



C O U N C I L M I N U T E S A U G U S T 8, 2 0 2 3, 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 Sessoms. DeVaney 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
 Jeff Davis
 Janelle Robinson
 Reece Walker

Staff

Scott Whitaker, Manager
 Dee Hall, Finance Officer
 Sarah Tibbetts, Clerk
 Bob Hornik, Attorney

APPROVAL OF AGENDA

Walker motioned to amend the agenda by adding a topic after agenda item #6 to allow for consideration of a resolution related to casinos in Rockingham County, and to otherwise adopt the consent agenda. The motion was seconded by DeVaney and carried unanimously. Upon motion by DeVaney, seconded by Davis and carried unanimously, the meeting agenda was approved as amended. The consent agenda consisted of the meeting agenda, open session minutes for 6/13, and a secondary road addition resolution for Carson Path.

ANNOUNCEMENTS

Whitaker stated the last Music-in-the-Park event would be 8/19 featuring The Tonez and the Summer-Cycle recycling event would be 9/16. Also, he planned to email candidate information, beyond what the Board of Elections provides, to all who filed for the upcoming Council election.

POSTHUMOUS RECOGNITION OF SAM SCHLOSSER

Sessoms announced the recognition of the late Sam Schlosser who was a member of the Historical Committee. Sessoms spoke of his importance to the community and invited his family to speak about his life and legacy. Sessoms presented the family with a plaque in Sam's honor.

RESOLUTION FOR GRANTING OF LOCAL REFERENDUM

Walker referenced a drafted resolution entitled "Request For Granting of Local Referendum Authority Regarding Casino and Gaming Legislation for Non-Tribal Lands In North Carolina." This was in regard to a proposed casino in Rockingham County. Walker read the resolution and Sessoms thanked Walker, DeVaney, Tibbetts, and Whitaker for drafting the resolution. Sessoms had shared the resolution with the mayors of Oak Ridge and Stokesdale. Whitaker clarified that it was not a resolution of support nor opposition to casinos but simply a request for the legislature to enact local authority for a referendum. Walker made a motion to adopt the resolution, the motion was seconded by DeVaney and carried unanimously.



EMERGENCY SERVICES REPORTS

A. Summerfield Fire District: In July, the Summerfield Fire District ran 23 fire-related calls, 62 EMS-related calls, and 52 “other” calls. The total for October was 137 incidents. They also installed 2 child safety seats.

B. Guil. Co. Sheriff’s Dept.: In July, the Sheriff’s Office responded to a total of 281 calls within Summerfield limits resulting in 17 formal case reports.

ATTACHMENTS FOR COUNCIL’S INFORMATION

Council received the following information with no action taken: committee/board minutes and the June and July financial reports. Mark Brown, spoke on behalf of the Historical Committee and updated Council about current projects. Sessoms thanked Brown for his report, as well as all the hard work he does for the town.

PUBLIC COMMENTS (limited to 3 minutes per speaker)

Sheriff Sam Page, Rockingham County, commended Council on the resolution asking for a referendum in Rockingham County regarding casinos. He spoke in opposition of casinos and gaming businesses as he felt they would negatively affect public safety. His recommendation as Sheriff was to have a local referendum concerning casinos and gaming.

Linda Wendelken, 3406 Windswept Drive, announced her mayoral candidacy. She agreed with Sheriff Page’s comments about casinos and felt they offer false hope, waste people’s money, and target lower-income families/communities.

Heath Clay, 1100 Stallion Court, announced his Council candidacy. He noted there are benefits to new faces on Council and stands for small-town values.

Bill Goebel, Guilford County School Board District 3, 1402 Westridge Road, spoke on behalf of the School Board. He asked that Council share any questions so he could come back with answers.

Gail Dunham, 5808 Snow Hill Drive, complained that Council minutes were late or missing from the website, questioned why her public records requests haven’t been filled, and commented about voluntary annexation versus the threat of de-annexation – the town “cannot have it both ways.”

Teresa Perryman, 7401 Greenlawn Drive, announced her Council candidacy. As a lifelong resident, she prioritizes transparency, likes slow, controlled growth, and wants to protect wells and septic.

Jonathan Hamilton, 6204 Reata Drive, announced his Council candidacy. As a lawyer, he wants to help the town with outstanding lawsuits. He is against David Couch’s development efforts and high density. He is also a member of the Finance Committee.

Patti Stokes, 6911 Maynard Road, spoke as president of the Summerfield Merchants Association. She thanked the town for being an SMA member, stated that member dues and donations are the only revenue sources, explained how one would join the SMA, and asked for the community to support members and shop locally. *Sessoms thanked Patti and the SMA for all their volunteer work in the community.*

Lynne DeVaney, 7503 Strawberry Road, announced her Council re-election candidacy. She is community- and citizen-driven and very hardworking.



COUNCIL, MANAGER, AND/OR ATTORNEY RESPONSE TO COMMENTS

DeVaney and Robinson had budget questions for Mr. Goebel. He took notes and stated he would return to a future meeting with answers.

Robinson stated she listens to public comments and follows up. She referenced the continuous citizen complaint about public record requests and noted that one person had submitted 57 requests just this year to part-time Finance Officer Dee Hall. Robinson stated that once Hall completes the requests, the same individual submits more. Robinson complimented Hall for her efforts. Hall added that since Robinson was given the number of requests, more had been submitted.

BUSINESS FROM TOWN MANAGER

A. Bandera Farms RFP for Engineering, Construction Plans, & Construction Admin

(recommendation of firm): Whitaker said the next development step would involve further design and engineering prior to solidifying construction plans. The project schedule is tied to various funding and deadlines. The RFQ yielded submissions from five firms and three were short-listed and interviewed by project stakeholders. He presented a recommendation to negotiate with a team consisting of Destination by Design (primary), Kimley-Horn (secondary), and Sustainable Stables (additional consultant). As a back-up in case negotiations didn't yield an acceptable contract, Pond was the secondary choice. DeVaney questioned potential increased costs given the consultant and Whitaker explained that a single total cost for all services would be negotiated for Council consideration. Doggett moved to negotiate with Destination by Design and Kimley-Horn with Sustainable Stables as a consultant for engineering, construction plans, and construction administration for the Bandera Farms Park project with the understanding that a contract proposal and pricing will be forthcoming at a future meeting. He named Pond as the back-up firm. The motion was seconded by DeVaney and carried unanimously.

B. Committee appointments/re-appointments (*Finance, Founders' Day, Historical, Trails & Open Space*): DeVaney motioned to appoint Jayme Gruen to the TOS Committee for a two-year term expiring 7/25, the motion was seconded by Doggett and carried unanimously. DeVaney motioned to appoint Nolan Carter to the TOS Committee as an ex-officio member with a two-year term expiring 7/25, the motion was seconded by Doggett and carried unanimously. DeVaney read the re-appointments and terms from their packet. Doggett motioned to approve all re-appointments as written, the motion was seconded by Robinson and carried unanimously.

C. "Vision 2040 Land Use Plan" (*update*): Whitaker stated that the Land Use Plan Steering Committee met 6/20 and finalized a recommendation to the Planning Board. Per Council's last directive, the process was now on hold for further consideration given the potential of map-changing de-annexation. Formal presentations and hearings would begin at Council's directive.

D. Water (*Preliminary Engineering Report {PER} update*): the town's contracted engineers (Freese and Nichols) were still working on the PER. D&Y Well Drilling had reviewed wells on the northern tract of the Gordon property and an in-depth well test would likely be needed.

E. Reports, updates, or comments: Whitaker mentioned that the trash and recycling contract with Republic Services was due for renewal soon and pursuit of a different franchise provider would be time-consuming. He requested Council feedback concerning satisfaction with Republic and any interest in pursuing another provider. Whitaker announced the Finance Committee had been working on the Capital Improvement Plan and a recommendation would be forthcoming.



The A&Y Greenway project was still undergoing survey work. The Martin House sale was progressing, although an issue was slowing the process. The Gordon Building remained a challenge due to constraints regarding parking, well, septic, land use, etc. Both potential buyers were working through issues with the properties and Whitaker stated he hopes to have more information on these soon.

BUSINESS FROM MAYOR & COUNCIL

- A. Voluntary annexations (*sufficiency of petitions, scheduling of public hearings*):** Hornik stated that per NCGS it is the clerk's role to determine the sufficiency of petitions submitted to the town. This was completed and before Council. The next step was to set a public hearing. Council agreed by consensus to hold a special called meeting and public hearing 9/14 at 6:00pm at either the Summerfield Community Center or Center UMC, which was near the applicants. The location was TBD based on availability.
- B. Reports, updates, or comments:** Sessoms stated that Dena Barnes had requested that Council approve a proclamation honoring Constitution Week on behalf of the DAR. Council agreed to do so at the regular September meeting.

CLOSED SESSION

DeVaney 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), NCGS 143-318.11(a)(5), and NCGS 143-318.11(a)(6). The motion was seconded by Walker and carried unanimously.

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

DeVaney motioned to authorize a Consent Order, the motion was seconded by Davis and carried unanimously.

Doggett motioned to give Whitaker a budgeted pay increase of 5% (3% COLA plus 2% merit), which would be retroactive to 6/12. The motion was seconded by DeVaney and carried unanimously.

OTHER BUSINESS

None.

ADJOURNMENT

DeVaney motioned to adjourn the meeting at approximately 9:30pm, the motion was seconded by Walker and carried unanimously.

 Tim Sessoms, Mayor

 Sarah Tibbetts, Town Clerk