



C O U N C I L M I N U T E S F E B R U A R Y 8 , 2 0 2 2 , 6 : 3 0 P 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 6:30pm by Tim Sessoms. Sessoms provided the invocation, followed by the Pledge of Allegiance.

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
- Dee Hall, Finance Officer
- Lance Heater, Town Clerk
- Bob Hornik, Town Attorney
- Brad Rentz, Planner/Code Enforcement Off.

CONSENT AGENDA

Upon motion by DeVaney, seconded by O’Day and carried unanimously, the consent agenda was approved. It consisted of the meeting agenda and the 1/11 open session meeting minutes.

ANNOUNCEMENTS – None.

EMERGENCY SERVICES REPORTS

- A. Summerfield Fire District:** During January, the department responded to 43 fire calls, 85 EMS calls, and 42 “other” calls for a total of 170 incidents.
- B. Guil. Co. Sheriff’s Dept.:** During January, the department responded to 76 calls in District 1.

ATTACHMENTS FOR COUNCIL’S INFORMATION

Council received the following information with no action taken: committee/board minutes and the January financial report.

PRESENTATION

Sessoms introduced Representatives Jon Hardister and John Faircloth, who presented the Town with a Small Town Development Grant in the amount of \$50,000. Sessoms and Council members expressed appreciation to the representatives for their support of the Town.

PUBLIC COMMENTS

Regina Burch, 2507 Hillsdale Forest Court, expressed concern regarding planned developments.

COUNCIL, MANAGER, AND/OR ATTORNEY RESPONSE TO COMMENTS

Whitaker noted that a press conference had been held recently by David Couch, developer of the



Villages of Summerfield Farms, and the Town had received a request for a text amendment to the UDO to add a new OSM-V (Open Space Mixed Use-Village) zoning district. Sessoms stated that Couch had invited Council members, the Mayor, a representative of the Northwest Observer, Town Manager, and Town Planner to travel to South Carolina to tour a development similar to one which would be allowed if the text amendment were to be approved. Sessoms reviewed the process by which the text amendment would be considered.

AUDIT REPORT PRESENTATION

Wade Greene, CPA, presented the external audit report for FY20-21. Greene reviewed highlights, including the available fund balance as of 6/30/21 of \$6.955 million, which is 504.05% of operating expenses. Greene reported the report had been accepted by the Local Government Commission and contained no findings. In response to questions, Greene characterized the audit as "perfect."

BUSINESS FROM TOWN MANAGER

A. Action re: UDO text amendment case TA-03-21 (continued from recent Council meetings):

Whitaker stated that Council had deferred consideration of this item pending information on the reasons the Planning Board had recommended that quadplexes be limited to 8 bedrooms. Whitaker and Rentz noted that the Board had originally recommended a limit of 10 bedrooms but had changed to 8 due to concerns about the number of cars associated with such quadplexes and overall density concerns. Several Council members stated that the number of bedrooms should be determined by the soil conditions and the resulting limitations on septic service. After discussion, Doggett made a motion to approve TA-03-21, specifically, changes to Article 4, pages 4-7 and 4-8 which would, among other changes, limit quadplex dwelling structures to no more than 10 bedrooms, depending on soil conditions as established by the Guilford County Dept. of Environmental Health. The motion was made consistent with the Comprehensive Plan's objective of Appropriate Housing and Residential Development and was in the public interest because of the promotion of health, safety, and welfare. The motion was seconded by Robinson and approved unanimously.

B. Reconsideration of planning/development fees: Whitaker stated that in accordance with Council's directive of 1/11, staff had proposed changes to the Planning Board fee structure which would eliminate the per-acre charge for rezoning applications and institute a charge for a Negotiated Development Agreement. Upon motion by Walker, seconded by DeVaney and carried unanimously, the changes were approved.

C. Reports, updates, or comments: Whitaker reported that the 1/29 Council Strategic Planning Retreat was successful and productive.

BUSINESS FROM MAYOR & COUNCIL

A. Freese & Nichols water feasibility study proposal: Whitaker stated that this topic had been discussed at the 1/29 retreat and a proposal to contract with the Town's engineering firm, Freese & Nichols (present), to conduct a water feasibility study in an amount not to exceed \$29,470 was being offered for Council's consideration. In response to questions, it was noted that the draft



study was scheduled to be completed within 60 days of the Notice to Proceed. Upon motion by Walker, seconded by DeVaney and carried unanimously, the contract was approved.

B. Northwest High School Mobile Makeover (PTSO initiative to improve mobile classrooms):

Sessoms noted that Kristen Law, representing the NW Guilford PTSO, had requested support for its initiative to do a makeover of the mobile classrooms at the school. Law stated that makeover of 17 of the 24 mobile units had been funded. Although it was noted that the Town could not directly fund this activity due to limitations in State law, it was the consensus of Council that it would support the project through individual assistance with fundraising.

C. Reports, updates, or comments: In response to a question from Sessoms, Hall reported that the Town had incurred \$241,554 in legal expenses for various lawsuits over the past 2 years.

Whitaker reported that the suit filed by Gail Dunham regarding payment to the Town regarding a large public records request for emails was scheduled for trial on 2/10.

CLOSED SESSION

DeVaney made a motion at 8:03pm to go into closed session for the purpose of: 1) consulting 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, 2) addressing the amount of compensation and other material terms of an employment contract as provided under NCGS 143-318.11(a)(5). This motion was seconded by O'Day and carried unanimously.

Upon motion by DeVaney, seconded by O'Day and carried unanimously, Council returned to open session at 8:46pm.

Upon motion by O'Day, seconded by Walker and carried unanimously, Council voted to increase the Town Manager's salary by \$1,150 per month effective immediately. Sessoms noted that this would bring the Manager's salary to the median level for similarly-sized towns.

Council unanimously approved RES-2022-001 authorizing the Town Attorney, either by his own counsel or by the employment of outside counsel, to defend a lawsuit filed by Teresa Perryman and Danny Nelson on behalf of the Town and C. Dianne Laughlin, Dena H. Barnes, John W. O'Day, and E. Reece Walker.

OTHER BUSINESS – *None.*

Upon motion by O'Day, seconded by DeVaney and carried by a unanimous vote, the meeting was adjourned at 8:50pm.

 Tim Sessoms, Mayor

 Lance G. Heater, Town Clerk