



**TOWN OF STOKESDALE
REGULAR TOWN COUNCIL MEETING
8325 ANGEL PARDUE ROAD
STOKESDALE, NC 27357
December 10, 2020 AT 7PM**

Attendance: Mayor John Flynt, Thearon Hooks, Jimmy Landreth, Derek Foy, Jim Rigsbee, Tom Medlin, Oliver Bass, Town Clerk

- I. Meeting: Call to Order:** Mayor Flynt called the meeting to order at 7PM
- II. Review and Adopt the Agenda:** Mayor Flynt stated that Item # 6. Presentation of The Town of Stokesdale Annual Audit, we received a call from Jay Stone of Rouse, Rouse, Rouse, and Gardner at 4:00 PM. He said they could not complete and present the Audit until they received for review all the 6 Budget Meeting Minutes. Mayor Flynt said this was the first we have heard of this. He knew we had to get the minutes, but we did not know that they required these completed and that the Auditor had to read them all before they could present our Budget. So, they are not going to be here tonight. Mayor Flynt said as soon as we get those done, and he believes they must be done by end of the year. Mayor Flynt ask that we postpone Item # 6 until a future meeting. He asked if there were any other questions or additions to the Agenda. No one spoke.

Mayor Flynt motioned to adopt the Agenda with the one change postponing Item # 6 until a future meeting. There was not second before the Mayor called to question.

Vote:

Mayor Flynt	Yes	Derek Foy	Yes
Thearon Hooks	Yes	Jimmy Landreth	Yes
Jim Rigsbee	Yes		

- III. Board & Administrative Report:** Alisa gave the Admin report see attached. During this report Alisa mentioned that Guilford County Code Enforcement has sent letters to the owner of the business at the corner of Hwy 68 and Hwy 158 where all the vehicles are being stored to remove those vehicles because that property is not zoned for that. Oliver Bass confirmed that they are following the process of removal and all salvage vehicles are supposed to be gone by February 2, 2021.
- IV. Financials: Derek Foy presented the financials in Kim Thacker's absence.**
- Derek Foy** asked Alisa, the Audio/Visual upgrade work will begin next week, correct. Alisa said that is correct, Mr. Cox called and asked a few questions and got the contact information for our IT people. And he does plan to begin install next week. Mayor Flynt recognized Derek and asked him since he and Jim Rigsbee did the lions share of the work if he wanted to talk about the fact that we did get the grant. Derek said yeah, so the Town of Stokesdale through Guilford County from the Cares Act was eligible for \$53,000 from Covid Related reimbursements. The Town of Stokesdale did receive that check. Derek Foy made a motion that the Town of Stokesdale close the account at SunTrust and transfer that money to our Fidelity General Fund checking account as soon as possible. Mayor Flynt seconded the motion.

Vote:

Mayor Flynt	Yes	Derek Foy	Yes
Thearon Hooks	Yes	Jimmy Landreth	Yes
Jim Rigsbee	Yes		

V. **Citizen's Comments from the Floor (3-minute Limit per Speaker) No one spoke.**

VI. **Presentation of the Town of Stokesdale's Annual Audit** -has been postponed until a future meeting.

VII. **Public Hearings:**

1. **Public Hearing: Rezoning Case # 20-10-STPL-07030: 7721 NC Highway 68N CU-HB to CZ-HB.**

Mayor Flynt opened the public hearing for this case. He turned the presentation over to Oliver Bass.

Located on west side of NC Highway 68 approximately 1724 feet from intersection of Haw River Road, Guilford County Tax Parcels 163771 and 163774, approximately 6.09 acres. This is a request to amend the conditions of rezoning case #08-02-STPL-00785 to add Warehouse (self-storage) to the list of permitted uses. If approved, the following use and ~~development~~ conditions would apply. **Use**

Conditions: Use of the property shall be limited to the following uses as listed in Article IV, Table 4-3-1 (Permitted Use Schedule) (1) Accounting, Auditing or Bookkeeping; (2) Administrative or Management Services; (3) Engineering, Architect or Survey Service; (4) Finance or Loan Office; (5) Insurance Agency (no on-site claims inspections); (6) Law Office; (7) Medical, Dental or Related Office; (8) Medical or Dental Laboratory; (9) Noncommercial Research Organization; (10) Office Uses Not Otherwise Classified ; (11) Real Estate Office; (12) Rehabilitation or Counseling Services Stock; (13) Security or Commodity Broker; (14) Travel Agency; and (15) Warehouse (self-storage) has been added. **Development**

Conditions: The property is currently undeveloped. Development of the property shall take place in accordance with the following requirements, which are in addition to those specified by the Town of Stokesdale Development Ordinance: (1) All applicable scenic corridor guidelines as outlined and specified in the Town of Stokesdale Future Land Use Plan and/or the Town of Stokesdale Development Ordinance shall be followed when developing this site; (2) Any Site Plan submittals that include new building construction shall include front, back and side building elevations to ensure compliance with the Scenic Corridor Guidelines; (3) A Master Sign Plan shall be submitted to the Town of Stokesdale for review and approval. All signs on the property shall follow the approved plan to provide uniform signage for the entire property and to ensure compatibility in scale, size, material, and character; (4) All illuminated signs must be lighted internally or lighted by top mounted lights pointed down. No sign may be illuminated by fixtures not shielded from upward transmission of light. Lights that flash, pulse, move or simulate motion are not permitted; and (5) All outdoor light fixtures shall be shielded to prevent light trespass on adjacent properties or upward transmission of light, except for those lights necessary for safety and security.

The HB, highway business district is primarily intended to accommodate those retail service and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which require high visibility and good road access, or which

cater primarily to passing motorists. Developments in this district generally have substantial front setbacks. A conditional zoning {CZ} district, bearing the designation CZ, is established as a companion district for every district established in section 4-2. All regulations which apply to a general use zoning district also apply to the companion conditional zoning (CZ) district. All other regulations, which may be offered by the property owner and approved by the jurisdiction as part of the rezoning process, also apply.

The site has a Residential Development land use designation. This designation is intended to preserve Stokesdale's rural setting by establishing a uniform residential density. To achieve this, the following standards are recommended:

- Minimum lot size of 40,000 square feet.
- Increase natural buffers along perimeter roads and entrances into major developments.
Increase buffers and protection along creeks and waterways.
- Plan for interconnected residential development through street and trail links
- Eliminate the use of Planned Unit Development - Residential (PDR) outside the Town Core.

Consistency:

Land uses recommended in the Residential land use designation is inconsistent with those expressed in the Stokesdale Future Land Use Plan.

Staff Recommendation: Staff recommends approval. Although inconsistent with the land use designation in the Stokesdale Future Land Use Plan, rezoning is reasonable because the site is currently zoned CU-HB with conditions. The site is on a major thoroughfare suitable for Highway Business land uses. The request zoning imposes conditions that will help mitigate impact on surrounding uses. Warehouse (self-storage) site cannot exceed five acres in the HB district. If approved, an amendment is required to the Stokesdale Future Land Use Map to change the land use designation to Non-Residential Zoning Outside Town Core. This concluded Oliver Bass's report. Tom Medlin stated that he wanted to add something that he also shared with the Planning Board. The last part of Oliver's report regarding having to amend the Stokesdale Future Land Use Map, should have been done back when this property was first rezoned for Conditional Use. This needs to be verified and if it did occur then you not going to have to change the plan this time because it has already been done. If it was not done back in 2008 then it is appropriate to change it now. Mayor Flynt asked if anyone wanted to speak in favor of this rezoning case? No one spoke, so Mayor Flynt then asked if anyone wanted to speak against this request? No one spoke. **Mayor Flynt motioned to deny this request, Thearon Hooks seconded the motion to get it on the floor for discussion.** After questions to the Planner and Attorney it was determined that at this time, we are still under the Covid-19 State of Emergency Regulations that we must hold the votes for these cases for 24 hours to allow citizens that may not be able to have their voices heard during this meeting time to respond for or against this rezoning case. Mayor Flynt said they will vote to set a day and time for the vote, but he would like to give his thoughts on this case first. He said he looked at the Town's long-range plan and said we have several light industrial and heavy industrial zonings on Highway 158 and the long-range planning committee had wanted to keep the light and heavy industrial along that east corridor of Highway 158. He also is concerned that we are changing the table of permitted uses. The Mayor said to him this is just a way of circumventing zoning. He reminded everyone that currently the only place in our ordinances for warehouse (self-storage) is under light and heavy industrial, so to the Mayor if we approve this, we are setting a bad precedent. Mayor said somebody could come in next week and say they want the permitted use in a residential area to allow

mini-storage and put a storage unit in the middle of a sub-division. Mayor Flynt said people probably don't understand what we are saying when we say we want to change the table of permitted uses. Its just setting a dangerous precedent. The Mayor stated that it is a big difference between commercial/retail, and light industrial/mini storage. Mayor Flynt said he was on the long-range planning committee and what they were trying to do originally on Hwy 68 and Haw River Rd was a small commercial node. He thinks this is out of character for the neighborhood. The long-range plan asked us to limit light and heavy industrial to Hwy 158 East. His biggest issue is changing the Table of Permitted Uses, he thinks that is opening Pandora's Box and it will come back to haunt us significantly later. There were no other comments. So, Mayor Flynt asked Council to set a date and time to meet to vote on this case.

After some discussion regarding a date and time all of council could be present, **Mayor Flynt motioned to set the meeting for Sunday, December 13, 2020 at 7:00PM. Thearon Hooks seconded the motion.**

Bill Greco broke in before the vote to say they had been having technical difficulties getting on the Zoom meeting platform and with audio, but he would like to speak on behalf of the owners of this property. Mayor Flynt told him that we had closed the public comment portion of the hearing and asked Tom Medlin if it was permissible for Mr. Greco to speak. Tom Medlin said considering the technical difficulties it would be permissible for Mr. Greco to speak. So, Mr. Greco went on to say, he wanted to revisit some history on this property. He said when they rezoned this property previously, we had a tailored list of permitted uses the reason for that is they had a group of people looking at the property for development. Mr. Greco said that by the time they got the property rezoning approve, just south at Hwy 68 and Haw River Road where the current Kings Crossing Shopping Center is located one of their major tenants, (Novant Health) chose to move down to that location. So, this property has just been sitting here waiting for the right group of uses to come back to the table and we have certainly reached that point. We have some interested parties, himself and his partner being one of them. Mr. Combs and his construction company being one and our third party interested is a storage and warehouse operation. They would be limited to five acres; we are looking at what would be called the anchor of that of the property. It will be a multi-story climate-controlled storage facility and then there would be some conditional storage on further back in the property. Mr. Greco said they are aware of the Scenic Corridor guidelines and understand the ramifications of that as we did ten years ago. Mr. Greco said he has a staff report that is favorable, and he has a planning board decision that is favorable. We have had zero opposition, he said they have done their homework and community outreach. Another point, the extension of the Town's water line down Hwy 68, he was part of that extension and they are certainly looking forward to tying in this facility. He said his group feels like this is a solid well-rounded application. He would be willing to revisit Mayor Flynt's comments about the Use Table. He believes they are working within that Use Table. He does not think this will set a dangerous precedent, or open Pandora's Box. Mr. Greco thinks this facility is permitted in this table, he pointed out that the west side of Hwy 68 is commercial and listed off some of businesses along the corridor. Mr. Greco said his group invested heavily in market studies and these studies support a very significant demand for these types of storage facilities. Mayor Flynt addressed Mr. Greco and sited Table 4-3-1 Permitted Use Schedule, down near the bottom, Warehouse (self-storage) reference the Use Code 4225 Warehouse(self-storage): Highway Business/Heavy Industrial/Light Industrial is a permitted zoning the only other thing is design standards for general business/highway business that

you will have to meet. Mayor Flynt said if he remembers when this was rezoned Highway Business did not you represent that it was going to be a Dentist Office? Mr. Greco answered no, it was Novant Health from the start. Mayor Flynt asked if there were any other comments for or against. No one spoke up. Mayor Flynt reiterated that they could not vote tonight and restated his motion: **Mayor Flynt motioned to set the meeting for Sunday, December 13, 2020 at 7:00PM. Thearon Hooks seconded the motion.**

Vote:

Mayor Flynt	Yes	Derek Foy	Yes
Thearon Hooks	Yes	Jimmy Landreth	Yes
Jim Rigsbee	Yes		

Public Hearing: Rezoning Case # 20-10-STPL-07100 8228 ZZ Coldwater Road, AG to RS-40. Mayor Flynt opened this case, but said he had a question for Oliver Bass before we start the presentation. Mayor Flynt went on to say it is his understanding that Guilford County recently passed an amendment to their Ordinance that would have allowed a road to be dedicated without the rezoning to a residential use zoning district. So, Mayor Flynt is wondering if that is correct do, we still have this Public Hearing, or does that change to the Ordinance take care of this case in its own right? Oliver Bass answered Mayor Flynt, he said it does not change the Stokesdale Ordinance it only changed the County Ordinance that allows a public road to be extended through a Minor Subdivision. Stokesdale's Ordinance still states that if there is a public right of way of a public road then that becomes a Major Subdivision, and a Major Subdivision cannot go in an AG Zoning District. The Mayor said okay he just wanted that clarified. Mayor Flynt turned the presentation of the case back over to Mr. Bass. Oliver stated, this property is located on Coldwater Road approximately 340 ft. north of US Highway 158 at the Forsyth County line, Guilford County Tax Parcel 229722, approximately 11.89 acres. Applicant: First Carolina Homes, LLC. This is a request to rezone property from AG (Agricultural) to RS-40 (Residential, Single-family). The AG zoning district, is primarily intended to accommodate agricultural uses, including farm residences and minor subdivisions. The RS-40, residential single-family district is primarily intended to accommodate single-family detached dwellings and does allow major subdivisions. The area primarily consists of single-family residential lots along Coldwater Road. The existing property is primarily AG and undeveloped, there are some single-family residences in the vicinity, large acreage residentials, and there is some undeveloped property in Forsyth County which to Oliver's understanding is subject to development. When you go into the land use analysis the site has a Residential Development land use designation. This designation is attended to preserve Stokesdale's rural setting by establishing a uniform residential density. To achieve this, the following standards are recommended minimum lot size of 40,000 square feet, increase natural buffers along perimeter roads and entrances into major developments. The RS-40 district is consistent with the density recommendation in the Residential Development land use designation. Staff recommends approval, the proposed rezoning is reasonable because the RS-40 district is consistent with the recommendation of the Stokesdale Future Land Use Plan and development patterns along Coldwater Road. If approved, an amendment to the Stokesdale Land Use Plan will not be required. This concluded Mr. Bass's presentation. Mayor Flynt ask if there were any questions for Mr. Bass? No one spoke up, so Mayor Flynt began the discussion by saying Oliver it is my understanding that there are 64-65 lots exclusively in Forsyth County, that have already been approved by Forsyth County. And the sole purpose of this hearing is just to have a legal access of a road to be built to State Standards that will lead into this subdivision. Oliver Bass answered, correct. Mayor Flynt went on to add that he believes there is only one lot that will be in Guilford County, is that correct. Oliver Bass answered that is correct. Oliver Bass added that there would also be some open space common areas as well. Derek Foy asked, Stokesdale Ordinance 5-13.3 Table 5-13-2, No single entrance to a

subdivision shall serve more than 50 lots or 500 trips per day. Derek said it sounds like there are going to be more than 50 lots with this one single entrance. Oliver agreed that is Stokesdale's Ordinance, however the subdivision is in Forsyth County, you may consider that in your decision, but you cannot apply Stokesdale's Ordinance in Forsyth County. Mayor Flynt asked if there were any other questions? Tom Medlin stated one other thing he wants to point out that should be mentioned is to remind Council when you are looking at rezoning from AG to RS-40, you are not supposed to be considering any particular use or plan at this point. This is strictly you going to allow this rezoning regardless to what they may do. They are telling you they may put a road through there that will service a development in Forsyth County, but that plan may change. This is just a matter of whether you are going to allow the rezoning to RS-40. Mayor Flynt asked if there were any other comments? Then Mayor Flynt asked if anyone wanted to speak in favor of this request. Owner of the property, Paul Holst, introduced himself, he explained that he purchased this property from the Parrish Family Trust, the total property size is roughly 78 acres, and largely in Forsyth County. Only about 12 acres are in Stokesdale and Guilford County. He has a total of 56 lots planned and there is a second stub street that Forsyth County required that would provide a second entrance. 55 of the lots are in Forsyth County, 1 in Stokesdale, and the remainder approximately 12 acres is low lying 100-year flood plain on a third of it, it does not perk. Its not suitable for anything other than common area. There is only one way to enter the subdivision from Coldwater due to a stream running across this portion. Mayor Flynt asked if anyone else wanted to speak in favor? No one else spoke. Mayor Flynt then asked if anyone wanted to speak in opposition? No one spoke up. Mayor Flynt asked Tom Medlin if the Council could or should hold discussion tonight or wait until the Sunday meeting before the vote. Tom Medlin answered that if Council had any more questions, they could ask them, he added a reminder that the public has 24 hours/ until the meeting on Sunday to call, email, write in their questions or concerns to be shared on Sunday before the vote. Town Clerk Alisa Houk gave out her Town email address stokesdale@stokesdale.org for anyone wishing to comment or ask questions. **Mayor Flynt said then we will continue this Public Hearing Case on Sunday, December 13, 2020 at 7PM**

VIII. Old Business:

1. Christmas Cruise-Thru Update. Derek Foy announced that we would have the Christmas Cruise-Thru this coming Saturday December 12, 2020 at 5:00PM to 8:00PM, they are doing this in absence of our usual annual Christmas parade. Derek recognizes and thank everyone on the Events Committee they have been meeting every week since October to put this together, hats off to Deanna Reagan, Elizabeth Privette, Mark Nadel, Ed McKinney, and David Bailey. Also, hats off to Wally Plummer, he is once again going to be our Santa. He wants to recognize our Grand Marshalls, the Teachers and Staff at Stokesdale Elementary School, it has been a tough year for them with the virtual learning, teaching in this Covid climate, and Good Samaritan's Ministry as this is a food collection/donation event. They will be set up at the Stokesdale Christian Church to accept donations. The Cruise-Thru route will begin where Stokesdale Street intersects with Belews Creek Road, it will continue past Stokesdale Christian Church, veer off into the church parking lot, out of the lot take a right onto Belews Creek Road, through downtown on Hwy 158, take a right into the United Methodist Church, there will be four or five stations set up at the church, and will conclude at Stokesdale Elementary School. Derek said we have about 20 businesses and organizations in Stokesdale. He wants to thank the Northwest Observer for sharing the advertisement in the paper and on Social Media. He believes it is being well received and he just looks forward to a creative special event.
2. Discuss status of the Town's offer on land acquisition. Jim Rigsbee said Mr. Mayor, I guess the question is, does this need to be in public or closed session? The Mayor answered that he believes Tom Medlin ruled that this needed to be in open session, but he will let Tom Medlin speak on that. Tom Medlin said if there are no instructions to future negotiations, you are just going to report about what was done and that it is not being pursued he thinks that is fine to report in public. Jim

Rigsbee then began by saying the Town did make an offer on the Joyce Trust for the land. He does not have the figure in front of him, but it was the figure Council discussed, approximately \$15,000 per acre. Jim Rigsbee said that is lower than the appraisal obtained by the Town. The representatives of the Joyce Trust said they are not willing to counter that offer. So, we are at a stand still with that, he does not anticipate a counteroffer coming from them. Jim Rigsbee added that he felt like we had a fiduciary responsibility to make a fair offer but not exceed current value. He feels the Town was consistent with that. Derek said he wanted to expand on this a little bit. Derek said the land in subject is adjacent to the Town Park. Road frontage is on Angel-Pardue and Athens Road. and is roughly 9 ½ acres. He said for the right price he thinks it would be a good acquisition for the Town to expand the park. Derek asked Jim Rigsbee to confirm that the appraisal came in at \$185,000. Jim said he did not have it in front of him so he cannot confirm but it sounds close. Derek said he certainly agrees with Jim Rigsbee's comments about being over the appraisal price. At the same time Derek said, he personally wants to keep the line of communication open in the event they decide to counter-offer. Derek said he is open to a counteroffer. Mayor Flynt agreed he was also open. Jim Rigsbee also agreed.

IX. New Business:

2. Discuss Republic Services proposal for 2021 Renewal Contract and Price Freeze. Tony Krasienko started by saying as a former elected official of 16 years he appreciates the courtesy. Tony said just to give a brief background on this renewal contract back in October 2019, we came before Council regarding changing the recycle services to every other week, we also did some clean up in the agreement some thing that either no longer belonged or really did not apply. Then Council approved us to switch to every other week recycling. That service change was supposed to happen in December 2019. We went through some changes in our division and at the time it was decided to delay that implementation. We did not want to implement this and then it fails. We wanted to make sure the service was there. The plan was to wait until Spring. Thanks to Covid-19 for throwing a wrench in those plans as well. Republic had a 17% increase in the amount of trash at the curbs. They had to put all their focus on making sure the trash services were taken care of, so it delayed the recycle switch again. So, they are revisiting this again now and wanting to get this implemented. At the same time, we were coming to the end of term with this agreement was coming up in June 2021. The current agreement does allow for mutual agreeable one year term extensions. Republic would like to extend for that one year and do the implementation in the Spring. That will give them the opportunity to get the containers out and some additional recycle information to the public to refresher their memories what is recyclable what is not, what goes in your curbside and what cannot. As a courtesy to the Town, Republic will hold their current rate of cost for this one- year term extension. Tony said to put that into terms, over the past 12 years the monthly rate has only increased \$3.03 per month., or about .25 cents per year. Going to every other week for recyclable pick up is going to offer them enough savings to stay at the current rate for another 12 months. Jim Rigsbee asked how much of the 17% increase in trash is attributed to additional customers coming online? Jim said we have had a boom in housing in the last couple of years. Tony answered that the 17% increase is based per stop. We have seen a lot of growth, but the 17% increase is per set out. It comes to about 8lbs. more trash per container. Derek Foy asked Tony if he could give them an idea of Republic's overall cost structure? Tony said it is probably 40-45% of the cost is disposal. He added the rest is labor, insurance, worker's comp, fuel, maintenance. Derek said he commends Republic on their communication. Derek said the communication is great, but we have had some lapses in services, some not explainable. One

incident that sticks out in Derek's mind over the summer. Maybe over the 4th of July time it seemed like to Derek there were two or three weeks consistently where we are not just missing our Wednesday pick up, but that pick up may not have occurred until the following weekend. Derek said he does know that caused a lot of hurt feelings in Town and nobody knows that better than Alisa, our Town Clerk as she receives most of those calls. Derek said he knows we all always have room for improvement, but what can we do to make sure we hit that Wednesday delivery and if it is not Wednesday then its Thursday. Tony said yes absolutely, Tony said the summer was especially challenging. He said Republic was receiving waivers from NCDOT, we do not want out workers working more than 10 hours a day due to safety reasons. As the tonnage went up the drivers are not just dumping once a day but as many as two or three trips and that can hour and hour or two to the day. So, they were running into routes where they were hitting the wall, things were running behind. We did hire more workers, we added two more routes, more assets coming in, so it is problematic that it does not get fixed like that. Republic recognizes the short coming in July but should not see that continuing. We are now fully staffed; it has been a challenge up to this point. But we are anticipating the additional growth. Normally, we see 2-3% organic growth, currently we are seeing 7-10% growth in Guilford County altogether even through the Pandemic. Then Tony turned the conversation over to Jorge Fernandez the General Manager for Republic Services, he oversees the day-to-day operations. Jorge thanked everyone for allowing them to speak at this meeting. He said he and his family moved to Stokesdale about 8 months ago. There was a change in management that was required, to Tony's point it has been a tough year, growth tends to sugar-coat problems. We have seen unprecedented growth in Guilford County, Summerfield, Stokesdale, and then you couple that with Covid. Jorge said his intention here is not to give excuses but to let us know what they have done. Jorge said he came in and said hey we have a budget that no longer exist. We went from 19 drivers to 29 drivers; we went from 19 trucks to 25 trucks. Jorge said he does not care how much money that cost, because if you cannot service the customers money is not going to matter. Jorge added to Jim Rigsbee's point you couple this with growth, and it can be challenging. They have switched out every single supervisor and manager at that division and it has paid some dividends. The call volume has gone down until the Call Center has asked what did you will do in Greensboro? We have a liaison, dispatcher that her soul purpose is to serve our Municipalities. We have concentrated on invested a lot in the service end, he cannot say at some point someone might get missed but nobody else is going to react faster. Jimmy Landreth asked if Alisa, the Town Clerk was on the meeting. She answered, I am. Jimmy asked Alisa, you are always the one that takes the complaints, she said the number of complaints has fallen off. We are not receiving many, she cannot recall even getting a call in the last month. Complaints have dropped immensely. Mayor Flynt asked if anyone else had any questions. No one spoke. Mayor Flynt motioned to approve the one-year Third amendment to the Franchise Ordinance and Agreement for Residential Solid Waste and Recycling Services for the term of 12 months (1 year) effective July 1, 2021 with no cost increase. Thearon Hooks seconded the motion.

Vote:

Mayor Flynt	Yes	Derek Foy	Yes
Thearon Hooks	Yes	Jimmy Landreth	Yes
Jim Rigsbee	Yes		

1. Town of Stokesdale Water System Supply, Water Outside Territorial Jurisdiction. Derek Foy placed this on the agenda. Derek said he sees this as a lengthy conversation, if this is improper, Tom or John please correct me if I am wrong. Derek said he sees Mr. Krasienko online as a courtesy to him, Mayor Flynt interjected and

said change the agenda. Derek Foy motioned under new business to move item # 2 Discuss Republic Services proposal for 2021 Renewal Contract and Price Freeze. Above number 1. Thearon Hooks seconded the motion.

Vote:

Mayor Flynt	Yes	Derek Foy	Yes
Thearon Hooks	Yes	Jimmy Landreth	Yes
Jim Rigsbee	Yes		

Derek began by saying he sent out a Discussion Guide, it looks like Council is going to be voting to expand our water system outside the Town Limits he sees a lot of positives to that not only to our water system, but he has some questions that he would like Council to discuss. At this point Derek went to his discussion guide. To save time and typing I will attach the discussion guide to these minutes but record the answers here with the corresponding number of his questions.

1. The Mayor answered, It will be the same situation as it is now with somebody that lives in Guilford County. Mayor Flynt said he spoke with Courtney Driver, Utilities Director of Winston Salem this afternoon, she said anything we serve from the Chlorination Station North, we can serve anybody we want to. The Town of Stokesdale Water Specifications states that anybody including developers that want to hook on/extend our water lines, they pay the entire cost. They pay the development fees when the individual lots are sold. They warranty the installation and all materials for 1 (one) year. Then it is just like a road that is dedicated to the State, it becomes the property of the Town of Stokesdale. Mayor Flynt then asked Tom Medlin if he had anything to add. Tom Medlin in a few short words, basically said he wasn't sure if we had some type of formal written document that confirmed our acceptance of the water lines once they were ready for dedication to the Town. Tom Medlin said he just wasn't sure what the procedures were. Town Clerk Alisa Houk said the Town does have procedures in place. She has a checklist that is marked each time a new subdivision begins to be built. There are certain forms that are required by the Town and the State at different stages of the development from the time the Site is evaluated and site approval to the Application to the Town of Stokesdale for water lines through Final Approval from NCDENR to begin to build the houses. When the water line warranty is about to hit the one year mark we send Yates Construction to do a final inspection to make sure everything meets our Specifications and is running smoothly. The developer then signs a Certification form to turn the water lines over to the Town.

3. Discuss and possible vote to ask Town Attorney Tom Medlin to review March 12, 2020 Closed Session meeting minutes for release to the public.

Councilman Jimmy Landreth made a Motion to request the Town Attorney to review the minutes to determine if they meet all requirements to be released to the public and if so release the March 12, 2020 closed session minutes. Councilman Derek Foy seconded the motion.

Vote:

Mayor Flynt	Yes	Derek Foy	Yes
Thearon Hooks	Yes	Jimmy Landreth	Yes
Jim Rigsbee	Yes		

4. Discuss Spectrum Phone/Internet at Town Hall.

Councilman Foy made a Motion that Town Clerk Alisa Houck, Kim Thacker, Councilman Landreth and himself to hold a meeting with Spectrum to negotiate the length of the contract and rate currently being paid and bring back to Council for a final vote. Mayor Pro Tem Hooks seconded the motion.

Vote:

Mayor Flynt	Yes	Derek Foy	Yes
Thearon Hooks	Yes	Jimmy Landreth	Yes
Jim Rigsbee	Yes		

5. Discuss the recording of the minutes and set a deadline for the minutes to be caught up.

Councilman Foy asked the Town Clerk to specify the minutes that need to be caught up. The Clerk estimated a dozen sets of minutes to be done. Councilman Foy recommended the budget minutes be done as soon as possible. The Clerk explained the difficulty in getting these minutes done in a timely manner. Councilmen Foy and Rigsbee asked what help was needed to get these caught up. She stated that to have days without interruption would be extremely helpful.

- X. **Citizen's Comments from the Floor. You will be called in the order your call came into the queue. Please be brief so everyone has a chance to make their comments.**

Mark Nadel, 8211 Wendy Gayle Dr., Stokesdale, NC – expressed concern about procedures for the Council meetings and negative comments made by Mayor and Council. He expressed concern with the Mayor meeting outside his authority.

Mayor Flynt stated that he was open to suggestions to have Councilmembers meet with developers, staff from Winston-Salem, etc when we need to discuss matters or address complaints.

XI. Closing Comments from Council

Mayor Pro Tem Hooks wished everyone a Merry Christmas.

Councilman Foy appreciated the open discussion tonight, wished everyone a Merry Christmas and thanked those that helped with the Christmas parade as he heard a lot of good feedback.

Councilman Landreth wished everyone a Merry Christmas.

Councilman Rigsbee reminded everyone of the upcoming event at Stokesdale Elementary School on Saturday and the up coming blood drive on December 22.

XII. Announcements:

- 1) **Stokesdale Christmas- Cruise-In will be December 12, 2020 from 5pm to 8pm**
- 2) **Planning Board does not have any cases currently for December.**

X. Adjournment

Mayor Flynt made a Motion to adjourn the meeting. Mayor Pro Tem Hooks seconded the motion.

Mayor Flynt	Yes	Derek Foy	Yes
Thearon Hooks	Yes	Jimmy Landreth	Yes
Jim Rigsbee	Yes		

Being no further business to come before Council, the meeting was adjourned at 10:21 pm.

Approved: Approved April 13, 2023.

Michael E. Crawford, Mayor at the time of signing

Derek Foy

Mayor Pro Tem

ATTEST:

Dale F. Martin

Dale F. Martin, Town Clerk at the time of signing