed beverage sales had a 19% increase over 2021.

Total sales for 2022 is presently at 63,223,443.00. The goal for the fiscal year was seventy million. It is expected that the year will end with a record seventy five million in sales being attained.

The Greensboro system came in fourth statewide in sales for April behind Durham, High Point and Mecklenburg.

A budget amendment was approved by the Board increasing salaries for full time and part time workers.

John Vestal with First Bank made a presentation regarding financing of two stores construction projects.

The Board recessed into closed session for personnel matters.

Sincerely,

Mark E. Brown