



**MINUTES  
TOWN OF STOKESDALE  
SPECIAL CALLED TOWN COUNCIL MEETING  
8325 ANGEL PARDUE ROAD  
STOKESDALE, NC 27357  
August 5, 2021 AT 7:00 PM**

**Members Present: Mayor John Flynt, Mayor Pro Tem Thearon Hooks, Councilmen Derek Foy, Councilman Jim Rigsbee, Councilman Jimmy Landreth; Town Clerk Dale Martin and Deputy Clerk Priscilla Hunsucker.**

**1. Call To Order**

Mayor John Flynt called the August 5, 2021 Special Called Meeting for the Town of Stokesdale to order.

**2. Pledge of Allegiance and Invocation**

None presented.

**3. Discussion and Prioritizing Future Water System Plans**

Mayor Flynt stated that tonight's meeting is a workshop meeting to discuss the proposal from Hazen and Sawyer regarding the Town's water system. He noted a report dated May 17, 2021 which includes a Capital Improvement Plan. The purpose of tonight's meeting is to go through the initial report and set some priorities of the Town Council.

Mayor Flynt stated that we have a 1.5 million fund that must be encumbered or spent by June 2022. Thanks to Kim Thacker and Councilman Foy, the Town will receive over the next two to three years \$725,000 from the State Local Fiscal Recovery Funds. Mayor Flynt also noted grant funds through Guilford County that the town is still waiting to hear and hopes to find out this week if Stokesdale will receive any of those funds.

Councilman Foy noted that he spoke with a County Commissioner, and they did not expect to see anything done until the fall.

Mayor Flynt mentioned Todd Gauldin, Fire Chief and Gene Robertson, Yates Construction who are available at the meeting to answer questions. Some of the discussion will be size of water

lines and water pressure. Two items the town is currently working on is Boone Landing to connect the line coming from Oak Level Church Rd. and tie into Southpoint. The town has received two Engineer proposals with a drawing of the plans. We do hope to get two additional proposals before next week's meeting. Right now, there are bags over the fire hydrants in those subdivisions. There is not enough water pressure to make the hydrants work.

Hazen and Sawyer gave an estimate for about five miles of water lines. This would be a significant benefit to the Town. Bringing in a secondary water line down Haw River Road would help with our water issues and provide better water quality and better pressure on the southern end of Stokesdale.

Gene Robertson with Yates Construction stated that he appreciated the town looking at this situation and something will need to be done soon.

Mr. Robertson stated there are two scenarios. One is an issue with Countryside Manor. He suggests that the town have the hydrants tested to see if in fact they are well below where they should be. If the numbers are down, then this problem does not belong to the town. The town stops at the meter on the shoulder of the road, and everything inside belongs to Countryside which is privately owned. The second scenario is if something happens to the line on Hwy. 158.

Mr. Robertson also stated that he would like to have Council discuss with Todd Gauldin, Fire Department about how they have connected to Peony Drive back to Northwest Meadows to get the valves opened and ready to turn on and to see what the flow rates are in those hydrants. This is another with some concerns.

Mayor John Flynt asked if Countryside has sprinklers?

Mr. Robertson stated that he does not know, and he has not been inside to look at their water system.

Councilman Derek Foy asked Mr. Robertson to confirm if anything past the entry of Countryside is owned by Countryside. Mr. Robertson confirmed that belongs to the town. Mayor John Flynt noted that on Oak Level Church Road a developer has been approved for 26 lots and asked if they anticipated any problems with this area. Mr. Robertson stated that if they went in on South Point Drive then this would start taking pressure off and push the water pressure back toward Ellisboro Road.

Mayor Flynt noted that around Southern Road and Maritz Drive a couple years ago the town had him price a loop in that area and asked if this would help the town or not be a priority. Mr. Robertson stated this would be nice to have but there is nothing there that will develop. Maritz has no water line on it but on Hwy. 158 the 8- inch runs all the way up to Maritz Dr. This is where the town lines ended. There are six or seven homes on Maritz Dr., and they are all on wells.

Mayor Flynt asked about the new Family Dollar and if it was tied into the city water. Mr. Robertson confirmed it was on the town's water and this is the end of the town's line.

Mr. Robertson stated that Cold Water is in the process of being installed. Cold Water can go back in doing a joint venture with Forsyth Department of Transportation or Guilford County Department of Transportation. Hydrants cannot be put in on a slope. They agreed to allow the hydrants to be installed where they needed to be. Their concern was maintaining the shoulder.

Todd Gauldin, Fire Department stated that no one can figure out why the flow on Peony Drive is so low when it's located close to the hydrant. There is roughly 50 pounds of pressure on the line.

Mayor Flynt asked Mr. Gauldin about the water flows on Hwy 158 and if testing was done every two years.

Mr. Gauldin confirmed the Fire Department will test the flow of the hydrants once every year. They are allowed to test 20% each year. There are four zones that they test and every year they pick a different zone. They do yearly maintenance checks to check the static pressure. If they start getting low pressure or flows, then they contact Gene Robertson. No one can figure out why the flows on Peony Drive are so bad when its so close to the hydrants.

Mayor Flynt asked Mr. Gauldin that from a fire standpoint what would be his priority?

Mr. Gauldin stated that all the Town Councils in the past has done a really good job working with what they had to work with. But as the town grows there becomes additional issues. In his opinion from a safety standpoint a second line would be his priority.

Councilman Foy asked Mr. Gauldin what he would do if there was a fire in Boone Meadows? Mr. Gauldin noted that the fire department would have the tankers come and they would also use the hydrants. There are good hydrants close enough that could be used and this would make it easier with transferring water tankers.

Councilman Foy asked of any issues at North Ridge.

Mr. Gauldin stated he did not know of any issues, but they have not tested the backside of the development yet.

Gene Robertson stated they have just finished Phase 5 and there are two hydrants located there. The testing has been completed and it looks good. Mayor Flynt will need to sign off on the package. Mr. Robertson also commented that the town needs to develop a system to know when each phase begins and is completed. Especially on the completion of the phases. Its important for the town to sign off on this and contact him when completed.

Councilman Foy stated that the town needs to write out the entire process and he is willing to work on this and bring before Council.

Mr. Robertson stated that the developers do not want to pay an engineer to do a hydraulic study which is required. The developers need to have their engineer test the hydrants and report to the

town prior to taking over the hydrant. The developers need to be told in the beginning that they are required to have an engineer provide a flow report so we can confirm we have fire protection.

Mayor Flynt stated they have just met with Hazen and Sawyer, and they are in the process of updating the water specs. We have also been having pre-construction meetings with the developers.

Mr. Robertson recommended the town research pricing different engineering firms. He stated again that the developer is required, if requested to furnish the flow reports provided by an engineer.

Mayor Flynt asked to confirm if there is a minimum of 500 gallons per minute.

Mr. Gauldin stated they have some areas that are deficient because of the different sizes of the houses. There are now houses being built that are larger than commercial structures but the fire flow is greater in town now.

Councilman Foy asked Mr. Gauldin if the "gallons per minute" was the standard measurement for fire protection.

Mr. Gauldin stated yes and the more water they can get the better.

Mr. Robertson discussed the history of the different water line sizes. In the past some areas had a 6-inch line but in hindsight we should have done an 8-inch line.

Councilman Foy asked if Angel Pardue is a 6-inch or 8-inch line.

Mr. Robertson thinks it is a 6-inch line but will have to confirm.

Councilman Foy commented that right now Angel Pardue probably does have a 6-inch line and currently 110 homes. Potential future development will double the number of homes to 220 while still only having the 6-inch line.

Councilman Foy discussed his thoughts about a secondary water line from Rockingham County. After reviewing the report from Hazen and Sawyer especially for the Northeast quadrant, he is open to Rockingham County as a second source of water to address the shortage in that area. He believed the capital expenditure is something the town can afford.

Mayor Flynt noted that there are two issues with Rockingham County. During a recent meeting with Reidsville, it was noted that Reidsville is selling at least 50,000 gallons a day to Rockingham County and this is all they plan to sell.

Gene Robertson stated that he had a conversation with Bill Lester and in Rockingham County and Madison, there is an issue with the Reidsville treatment of the water.

Mr. Robertson discussed with Council the commercial property in Rockingham County being development by Mr. Roy Carroll and the water supplied to those areas.

Mr. Robertson suggested that the town could always go back to Winston Salem for further discussions and potential help on supplying a second water source to Stokesdale. Then they could go back to Madison with a proposal as well.

Mayor Pro Tem Hooks commented that every week the town continues to grow. The sooner the better on a definitive system to take care of this growth and any potential problems with our current lines. We currently have nothing in place to cover our growth adequately.

Councilman Landreth asked if most towns have a secondary water source?

Mr. Robertson stated most of it depends on the size of the town. Stoneville, Madison, and Mayodan are working together, and they also have their own treatment plant. We do not have that here. He doubts that all towns have a secondary line, but they are not all seeing the same growth that Stokesdale is seeing.

Councilman Landreth also asked Mr. Robertson if the water in Madison would be compatible with Stokesdale's water. If so and if the cost is less, then he would consider that option. Does Madison have enough capacity to serve the developments they are serving now.

Mr. Robertson stated he could not answer those questions. He has not been in any of the meetings, but he does state again that it is time to decide which scenario, working with Winston Salem or Madison, will work best for the Town of Stokesdale in the future.

Councilman Landreth asked if there were one line or multiple lines coming through Kernersville. His concern is if a line broke in that area.

Mr. Robertson stated they have multiple sources coming in. But the town still needs to ask questions, figure it out and make plans to move forward. This is not something that has to be done right now but it does need to be done in near future as our current system gets older and the continued growth in the town.

Councilman Foy stated that something needs to be done by the end of June.

Mr. Robertson stated that he understands the town is looking at several scenarios, but Winston Salem's model is based on the growth prediction for the next 50 years.

Mark Nadel, Planning Board member supports a secondary line but states that it really seems that Reidsville and Madison are not able to supply us the water for our growth. Mr. Nadel also questions what happens if there is an issue with the water mixing and the water is not compatible. He also asked is there a state mandate that as the town grows in population the State government or County requires to have a system in place at a certain level according to the growth and population. If we must upgrade because a developer expands a neighborhood, like Angel Glen, then why should the town be required to do the upgrade and not the builder?

Councilman Rigsby stated that the cost for a second line will about \$3 to \$3.5 million dollars and this will tap out our water funds. He asked if we have any other funding options such as bonds or long-term debt?

Mayor Flynt stated that there must be a tax before you can issue a bond.

Councilman Foy asked if Stokes Ridge would be able to take potential water customers from Stokesdale if several years down the road, they requested to take their town from a community water system and tie into Stokesdale.

Councilman Rigsbee stated that if we own the lines then they would not be able to connect to our lines unless we allow them. The line belongs to the town.

Councilman Landreth asked the board if they all agreed that the town needed a secondary source. Everyone agreed that a second water source was needed. He stated that now they need to move on to figure out where that source will come from.

Mayor Flynt stated that they know Winston Salem will sell water to the town. We know that the closest source is Haw River. We need an engineer to give an estimate for the specs and planning. Then it's a process of elimination.

Councilman Rigsbee stated that Council needs talk to Madison and ask if they can sell to us and at what price, how much and how long.

Mayor Flynt volunteered to go and asked for a volunteer to go with him.

There was a consensus that Mayor Flynt and Jim Rigsbee would setup a meeting with Madison. Mayor Flynt stated he did not want to raise any red flags with Winston Salem or jeopardize the towns relationship with them. He recommends we first go to Rockingham County and see what they are willing to do and then go to Winston Salem.

Mayor Pro Tem Hooks stated that Winston Salem has been good to Stokesdale, and it may cost us a little more but at the same time we can rule out chemical or environmental issues.

Mrs. Eileen Thierny, asked the council to speak. Mrs. Thierny stated that she thinks they should ask Guilford County for funding. She does not understand why the town does not get any of the tax money back

Councilman Foy asked Gene Robertson what his thoughts on repairs to the elevated tank agitator.

Mr. Robinson stated we have never done any repairs or maintenance on the tank system so he would not have any thoughts on this. He recommended going back to the company that handled the repairs to the tank and get their opinion.

Todd Gaulden, Fire Department clarified that the people on Peony Drive does have water for fire protection. It was just not what they originally thought it was but there is adequate water.

Mayor John Flynt made a **Motion** to adjourn the meeting. Councilman Rigsbee seconded the motion.

**Vote:**


Ayes: Mayor John Flynt, Mayor Pro Tem Thearon Hooks, Councilmen Derek Foy, Councilman Jim Rigsbee, Councilman Jimmy Landreth

Noes: None

**4. Adjournment**

Being no further business, the meeting was adjourned at 9:10pm.

Approved: May 12, 2022

  
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Michael E. Crawford, Mayor

ATTEST:

  
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Dale F. Martin, Town Clerk