



C O U N C I L M I N U T E S APRIL 9, 2024, 6:30PM, SFD COMMUNITY CENTER

The meeting was called to order at 6:31pm by DeVaney. DeVaney provided the invocation, followed by the Pledge of Allegiance led by Robinson.

The following were present:

Council

Lynne Williams DeVaney, Mayor Pro-tem
Heath Clay
John Doggett
Jonathan Hamilton
Janelle Robinson

Staff

Dee Hall, Finance Officer
Brad Rentz, Planning Director
Sarah Tibbetts, Clerk
Jim Hoffman, attorney

**DeVaney sat as the Mayor due to Sessoms absence and did not vote, her abstention from votes shall be counted as a "yes" for the purpose of this meeting. Council agreed by consensus to excuse Sessoms from the meeting. DeVaney welcomed Jim Hoffman as the town's new attorney and read a short bio of his professional development. Hoffman thanked the Council for the opportunity to serve the residents of the town and reported that the town manager would not be present at the meeting as he was out of town for professional training.

APPROVAL OF CONSENT AGENDA

DeVaney stated she would like to add a 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) and that would go between items 11 and 12 on the agenda. DeVaney also wanted to add 10-J for "IT Vendor Updates." Hamilton motioned to remove all outstanding minutes from the agenda, add item 10-J to the agenda, and add a closed session. The motion was seconded by Robinson and carried unanimously. Hamilton motioned to adopt the agenda as amended, the motion was seconded by Robinson and carried unanimously. The consent agenda then consisted of the meeting agenda, the FY23-24 Council budget amendment #7, and the audit contract with Cindy Randolph, CPA.

ANNOUNCEMENTS

DeVaney reminded that Founders' Day was approaching, and she was looking for cake bake-off judges. She also stated she had a few welcome sign designs submitted and the winner will receive a basket that has been donated by Jessica Haverland, a local realtor.

EMERGENCY SERVICES REPORTS

- A. **Summerfield Fire District:** In March, the Summerfield Fire District ran 24 fire-related calls, 55 EMS-related calls, and 43 "other" calls for a total of 122 December incidents. They also installed 10 child safety seats and 6 smoke detectors.
- B. **Guil. Co. Sheriff's Dept.:** In March, the Sheriff's Office had 18 case reports in the town limits.

ATTACHMENTS FOR COUNCIL'S INFORMATION

Council received the following information with no action taken: committee/board minutes and the March financial report. Bruce Peterson, Chair of the History Committee was present and gave an update to the Committee's recent studies and projects. Council thanked Peterson for his update. DeVaney asked Hall if it were possible to identify a 3-5-year trend where line items on the budget in surplus could be moved to other line items that may have overages so funds would not need to be removed from the fund balance at the end of the fiscal year. Hall stated she only moves money out

of the fund balance at the end of the year if the budget has been overspent, which it never is and doesn't expect it to occur this year.

PUBLIC COMMENTS

Teresa Perryman, 7401 Greenlawn Drive, asked that the new Council and attorney follow the "purple book" for rules and procedures and follow the rules, asked Council to shut down the A&Y Greenway project, and felt that water is not needed and doesn't want her tax dollars spent on it.

Maria Adams, 5999 Morganshire Drive, spoke in her capacity as the Chair of Moms for Liberty Guilford Chapter, and spoke of her conversations with state legislators and encouraged all to continue to call and write to the General Assembly to encourage voting against de-annexation.

Dwayne Crawford, 1106 NC Highway 150-W, stated there is misinformation being circulated by David Couch and team about fire protection and the need for water and spoke against de-annexation and changing the UDO for Couch's personal gain.

Michael Logan, 5202 Rambling Road, spoke on behalf of the School Board and gave information about upcoming events and public meetings and encouraged those to attend and get involved.

COUNCIL, MANAGER, AND/OR ATTORNEY RESPONSE TO COMMENTS

Hamilton thanked those who spoke. DeVaney stated she was glad to hear efforts are being heard in Raleigh and encouraged all to continue to contact state legislators.

BUSINESS FROM MAYOR & COUNCIL

- A. **Potential de-annexation (updates):** DeVaney stated the mailers had gone out to small NC towns this week, and mailers would be going out to Guilford County residents and to the General Assembly. She would be hand-delivering binders to the General Assembly later that week with lobbyist Sebastian King. He was still trying to get charter buses for 4/24 and 4/25 and encouraged residents to go to Raleigh for the vote. DeVaney also stated the YouTube video was almost done, and there would be a citizen-driven petition on change.org under "Saving Summerfield." She asked all to sign and send to others in NC, along with continuing to contact state legislators and representatives.
- B. **A&Y Greenway (South) (Kimley-Horn contract amendment #2):** Kimley-Horn quoted the town an additional \$146,095.57 for work along the new Summerfield Road section. There was lengthy discussion among Council and staff about the price and trail alignment and how to move forward. Clay was ready to move forward with the project. Robinson motioned to wait to proceed on the topic for another month until she could show trail maps to Council and speak with the TOS Committee, the motion was seconded by Hamilton and carried 4-1 with Clay opposed, and DeVaney's abstention counted as a yes vote. Doggett stated he only voted to hold off another month in the hopes a new plan could save the town money.
- C. **Bandera Farms Park (Opinion of Probable Construction Cost {OPCC} at 15% design stage):** Hall shared Pond's cost estimate with Council, which was \$6.6M. The town has secured approximately \$3.5M in grant funding for the project. A representative with the Piedmont Land Conservancy (PLC), Kevin Redding, was present to speak to the Council and answer any questions. Redding stated he reached out to PARTF, and they stated construction prices are higher across the state and asked Council to allow him time to research what other funding options are available. Hall stated the town was reaching out to Guilford County to see about additional funding and Pond and staff will attempt to value engineer the project all they can without risking loss of funding. There was discussion on how to find additional funding, and it was mentioned to ask King if he could lobby any funding from the state. Hall thanked Redding for his time. Clay asked if it was possible to go with another engineering company at this point

of the project. Hamilton clarified with Hall that the project is still in the design phase and not yet in the construction phase.

D. **Water: Phase One work (update):** No update.

E. **Board appointment/re-appointment (Planning Board, Board of Adjustment):** DeVaney mentioned Kyle Stalls was interviewed by her, Doggett, and Feulner for a Planning Board alternate position. Doggett stated he didn't think appointing Stalls to the Board would look good for the town since Stalls is the face of the "Killing Summerfield" YouTube video. Hamilton stated Stalls was in the video because he wanted to help and he was knowledgeable enough for the Board. Hamilton stated he understood Doggett's concerns but that it cut the other way as well. Robinson stated she met Stalls last year and encouraged him to find a way to get involved. Doggett stated he felt it would appear to David Couch that the town was stacking Planning Board members who are against de-annexation, especially after the removal of his father, Clark Doggett from the Board. Hamilton stated he didn't feel it was stacking the Board and that Stalls is just a citizen against de-annexation. Hamilton motioned to approve Kyle Stalls to the Planning Board as an alternate member for a 3-year term expiring 7/27. The motion was seconded by Robinson and passed 4-1 with Doggett opposed.

DeVaney stated that Andrew Broom was up for re-appointment on the Board of Adjustment. Clay mentioned holding off on this topic since he hadn't met Broom before. Hamilton asked if Council knew Broom; Robinson and DeVaney responded affirmatively. Rentz and Tibbetts explained that no other applications were pending for the BOA and that if not voted on at this meeting, the BOA would not have enough members to consider a variance case at next month's meeting, if needed. Robinson motioned to re-appoint Andrew Broom to the BOA for a second 3-year term expiring 7/27. The motion was seconded by Doggett and carried 4-1 with Clay opposed.

F. **Speed limit ordinance repeals and approvals (Lake Brandt Rd.):** Rentz explained that he requested in the past for NCDOT to consider a speed reduction along Lake Brandt Road, as well as more speed limit signs. NCDOT forwarded seven ordinances for Council's approval. Robinson motioned to approve the speed limit change ordinance numbers 1019265, 1019264, 1085537, 1085540, 1085542, 1085544, and 1085545. The motion was seconded by Doggett and carried unanimously.

G. **Project dashboard Spreadsheet:** Clay stated this new spreadsheet was a Council request and he offered his assistance to Hall and Gore to create it and that the spreadsheet was a rough draft for Council's review. Clay stated it showed conception of a project to its end, and it goes beyond a single year. Clay explained the columns on the dashboard. Hall stated she didn't understand the column labeled "difference" and stated some of the numbers were confusing. Hall stated she keeps her own spreadsheet of projects and Robinson asked for Hall's to be supplemented to this one for Council's review in May.

H. **Video streaming of all town meetings (Council, boards, committees):** There was a discussion of Council's request to stream meetings and what equipment would be needed to make that possible. It was decided by Council that the topic would be tabled for now and Clay would work with staff to try and figure out what was needed.

I. **Reports, updates, or comments:** DeVaney stated the Paw Park signs are in production. DeVaney asked if it were possible to have a map that showed all the town trails and how they overlap and intertwine. Rentz suggested using the Trails and Open Space Committees contractor, Stephanie Jane, to make those map requests. There was discussion about upcoming town text amendments from the Planning Department and the majority of Council wanted to table those for now. Council asked Hall about removing the future Ford truck replacement from the CIP as Robinson didn't feel it was needed. Hamilton suggested Council review the CIP since it's a 5-year plan

and there are rising costs. Hall stated she would mention it to the Finance Committee at their next meeting. Robinson suggested the CIP be reviewed on its 1-year mark in September, which Council and staff agreed to.

- J. **IT Vendor (update):** Rentz stated Gray and Creech had begun their onboarding process. Robinson and Clay asked for the companies contact information for Council to be able to contact the help desk, if needed.
- K. **Other business (as needed):** Hamilton stated he read on the NCLM website that local bills needed to be submitted by 4/15 and questioned if that was something the town had done before. Hall stated it was not and Hamilton stated it might be worth looking into next year. Hamilton asked a citizen in attendance, Don Wendelken, to explain his idea for Bandera Farms. Wendelken suggested deeding the property to Guilford County and letting them help with the project since the County has more money and resources. He suggested asking the County if they would be willing to accept the deed and the town remain involved in the project as it appears to be beyond the town's means.

CLOSED SESSION

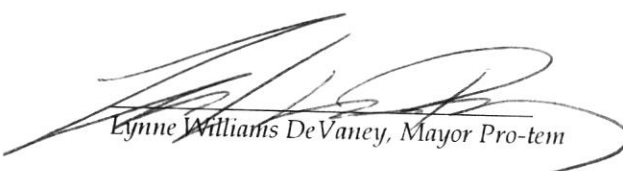
Doggett motioned to move to closed session to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege as provided under NCGS 143-318.11(a)(3). The motion was seconded by Robinson and carried unanimously.

Clay motioned to call the meeting back into open session, the motion was seconded by Robinson and carried unanimously.

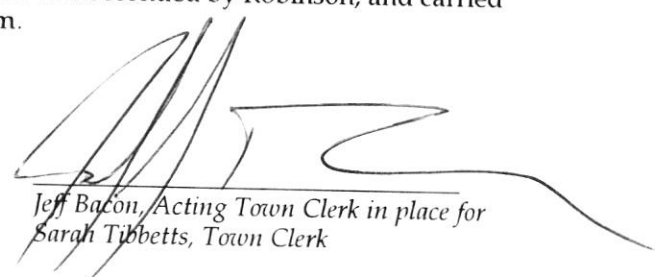
DeVaney wanted to confirm with Council what was discussed in closed session. DeVaney stated they discussed with the attorney to preserve attorney-client privilege concerning a pending mediation involving the town and Scott Whitaker and a pending administrative procedure involving the General Assembly pursuant to NCGS 143-318.11(a)(3). Council confirmed that was what was discussed.

ADJOURNMENT

Doggett motioned to adjourn the meeting, the motion was seconded by Robinson, and carried unanimously. The meeting was adjourned at 9:31pm.



Lynne Williams DeVaney, Mayor Pro-tem



Jeff Bacon, Acting Town Clerk in place for
Sarah Tibbetts, Town Clerk