



C O U N C I L M I N U T E S J A N U A R Y 2 9 , 2 0 2 2 , 9 : 0 0 A M , S F D C O M M U N I T Y C E N T E R

The meeting was called to order at 9:10am by Tim Sessoms.

The following were present:

Council

- Tim Sessoms, Mayor
- Lynne Williams DeVaney, Mayor Pro-tem
- John Doggett
- John O’Day
- Janelle Robinson
- Reece Walker

Staff

- Scott Whitaker, Town Manager
- Cheryl Gore, Manager Asst./Events Coordinator
- Jeff Goard, Parks & Recreation Director
- Dee Hall, Finance Director
- Lance Heater, Town Clerk
- Brad Rentz, Planner/Code Enforcement Off.
- Paul Kron, Facilitator, Foothills Design

MEETING AGENDA

Upon motion by Walker, seconded by DeVaney, and carried unanimously, the meeting agenda was approved.

RETREAT ROLES AND GROUND RULES

Kron introduced himself and reviewed roles and ground rules.

COMPREHENSIVE PLAN

- A. Common objective areas:** Council reviewed each of the common objective areas of the plan as either positive, negative or neutral as follows: 1) appropriate, limited commercial development (consensus was that this was mostly positive); 2) sidewalk, bikeway, and trail system (consensus was that this was neutral or negative); 3) community character preservation (mostly positive); 4) transportation improvements (mostly positive); 5) water and sewer options (neutral); 6) appropriate housing and residential development (mostly neutral); 7) park and recreation improvements (no consensus); 8) attractive community appearance (mostly negative – particularly the US-220 corridor); 9) quality schools (positive); 10) Summerfield Road focus area (mostly neutral or negative); 11) historic preservation (neutral); and 12) limited services local government (positive).
- B. Upcoming plan update:** Whitaker noted that the Comprehensive Plan was 12 years old and in need of updating. The consensus was to budget for a plan update, with actual work on the plan probably not being started until 2023.

ADMINISTRATION AND PROPERTIES

- A. Brief review of current projects and initiatives:** Whitaker reviewed current projects and initiatives as follows: construction of new town hall; potential development of Summerfield



Farms Village; water for fire protection; town-owned buildings at the Summerfield/Oak Ridge Road intersection; budget and capital improvement plan; ongoing lawsuits; finishing the Land Use Plan; ongoing amendments to the UDO; Comprehensive Plan update; next step related to ETJ/voluntary annexation; A&Y Greenway; Bandera Farms Park, and a dog park.

A recess was declared at 10:18am. The meeting was resumed at 10:31am.

B. Town-owned properties (brief map overview): Whitaker provided an overview of all Town-owned properties.

C. Town-owned intersection properties/buildings: Council heard a recommendation from Mark Brown, Chair of the Historical Committee, that the Committee join with Council in exploring the possibility of selling the Gordon Hardware store and Martin House to private individuals or businesses who develop reasonable plans to rehabilitate the structures in accordance with restrictive covenants that describe the historic character-defining features of the structures. Brown stated the Committee would take the lead to consult with historic preservation resources/organizations who could assist with the development of covenants for such a project. Whitaker noted that persons had recently expressed interest in purchasing the properties. It was the consensus of Council that this initiative proceeds as outlined by Brown.

D. Water for fire protection: Noting that the Town had been awarded a State grant of \$1.1 million for water infrastructure, Walker stated that the Town had received a proposal from its engineering firm to conduct a water feasibility study. Doggett stated that the Town shouldn't refer to the study as being solely for fire protection, in that a water system would also have the capability of providing potable service to residents and businesses. Whitaker reviewed the Comprehensive Plan's objective related to water and stated Council needed to decide if it was willing to bring public water to Summerfield. At the suggestion of Council, Whitaker stated he would ask that the feasibility study include the proposed loop proposed by Summerfield Farms Village. After discussion, the consensus of Council was to put consideration of authorizing a feasibility study on the February agenda.

PARKES & RECREATION DEPARTMENT

A. Maintenance and repairs of current park facilities: Goard noted the following: 1) repairs needed to SCP trails, fencing and piers; 2) needed bridge replacement in future years; 3) possible creation of a dog park; and, 4) Community Center rental activities and the need to increase rental fees to better reflect the market rate for such facilities.

A recess was declared at 12:25 for lunch. The meeting was resumed at 1:03pm.

B. Recommendations: Goard reviewed the intensive use of the athletic fields by charter schools, the SRA, and travel teams. Goard noted 30 scheduled weekend tournaments for 2022 and asked Council to discuss future construction of additional fields, citing the need for one additional baseball field and one additional soccer field, while noting other large capital improvements planned (A&Y Greenway, new town hall, Bandera Farms). Whitaker reviewed the Parks, Trails & Open Space Master Plan with regard to new facilities. Council reviewed options for locations and



financing. No consensus was reached regarding the issue. Goard reviewed facility needs at SAP—new soccer netting, sound system repairs, and lighting improvements.

- C. Events:** Gore reviewed Town events: Founders’ Day, movie and music events, fishing derby, Summer-Cycle, historical markers, Touch-a-Truck, and tree lighting. O’Day suggested that the Town explore a Veteran’s Day event if the VFW doesn’t already have plans for one.
- D. Trails and Open Space:** Whitaker provided an overview of TOS initiatives, noting 1) A&Y Greenway right-of-way acquisition would begin this year; and, 2) Bandera Farms Park—Town will be the landowner and will need a multi-jurisdictional agreement on operation and maintenance, but the Town is likely to bear most of those expenses. Whitaker reminded Council that these projects would require a great deal of staff time at the same time as other major projects (new town hall, dog park, etc.).

PLANNING DEPARTMENT

- A. ETJ and/or annexation:** Walker stated that the Town’s request to the County to establish an ETJ was rejected due to opposition from Greensboro. Walker stated that he believed annexation was the best tool to protect the Town from development encroaching from Greensboro. It was suggested that the Town host a community meeting with a fact sheet to encourage voluntary or referendum-based annexation in certain areas. In response to Council interest, Whitaker stated that staff could try to have a plan put together by April.
- B. Minimum housing standards:** Rentz reviewed the concept of minimum housing standards and stated the goal was to ask Council if they wanted to have such standards to deliver on the Attractive Community Appearance objective area of the Comprehensive Plan. Rentz reviewed the Town’s public nuisance ordinance and noted that its impact on housing standards was limited. After discussion, the consensus of Council was to not adopt minimum housing standards but to work toward amending the existing public nuisance ordinance.

A recess was declared at 2:36pm. The meeting was resumed at 2:45pm.

CAPITAL IMPROVEMENT PLAN (CIP) AND FINANCIAL OVERVIEW

Whitaker provided an overview and status of the CIP. In response to a question, Goard stated that there was not a need for a second park shelter to be built at SAP. Hall provided a financial overview and highlighted the following: 1) she had just received the audit for FY20–21 which listed the unassigned fund balance at approximately \$7.1 million; 2) staff was looking at ARPA funding for parks funding purposes in addition to water and broadband; 3) the Finance Committee was exploring borrowing some funds for the new town hall; and, 4) non-cash assets were increasing due to the acquisition of properties.

There was a discussion of the acquisition of either electronic notebooks or laptop computers by Council members which could be used for agenda packets and for conducting Town business. Whitaker noted that, if they were to be acquired, a policy should be adopted governing the use of Town-owned electronic devices.



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PRIORITIZING GOALS, ASSOCIATED NEEDED ACTIONS, AND LEAD PERSON(S)

Kron asked Council to list issues that had not yet been addressed. Walker inquired as to the status of a Right to Farm ordinance suggested by the Planning Board. Whitaker noted that almost no persons farmed for a living in Summerfield to which Walker concurred. DeVaney stated that citizens had expressed interest in establishing a small book exchange at Town Hall, to be set up by volunteers. DeVaney stated that she would like to urge the County to proceed with broadband improvements with the use of ARPA funds.

Upon motion by DeVaney, seconded by Walker and carried by a unanimous vote, the meeting was adjourned at 3:47pm.

Tim Sessoms, Mayor

Lance G. Heater, Town Clerk