



**TOWN OF STOKESDALE
 REGULAR TOWN COUNCIL MEETING MINUTES
 8325 ANGEL PARDUE ROAD
 STOKESDALE, NC 27357
 February 13, 2020 AT 7PM**

- I. **Call to Order:** Mayor Flynt
- II. **Invocation:** Frank Bruno
- III. **Pledge of Allegiance:** Lead by Mayor Flynt

Mayor Flynt wanted to note the passing of Juanita Southern. She was instrumental in getting our Veteran’s Monument started, erected, and funded. The Mayor wants to express the condolences of the Town to the family and let them know she is in our thoughts and prayers.

- IV. **Review and Adopt the Agenda:** Mayor Flynt motioned to move #5 under New Business to Item 7 under Stokesdale Fire Dept. Report. Discussion of and adoption of updated Town of Stokesdale Water Specifications to right after Public Safety report so Gene Robertson would not have to stay for the whole meeting and to adopt the agenda. Thearon Hooks seconded the motion.

VOTE:

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

- V. **Approval of Minutes:** Jan. 9, 2020 minutes: Mayor Flynt motioned to approve the minutes as written without reading. Thearon Hooks seconded the motion.

VOTE:

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

- VI. **Public Safety Reports:**

Guilford County Sheriff’s Report: Lt. Fuller commented that the Sheriff’s Dept. answered 82 calls for service in the month January in and around the Stokesdale area. He thanked the Town and the NWO for contacting him to discuss the manpower at District One. As of December 2019, the Sheriff’s dept had their call response time down to 10 minutes and 16 seconds. As of January 2020, it was down to 9 minutes. On a good night District One has 5 officers that work the night shift. You may not see them all because some will be in unmarked vehicles. District One is down 36% in major crimes.

Stokesdale Fire Dept Report: Chief Gauldin commented that the fire dept responded to 80 calls for service in January. 33 were fire and 47 were medical. The Fire Dept. said there has been a trend in people just driving up to the fire dept. in an emergency instead of calling 911. Folks need to call 911, you could come to the station in an emergency and no one be there because they are out on another call.

Adoption of the updated Town of Stokesdale Water Specifications: Mayor Flynt introduced Gene Robertson from Yates Construction and explained that Gene and Alisa have been working for several months on updating the Town’s Water Specifications. Those Specifications are completed now and need the approval of Council so that they can then be sent to Hazen & Sawyer to review and put their Engineering Seal on them. Once Hazen’s review is completed, they can be given out to our Developers. He asked Gene to explain the Specifications and what changes were made. Gene gave a presentation of the changes. Mayor Flynt Motioned to adopt the Town of Stokesdale Water Specifications revised effective December 19, 2019. Jim Rigsbee seconded the motion.

VOTE:

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

VII. Departmental and Administrative Report: Financials and admin updates: A copy of the January 2020 Financials is attached to the minutes.

VIII. Committee and Board Reports: Events Committee wants to change their meeting date to the first Tuesday of each month so items can be added to next T.C. meeting agenda. Framers Market will start May 6 and run through October 28th. Frank and Derek have been talking about trying to have a movie night in the park on June 5th the last day of school. They are working on the particulars. The Events Committee is also working on plans for the 160th Anniversary of the Town, the town was founded in 1860 and was originally called Green Pond. If anyone knows the exact date the Town was founded or has any history information at all they would like to share please bring it to Town Hall. They would like to get as much history as they can to share with everyone.

IX. Citizen’s comments from the floor (3 Minute Limit per Speaker) there were no comments at this time.

X. Public Hearing Items: Rezoning Case #19-12-STPL-09464: AG to RS-30, 8975 Belews Creek Property. This is a request to rezone property from AG (Agricultural) to RS-30 (Residential, Single-family). Affected property is located at the southeast intersection of NC Highway 65 (Belews Creek Rd) and Coldwater Road, Guilford County Tax Parcel 165044 (part), Stokesdale NC. Being a total of 17.34 acres (Applicant and Owner: Billy Ray Moore).

Oliver Bass presented the case to Council. Beginning at a point, said point being on the southern margin of North Carolina Highway 65 / Belews Creek Road, thence from said beginning point South 03 degrees 45' West 811.52' to a point; thence North 85 degrees 11' West 961.08' to a point in the center of Coldwater Road; thence with the center of said road the following three courses and distances: North

02 degrees 20' East 148.97' to a point, North 00 degrees 32' East 399.47' to a point, North 01 degrees 18' East 295.85' to a point on the southern margin of Belews Creek Road; thence with the southern margin of said road the following nine courses and distances: South 69 degrees 57" East 223.49' to a point, South 73 degrees 09' East 95.43' to a point, South 77 degrees 22' East 100.00' to a point, South 81 degrees 33' 100.00' to a point, South 84 degrees 54' East 100.00' to a point, South 88 degrees 54' East 100.00' to a point, North 87'00' East 100.00' to a point, North 83 degrees 04' East 100.00' to a point, North 78 degrees 48' East 99.68' to the point and place of beginning containing 17.34-j; Acres per recorded/published information. The RS-30 Residential Single-Family District is primarily intended to accommodate moderate density single-family detached dwellings lots in areas without access to public water and wastewater services. The overall gross density in RS-30 areas will typically be 1.3 units per acre or less. Character of the Areas, this area developed for single-family residential on 1 acre or larger lots. Existing Land these(s) on the Property: Undeveloped. Surrounding Use

North: Single-wide large acre lots, South: Single-family dwellings, East: Single-family dwellings large acre lot, West: Undeveloped and single-family dwellings 1-3 acres. This area developed for single-family residential on 1 acre or larger lots.

Staff recommends approval: Staff recommends approval because although the RS-30 allows less than the recommended densities, recommended for the Residential Development Areas, it allows development of single-family dwellings at moderate to low densities in an area without access to public water and sewer. Approval is reasonable and in the public interest because it will allow housing opportunities for residents. Area Plan Amendment Recommendation: No land use plan amendment is necessary should this request be approved.

Mayor Flynt opened the public comment session of the Public Hearing.

Bill Greco of Land solutions of Greensboro, NC stepped up to give his approval of allowing this property to be rezoned for RS-30, he explained that the property has already had some preliminary studies done, and there are like residential homes around the area they are asking for the rezoning to be changed for.

No one else ask to speak for the change of rezoning so Mayor Flynt opened the comments session for anyone that wanted to speak against the rezoning change.

Robert Oglesby several minutes regarding his personal experience with low water tables, the traffic on Coldwater Rd. already heavy and new homes are going to create more traffic. He said the road is already buckling from the amount of traffic that travels the road every day. He read the Town of Stokesdale's Land Use Vision and said he doesn't feel that building more houses on Coldwater does not fit the Vision Statement.

Robin Oglesby reiterated her father's statements.

Catherine Buntoff spoke about what a wonderful asset our Town's water system is to the Town, and this new development isn't going to hook up to the Town's water. She feels that all the wells already in use in the town can become a strain, she feels that all new development should be required to hook on to the Town's water system.

Bill Greco returned to the podium and gave answers to the oppositions concerns by explaining the research, studies, and regulations that the developer will have to comply with before any building takes place. There are RS-30 lot all around this property so it fits in well with the surrounding area.

Thearon Hooks motioned to approve this rezoning of 8975 Belews Creek Rd, Stokesdale, NC 27357, Property, because it is consistent with the Town’s current planning and zoning ordinances. **Jim Rigsbee** seconded the motion.

VOTE:

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

Mayor Flynt called for a 5-10 minute between 8:15 to 8:25 break.

XI. OLD BUSINESS:

1. **Discussion on Park Survey Results and Grant progress:** Jimmy Landreth reported that he has received and calculated approximately 500 Park Surveys as of todays date. At this time the most popular items seem to be Nature Trails, Benches. He said there were several request for Pickle Ball and he had never even heard of that. He said there were several people that complained about the baseball fields, but the Town has nothing to do with the baseball fields. He will make some copies of the numbers and put them out on the lobby table.
2. **Discuss and possible vote on part time staff position: Director of Events and Parks. TABLED UNTIL NEW BUDGET BEGINS**
3. **Discussion regarding attorney access policy: Derek Foy motioned to eliminate the Attorney Access policy. Jim Rigsbee seconded the motion.**

VOTE:

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

XII. NEW BUSINESS:

1. **Discussion and vote on putting bids out for new Auditing Firm. Jim Rigsbee motioned to put out bids for a new audit firm. Jimmy Landreth seconded the motion.**

VOTE:

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

2. **Establish Budget/Finance Officer statuses. TABLED until after the closed session meeting.**

3. **Discussion on recommendations from the Ordinance Review Committee:** Mayor told Council he already has five revised Ordinances that the ORC has given him to give to the Planning Board for review.

4. **Discussion on General Fund YTD spending and spending outlook for remainder of fiscal year. (Will be discussed fully in March, April, May Budget meetings.)** Derek Foy had asked for this to be put on the agenda. He states that he has been analyzing the General Fund Budget for several weeks, he spoke with Kin Thacker (our accountant/Dept. Finance Officer) on Tuesday February 11, 2020. He says where his head is at is he is optimistic about the new fiscal year budget that will begin July 1, 2020. He is concerned about the ending of the current fiscal year budget. He's optimistic about the new year because he thinks the Town in in the position to do some things he thinks will be pretty cool. He hopes to see park improvements, he would like to see more support for the youth organizations. He believes that critical to the success of the Town's future is how we allocate the fixed expenses between our town's funds. Derek says right now the General Fund in his opinion has too many fixed indirect expenses. Derek said in the future he would recommend that that we allocate indirect expenses in proportion to revenue in both funds. Secondly, Derek said we really need to work to find good vendors that will give us premium goods & services at good quality and good prices. General Fund expenditures to date are \$341,000. Derek said according to his math we will spend between \$ 520,000 to 530,000. By June 31. He asked Alisa if she had anything to add to that. Alisa explained that over the next months, we are expecting franchise fee reimbursements that will add up to \$170,000 to \$175,000. He asked again if Alisa what expenses she expected to come out of General Budget between now and June 31, 2020. Alisa said she had already given council an estimated breakdown which showed that between January and June 31, 2020 we expected our expenses to be \$76,000.00. There will be \$100,000. And \$150,000. in franchise fees to cover these expenses. John Flynt added that a lot of our overages this year have been in park and accounting expenses. A lot of this was due to the overtime expenses for the time spent converting the Quickbooks account to online version and streamlining the accounts. The park expenses were from things like having to reseal the parking lots and walking trails due to age causing cracks and potholes. There was never any money put in Capital Outlay for future repairs to the park and Town Hall grounds. He said we can relook at items for allocation like salaries, we divide up the salaries now by percentages for each employee but we can look at adjusting those more. Thearon Hooks reminded everyone that our Auditor Rex Rouse had stated during the Budget Adoption meeting that we may have spent more this year but it was because we were taking care of maintenance issues that had never been taken care of before this year. Derek then said we can continue these budget discussions later in the budget meetings. Alisa brought up that there were 8 budget amendments that Kim had asked them to vote on in the January meeting and they had tabled them. If they adopt these budget amendments it is going to take care of most if not all of the overages that Derek may be seeing. There was discussion about the Budget Amendments, Tom Medlin the Town Attorney explained and answered some questions, the said he highly recommended that council approve adoption of at least 1-5 of the Budget Amendments. **Mayor Flynt motioned to adopt Budget Ordinances 1-5, Thearon Hooks seconded the motion.**

VOTE:

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

- 5 **Discussion of and vote on Task 1. of Hazen & Sawyer Hydraulic Model study.**
Mayor Flynt read the request we are asking to approve Task 1, to allow Hazen & Sawyer to be on call for us and to approve our revised Water Specifications. Jim Rigsbee motioned to approve Task 1 of the Hazen Water Study. Mayor Flynt seconded the motion. No other discussion.

VOTE:

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

5. **Discussion and vote on ordering year-round banners for downtown light poles. Frank Bruno** presented the proposal for year- round banners for Downtown, from Your Shirt’s Ink. Thearon Hooks motioned to approve the purchase of 20 – 60X30” Sunbrella pole banners at \$148.00 each, total \$2960.00 for Downtown. Jim Rigsbee seconded the motion.

6. **VOTE:**

Mayor Flynt: Yes	Derek Foy: No
Thearon Hooks: Yes	Jimmy Landreth: No
Jim Rigsbee: Yes	

7. **Discussion and vote on request from DEQ to waive fees for tap and meter connection to connect business dwelling on corner of Hwy 158 and Hwy 68 formerly known as Bill’s Auto Sales due to contamination of well.** Mayor Flynt presented this item. He explained that this was one of the original contaminated areas in Stokesdale. He explained that DENR had contacted him and asked if the Town would be willing to cover the cost of installing Town water to the site. There was a lot of questions and discussion. **Item died for lack of a motion.**

Mayor Flynt Recessed the Regular Town Council meeting at 9:45PM to go into Closed Sessions listed below.

- XIII: CLOSED SESSION: Mayor Flynt Opened the Closed Session part of the meeting at 9:50PM**
- 1. 143-318.11 (a)(3) Attorney - Client Privilege regarding a contractual agreement.**
 - 2. 143-318.11 (a)(6) Discussion/Potential vote on New Part Time Staff Position(s) for Town of Stokesdale.** Per Town Attorney Tom Medlin Item 2. **143-318.11 (a)(6) Discussion/Potential vote on New Part Time Staff Position(s) for Town of Stokesdale.** Portion of the Closed Session meeting can be included with the regular council minutes and is open to the public. Will include with the Regular T. C. Meeting minutes of February 13, 2020.

Derek Foy opened for the Discussion of new part time staff. Derek said his thoughts are coming from several different areas. Number One he said that it has become apparent to him that Alisa is overworked, she works a tremendous amount of overtime. Number two There was a topic in the meeting agenda in February to hire a Deputy Clerk. He said he is assuming that this need for a part time Deputy Clerk is on everyone's mind here. Thearon spoke up and the Part-time Deputy Clerk position was on the February 9, 2020 work shop meeting agenda. (the February 9 work shop was not held due to bad weather), Thearon added that if council decided to consider someone for a part time Deputy Clerk position they would have to be vetted and sworn in just like the rest of staff because of the confidential nature of our documents. Alisa spoke up and described what she is really looking for is a part time person that can fill in for Priscilla at the front desk when Priscilla is working on the billing each month, fill in when someone is out of the office, someone that is flexible to come in as needed 2 or 3 days a week for this fill in or to work on further organizing our files. Mayor Flynt said the reason for Alisa's overtime this year has been assisting Kim Thacker with the QuickBooks conversion from paper to online, Alisa is also responsible for attending Regular, Special, Emergency, work shop meetings of Council, and she is also on call 24 hours a day for Water or Town Emergencies, where she may be required to come in to call necessary emergency personnel and handle the phones. There was a lot of discussion regarding a part time person's duties and what hours they would work. Cross-Training Priscilla for more duties, training time for a new hire. Jimmy Landreth brough up the Finance Officer/budget Officer question since Derek found out the Budget Officer was supposed to be a member of council or staff. Alisa said she had talked to the Mayor, Tom Medlin, and Kim Thacker about this and they had decided the easiest thing to do if for Kim and Alisa to just switch titles. Jimmy Landreth questioned the job duties. Tom Medlin and Alisa both explained to council that the jobs were basically interchangeable. She and Kim both work in the finance and budget accounts together all the time. After much more discussion and suggestions that a couple of different councilmen take on the Budget Officer position and although they wanted to be involved and work with the Budget officer none wanted to literally take the title, Tom Medlin suggested that Alisa be named the Budget/Finance Officer, and because of the limited work that Kim actually does with both the finance and budget that she be named the Assistant Finance Officer. After more discussion, Tom Medlin asked council to confirm if they agreed to Alisa being named the Budget/Finance Officer, Kim be named the Assistant Finance Officer, the consensus was Yes. Thearon asked if this needed a vote. Tom said no that this was a lateral move and did not need a vote.

Mayor Flynt reopened the Regular Town Council meeting at 10:34PM.

XIV. Citizen Comments from the Floor (3 Minute Limit per Speaker) NONE

XV. Closing Comments from Council

Jim Rigsbee had not comments.

Derek Foy announced that Stokesdale Parks and Rec would be having basketball tournaments Sat. Feb. 29th and April March 6th. He invites everyone to come out and support the kids.

Jimmy Landreth thanked everyone for staying.

Thearon Hooks Thanked everyone for coming and staying.

Mayor Flynt Thanked everyone for coming. He commented that it was nice civil meeting and that they got a lot accomplished.

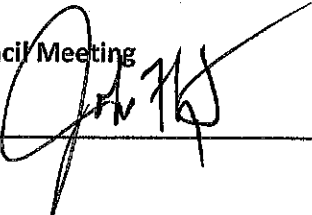
Council has scheduled a Business meeting for March 5th at 7pm, and Reg. Town Council meeting will be March 12, 2020 at 7pm.

XVI. Adjournment: Mayor Flynt motioned to adjourn at 10:45pm. Thearon Hooks seconded the motion.

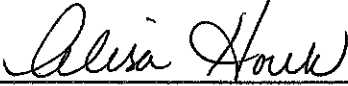
VOTE:

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

Approved May 14, 2020 Town Council Meeting



Mayor



Town Clerk