

MINUTES
TOWN OF STOKESDALE
REGULAR TOWN COUNCIL MEETING
JUNE 10TH 2021 AT 7:00PM

Members present were: Mayor John Flynt, Mayor Pro-Tem Thearon Hooks, Council Members: Jim Landreth, Derek Foy, Jim Rigsbee, Interim Town Clerk Dale Martin and Finance and Budget Officer Kim Thacker.

1. Call to Order, Pledge of Allegiance and Invocation

Mayor John Flynt called the meeting to order at 7:07 PM. Councilman Jim Rigsbee led the Pledge of Allegiance and delivered the invocation.

Due to technical issues the meeting was delayed.

2. Review and Adopt the Agenda

Mayor John Flynt made a **Motion** to approve the agenda as submitted. Mayor Pro Tem Thearon Hooks seconded the motion.

The Vote: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Tem Hooks-yes and Mayor Flynt-yes. Motion carried.

3. Review and Approve Minutes: April 8, 2021 and May 17, 2021

Councilman Foy made a **Motion** to approve the April 8th, 2021 minutes as presented. Councilman Rigsbee seconded the motion.

The Vote: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Tem Hooks-yes and Mayor Flynt-yes. Motion carried.

Councilman Foy made a **Motion** to approve the May 17th, 2021 minutes as presented. Councilman Rigsbee seconded the motion.

The Vote: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Tem Hooks-yes and Mayor Flynt-yes.

4. Board & Administrative Report:

Administrative Report from Interim Town Clerk:

Town Clerk Dale Martin reported that six meters were sold, and 27 meters are currently on hold. She reported that Guilford County requested the Town send out a Guilford Cares Flier, which contained information to assist residents with utility and rent payments. The flier was included in the May water bills. Approximately 526 pieces of mail was received, and 21 shelter rentals were

made May-to date. Mrs. Hunsucker processed 72 811 requests. The Town received 20 Backflow updates, sold 5 Backflow permits and received 20 Backflow reports.

Mrs. Martin reported that a virtual meeting was held with Hazen & Sawyer on May 17th and noted the slide presentation given to the Council.

The Town received the Consumer Confidence Report from NC Rural Water Association, due April 1st and it has been placed on the Town's website. A link directing residents to the report will be placed on June water bills as required.

Mrs. Martin stated that a draft Job description/advertisement for Town Clerk Position has been made available to the Council.

Mrs. Martin updated the Council on discussions regarding the State Retirement system. She noted the draft that is available for the Council and the public and explained that if adopted later tonight, the Budget ordinance will be added to the document. She recommended the Town add a Schedule of Fees & Charges to the budget document and Staff will be preparing one. This schedule will include all fees collected by the Town from copy fees, water fees, planning fees, etc.

Mrs. Martin noted that she has started an Index and Tickler File of Town documents which should make it easier to locate documents and track when things are due in the future.

a) Planning Board:

Mark Nadel announced the next meeting is June 24th at 7:00 PM.

b) Events Committee:

Councilman Foy announced that the Stokesdale Christmas Parade will be held on December 11th and in traditional fashion.

c) Property Committee:

Councilman Rigsbee reported that the cleaning crew cleaned up the front of Town Hall but the birds are back. He added that the lights in front of Town Hall are scheduled to be fixed, however the contractor has a 6-week backlog.

5. Financials: Finance/Budget Officer: Kim Thacker

Mrs. Kim Thacker presented the financial report for the month of May for the Town's General Fund and noted total assets of the Town is \$3,003,301.26. She presented the Water Fund financial report and noted total assets of \$1,647,582.92.

6. Citizen's Comments from the Floor (3-minute Limit per Speaker)

None presented.

PUBLIC HEARINGS:

7. Rezoning Case # 21-04-STPL-03863: 7563 N. Highway 68; AG to HB

Located on north side of NC Highway 68, approximately 1927 feet south of Haw River Road intersection, Guilford County Tax Parcel 163700. This is a request to rezone said property from AG-Agricultural to HB-Highway Business, approximately 4.73 acres. Applicant: Jaleon, LLC.

Mayor Flynt introduced this item and then deferred to Oliver Bass, Guilford County Planner to present the Staff report.

Mr. Bass explained this rezoning request is for property located on Hwy. 68. He explained that this property is currently undeveloped and in an area of low-density residential. He reported that this case was presented to the Planning Board at their May 27th meeting and that they recommended 4-1 denial of the request as does Staff. He noted that if Council decides to approve the rezoning, a land use plan amendment would be required.

Mr. Bass described the property on Hwy. 68 being south of the Kings Crossing Shopping Center and surrounded by residential uses. He noted that the Stokesdale Land Use Plan recommends residential development for this area.

Councilman Landreth noted a similar change in zoning about 1200 feet from this site and didn't understand why Staff didn't recommend denial on that case also.

Mayor Flynt declared the public hearing open.

Speakers in Favor:

Mr. Cecil Little, 2006 Guilford College Rd., Jamestown, NC: stated that he is learning the family business of storage facilities. He thanked the Council for the opportunity to speak on this rezoning. He stated that his family owns 19 storage facilities in the triad. He asked that the Council rezone this property for a self-storage facility and listed the advantages of having this facility. He noted the neighborhood opposition and stated that they contacted the neighbors and held a meeting to discuss their plans. However, only one couple came to the meeting. He understood their objections of this facility being in their back yard and that they believe it would devalue their property. He presented information that said their neighbors along Wendover in Greensboro are very satisfied with their facility.

Mr. Little presented information from a traffic study for Hwy. 68 and noted that it may not be suitable for single family homes due to the amount of traffic. He thanked Council for their time and asked for the opportunity to develop this property to the highest and best use of property.

Speakers in Opposition:

Shannon Priddy, 7602 Ribier Dr., Kernersville, NC: stated that she is opposed to this rezoning request. She noted that Staff and the Planning Board opposed this rezoning which is not a part of the Land Use Plan and should not be rezoned. She noted that several in attendance were here to speak in opposition of this rezoning. She stated that this petitioner tried to rezone property in Oak Ridge but was denied. She referred to Section 4.1 Defining Districts of the Stokesdale Development Ordinance. She noted the

Highway Business definition and then noted that this is a two-lane road and not a five-lane road. She then pointed out the surrounding land uses being the shopping center and single family behind it and across the street from this site. She stated that this site will be mostly surrounded by homes with this business in the middle. She asked where would this stop? She stated that her neighbors would have considered purchasing the property had they known it was available for sale. She noted that numerous accidents have happened in this area and that if this facility is built, this area will be very dangerous. She stated that she understands this to be a scenic corridor on Hwy. 68 until Food Lion was built. It is still beautiful with trees and greenery and that's what made her want to move here. She stated that this random business on Hwy. 68 will change the character of this area and asked Council to vote in opposition of rezoning this property.

John Priddy, 7602 Ribier Dr., Kernersville, NC: stated that AAA Storage wants you to think that neighborhoods are glad to have them. He stated that he has experience with AAA and often found that you were not required to have a pass code to get into the facility, gates were left open and very unsecured. He stated that they are very noisy, difficult to manage causing a lot of turnover with their management staff. It is very difficult to find a manager on site. He also noted the homes surrounding this tract and asked that it be kept as a neighborhood.

Jennifer Knesel, 7615 Charles Place Dr., Kernersville, NC: stated that this request doesn't affect me directly but because of safety issues she is opposed. She noted the number of frequent vehicle accidents in this area. She stated that it is Council's job to be good stewards of the land. She stated that once this area is developed as commercial, it can't go back. She asked for responsible planning decisions and asked them to compare this development with the surrounding land uses. She reminded them that the Planning Board voted against this rezoning and that there are other storage facilities in the area.

Holly Carr, 7604 Ribier Dr., Kernersville, NC: stated that this property backs up against her property and she is opposed to the rezoning. She noted that it is against the Town's Land Use Plan and pointed out the traffic problems already experienced in this area. She referred to a petition that was circulated in the neighborhood in opposition to this rezoning.

David Dalton, 7612 Ribier Dr., Kernersville, NC: stated that this should not be a commercial area and again stated that it is inconsistent with the Land Use Plan. He noted that this type facility is what drives down property values. He stated that he does not want to live in an area like California but chose to live in Stokesdale and did not want to give up his property value for this business.

Eileen Thiery, 8101 Meadow Springs, Pl., Stokesdale, NC: spoke in opposition to this rezoning. She noted that this is her town and was concerned with setting a precedent. She recommended the petitioner go to Greensboro or High Point. She noted that residents here like their property rights and the Council is responsible for the citizens that live in the town. She noted that we have a storage unit on Hwy. 158 as it should be. She noted the appearance of these facilities are ugly and asked that this request be denied.

Jeff Carr, 7604 Ribier Dr., Kernersville, NC: stated that his property backs up directly against this proposal. He stated that the current zoning should not be changed as it is residential. He stated that this is like putting a square peg in a round hole and requested the Council deny this request.

Jim Greene, 7765 Pilot View Dr., Stokesdale, NC — stated that he is a member of the Planning Board and that the Planning Board voted to deny this request. He stated that as a citizen, we know that our ordinances are out of date as well as the Land Use Plan. He stated that we have tried for years to rewrite ordinances; however, still have not done so. He stated that he felt like the Planning Board had to honor the current Land Use Plan and voted against this rezoning. He stated that things are changing and was concerned what else could be built here if we turned this request down.

Mark Nadel, 8211 Wendy Gayle Dr., Stokesdale, NC: he said - Future Land Use Plan, speaking as a citizen and based on the recommendation of our professional staff with Guilford County Planning, we should abide by his recommendation. This is what the rule is today. We don't want to open up ourselves to a lawsuit.

Mr. Bass explained that in regard to the NCGS 160D that was implemented a couple of years ago, the Land Use Plan needs to be up to date and should be on the Town's radar.

Rebuttal In favor:

Bryce Rush, 7622 Bently Ave., Greensboro, NC -- stated that we have tried to make our case that this is the best and highest use of this property. He stated that they plan to do a wonderful job and make the Town proud.

Town Attorney Tom Medlin asked if the applicant wanted to change to this to a conditional use rezoning instead of simply Highway Business, could they withdraw the petition and go back through the process. Mr. Bass stated yes, they could withdraw this request and come back with a conditional use request.

Mr. Medlin reminded Council that this is a highway business request and even though AAA storage has been mentioned tonight, it could be anything allowed within that district.

Mr. Rush stated that they could withdraw the request if that's the only way to do this.

Mayor Pro Tem Hooks asked if they own the property. Mr. Rush stated that they did not own the property, but it is under contract for them to purchase the property.

Mayor Flynt called a recess at 8:16 PM to allow the applicant to discuss his options. Meeting was reconvened at 8:25 PM. Mayor Flynt recognized Mr. Rush.

Mr. Rush stated that he would like to proceed with the current request as presented.

Rebuttal Opposed:

Shannon Priddy stated that she is standing before you as a resident of Stokesdale and asked that Council not approve this request. She added that we want to stay apart of this community and not an area that is surrounded by a dangerous highway. She reminded Council that to approve this request would be against the Planning Board and Land Use Plan. She asked they keep Stokesdale a wonderful community and to keep Hwy. 68 nice looking as it should be.

Holly Carr asked, what's the point of having a plan if we don't follow it?

Mayor Flynt closed the public hearing.

Town Attorney Tom Medlin reminded Council that you are considering Highway Business zoning for this parcel and not a particular use of that parcel.

Councilman Derek Foy stated that this seems to be a great project and he has spent time on it. He understands the applicant has been a successful businessman for years and they have conducted

themselves professionally tonight. He referred to earlier comments that we don't need anymore of these units. The Staff has recommended denial because it is not consistent with the Land Use Plan and the Planning Board recommended denial. He noted the traffic conditions and added that he travels through here every day and seen the unsafe situations out there. He stated that Council has two choices: 1 to deny the request and 2 to approve it. He stated that it is his belief that this is not in the best interest of the town and that he it a lot like spot zoning, in his opinion. He stated that while his is impressed with the project, he would vote no.

Mayor Flynt stated that three months ago, Council changed a permitted use on similar property that allowed storage units and he believed that was a terrible mistake to allow this. He stated that the market is hot for this use right now although this one is hard to justify for him. He stated that this use is not feasible to remain in the AG district. He stated that he would be in favor or a conditional use where we can limit the uses there but based on his best judgement of this site, he would vote against it.

Mayor Pro Tem Hooks stated that if you take a piece of property, rezoned it for storage units, then he was concerned that if we do one not the other, then we have issues and referred to a previous lawsuit in which the Town was involved. He stated that Council has to be responsible and did not want the Town to get into another lawsuit situation.

Councilman Landreth stated that everybody is against increasing the traffic. He stated that he knows residents on both sides of this property. He noted the previous case that was just up the street, and other commercial property that is up the street. He projected that this site will be commercial unless somebody comes in with residential. He stated that he could not justify voting against this when he voted in favor of the other case. He added that there is a lot of AG property in town and Council must take into consideration the information available to us and make the best decision for the Town.

Councilman Rigsbee stated that he places a lot of stock in the opinion of those that live in town and the confidence they have placed in us to make the best decision. He added that he has nothing again storage units and is in favor of them going into industrial areas. We must find a balance that is best for the town.

Councilman Foy stated that the case six months ago was already zoned commercial, and we added a use to allow storage units. This is different in that it is a complete rezoning.

Mayor Flynt stated that that was a conditional use zoning and recommended the Town go back and change the uses allowed in this district. He stated that he believes mini-storage units should not be allowed in a commercial district but in the industrial district.

Councilman Foy made a **Motion** to deny the rezoning as it is inconsistent with the Town's Land Use Plan and in accordance with the Planning Board recommendation and the Staff's recommendation.

Councilman Rigsbee seconded the motion.

The Vote in Favor: Councilman Foy and Rigsbee.

The Vote opposed: Councilman Landreth, Mayor Flynt and Mayor Pro Tem Hooks. Motion failed 2-3.

Mayor Pro Tem Hooks made a **Motion** to rezone the property in Case #21-04-STPL-03863, property located at 7563 NC Highway 68 from AG to HB.

The Town Attorney reminded Council that you must state finding, this is reasonable, and why and since it's inconsistent with the Land Use Plan, the Land Use Plan must be amended.

Councilman Landreth then made a **Motion** to approve the rezoning in Case #21-04-STPL-03863, from AG to HB, although it is inconsistent with the Stokesdale Land Use Plan the site is adjacent to commercial, the site has direct access to Highway 68 and is in the best interest of the Town of Stokesdale and that the Stokesdale Land Use Plan be amended accordingly.

Mayor Pro Tem Hooks seconded the motion.

Councilman Foy stated that this is a huge mistake to rezone this property to highway business and against the Land Use Plan.

The Vote in favor: Councilman Landreth, Mayor Pro Tem Hooks and Mayor Flynt.

The Vote opposed: Councilman Foy and Rigsbee. Motion carried 3-2.

8. Conditional Rezoning Case # 21-03-STPL-01727: 8643 Oak Level Church Road

This is a request to conditionally rezone property from CU-RS-30 to CZ-RS-30 (Residential Single-family). The subject property is located at 8643 Oak Level Church Road, approximately 2826 feet north of Boone Landing Drive, Stokesdale NC, Tax Parcel 167235. Owned by Ameri Development Pooler, LLC. The proposed conditions include reducing the minimum lot size from 40,000 square feet to 30,000 square feet. The overall maximum residential density will remain 1 dwelling unit per acre.

Mayor Flynt introduced this item and deferred to Oliver Bass, Planner with Guilford County to present the Staff report.

Mr. Bass stated that this is a request for a conditional zoning case for a 24-lot residential subdivision with a minimum lot size of 30,000 sq ft. The subdivision will be connected to the town water system. He noted that the RS-30 district is primarily for single-family detached dwellings with a density of 1.3 units per acre typically. He stated that the character of the area is low-density residential with some undeveloped land in the area. The surrounding land uses are to the north: large acre residential; south: undeveloped; east: residential and west: agricultural.

Mr. Bass stated that the request is consistent with the Stokesdale Land Use Plan and Staff recommends approval.

Mayor Flynt noted that condition #3 mentions a community well and wanted to make sure that the subdivision will be required to connect to the town's water system and not have a community well. Mr. Bass stated yes, the subdivision is required by ordinance to connect to the town water system.

Councilman Landreth asked why the applicant is changing the zoning. He asked about the elimination of the Planned Unit Development that was noted on the staff report. Mr. Bass stated that they have some issues and want to reduce the lot size and have some flexibility on the road pattern and to address issues with the septic.

Mayor Flynt declared the public hearing open.

Speakers in Favor:

Norris Clayton, Wendover Ave, Greensboro, NC –spoke on half of the owners and stated that this site was zoned RS-30 in 2007. This request is for a change in the lot size from 40,000 sq. ft. to 30,000 sq. ft. that was previously approved. He noted a condition that they connect to the municipal water system or have a community well. He stated that the developer had some soil analysis done by a certified company and that has prompted some changes. He presented a sketch plan of the development. He again noted the

change in lot size to 30,000 sq ft. and that they propose a total of 24 lots. He stated that originally the 40,000-foot lot size required most of the development be pushed to the north of the property. He stated that they are still planning for 24 lots, but the smaller lot size will allow them a better configuration and use of the soil to the south. They will connect to the town water system. He then made himself available for questions.

Mayor Flynt asked that back in 2007, was that for a larger tract to land? This is only 29.7 acres of that larger tract. Mr. Clayton said yes, and noted the property included in this request. It was noted that this property is beside property owned by Robert Vickory.

Speakers in Opposition:

Robert Vickory, 8637 Oak Level Church Rd., Stokesdale, NC- stated that we have missed placed the deed but will find it. He added that there is a stob and he told them not to go over it or pull it up.

Mayor Flynt closed the public hearing.

Mayor Flynt made a **Motion** to approve the rezoning in case # 21-03-STPL-01727, property located at 8643 Oak Level Church Road, from CU-RS-30 to CZ-RS-30 (Residential Single-family) and subject to the following conditions:

1. Density is not to exceed one dwelling under per acre. This represents no change from the current zoning.
2. Minimum lot size of 30,000 square feet. This reduces minimum lot size from 40,000 square feet under the current zoning.
3. Municipal water will be used. Ordinance required connection to Stokesdale water. Community water system not allowed.

Councilman Foy seconded the motion.

Vote in Favor: Councilman Rigsbee- yes, Councilman Foy - yes, Mayor Pro Tem Hooks- yes; Councilman Landreth- yes; Mayor Flynt- yes

Vote in Opposition: None

9. Public Hearing on proposed Budget for Fiscal Year 2021-2022

Mayor Flynt stated that Council has held meetings to discuss next fiscal year's budget. He then deferred to Kim Thacker, Budget and Finance Officer to present highlights of the proposed budget for fiscal year 2021-2022.

Mrs. Thacker presented the General Fund Revenues noting each line item which totaled \$393,000 from outside sources and noted that \$80,772.29 is pulled from Undesignated Funds/ Town Reserves to balance the budget. Total Income is budgeted at \$473,772.29. Mrs. Thacker then highlighted Town expenses. She noted that \$100,000 has been budgeted in Capital Outlay for park improvements. She then noted the Cultural & Recreational expenses to be budgeted at \$18,000, Economic & Development Expenses at \$29,000, General Adm and Property Expenses to be \$148,2000, Legal & Professional Expenses to be budgeted at \$63,200; Payroll Expenses are \$229,783.80; Public Safety expenses budgeted at \$25,500 bringing the overall operating expenses to \$613,683.80. She noted that the General Fund will be reimbursed for shared overhead expenses in the amount of \$139,911.52.

Mrs. Thacker then highlighted the Water Fund. She stated that we had an increase in tap and connection fees that corresponded with an increase in cost from Yates Construction. She then highlighted various income accounts and noted that total income is projected to be \$1,714,863.05. She then highlighted water fund administrative expenses at \$125,619.78, Repairs & Maintenance budgeted at \$50,250, Water Capital purchases are expected to be \$40,000. She noted the action by Council to change out a portion of the manual meters to automated read meters and \$25,000 has been budgeted for that bringing the cost of meters to \$45,000. She then highlighted all the line items that were included in the shared overhead expenses with general fund. She noted that total expenses for the Water Fund is budgeted at \$1,714,863.05.

Mrs. Thacker then highlighted the salary budget, noting each employee, their annual salary, employee status and in which fund the money is taken from.

Mayor Flynt declared the Public Hearing open.

No one in attendance wished to speak on the budget.

Mayor Flynt closed the Public Hearing.

Councilman Foy made a **Motion** to approve the General Fund Fiscal Year Budget for 2021-2022 as presented. (Budget Ordinance below) Mayor Flynt seconded the motion.

The Vote: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Tem Hooks-yes and Mayor Flynt-yes.

Vote Opposed: None. Motion carried.

Councilman Foy made a **Motion** to approve the Water Fund Fiscal Year Budget for 2021-2022 as presented. (Budget Ordinance below) Mayor Flynt seconded the motion.

The Vote: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Tem Hooks-yes and Mayor Flynt-yes.

Vote Opposed: None. Motion carried.

Councilman Foy made a **Motion** to adopt the following Budget Ordinance for Fiscal Year 2021-2022 as presented. Mayor Flynt seconded the motion.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Tem Hooks-yes, Mayor Flynt-yes.

Vote Opposed: None. Motion carried.



TOWN OF STOKESDALE

BUDGET ORDINANCE

FISCAL YEAR 2021-2022

ORDINANCE NO. O-2021-06

BE IT ORDAINED by the Governing Board of the Town of Stokesdale, North Carolina:

Section 1: The following amounts are hereby appropriated in the General Fund for the operation of the Town government and its activities for the fiscal year beginning July 1, 2021, and ending June 30, 2022, in accordance with the chart of accounts heretofore established for this Town.

| | |
|---|-----------|
| Capital Outlays | \$100,000 |
| Cultural & Recreational | \$18,000 |
| Economic & Physical Development | \$29,000 |
| General Administrative & Property Expense | \$148,200 |
| Legal & Professional Services | \$63,200 |
| Payroll Expenses | \$229,783 |
| Public Safety | \$25,500 |
| Total Operating Expenses | \$613,683 |

Section 2: It is estimated that the following revenues we will be available in the General Fund for fiscal year beginning July 1, 2021, and ending June 30, 2022:

| | |
|--------------------------------------|-----------|
| Beer & Wine Excise Tax | \$21,000 |
| Contributions & Donations -- Parade | \$2,000 |
| Greensboro-Jamestown Profit Share | \$13,000 |
| Investment Earnings | \$5,000 |
| Miscellaneous | \$1,000 |
| Planning & Zoning Fees | \$35,000 |
| State Collected Revenues (Utilities) | \$315,000 |
| Town Hall & Park Facility Rentals | \$1,000 |
| Undesignated Funds/Town Reserves | \$80,772 |
| Reimbursement from Water Fund | \$139,911 |
| Total Revenues | \$613,683 |

Section 3: The following amounts are hereby appropriated in the Water Fund for the fiscal year beginning July 1, 2021, and ending June 30, 2022:

| | |
|---|----------------|
| Administrative | \$125,619.78 |
| Repairs & Maintenance | \$50,250 |
| Water Capital | \$40,000 |
| Meters | \$45,000 |
| House Bill 436 | \$1,154,081.75 |
| Cost of Water | \$160,000 |
| Reimbursement to General Fund Shared Expenses | \$139,911.52 |
| Total Expenses: | \$1,714,863 |

Section 4: It is estimated that the following revenues will be available in the Water Fund for the fiscal year beginning July 1, 2021, and ending June 30, 2022:

| | |
|----------------------------------|----------------|
| Back Flow Preventer Fees | \$2,500 |
| Damage Penalties/Meter Resetting | \$1,500 |
| Investment Income | \$2,000 |
| Taps & Connection Fees | \$50,000 |
| Water Capacity Fees | \$40,000 |
| Water Sales | \$450,835.50 |
| Late Fee | \$10,000 |
| Transfer from Fund Balance | \$3,945.50 |
| House Bill 436 | \$1,154,081.75 |

Total Revenues: \$1,714,863

Section 5: Copies of this budget ordinance shall be furnished to the Clerk of the Governing Board and to the Budget and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Old Business

10. SECOND READING: Proposed Text Amendment No 1. to Section 2.1.7 (General CH) of Town Development Ordinance

Subdivision, major. A subdivision involving more than four lots or requiring new public street(s) for access to interior property, or requiring extension of public sewer or water line, or requiring a waiver or variance from any requirement of this Ordinance.

Proposed Change: to remove the above verbiage "*or requiring a waiver or variance from any requirement of this Ordinance.*"

No comments were presented.

Councilman Foy made a **Motion** to adopt the following Ordinance for a Text Amendment to Section 2.1.7 on Second Reading. Councilman Rigsbee seconded the motion.

Vote in Favor: Councilman Rigsbee-yes Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Tem Hooks-yes.

Vote Opposed: Mayor Flynt-no. **Motion carried.**

11. Discussion and Action on Acceptance of American Rescue Plan Funding Via the State of NC.

Councilman Foy introduced this item and explained that these are federal funds that will be distributed through the state. He explained that funds were calculated on population or 75% of your budget. He stated that if it had been calculated simply on population Stokesdale would receive \$1.6 million but due to the cap on the budget, Stokesdale should receive \$724,000. He noted that this is a matter of filing the proper paperwork and that half the funds will be received

this summer and the other half next year. He noted that the funds will be used for infrastructure needs for the Town.

Councilman Foy made a **Motion** to adopt the following Resolution accepting the American Rescue Plan Funding from the State of North Carolina. Mayor Flynt seconded the motion.

Councilman Landreth asked if there were any strings attached to this money. Councilman Foy stated that there are no strings attached, that the money needs to be encumbered by December 2024 and spent by December 2026.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Ten Hooks-yes, Mayor Flynt-yes.

Vote Opposed: None. Motion carried.

RESOLUTION NO. R-2021-05

RESOLUTION ACCEPTING THE AMERICAN RESCUE PLAN ACT OF 2021 FUNDS

WHEREAS, the State of North Carolina will be appropriating funds from the Federal American Rescue Plan Act (ARPA) to fund necessary Coronavirus State and Local Fiscal Recovery Funds; and

WHEREAS, the North Carolina General Assembly will provide for the distribution of funds to eligible municipal corporations, and townships; and

WHEREAS, these funds for municipalities may be used to respond to public health emergencies with respect to COVID-19, provide premium pay to essential workers and investment in water and sewer infrastructure; and

WHEREAS, revenue received under the ARP Act will be kept in a separate fund and will not be co-mingled with other revenue.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Stokesdale that we do hereby authorize the acceptance of funds through the American Rescue Act and acknowledge that these funds will be issued via the State of North Carolina. That the Town of Stokesdale will substantially comply with all laws, rules, and regulations, pertaining thereto.

Adopted the 10th day of June, 2021.

Mayor Flynt referred to information he gave Council regarding a grant by NC Freedom Park and explained the grant is for \$1,154,081.75 and the agreement effective dates are July 1, 2020 through June 30, 2022. He believes these funds must be encumbered by June 30, 2022. Council discussed projects that have been discussed with Hazen and Sawyer and when the money should be spent. Mayor Flynt encouraged Council to get going on something before we lose these funds.

Councilman Foy stated that we need to put a plan together but also reach out to elected official to extend the deadline.

12. Continued Discussion of Employee Benefits (Tabled from May 13th, 2021 Meeting)

Councilman Rigsbee stated that we have received the information and application the NC State Retirement System and will bring that to Council next month. He asked that this item be continued to July.

Councilman Rigsbee made a **Motion** to continue this discussion to the July meeting. Mayor Flynt seconded the motion.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Ten Hooks-yes, Mayor Flynt-yes.

Vote Opposed: None. Motion carried.

New Business:

13. Consideration of a Request by R. S. Parker Homes for approval to tie into the Town of Stokesdale Water System to serve a new subdivision located on Happy Hill Road which will consist of approximately 98 new homes.

Mayor Flynt introduced this item and explained that the developer wants to extend lines to 98 houses. He stated that he understood from Mr. Bass that Duke Energy owned the property where the road was going in and they were going to have to sign the rezoning request. He stated that he sent this to the Town Attorney and Mr. Medlin stated that he was familiar with the situation and that he had discussed this with Mr. Bass. They did not think Duke Energy would have to rezone the property or commit to a rezoning. The question now is, does the Town want to extend the water line down Happy Hill Road. The Mayor referred to the report by Hazen and Sawyer itemizing the proposed projects on Happy Hill Road and Hwy. 158, the report shows the extension and assumed the Town would pay for that extension and its cost is projected to be \$1,185,000. He stated that if the developer pays for this line, we get approximately \$75,000 in impact fees, and \$2,450.00 each month for service fees on the water bills. He stated that Councilman Foy has questions about the Town's capacity. He called Courtney Driver, with City-County Utility Commission and we are not close to the capacity. Mrs. Driver indicated that they have three treatment plants, and they have plenty of water. Mayor Flynt asked if the Town of Stokesdale should submit a request to increase the capacity now or wait a few more years. She indicated the Town could do it either way by showing plans that the Town needs additional capacity. Mayor Flynt stated that there will be plenty of water, so this request is like giving us a grant, we get impact fees and monthly service fees and fire hydrants out of this deal. He believed it would be a win-win situation and we should agree to this request.

Councilman Foy stated that he has done some research also and agreed that the capacity was there through the City County Utilities Commission. He stated that he would feel more comfortable with something in our files and recommended we get that done.

Mr. Medlin stated that he would be glad to contact Winston Salem and put together a request to increase the capacity.

Mayor Flynt made a **Motion** to allow RS Parker Homes to tie into the Town's water system. Councilman Jim Rigsbee seconded the motion

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Ten Hooks-yes, Mayor Flynt-yes.
Vote Opposed: None. Motion carried.

14. Consideration of a Contract with Yates Construction Company, Inc. to install Water Line from Oak Level Church Road, and South Point Drive intersection to Deer Path Court and tie into existing Main to replace existing line servicing seven homes on South Point Drive.

Mayor Flynt introduced this item and expressed his concern with the water pressure in this area and explained that the new subdivision out there can't use the fire hydrants due to the low water pressure. After a brief discussion on the cost of this project, it was a consensus of the Council that an informal bid process would be required to move forward.

15. Consideration of Budget Amendments to FY 2020-2021.

Councilman Foy presented budget amendments for fiscal year 2020-2021. He stated that the audit did not reflect the 2020 water capacity fees of \$39,000 revenue in the capital reserve fund. He felt this amount should have been on paper. He called Mr. Rouse about it and Mr. Rouse said the best way to do this was to capture an expense item in this year's budget and move it to the CIP. He confirmed the conversation by email with Mr. Rouse. He stated that we may need to bump up Attorney fees and salaries a little bit. He then deferred to Kim Thacker, Finance and Budget Officer.

Mrs. Thacker noted the following changes to expenses for the General Fund budget:

- Park Investment – a decrease of \$17,249.56 – to \$1,000
- Park Electrical, Repairs, Cleaning, Lighting – a decrease of \$9,000 to \$5,000
- Advertising – PZ – an increase of \$3,500 to \$7,000
- Administrative Expenses, & Fees, Education – a decrease of \$4,000 to \$5,000
- Travel & Conferences for Staff/Council – a decrease of \$2,100 to \$100
- Town Hall Repairs & Maintenance – an increase of \$12,943.61 to \$59,030.42
- Legal & Professional Fees – Attorney – an increase of \$4,300 to \$52,000
- FICA – an increase of \$5,060 to \$16,000
- Town Hall Staff Salaries – an increase of \$15,000 to \$125,000

Mrs. Thacker then presented the changes to revenues in the Water Fund budget:

- Tap & connection fees – an increase of \$10,000 to \$50,000
- Water Capacity fees – an increase of \$42,750 to \$75,000
- Transfer from Fund Balance – an increase of \$50,595.55 to \$104,973.51

Expenses for Water Fund:

- 14002a Transfer FY20 Capacity Fees to CIP – an increase of \$39,141 to \$39,141
- 14002 Transfer to CIP – an increase of \$42,750 to \$75,000
- FICA – an increase of \$2,889.55 to \$9,136
- Town Hall Staff Salaries – an increase of \$8,565 to \$71,375
- Electronic Water Meters New Construction – an increase of \$10,000 to \$30,000

Mayor Flynt made a **Motion** to adopt the following Budget Amendments for Fiscal Year 2020-2021 as submitted. Councilman Rigsbee seconded the motion.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Ten Hooks-yes, Mayor Flynt-yes.
Vote Opposed: None. Motion carried.



2020-2021 FISCAL YEAR BUDGET

BUDGET ORDINANCE AMENDMENT #4 O-2021-08

BE IT ORDAINED by the Governing Board of the Town of Stokesdale, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2021:

Section 1: To amend the General Fund, Revenue & Expenses as follows:

| | <u>Decrease</u> | <u>Increase</u> |
|--|-----------------|-----------------|
| Park Investments | \$17,249.56 | |
| Park Electrical, Repairs, Cleaning, Lighting | \$5,000.00 | |
| Advertising – PZ | | |
| \$3500.00 | | |
| Administrative Expenses, Fees, Education | \$5,000.00 | |
| Travel & Conferences for Staff/Council | \$2,100.00 | |
| Town Hall Repairs & Maintenance | | \$12,943.61 |
| Legal & Professional Fees – Attorney | | \$4,300.00 |
| F.I.C.A. | | |
| \$5060.50 | | |
| Town Hall Salaries | | \$15,000.00 |

Section 2: To amend the Water Fund, Revenue & Expenses as follows:

| | <u>Decrease</u> | <u>Increase</u> |
|---|-----------------|-----------------|
| Taps & Connection Fees | | |
| \$10,000.00 | | |
| Water Capacity Fees | | \$42,750.00 |
| Transfer From Fund Balance | | \$50,595.55 |
| Transfer FY20 Capacity Fees to Capital Reserve Fund | | \$39,141.00 |
| Transfer to Capital Reserve Fund | | \$42,750.00 |
| F.I.C.A. | | |
| \$2,889.55 | | |
| Town Hall Staff Salaries | | |
| \$8,565.00 | | |
| Electronic Water Meters New Construction | | \$10,000.00 |

Section 3: Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget Officer for their direction.

Adopted this 10th day of June, 2021.

16. Consideration of Renewing Contract for Auditing Services with Rouse, Rouse, Rouse & Gardner, LLP

Councilman Foy stated that we have a contract with Rouse, Rouse, Rouse & Gardner, LLP to conduct the Town's annual audit. He believes this is year 2 of the current contract.

Councilman Foy made a **Motion** to extend the contract for 1 year with Rouse, Rouse, Rouse & Gardner, LLP to provide auditing services for the fiscal year ending 2021. Councilman Rigsbee seconded the motion.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Ten Hooks-yes, Mayor Flynt-yes.

Vote Opposed: None. Motion carried.

17. Discussion Regarding Planning Board terms.

Councilman Landreth stated that the Town Clerk asked about the appointment term for Stewart Hommel.

Councilman Landreth made a **Motion** to appoint Stewart Hommel as full member to a two-year term effective May 27, 2021. Councilman Foy seconded the motion.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Ten Hooks-yes, Mayor Flynt-yes.

Vote Opposed: None. Motion carried.

18. Discussion on repairs to the HVAC System for Town Hall.

Mayor Flynt stated that the unit in the Kitchen is out and the cost to replace the unit is \$9,285.00 from Stokesdale Heating and Air.

Mayor Flynt made a **Motion** to contract with Stokesdale Heating and Air to replace the York unit in the Kitchen in the amount of \$9,285.00. Councilman Landreth seconded the motion.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Ten Hooks-yes, Mayor Flynt-yes.

Vote Opposed: None. Motion carried.

19. Citizen's Comments from the Floor. (3-minute limit per Speaker)

None presented.

Mayor Flynt stated that he had a conversation with Bob Norris with NCDOT regarding work on 65/68. They had said they were going to table the Hwy. 158 Bypass and we had discussion about

improvements to intersections in town. Mr. Norris believes that has been tabled also. Mayor Flynt asked about the widening of Hwy. 68 and Mr. Norris was not sure the status of that one. Mayor Flynt stated that we have recently received a call from Brian Ketner and said that DOT is close to holding a Public Hearing in August 2021 on the widening of Hwy. 65 from Bi-Rite to Hwy. 68 to the winery. He said they want to make the connection of Hwy. 65 for transfer trucks. He stated that they don't have a lot of details yet but are working on it. They will be sending Council information by Zoom to review and then meet with Council individually possibly in July.

Councilman Landreth stated that he would rather hold a public hearing and hear from the public than meet individually with DOT.

Mayor Flynt expressed concerns with increasing the speed limits on Hwy. 65 and questioned what improvements are planned for the intersection at the Bi-Rite, Hwy. 68 and 65. He added that Council should have some input into these plans.

Mr. Medlin stated that it is up to the Council whether or not you meet with them. He stated that it is political politeness between agencies to offer to meet with you when improvements are being planned in your backyard and ask for your input.

Councilman Landreth asked why they didn't come talk with them in closed session. Mr. Medlin stated that this would not be allowed topic for a closed session.

20. Announcements:

a) Planning Board Meeting Thursday, June 24th at 7pm at Town Hall

b) Town Council Meeting Thursday, July 8 at 7 pm at Town Hall

Councilman Foy stated that he wanted to reiterate his position on the storage units heard earlier. He stated that he has nothing against storage units but concerned about the blanket highway business zoning that was approved.

Mayor Flynt reminded anyone wanting to run for Council or Mayor the filing period is coming up in July.

21. Adjournment.

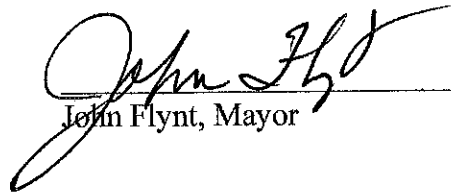
Mayor Flynt made a **Motion** to adjourn the meeting at 10:31PM. Councilman Landreth seconded the motion.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Ten Hooks-yes, Mayor Flynt-yes.

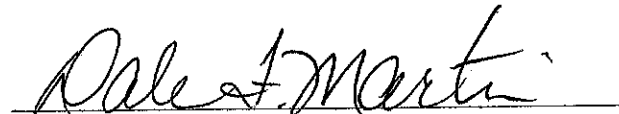
Vote Opposed: None. Motion carried.

Being no further business to come before the Council the meeting was adjourned at 10:31 PM.

Approved: March 10, 2022.


John Flynt, Mayor

ATTEST:


Dale F. Martin, Town Clerk