

March 11th 2021

Regularly Scheduled Town Council Minutes
Town of Stokesdale

Call to Order/Adoption of Agenda: YouTube Time Stamp 37 seconds in

- Mayor Flynt called meeting to order at 7pm and introduced Mr. Brian Cox from Audio and Light of Greensboro, NC. Audio and Light installed the new audio/visual technology in town hall. This meeting and all TC meetings going forward will be streamed live on Town's YouTube page. Citizens will have access to watch any meeting from entirety at any time via the town's YouTube page.
- Agenda: Foy had one addition to agenda for discussion only. Added "concerns/questions about Notees Lane development case in reference to letter received by applicant from Oliver Bass". Agenda adopted with the change.

Approval of Minutes YouTube Time Stamp 4 minutes 50 seconds

- Foy motioned (Landreth 2nd) to approve the 2/11/21 minutes pending the rescission of the recorded vote of Council from the draft minutes to go into closed session on 2/11/21. There was no vote of council to go into closed session and the minutes should not reflect a vote occurred.
- Motion passed 5-0
 - Foy YES
 - Rigsbee YES
 - Flynt YES
 - Hooks YES
 - Landreth YES
- Rigsbee inquired about status of January and December minutes. Town Clerk responds they she is working on them. Foy stated it's important they be complete by April.

Admin Reports YouTube Time Stamp 7 minutes 25 seconds

- Town Clerk, Alisa Houk gives admin update. 607 water customers billed last month. Yates to provide addresses on most dangerous roadside manually read meters. Water quality tests were good. Boone Meadows and Northridge phase 5 to begin construction soon. Town Clerk and Mayor Flynt met with Hazen & Sawyer to discuss town's future water usage/demands. Town received 9 bids for landscaping contract. Republic services will begin switching out current recycle cans to 96 gallon buckets and move recycling to every other week pickup.

Committee Reports YouTube Time Stamp 12 minutes 43 seconds

- Planning Board: Tim Jones looking forward to meeting in person in chambers and not aware of any difficulties to report to council.
- Events: Foy spoke about a possible Community Pick Up Trash Day to occur Saturday, 5/1/21. Also communicated date of Christmas Parade will be 12/11/21.
- Property: Rigsbee stated that landscaping bids would be unsealed later in meeting. Soccer season with Stokesdale Parks and Rec starting up. Jimmy Landreth repaired sink in park bathroom. Push buttons on toilet working to date

Financials**YouTube Stamp 19 minutes**

- Finance Officer, Kim Thacker reported financials for both WE and General Funds. Of particular note, \$50k had been transferred from the WE Fund to the Capital Reserve Fund for the water system

Citizen Comments**YouTube Stamp 24 minutes 44 seconds**

- Mark Nadel inquired about the process of appointing new planning board sitting members expressing his opinion that alternates should be in line for appointment as a sitting member based on an alternates attendance history at past planning board meetings.
- Former Council member Bill Jones expressed concerns about the Mayor committing to sell water to Forsyth County residents without a vote of council. Mayor Flynt rebutted that this has already been discussed.
- Kathryn Bunthoff spoke against Randy Braswell's appointment to the planning board. Stated that Randy Braswell unilaterally stopped the Mountain to Sea trail without a vote of council. Mrs. Bunthoff does not believe that a resident who acted impulsively or with such a narrow vision should serve on the town's planning board.

Case # 20-12-STPL-08358: 9157 US Hwy 158 (Gonzales Property)**YouTube stamp 34 min 55 sec**

- John Flynt Motion (Hooks 2nd) to reconsider zoning case just heard on 2/11/21: (based on attorney recommendation).
- Motion Passed 5-0
 - Flynt YES
 - Hooks YES
 - Foy YES
 - Rigsbee YES
 - Landreth YES
- Oliver Bass reported out the case history and miscommunication that had occurred in this case. Mayor Flynt also shared summary and confirmed with Mr. and Mrs. Gonzalez that he had correctly stated this (they both verbally confirmed). Mr. Medlin confirmed that he had seen email from Mr. Gonzalez and advised council to make a motion to rescind the decision to rezone made by council on 2/11/21. Property would go back to AG with recension.
- Flynt made motion (Hooks 2nd) to rescind approval from 2/11/21 and revert back to AG and waive future planning fees for the administrative approval for future site Plan.
- Motion passed 5-0
 - Hooks Yes
 - Landreth Yes
 - Foy Yes
 - Rigsbee Yes
 - Flynt Yes

Unsealing of Landscape Bids**YouTube time stamp 45 minutes**

- Town Clerk, Alisa Houk opened 9 sealed bids from perspective Landscaping Vendors. Foy noted that the 9 bids came in 15-40% lower than current landscaping vendor. Rigsbee and Landreth to review and vet out bids to present to council at a later time for vote.
- Note vote was taken.
- The results of the bids are as follows:

Vendor	Amount
Excellence	\$ 24,000
APlus	\$ 25,200
Dinoscapes	\$ 27,000
Turf Titans	\$ 27,480
Eric Simmons	\$ 34,500
Green Rudge	\$ 34,500
Green Stripes	\$ 37,404
Tuners Yard	\$ 37,425
Southern Cutz	\$ 37,500

Definition of Major Subdivision

YouTube Time Stamp 1 hour 3 min 40 seconds

- Council discussed the definition of a major subdivision, specifically why a variance or waiver would constitute an otherwise minor subdivision becoming a major (if a variance or waiver was granted). Oliver Bass stated that Guilford County uses this as a definition to ensure that TRC reviews all minor subdivisions with a waiver/variance to ensure that no one person in the Guilford County planning department approves a waiver.
- Extensive discussion by Council took place.
- No vote of council taken.

RS-30 policy discussion

YouTube Time Stamp 1 hour 45 min 6 seconds

- Discussion was had concerning the amended RS-30 policy requiring all developments to connect to the town's water system. The topic on how to handle properties previously zoned to RS-30 prior to the ordinance change from 9/14/20 was discussed.
- Mr. William Greco of Land Solutions addressed council that the language in the new ordinance with the requirements are ambiguous and should be addressed. Mr. Greco said he appreciated the discussion and would be addressing the planning board and council on this matter at a future date.
- No vote of council taken

Randy Braswell to Planning Board

YouTube Time Stamp 2 hours 7 min 21 seconds.

- Foy motioned (Landreth 2nd) Randy Braswell to serve as an alternate on the planning board. Landreth confirmed with Mr. Braswell (in audience) that Mr. Braswell understood that training would be required.
- Motion Passed 3-2
 - Flynt NO
 - Hooks NO
 - Landreth YES

- Foy YES
- Rigsbee YES

Repairing Sensor on Toilet

YouTube Time Stamp 2 hours 9 min 5 seconds

- Landreth motioned (Rigsbee 2nd) to have Gauldin Plumbing to replace sensor in toilet in park for \$459.03 (for one toilet).
- Motion passed 5-0
 - Flynt YES
 - Foy YES
 - Landreth YES
 - Rigsbee YES
 - Hooks YES

Updating Town Policy on Deadlines to Have Agenda Items to Staff

YouTube 2 hour 11 min 50 sec

- Town Clerk Alisa Houk updated verbiage in policy for agenda items to be discussed in Town Council meetings to include planning board agenda items due the Friday at 2pm before the Planning Board meeting the following Thursday.
- Motion made to approve rewritten agenda as presented to council
- Motion failed 2-3
 - Hooks NO
 - Landreth NO
 - Foy YES
 - Rigsbee NO
 - Flynt YES
- Landreth motioned (Foy 2nd) to approve the proposed policy with the omission of verbiage allowing a vote to be taken on any item added to the agenda as time sensitive the day of the meeting. The net effect is that no item can be added to an agenda on the day of the meeting and be voted on during that meeting.
- Motion passed 3-2
 - Hooks YES
 - Landreth YES
 - Foy YES
 - Rigsbee NO
 - Flynt NO

Summerfields Proposed ETJ

YouTube Stamp 2 min 28 min and 31 seconds

- Mayor Flynt expressed concerns that the that Summerfield's ETJ could have an impact on Stokesdale if approved 2 miles outside the Summerfield Jurisdiction (specifically on west side of HWY 220/I-73)
- Flynt Motioned (Landreth 2nd) to have town attorney draft a letter to Guilford County Commissioners stating that Stokesdale would like to be part of any discussion with Summerfield and Guilford County concerning the proposed ETJ/annexation.
- Motion passed 5-0

- Hooks Yes
- Landreth Yes
- Foy Yes
- Rigsbee Yes
- Flynt Yes

Clarification on Notees Lane Waiver Case and Letter Written from Planner Oliver Bass

YouTube 2 hour 34 min 17 seconds

- Commie Johnson addressed council in response to documents he obtained in public record request pertaining to the Notees Lane minor subdivision as well as letter received from Planner, Oliver Bass stating that a new minor subdivision on Notees Lane would need to be rezoned. Commie Johnson addressed council to clarify perceived confusion about the history of the 4 existing duplexes (2016) on Notees Lane and how it relates to the current minor subdivision he is currently seeking approval on adjacent to those duplexes. Mr. Johnson presented documents and receipts in response to an email written by the town clerk that he found offensive. The mayor and town clerk offered a public apology. Mr. Johnson agreed to meet with Mayor Flynt at town hall to further clarify the matter.
- No vote of Council taken.

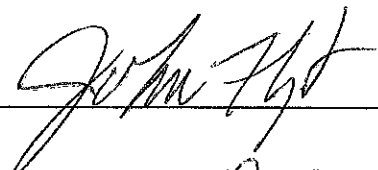
Citizen Comments

- Former council member Tim Jones addressed council and stated that he would like copies of all the documents referenced by Mr. Commie Johnson tonight.
- Former council member Bill Jones expressed concerns about the operations of the town and potential missing files from when he was on council. Mr. Jones stated this is the worst run town in all of NC.

Closed Session

- Flynt motioned to go into closed session (Hooks 2nd). Permitted purposes, 143-318.11 (a6) Personnel Discussion and 143-318-11 a-1 Prevent disclosure of confidential information pursuant to Chapter 132 of General Statutes
- Motion Passed 4-1
 - Flynt YES
 - Foy NO
 - Rigsbee YES
 - Landreth YES
 - Hooks YES

Date Approved April 8, 2021

Signature of Mayor 

Signature of Town Clerk (Deputy Clerk) 