



**TOWN OF STOKESDALE
REGULAR TOWN COUNCIL
8325 Angel Pardue Road
STOKESDALE, NC 27357
August 9, 2018**

Members Present: Tim Jones, Bill Jones, John Flynt, Thearon Hooks, Frank Bruno, Alisa Houk, Town Attorney John Bain, NWO: Steve Mann

I. Call to Order: Mayor John Flynt

II. Invocation: Anthony Vaughn

III. Pledge of Allegiance: Lead by Mayor John Flynt

IV. Review and Adopt Agenda: Mayor Flynt asked to move Old business #7- Discussion to change Development Ordinance to eliminate RS-30, require minimum lot size to be 1 acre (RS-40), to #2 in New business to accommodate Mr. Bass.

V. Approval of Minutes:

May 24, 2018 Minutes, Frank Bruno motioned to approve, Thearon Hooks 2nd the motion, **Vote: Bill Jones –No, Tim Jones-No, John Flynt- Yes, Frank Bruno- Yes, Thearon Hooks- Yes.**

June 21, 2018 Minutes, Thearon Hooks motioned to approve, John Flynt 2nd the motion, **Vote: Bill Jones –No, Tim Jones – No, John Flynt –Yes, Thearon Hooks – Yes, Frank Bruno – Yes.**

July 12, 2018 Minutes, Bill Jones motioned to continue the vote on the July minutes until September's meeting, he said he would get with the Clerk on the items he is questioning. John Flynt 2nd the motion, **Vote 5-0 to continue until September.**

VI. Citizen's Comments from the floor:

Mr. Mark Nadel requested Council to reconsider approval of his application to become a Planning Board Member.

Eileen Thiery said she was here to give Council an update on the discussion of installation of a clock in Town. She gave a catalog to Council with examples of clocks inside. She and her group are looking at the clocks and would like all to agree on one keeping in style with the look of the Town. She also said she had spoken with Fire Chief Todd Gauldin and his in agreement with allowing the Town and Group to place the clock on the Fire Departments property. Mayor Flynt suggested that when the group had decided on one and received bids to give the information to our Property Committee Chairperson, Frank Bruno.

VII. Public Safety Reports:

Sheriff's Deputy Lieutenant Antonelli stated that in July the department had a total of 564 calls, 72 of those in Stokesdale. 4 were Part 1 calls, 2 were home burglaries. Crime in District 1 is down 30% from July a year ago.

Fire Chief Todd Gauldin, July they answered 89 calls, 36 of those were fire related, 53 were medical calls. He reminded everyone that school will be starting soon and to please be vigilant watching out for our children and school buses.

VIII: Monthly Financial Report: Mr. Pulliam reported that the Town's General Fund checking and Savings balance for the month of July 2018 ended with a total of \$2,916,257.87. The General Fund checking has a balance of \$22,688.63, Profit and Loss total income at \$37,960.94. The total payroll expenses were \$5,585.66 and Insurance, Bonding, and Membership fees \$8,422.55. Capital Outlays \$16,000.00. Total Expenses \$39,667.42. The Water Enterprise Fund has a total checking and savings balance of \$ 735,237.79. The Water and Sewer fund shows total assets of \$819,063.06 in CDs, with interest bringing the total to \$ 820,433.17. The town took in \$449,526.63 in deposits (water bill payments). The total water sales came to \$46,815.85. Income for July \$28,069.85.

IX. New Business:

1. Public Hearing: REZONING CASE 18-07-STPL-04021:

A request to change zoning from AG (Agricultural) to RS-40 (Residential, Single-family). Subject property is located at 8601 Fulp Road, Guilford County Tax Parcel # 0167266) in Oak Ridge Township, totaling approximately 5.7 acres. Applicant, April Garris.

Thearon Hooks Motioned to Approve rezoning case 18-07-STPL-04021, The request is consistent with the Stokesdale Future Land Use Plan. The parcel is designated Residential on the Future Land Use Map, which recommends residential uses with minimum lot sizes of 40,000 sq. ft. The RS-40 district standards are consistent with the density recommendations for the area. The RS-40, Residential Single-Family District permits major subdivisions. Major subdivisions are not permitted in the AG, Agricultural District. The lot was platted as part of a major subdivision. Approval is reasonable and in the public interest because it will allow housing consistent with development of adjoining properties and the vision expressed in the Town's comprehensive planning documents. **Frank Bruno 2nd the motion, Vote: 5-0 to approve.**

2. Discussion to change Development Ordinance to eliminate RS-30, require minimum lot size to be 1 acre (RS-40).

Mr. Bass said zoning is legislative so council has to make the determination and vote. Mr. Bass has no judgement on what Council thinks is best for the Town. His only concern is the present RS-30 properties. Council will have to make accommodations for the current properties zoned RS-30. Mr. Bass said Council would have to rezone any undeveloped properties currently zoned RS-30. Bill asked if Mr. Bass had any complaints about the RS-30 zoning. Mr. Bass answered no not specifically. Mayor Flynt said his interest is based on what he hears from citizens who tell him they don't feel that RS-30 lots are consistent with the Town's Land Use Plan. The smaller lots take away from the rural appeal of the town. Bill Jones said his concern is legislative, cutting out RS-30 altogether may not be a good thing. An old fella like himself might not want to cut an acre of grass. He just wants to know what is driving this. Mayor Flynt started to answer by saying his interest is just a reaction to what he is hearing in town. Tim Jones asked the Mayor if he might speak he thinks he can help Bill understand better why this has been brought up. Tim said in discussions he has had there has just been a feeling that RS-30 just adds congestion more so than RS-40 and it doesn't fit with our Land Use Plan. Tim said he doesn't problem with it in this aspect his problem is this he thinks RS-30 is a bad idea, unless it is on the Town's Water System because these people are building their houses, putting in driveways and other infrastructures on a very small lot. If they have any issues, repairs to their wells or septic systems they may not have enough latitude to work that out at some point in the future. But he thinks RS-30 is just too congested if you don't have public water or at least a community well, that's his feeling about it. The complaints he has heard is it is just too crowded for a rural area. Bill said he doesn't believe we are going to twist anybody's arm and make them move into an area with RS-30. Mr. Bass would be the one to ask if you can fit well septic, driveway and a dwelling on a certain size lot. Bill doesn't want to be sitting up here telling somebody What they can buy and what they can't buy. He doesn't think it is right that we could legislate our opinion on other people. Thearon Hooks asked Mr. Bass, the septic has to have a repair field area correct. Mr. Bass said yes. Thearon then asked septic is based on the number of bedrooms, Mr. Bass said yes, RS-30

has less lot area, so a lot depends on the lot meeting the setbacks, to accommodate water and sewer. No vote was taken at this time.

3. Discuss and Approve order of OSHA Signs for Chlorine Station: Thearon Hooks motioned to approve \$134.80 for reordering one additional set of Park signs for the opposite side of the park from where the first signs were set. John Flynt 2nd the motion. Vote: 5-0 approved to order.

4. Discuss and Approve where to order Two Auto-Flushers: John Flynt motioned to order the 2 from the USA Blue Book. Thearon Hooks 2nd the motion, Vote: 4 –Yes to order, Tim Jones Voted – No.

5. Discuss and Approve where to order Digital Transponder Recorder for Elevated Tank: Bill Jones asked if we should ever want to use telemetry would the Transponder in this bid communicate with the chlorine pump? Alisa Houk said she doesn't believe the one being quoted does. Alisa will go back to the company and ask. And research for one that will. Thearon Hooks motioned to continue until we could do more research. Tim Jones 2nd the motion, Vote: 5-0 to continue research.

6. Approval to order Repair Kit for Chlorine Pump per Meritech's request: Bill Jones motioned to send the old chlorine pump to Procom in Charlotte to be bench tested. Thearon Hooks 2nd the motion, Vote 5-0 to ship pump to Procom. Thearon Hooks motioned to purchase the 8951 Roytronics Injection valves only. Tim Jones 2nd the motion. Vote: 5-0 to order the injector replacements only.

7. Discuss possible switch from Paychex to Prime Pay Justin Hutton met with Frank Bruno and myself a couple of weeks ago. Their price is less expensive than Paychex for the exact same packages and services. Frank Bruno motioned to switch to Prime Pay, also to change staff from monthly pay schedule to bi-weekly. Thearon Hooks 2nd the motion, Vote: 5-0 to approve switching to Prime Pay.

8. Discuss Council paying the \$150.00 fee for Chase Holleman to speak at the Opioid Presentation on August 19, 2018. John Flynt motioned to approve, Mr. Holleman was a drug addict, he went back to school and became a counselor. He is a social worker specializing in working with people affected by substance abuse. Frank Bruno 2nd the motion. Bill Jones say he doesn't have a problem with the concept but he stated that he has an issue with this. He feels we will be setting a precedence for every motivational speaker that comes along. Mr. Bain said he thinks this is reasonable, he doesn't think it would set a precedence. John Flynt said Chase Holleman is not a motivational speaker. Mr. Holleman came recommended by the committee that John and Thearon have been meeting monthly with to discuss ways to help stop the epidemic Tim Jones asked what Chase Holleman's expertise is? Thearon Hooks said, Jim Albright, Director of Emergency Services, came in and did a statistical and educational program for our Opioid committee meeting. Guilford County has partnered up with this program from UNCG. Mr. Holleman is part of that program. Tim asked why don't the County pay for this, they've got all our money. Tim said if we start with \$150.00 then where does it end. Thearon Hooks said it ends when we don't have people in this town whose children are dying. Thearon Hooks motioned to pay Chase Holleman's \$150.00 fee for Mr. Holleman to speak at Town Hall . Frank Bruno 2nd the motion, Vote: 5-0 to pay \$150.00.

9. Discussion regarding sending RFQs for a new qualified Licensed Water Operator for the Town's Water System. John Flynt motioned to advertise with the appropriate sources. Thearon Hooks 2nd the motion, Vote: 5-0 to advertise for qualifications.

Bill Jones motioned to contact Envirolink and ask them if they will extend our contract until end of the year as soon as we receive written notification from them that confirms them taking over the Meritech Contract.

10. Discussion of Town Policies:

Incident Report Policy: Frank Bruno motioned to approve, John Flynt 2nd the motion, Vote: 5-0 to approve.

Agenda Items Policy: Frank Bruno motioned to approve, Thearon Hooks 2nd the motion, Vote: 4-1 to approve, Tim Jones voting No.

Key Sign Out Policy: Frank Bruno motioned to approve, John Flynt 2nd the motion, Vote: 5-0 to approve.

Vendor Registration Policy: Frank Bruno motioned to approve, John Flynt 2nd the motion, Vote: 4-1 to approve, Tim Jones voting No, he said he holds the standards for vendors higher than just adding them to a book. Frank Bruno stated his goal is to add as many vendors as possible in order to have more choices for bids. Just because they are signed up in the vendor book doesn't mean we have to use that vendor.

Developer's Fee to offset Town's cost for subdivision inspections: Frank Bruno motioned to have the \$200.00 fee collected at the time the developer applies and pays for the site plan. Thearon Hooks 2nd the motion, Vote 5-0 to collect at time of site plan application.

11. Discuss Visit from Envirolink's Planning & Programming Manager who presented information on how to apply for an Asset Inventory and Assessment Grant.

12. Discuss 9/11 Ceremony at Town Hall: Frank Bruno motioned to move the ceremony to Town Hall, Thearon Hooks 2nd the motion, Vote: 5-0 to move to Town Hall.

13. Discussion of computer systems and email upgrade. Frank Bruno motioned to accept One Step contract for IT services, this contract does not include any equipment purchases. Thearon Hooks 2nd the motion, Vote: Tim Jones –No, Bill Jones- No, John Flynt –Yes, Thearon Hooks-Yes, Frank Bruno- Yes. Contract is approved.

X. Old Business

- 1. Approve Task Order No. 8 for McGill – Northridge Phase Four.** John Flynt motioned to approve, Thearon Hooks 2nd the motion, Vote: 5-0 to approve Task 8.
- 2. Discuss changing Hazen and Sawyer's contract to an On-Call Engineering Services:** Frank Bruno motioned to change contract to on call, Thearon Hooks 2nd the motion, Vote 5-0 to change to on-call contract.
- 3. Status of Bids for Maintenance and Painting of Elevated Tank,** we currently have bids from S&ME and Charles R. Underwood Inc. Thearon Hooks motioned to put painting for the Elevated Tank out for bids without the washout or to include the washout at the same time as the painting. After discussion Thearon withdrew his motion. There was mention that the repair project could be done without a formal bid if the cost is under \$500,000. Is it the will of

council to have McGougan come speak to council regarding writing a set of specifications? Bill Jones motioned to call McGougan and ask them to write out the specs, Thearon Hooks 2nd the motion, Vote 5-0 for Bill Jones call McGoughan.

4. Discussion for approval of Policy for the Dry Tap fee: John Flynt motioned to approve the Dry Fee he authored eliminating paragraph 6. Thearon Hooks 2nd the motion, Vote: 5-0 to approve.
5. Discussion and approval of Policy for Separation of Duties: Frank Bruno motioned to approve revised policy. \$2,500.00 on any single repair or maintenance issue without a vote of council for non-emergency. \$5,000.00 for emergency repairs for the Town Hall and Town Park without a vote of Council and \$25,000.00 for the Water System can be authorized by any 2 people consisting of the Town Finance Officer, the Mayor, and Mayor Pro-Tem., Thearon Hooks 2nd the motion. Vote: Tim Jones – No, Bill Jones – No, Thearon Hooks – Yes, Frank Bruno – Yes, John Flynt – Yes. Policy approved.
6. Discuss tying the dead-end water lines on Lester Rd. and Mortiz Drive together. Skipped

XI. Committee and Board Reports:

1. Committee/Board Reports: Frank announced that the parking lot patching and resealing is scheduled to begin next week weather permitting. He has talked to the landscapers about repairing the drainage down in the park.

2. Departmental and Administrative Report – Town Clerk: Alisa Houk skipped giving the admin report as it was after midnight and everyone was ready to go home.

XII. Citizen Comments from the Floor: No comments

XIII. Closing Comments by Council:

Tim Jones Thanked Yates Construction for responding to our lightning hitting and bursting the water pipe emergency.

Bill Jones had no comments

Frank Bruno thanked Stokesdale Methodist Church for their hospitality.

Thearon Hooks thanked the Citizens for staying until tomorrow. Thanked Yates Construction as well.

John Flynt thanked Frank who has been doing a lot of work regarding events and property committee items.

XIV. Announcements:

1. The next Ordinance Review Committee Meeting is August 14, 2018 from 2:00 – 4:00p.m. at Town Hall
2. The next Planning Board Meeting is scheduled for August 23, 2018 at 7:00p.m. at Town Hall.

3. GCSTOP (Guilford County Solution to The Opioid Problem) Meeting will be held in the Stokesdale Town Hall Council Chambers. Sunday 8-19-2018 Guest speaker: Navigator and Case Worker, Chase Holleman. Time: 3:00PM.
4. Stokesdale Radio is on the Air. Councilman Frank Bruno is hosting. Tune in the Second Wednesday of each month at 11:00AM Rockingham Radio WMYM 1420.

Alisa Houk Town Clerk/Finance Officer

Approved _____
Mayor John Flynt