



**TOWN OF STOKESDALE
REGULAR TOWN COUNCIL MEETING AGENDA
8325 ANGEL PARDUE ROAD
STOKESDALE, NC 27357
MARCH 12, 2020 AT 7PM**

ATTENDEES: Mayor Flynt, Jimmy Landreth, Derek Foy, Jim Rigsbee, Attorney Tom Medlin, Patti Stokes, Town Clerk Alisa Houk, Planner Oliver Bass, (Mayor Pro Tem Thearon Hooks was absent)

- I. **Call to Order:** Mayor Flynt
- II. **Invocation:** Bruce Angel
- III. **Pledge of Allegiance:** Led by Mayor Flynt
- IV. **Review and Adopt the Agenda:** Mayor Flynt asked to make one change since Thearon Hooks is absent we need to table a proposal Thearon wanted to share regarding Volunteer Chaplin Services until the next meeting. He also asked to add public comments after the Financial Report.
- V. **Approval of Minutes: January 21, 2020 Special Mtg. Derek Foy motioned to approve the minutes as written. Mayor Flynt seconded the motion.**

VOTE:

Mayor Flynt:	AYE	Jim Rigsbee	AYE
Mayor Pro Tem Thearon Hooks	Absent	Derek Foy	AYE
Jimmy Landreth	AYE		

VI. Public Safety Reports:

Guilford County Sheriff's Dept. Sgt. Eric Gordon said the Town of Stokesdale received 59 calls in the month of February. 2 commercial burglaries, 1 residential burglary, 1 car theft, there have been several speeding complaints on Ellisboro so the Sheriff's Department will be setting up a radar check next week. Tip for the month, Warm weather is coming beware of your surroundings, keep your cars locked and personal items hidden.

Stokesdale Fire Department Chief Todd Gauling said Stokesdale Fire Dept. had 62 calls in the month February. 29 Fire calls, 33 medical calls. It is spring of the year and time to change the batteries in your smoke detectors. One more reminder the Fire Department BBQ will be March 28, 2020 beginning at 11:00am.

VII. Board & Administrative Report:

1. Thearon Hooks will introduce a proposal he and Rev. Alan Mears have put together with other Chaplin's in the area for Volunteer Services. Tabled until next T. C. Mtg

2. Jimmy Landreth will give an update on the Park Surveys: Mayor Flynt introduced Jimmy Landreth and said he wanted to personally thank him for his hard work in tabulating all of these results and reporting on them each month. Jimmy reported that we ended up with 605 completed surveys returned and tallied. Derek Foy helped him put the numbers together on a spreadsheet with a weighted percentage. The most popular items were Nature Trails and benches. The sole purpose of this survey was to use the numbers in the park grant application to help us apply for grant money for the park.

3. Frank: Events Committee Update: Frank is absent tonight so he sent his updates to Alisa. Alisa announced that our new year-round banners are here and held up one for everyone to see them. We will be calling the company that hung our Christmas banners to get a bid for hanging these in the same spots from Citgo to the BiRite. The Farmer's Market Flyers are ready and out on the front tables, the events committee will be putting them up in areas of town. The events committee is still looking for ideas for the 160th Anniversary celebration, the next Events Committee meeting will be held March 31, 2020.

VIII. Financials: Alisa Houk: Alisa gave the financial report, report will be attached to the minutes.

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

Mark Nadel: Commented he would like to see discussion of hiring new staff be made public instead of in closed session. Mayor Flynt explained due to the Privacy Act, and **NCGS § 143-318.11. (A)(G) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.**

Eileen Thiery Thanked Jimmy Landreth and Derek Foy for helping the election board members pack up and clean up after the elections were over on election day.

IX. Public Hearing: Rezoning Case#20-01-STPL-00572: AG to RS-30, 7883 Eversfield Road Property. This is a request to rezone property from AG (Agricultural) to RS-30 (Residential, Single-family). Affected property is located on west side of Eversfield Road near Suffield Road intersection, Guilford County Tax Parcel 167590, approximately 3.9 acres. Applicant/Owner: Jessica Lawson. Interested parties will have an opportunity to speak at the meeting. For more information contact the Guilford County Planning and Development at 336-641-3578. After the hearing, to the Stokesdale Town Council may make a final decision on the application.

Oliver Bass presented the Case #20-01-STPL-00572, This request is in a predominantly single-family residential area. Typical lot sizes range from less than 1 acre to more than 10 acres. The parcel is bound on three sides by land that is under development as a major single-family residential subdivision. This fits in the Stokesdale Future Land Use Plan (2007). Consistency Statement says the proposed rezoning is consistent with the future land use plan because the primary land use permitted in the RS-30 district is single-family residential. The proposed rezoning is inconsistent with the recommendation because the Residential Development Area recommends minimum lot size of 40,000 sq. ft, but RS-30 district allows lot sizes for 30,000 Sq. ft. **Staff Recommendation:** Staff recommends approval, Although the RS-30 district allows lots less than 40,000 sq. ft. the request is reasonable because it allows single-family dwellings at densities with nearby development. Mayor Flynt asked if anyone wanted to speak in favor of the rezoning case: Bill Grecco spoke on behalf of the owners of the property that he would like to thank Mr. Bass, the rezoning staff and council for the work they've done. He also wanted to assure Council that this was and would never be more than a minor subdivision of three houses. No one else spoke in favor or against the rezoning. **Mayor Flynt motioned to approve the rezoning Case# 20-01-STPL-00572, for reasons that it fit the future land use plan and was consistent with the surrounding RS-30 properties. Derek Foy seconded the motion.**

VOTE: for Public Hearing Case# 20-01-STPL-00572

Mayor Flynt:	AYE	Jim Rigsbee	AYE
Mayor Pro Tem Thearon Hooks	Absent	Derekfoy	AYE
Jimmy Landreth	AYE		

X. Old Business:

Vote on Ordinance to Close Friddlewood Drive: Mayor Flynt opened this item by explaining that back in September 2019, by request of Keystone Homes, Council adopted a Resolution of Intent to Close Friddlewood Drive, as Keystone had purchased this property and are building homes on it. Council held the Public Hearing in the October 2019 meeting. NCDOT had sent Town Hall notice that they didn't get a chance to approve the closing on their end in the planned November meeting and postponed the closure until their December meeting. After no other communications, Alisa emailed Mr. Bass, who sent her the confirmation papers that NCDOT did in fact approved the closure in December but had neglected to notify the Town.

Mayor Flynt motioned to approve the closure. Derek Foy seconded the motion.

VOTE:

Mayor Flynt:	AYE	Jim Rigsbee	AYE
Mayor Pro Tem Thearon Hooks	Absent	Derek Foy	AYE
Jimmy Landreth	AYE		

- Request from February 13th meeting, Accountant/ Assist Finance Officer requested approval of Budget Amendments 6, 7, & 8 in order to bring Budget back in line. Mayor Flynt went back over the budget amendments that the Finance and Budget officer had requested in the February meeting, and motioned that they be approved. Jimmy Landreth seconded the motion.

VOTE:

Mayor Flynt:	AYE	Jim Rigsbee	AYE
Mayor Pro Tem Thearon Hooks	Absent	Derek Foy	AYE
Jimmy Landreth	AYE		

XI. New Business:

- Vote to appoint Terry Hedenskog to the Planning Board: Mayor Flynt motioned to appoint Terry Hedenskog to the Planning Board. He has completed the Planning Board Training and completed the application for a seat. Jimmy Landreth seconded the motion.

2. VOTE:

Mayor Flynt:	AYE	Jim Rigsbee	AYE
Mayor Pro Tem Thearon Hooks	Absent	Derek Foy	AYE
Jimmy Landreth	AYE		

- Discuss and vote on approving entire Hazen & Sawyer /Town of Stokesdale Master Water Plan, to be done in Task sections as needed. We need Task Four done this month (Water Specifications Signed off).** Mayor Flynt and Alisa Houk explained the need for at least approval of Task Four to get our Revised Water Specs reviewed and signed off on by the Engineers. **Jim Rigsbee motioned to approve Task Four, Jimmy Landreth seconded the motion.**

VOTE:

Mayor Flynt:	AYE	Jim Rigsbee	AYE
Mayor Pro Tem Thearon Hooks	Absent	Derek Foy	AYE
Jimmy Landreth	AYE		

- Discuss and vote to order new updated Mueller Receiver Kit, old kit is going to be obsolete. Must be purchased before March 30th to take advantage of discount.** Alisa explained that Mueller had contacted her to advise that the current Mueller EZReader System we are using is going obsolete. To continue to have auto-read we will have to purchase an updated version. The new reader will be able to read the old/current and new transmitters. The old system will not read the new transmitters. Jimmy

Landreth motioned to approve purchase of the new Mueller EI-Reader kit at a cost of \$6,000.00. Jim Rigsbee seconded the purchased.

VOTE:

Mayor Flynt:	AYE	Jim Rigsbee	AYE
Mayor Pro Tem Thearon Hooks	Absent	Derek Foy	AYE
Jimmy Landreth	AYE		

5. **General Fund Budget Outlook for the remainder of the fiscal year.** Derek said just looking at the current financials he believes that the total expenses for the year will exceed \$ 530,000. Which will throw the Town over budget by \$ 80,000. For the year. He is just looking ahead. He hopes we can get this corrected in the next year by allocation of our funds by indirect expenses. To him it is apparent that we are going to need some additional budget amendments in addition to the ones Alisa has already done. We are \$1000. Away from the budgeted amount for salaries, he would like to make a budget amendment to that in the amount of \$22,000. To bring it to \$ 64,000. In the General Fund. **Derek Foy motioned to increase the General Fund Salaries by \$ 22,000. To bring the total to \$64,000. Jim Rigsbee seconded the motion.**

VOTE:

Mayor Flynt:	AYE	Jim Rigsbee	AYE
Mayor Pro Tem Thearon Hooks	Absent	Derek Foy	AYE
Jimmy Landreth	AYE		

Jimmy Landreth asked if the letter we received from the Treasury regarding an explanation of our overages from Audit had been answered and sent back. Alisa explained that Council had only voted part of the amendments in February and just voted the other amendments in this meeting which will be the answers to that letter.

Derek then motioned to add a line item to the Budget to balance this budget in the amount of \$ 80,000. Moved from reserve accounts to the Revenue. Jim Rigsbee seconded the motion. Jimmy Landreth asked so we are going to go with \$80,000. **Mayor Flynt** said he would like to say, we have up until June 30, 2020 to make budget amendments. He would like to see where the revenues come in. **Alisa** added that we are expecting 170,000. In franchise fee revenue between now and June 30, 2020. She also added that she has been speaking with **Kim Thacker** and Kim does not believe we will be that far off the budget if any. **Derek Foy** said Kim might be right if she is looking at the amendments made this year, but if she isn't looking at the revenue, he believes we will be over budget.

Mayor Flynt said we have a motion and second. **Derek Foy** and **Jim Rigsbee** voted **YES** when it came **Jimmy Landreth** turn, he asked if we vote this \$80,000. In and then don't need it can we put it back. **Mayor Flynt** said yes, **Jimmy Landreth** voted yes. **Mayor Flynt** voted **No**.

VOTE:

Mayor Flynt:	NO	Jim Rigsbee	AYE
Mayor Pro Tem Thearon Hooks	Absent	Derek Foy	AYE
Jimmy Landreth	AYE		

6. **Reintroduction of the Property Committee:** Derek Foy motioned to nominate Jimmy Landreth to be Chairman of the Property Committ ee. Jimmy Landreth said he would only agree to this if someone like Jim Rigsbee or Derek Foy did it with him. Jim Rigsbee volunteered to co-chair with Jimmy Landreth.

VOTE:

Mayor Flynt:	AYE	Jim Rigsbee	AYE
Mayor Pro Tem Thearon Hooks	Absent	Derek Foy	AYE
Jimmy Landreth	NAY		

7. **Discuss Land Use Plan:** Derek Foy motioned to review and update Land Use Plan. Tom Medlin added that the Stokesdale Land Use Plan originates with the Planning Board, the Planning Board should be task with review and updates. Once a Drafted plan has been put together the Planning Board would then hold a Public Hearing to present the changes they would like to make. Once that hearing it held it comes to Council for approval. Mayor Flynt motioned to ask the Planning Board to put together a Long-Range Land Use Plan to update our current one. Jimmy Landreth seconded the motion.

VOTE:

Mayor Flynt:	AYE	Jim Rigsbee	AYE
Mayor Pro Tem Thearon Hooks	Absent	Derek Foy	AYE
Jimmy Landreth	AYE		

8. **Discussion and possible votes on actions to be taken on planning board recommendations from Ordinance Review Committee:** Jimmy Landreth wants clarification of Frank Bruno's letter to the ORC regarding the ordinances they asked the Planning Board review for submission. Mark Nadel understands the Planning Board is asking the ORC to go into more depth in description of their request. The changes to these ordinances need to be in more detailed in what research was done to bring the ORC to point of requesting this revision. Jimmy Landreth motioned to allow the ORC to put this best package they can together of these ordinance revisions and present it to Town Attorney Medlin for review. If it passes that review it will come back to the Planning Board. Derek Foy seconded the motion. **VOTE:**

Mayor Flynt:	AYE	Jim Rigsbee	AYE
Mayor Pro Tem Thearon Hooks	Absent	Derek Foy	AYE
Jimmy Landreth	AYE		

- 9. Mayor Flynt will close the open portion of this meeting and reconvene in the conference room with Council,
- 10. the attorney and the clerk for a Closed Meeting
- 11. § 143-318.11. (A)(3) Closed session. Regarding a contractual agreement
- 12. § 143-318.11. (A)(6) Closed sessions. Regarding new staffing opportunities

Mayor Flynt left the meeting, unexcused by Council. Jimmy Landreth reconvened the Regular meeting at 10:20PM

13. Discussion of Park Maintenance Proposals. Tabled

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

Catherine Buntoff commented that she agrees that the Planning Board should work on the Land Use Plan, if they aren't educated or vested in the needs of the community, they should seek professional help in putting the plan together. This group should not seek help from Developers because in her opinion they will be a conflict of interest because they have money to gain from it going their way.

XIII. Closing Comments from Council - Thanked all whostayed

XIV. Announcements: Next Planning Board Meeting will be March 26, 2020 there is one case to hear.

XV. Adjournment: Jim Rigsbee motioned to adjourn, Derek Foy 2nd motion. Vote 3-0 Meeting adjourned at 10:30PM

Approve in May 14, 2020 Town Council meeting



Mayor



Town Clerk