

TOWN OF STOKESDALE

Regular Council Meeting

8325 Angel Pardue Road

Stokesdale, NC 27357

June 11, 2015

The Regular Council Meeting of the Stokesdale Town Council was held on Thursday, June 11, 2015, at the Stokesdale Town Hall at 8325 Angel Pardue Road.

Council members in attendance: Mayor Randy Braswell, Frank Bruno, William N. (Bill) Jones, Vicki White-Lawrence, Joe Thacker.

Others present included: William B. Trevorow, Town Attorney; Carolyn L. Joyner, Town Clerk/Finance Officer; Diana Marcus, Deputy Clerk; Les Eger, Guilford County Planning Department.

Call Council Meeting to Order: Mayor Braswell called the meeting to order at 7:00pm.

Invocation: Given by Guy Andrews.

Pledge of Allegiance: Recited by Council members and citizens in attendance.

Guy Andrews said that he was trying to generate more interest in community prayer. On Tuesday, June 23rd at 7:00pm an All-Community Prayer will be held at Crossroads Church, 8212 B&G Court, Stokesdale.

Review and Adopt Agenda: Frank Bruno made a motion to adopt the agenda as written. Vicki White-Lawrence seconded the motion. All Council members present voted aye and the agenda was adopted.

Reading and Approval of the Minutes for the Following Meetings: April 15, 2014 Budget Workshop; September 4, 2014 Council Workshop; September 11, 2014 Regular Council Meeting; September 26, 2014 Council Workshop; October 9, 2014 Regular Council Meeting; and October 10, 2014 Council Workshop: Joe Thacker made a motion to accept the minutes without reading them. Frank Bruno seconded the motion. All Council members voted aye and the motion was approved.

Comments from the Floor: There were no comments from the floor.

New Business:

Report from Guilford County Sheriff's Department: Deputy Scott Casey was unable to attend tonight's meeting due to a previous commitment, so Bill Jones gave the report. Bill Jones said that there were two break-ins where building materials were stolen from a construction area off of Eversfield Road. There were two residential break-ins where someone kicked in the back door and jewelry and other items were stolen. A gentleman from Virginia was killed a few days ago on NC Highway 68/65 when he was rear-ended by a tractor trailer that was going too fast and was unable to slow down and stop due to road construction.

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PUBLIC HEARING: REZONING CASE 15-05-STPL-02177: RS-40 to CU-PDR. Located at the southwest corner of the Treeline Road and Eversfield Road intersection. Tax Parcel #0167592 in Oak Ridge Township and totaling approximately 88.4 acres. Owned by Darrell Friddle.

Les Eger said that this is a request to rezone approximately 88 acres from RS-40 (Residential Single-family) to CU-PDR (Conditional Use-Planned Development Residential). The first step is developing a map that shows how the area is going to be developed, such as where open space, common areas, residential structures, and streets will be located. The map was presented at the Planning Board meeting and was recommended approval to Town Council for this rezoning case and is part of the rezoning application. Mr. Eger presented a large copy of the map to Council members for their review. Also shown on the map are the 40-foot and 30-foot common areas along Eversfield Road and Treeline Road. Trees and landscaping will be planted in the common areas and buffer areas in order to slow run-off from the site and create a buffer along the back yards of the residential areas and Eversfield Road. This plan is for residential uses for stick-built homes. The original condition said there would be a maximum of 90 residential lots. Two additional conditions have been added which were requested by the applicant. Minimum lot size will be 20,000 square feet and along the right-of-way of Eversfield Road and Treeline Road, adjoining the subject property where native vegetation does not exist, the applicant shall install a buffer of native vegetation consisting of a mix of deciduous and evergreen trees (at an average rate of 8 canopy and/or understory trees per 100 linear foot) and/or shrubs and/or earth berms except where limited by NCDOT or utility company requirements. It will be up to Council to accept those two additional conditions into this request.

Mr. Eger said that the property is approximately 88 acres, is owned by Darrell Friddle, is located at the southeast corner of Eversfield Road and Treeline Road, and is on Guilford County Tax Map 0167592 in Oak Ridge Township. The land use in the area is primarily large lot residential subdivisions, large lot farm land, and wooded areas. There are no inventoried historical structures in the area but efforts should be made to rule out the possibility of unmarked cemeteries or gravesites. The emergency response for the area is the Stokesdale Fire Department which is approximately two miles away. The water will be supplied by the Town of Stokesdale and there will be individual septic systems. Existing trips on Eversfield Road today is approximately 1,700 trips per day. Projected traffic from the development would equate to approximately 900 trips per day, but that is not 900 additional trips onto Eversfield Road because that would include delivery trucks, school buses, and repair trucks. In any rezoning case, Staff has to look at the Land Use Plan and surrounding zoning maps for the area. In this case, the Land Use Plan recommends that all residential requests be developed with a minimum lot size of 40,000 square feet, increased natural buffers along perimeter roads, interconnectivity between neighborhoods with roads or trails, and elimination of the PDR zoning outside the Town Core. This request is inconsistent with the intent of the Stokesdale Future Land Use Plan, although residential uses are compatible with the surrounding uses and zoning. The request does not meet the intent of the Stokesdale Plan for uses outside the Town Core. Staff's recommendation reads that outside the Town Core, the Stokesdale Plan attempts to preserve rural settings through appropriate residential design. This is accomplished by minimum lot size recommendations, buffering requirements, and neighborhood connectivity. Should this request be approved, consideration of a natural vegetation planting buffer with native species to reduce visual impacts upon build-out is advised. This would assist in maintaining the rural vision intent of the plan. Staff recommends denial based on the consistency of the Land Use Plan. However, there are factors to take into consideration, such as the buffering that is being presented and the water lines connecting into the area.

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Mr. Eger said that the next step would be for Town Council to accept the two additional conditions that were read into his presentation. Mayor Braswell asked Mr. Eger to describe what the buffer would look like again. Mr. Eger said that instead of the backyards backing directly up to Eversfield Road and Treeline Road, there will be a 40-foot buffer area along Eversfield Road and a 30-foot buffer area along Treeline Road of natural vegetation native to the area which is a really good stretch of trees in addition to the right-of-way.

Frank Bruno made a motion to approve the two conditions proposed by the applicant, one condition being that minimum lot size will be no less than 20,000 square feet, and the second condition being that there will be tree buffers along Eversfield Road and Treeline Road. Joe Thacker seconded the motion. All Council members voted aye and the motion was approved.

Those speaking in favor of the request:

Mark Isaacson of Isaacson Isaacson Sheridan Fountain & Leftwich, LLP, Attorneys at Law, 804 Green Valley Road, Suite 200, Greensboro, handed out materials to Council members for their review. He said he was at the meeting on behalf of the applicant with a local company that has been involved with high quality residential developments around Guilford County. He typically works with local established home builders and their entities. They have a contract on this property subject to the approval of this rezoning application and the site-plan submitted in connection with this rezoning. The property is currently zoned RS-40, but on the 88.4 acres of land without any rezoning approval, the applicant could build approximately 87 homes on lots just under one acre each, but that would not be the best way to develop this land. This rezoning is to allow a much more efficient and environmentally responsible development to occur there. After a Public Hearing last week, the Planning Board voted to recommend this rezoning. There were a few concerns about minimum lot size and buffers along the roads abutting this property, so we have amended this application to include additions that have already been read into the record and approved by Town Council. We offer those amended conditions for your consideration to be included as part of our application so they will be binding on this property if this application is approved. Also provided is the sketch plan which is slightly different than the one that was presented to Council. This sketch has some illustrations of the open space, buffer areas, etc. This sketch illustrates the zoning conditions as well as the intent of the development. There is a maximum of 90 lots and the sketch actually shows a few less lots than that. The final number of lots will be determined after the technical committee review and approval. There are four streams that originate on this property and by utilizing this PDR (Planned Development Residential) zoning, those streams will be placed in common areas which would increase the effective environmental buffers as opposed to having them located on individual lots. The streams will also be part of the Homeowners Association which will be responsible for the maintenance of the stream areas and buffers as needed or as required. The open space area that is required under the current RS-40 zoning is approximately two and a half acres, so if the property would be developed now under RS-40 zoning, the open space requirement would be approximately two and a half acres. Under the proposed PDR zoning, the open space will be nearly 30 acres which is over 10 times the open space required in ordinance for the current zoning. One of the goals of the Town's Land Use Plan is to increase the natural buffers along the perimeter roadways. Because this property was used for many years as farm land, there are several open fields along Treeline Road and Eversfield Road. To meet that goal of the Land Use Plan, the zoning condition has been added to provide suitable natural buffers of vegetation and/or land berms where native vegetation currently does not exist. In addition, common element buffers will be added along Treeline Road for those existing residents on the

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west side of Treeline Road. The final goal of the Land Use Plan is connectivity of residential developments. Since this property borders only one lot and it could reasonably be expected to be subdivided in the future, only one public street connection is being proposed located south of this property. One major point to consider in this PDR rezoning request is that the developer will extend public water lines to this property. This will allow a much more efficient use of the land preserving much more open space and creating a community within Stokesdale that will provide other opportunities in the area such as the opportunity to tap into the water lines and provide a safe water supply for many years. That is an overview of the sketch plan. Also presented was a letter that was sent out by the applicant to nearby property owners. It describes the purpose of the application for rezoning and provides contact information for the applicant. A few calls were received by the applicant from the nearby property owners that received the letter who had questions and he hopes those questions were addressed by adding the two additional conditions. In summary, this rezoning should allow a much more aesthetically appropriate and efficient development of this land. The development under PDR zoning will create three principal benefits. It will allow over ten times the amount of open and natural areas to be preserved. It will allow the continuum maintenance and protection of streams and related buffer areas of the land by and independent and regulated homeowners association. It will allow a natural buffer of trees and berms to be established along the perimeter roadways around this property. This will create and allow a more environmentally responsible development than would otherwise be allowed under the current RS-40 zoning. PDR zoning would allow a more efficient use and extension of the water lines which will benefit this development and other property owners in the area. This zoning is in keeping with the spirit and intent of the Towns development plan and it will be in harmony with this area.

Bill Jones said that according to the map he is looking at, it does not appear that 87 40,000 square-foot lots could fit due to the distances from creeks.

Bob Dischinger, President of Evans Engineering, Inc. located at 4609 Dundas Drive, Greensboro, said that 87 lots would fit because 40,000 square foot lots could extend all the way down to the creeks and would actually be on the individual lots themselves. There is a significant amount of good soil that can be used for drain fields on the southern end of the property between those two creeks which could potentially be used to create more lots. A cul-de-sac could be put between those two creeks and the lots could be backed up to those creeks so more property could be used with straight RS-40. The rear lot lines could also be backed up to Eversfield Road and Treeline Road with straight RS-40.

Joe Thacker asked if most of these lots would have their own septic system or if they are going to be off-site septic systems. Mr. Dischinger said that the soils are adequate for septic systems on the individual lots and anticipate that only eight lots would have off-site septic systems.

Those speaking in opposition to the request:

David Virost of 7890 Eversfield Road, Stokesdale, said that during the Planning Board meeting last week, comments were made that only two people called in about the letter that they received. The letter reads nicely and says that 33 percent of the 88 acre property will not be developed. It also says that there will be one house per acre in the development. According to his math, that means there would be 59 or 60 houses. At the Planning Board meeting last week, he found out that there would be 69 houses on 20,000 square foot lots. He feels that the letter is a little disingenuous. According to the current Town

ordinances, houses cannot be built by streams. Whether in the common areas or otherwise, the streams will always be protected according to the current existing ordinances. Although they are being told that the streams will be in the common areas and protected by the homeowners association, the streams will still be protected under the rules and laws that currently exist under stream management. These are his thoughts regarding this rezoning request.

Mark Lawson, one of the adjoining property owners, said that he wanted to know what kind of control there would be with the buffers along Treeline Road and Eversfield Road, if the rezoning request was approved tonight. He understands that there will be 12 trees every 100 feet, but are the 12 trees going to be 2-foot trees? He wants to know how this is going to be defined. If the rezoning request is approved, and later on the Homeowners Association wants to take the remaining 37 acres and rezone it, can this be done? Can the Homeowners Association make the 37 acres into a park or a dog park? He would like to request more time to look at the plans and find out more about the buffers.

Mayor Braswell asked if this matter could be taken under advisement and a decision made at a later time. Mr. Trevorrow said that Council could make a motion and vote whether or not to continue the rezoning request to the next Town Council meeting or it could be decided upon in a special meeting. Bill Jones said that what he understands is that if the rezoning is approved tonight, the applicant will then have to present a plan with all the details related to the buffer requirements which would then go to the Planning Board for approval. Les Eger said that the next step is the Unified Development Plan which will show how the lots will be laid out, the lot sizes, the lot set-backs, and show that all the lots are 20,000 square feet or larger. It will also show the buffers which have to be done per the zoning conditions. Tonight is the rezoning request that, if approved, will make the Unified Development Plan possible and will then be presented to the Planning Board for approval. When the rezoning request comes into the Guilford County Planning and Zoning Department, a small map is sent out to the adjoining property owners who are advised to call with any questions they may have. Signs are posted on the property and upcoming Public Hearings are advertised in the Greensboro News & Record. The zoning map that shows the buffer, the open space area, residential lots, and streets is available right now. An illustrative map was passed out at tonight's meeting that shows generally how the development will be laid out. The Unified Development Plan that has to be approved by the Planning Board will show the detailed lot layout, the detailed street layout, and the detailed landscaping, which is done after the zoning is approved. Tonight's request is to rezone approximately 88 acres with 90 lots, open space, common areas, and streets. Mayor Braswell asked if the Planning Board is the final vote for approval of the Unified Development Plan. Mr. Eger said yes, the Unified Development Plan has to meet the requirements of the zoning, if the zoning map is approved tonight. There would also be a Public Hearing for the Unified Development Plan.

David Virost of 7890 Eversfield Road, Stokesdale, presented a map and said that this was the document that was sent to the adjoining property owners. It shows 88.4 acres currently zoned as RS-40 and a letter sent with it says that 33 percent of the property is dedicated, undisturbed open-space. It does not mean that it will not be rezoned later and turned into something else. Initially, he thought 50 homes were being built on this property. Last week at the Planning Board meeting he discovered that half-acre lots were planned instead of one acre lots. He considers the letter to be a mistruth. He understands that if Council approves the rezoning request, buffers will be installed. If the rezoning is denied tonight, there will not be any secondary meetings and with current zoning, 87 houses could be built on 88 acres and the natural watersheds would not be protected. He feels that there are issues about leaving the current zoning as RS-40 or rezoning the property as CU-PDR. As an adjoining property owner, he agrees with Les Eger and recommends denying this rezoning request and leaving the property zoned as RS-40.

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Obie Harris of 7926 Eversfield Road, Stokesdale, said that 33 percent of the property was supposed to remain undisturbed, but the property has already been timbered and it looks like a tornado went through it. There is an entranceway to the development that appears will be built right across the street from his property. That property is higher than his property and 2-3 inches of water already rushes down from that property onto his property when it rains which causes a drainage problem. With all of the vehicles going in and out of that entrance, he expects there will be oil and gas runoff onto his property as well. There is also another subdivision down the street which has increased the road traffic on Eversfield Road and there have been numerous car accidents too. He is also worried that he would be required to connect to the water system if the water lines are extended down Eversfield Road, and he does not want to pay the high cost to connect. He has concerns about his property being affected by this new development and the schools in the area are already overcrowded. He hopes that the benefit associated with the development connecting to the Town's water system does not influence Town Council to approve this new development.

Eileen Thiery of 8101 Meadow Springs Place, Stokesdale, said that she is not for or against the rezoning and only has a general question. There is already a very serious overcrowding problem with the schools and she thinks that this new development will impact the schools even more. More developments being built mean more children will be attending school. Will the developer contribute money to the schools?

Obie Harris of 7926 Eversfield Road, Stokesdale, said that he is also concerned that the off-site septic systems will create a bad odor and he does not want to have to smell it.

Those speaking in rebuttal in favor of the request:

Mark Isaacson of Isaacson Isaacson Sheridan Fountain & Leftwich, LLP, Attorneys at Law, 804 Green Valley Road, Suite 200, Greensboro, said to keep in mind the density rate in this rezoning matter. Each specific lot size, how the property is exactly laid out, and how big or small these particular home sites will be determined when this development is ultimately laid out. The letter that the adjoining property owners received referred to the density rate. The buffer and type of materials that will be used will come up under the technical review of the Unified Development Plan which is then submitted to Staff. After that process, the Unified Development Plan will be presented to the Planning Board with a Public Hearing and opportunities to question what is in that Plan is then reviewed. When this property is platted, 30 acres will be left as dedicated, undisturbed open space which will be maintained by the Homeowners Association and will be a permanent part of this development. The open space area cannot be taken by a developer and submitted for rezoning at any time in the future. The Guilford County Commissioners and the Guilford County School Board is in a position to address any concerns that residents may have about overcrowded schools. The rezoning of this property is the issue here tonight.

Bob Dischinger, President of Evans Engineering, Inc. located at 4609 Dundas Drive, Greensboro, said that there will be no offensive odor or smell coming from the off-site sewer system because it will be an underground system. He has had several conversations with Ernie Wilson from NCDOT about traffic safety on Eversfield Road, specifically pertaining to the southern-most entrance of the development. Mr. Wilson made him aware of the subdivision on the east side of Eversfield Road and preferred that the entrance to the development be lined up opposite from the subdivision entrance. He suggested that longer site-distances be worked out for that entrance due to the curve. The details will be addressed as part of the Preliminary Subdivision Platt. He also took a look at the drainage situation between the new development and Mr. Harris' property and will see what can be done to mitigate the flow. Bill Jones

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asked if there was a side ditch in that area and suggested putting in a berm. Mr. Dischinger said that a plan for more natural infiltration to slow down the flow of water runoff will be worked out in order to reduce the amount of water draining onto Mr. Harris' property.

Those speaking in rebuttal in opposition to the request:

Obie Harris of 7926 Eversfield Road, Stokesdale, said that the water will run into his house unless the entrance of the new development is moved and does not believe that anything can be done to prevent that from happening. Further discussion took place about the details pertaining to the drainage problem, some different options that could be available in order to resolve it, and that these concerns would be worked out before the Preliminary Subdivision Plat was submitted.

Michele Neal of 8019 Treeline Road, Stokesdale, said that she was looking at the Stokesdale Land Use Plan and mission statement about what rural means. Rural means living in the country with a rural population related to agriculture. There are very few farms left because developers are taking the farm land and developing it. Currently the property is zoned RS-40 and the applicant's request is to rezone the property to CU-PDR. She wants to know when the property was rezoned from Agricultural to RS-40. She also thinks that the property owners need more time to look at the plans for this new development in order to obtain a clear understanding of what to expect. Les Eger said that according to an old case number on an old map, the rezoning from Agricultural to RS-40 occurred sometime around July, 2008.

Mayor Braswell said that he is leaning towards making a motion to take this matter under advisement and give everyone an opportunity to have more time to ask more questions.

Mayor Braswell made a motion to take it under advisement and give Council the opportunity to breathe and get all the information that is on the easels or on the tables and citizens can obviously answer these questions and have an opportunity maybe to have some surrounding property owners to have some input in this buffer. Take it under advisement for 30 days and come back to Town Hall for the July 16th Council meeting which would be a continuation of the Public Hearing. Vicki White-Lawrence seconded the motion.

Discussion took place among Council members concerning residents' questions about the buffers, maps being made available at Town Hall for residents to review, Town ordinances being available for residents to review, encouraging more residents to attend the Ordinance Review Committee meetings, the rules for notification of a Public Hearing, whether there is enough reason to delay this vote on the rezoning request, the large amount of open space planned for this development if the rezoning request is approved, the opportunity residents will have to work out the details about buffers and other concerns before the Unified Development Plan is presented for approval, and whether the 30 days can be shortened to two weeks and handled at a Special Meeting. Les Eger pointed out that the questions that the adjoining property owners have would not be addressed until after the rezoning is approved. The issue before Council tonight is whether or not the location is appropriate for this kind of zoning which incorporates open space, lot size no less than 20,000 square feet, and 40-foot and 30-foot buffers with vegetation.

Mayor Braswell asked for a vote on his motion to take it under advisement for two weeks which was seconded by Vicki-White Lawrence. Frank Bruno, Bill Jones, and Joe Thacker voted nay and Mayor Braswell and Vicki White-Lawrence voted aye, so the motion was denied with a 3 to 2 vote.

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Frank Bruno made a motion to approve the rezoning from RS-40 to CU-PDR, and the rezoning request include the two conditions that Council approved earlier and the sketch plan with reasons being:

1. Based on the Planning Board recommendation to approve.
2. Although the request to rezone from RS-40 to CU-PDR is not consistent with the Stokesdale Land Use Plan, it is compatible with the surrounding area and residential uses.
3. The request is reasonable because it preserves open space and streams on the property and provides natural buffers around the property.
4. It is in the public interest by providing for future residential needs of the Town and expansion of the water system.

Joe Thacker seconded the motion.

Bill Jones said that this development will have affordable housing which will benefit Stokesdale. He likes that the houses will not be backed up to the streams because fertilizer could run off into the streams. He likes the open space and buffers that are planned. In the end, people have a right to do what they want with their property unless proven that it adversely affects the neighboring properties. Vicki White-Lawrence said that if Council is not going to follow the Land Use Plan, it needs to be revised. Mayor Braswell said that safety is an issue with this development. There are supposed to be stop lights and turn lanes. He has always advised residents to apply for the Planning Board or Ordinance Review Committee because the Town is growing and its residents need to get involved.

Frank Bruno, Bill Jones, and Joe Thacker voted aye and Mayor Braswell and Vicki White-Lawrence voted nay, so the motion was approved with a 3 to 2 vote.

Mayor Braswell made a motion to take a five-minute recess. Frank Bruno seconded the motion. All Council members voted aye and the meeting recessed at 8:34pm.

The meeting reconvened at 8:40pm.

PUBLIC HEARING: Fiscal Year 2015-2016 Budget and Adoption of Budget Ordinance #101: Mayor Braswell opened the Public Hearing.

Carolyn Joyner said that the Fiscal Year 2015-2016 Budget was presented at the last Council meeting, it has been posted on the website, and there have been copies available in the Town Hall lobby. She has not received any requests or questions about the Budget. Frank Bruno said he wanted to point out that the water system is in the red and there was no money taken out of Undesignated Funds for the water system issue. The Budget is balanced and it was a team effort to get the Budget where it is at now. Bill Jones said that a lot of credit goes to the residents that paid the increased water rate fees. Mayor Braswell asked if the nine percent increase from Winston-Salem was considered in the Water Purchase listed for \$207,000.00 in Section 5. Carolyn Joyner and Frank Bruno said yes.

No comments were received from the public concerning the 2015-2016 Budget.

Mayor Braswell made a motion to close the Public Hearing. Bill Jones seconded the motion. All Council members voted aye and the motion was approved.

Frank Bruno made a motion to approve the Town of Stokesdale Budget Ordinance #101 for Fiscal Year 2015-2016 with no changes. Bill Jones seconded the motion. All Council members voted aye and the motion was approved.

A copy of the Town of Stokesdale Budget Ordinance #101 for Fiscal Year 2015-2016 is hereby incorporated into and made a part of the minutes of the meeting.

Linear Park in Downtown Stokesdale: Frank Bruno said that Susan and Craig Lukens were doing most of the maintenance for Linear Park, but they have now moved to Mount Airy, NC. He asked for volunteers to mow the park and someone has mowed it. The park has been privately maintained up until this point. It is in the Downtown area and should not become an eyesore. He would like to put a plan together in order to keep the park mowed. There are already volunteers that take care of the flowers and take care of raising and lowering the flag in the park. Vicki White-Lawrence said, technically, the Town does not own the park. Discussion took place about not being able to locate all the original property owners because it is so old and most of the paper work is non-existent. Frank Bruno said he wants a plan because volunteers will not always be available to mow and it is important for the park to be maintained since it is in the middle of Downtown Stokesdale. Bill Jones said that he does not feel that the taxpayers should pay to have the park mowed since it is not owned by the Town.

Tim Jones of 8402 Southard Road, Stokesdale, said he is familiar with Linear Park. He thinks that the Town should step back and not think about how much they can do but how much they should spend on the park. He said that he and his brother actually own a section of the park and he has the deed. He wants to find out about the Mountains-to-Sea Trail that may be coming through Stokesdale and whether eminent domain will be a part of that. Frank Bruno said absolutely no. The Mountains-to-Sea Trail has not been responsible for taking anyone's land from them. It is up to the residents of the community to decide where the trail goes. Tim Jones said that there are walking trails in Stokesdale so he does not feel that the Town needs the Mountains-to-Sea Trail. His concern is the money that the Town has been paying for everything, including the Town Park. He does not want to see the spending get out of control. He is worried that the Town will eventually need to charge the residents a property tax. Vicki White-Lawrence asked Tim Jones if he would be willing to be added to a list of volunteers needed to mow Linear Park. Tim Jones said that due to liability reasons, he would have to decline. Frank Bruno said that he was just bringing this up for discussion. He would like to have volunteers continue to mow the park, but if there are no volunteers, does the Town just let it go and let Linear Park be an eyesore in Downtown Stokesdale? Or do you find who owns the property and make them maintain it? And can you really do that? Tim Jones said that to the best of his knowledge, the area across the street from the Stokesdale Service Center which is now Linear Park was signed over to the Town through the use of Quitclaim Deeds a number of years ago, and he assumes the Quitclaim Deeds are in the Town Hall files. Frank Bruno said that he was not aware of that. Mayor Braswell asked Mr. Jones where exactly his land portion of Linear Park was. Mr. Jones said to call him and he will walk it with Council members. Frank Bruno said he will continue to look for volunteers to mow Linear Park for now.

Fall Stokesdale Community Day: Frank Bruno said that the residents really liked the Stokesdale Community Day that was held in May and have been requesting one for fall. He thought it would be good to have one in the spring and one in the fall. He was looking at the first Saturday in October which would be October 3rd. He is only in the discussion stage right now but may want to think about budgeting \$200.00 to \$300.00 to cover the ad in the Northwest Observer which was \$140.00 and other things that may come up. He will put together a proposal so in the August Town Hall meeting, Council can vote on it.

Facility Use Agreement for Soccer Fields – Stokesdale Parks and Recreation: Mayor Braswell said that he has been the liaison between the Town and Stokesdale Parks and Recreation. He would like another Council member to take over as liaison which would also include the Greensboro United Soccer

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Association and Stokesdale Youth Football Association. He also wants to review the fee schedule for the Town Park and wants to consider charging an hourly rate to all organizations for use of the Park fields and concession stand. In the past, Council has been very good about waiving the fees in return for "sweat equity", but it is not working out. It is time for Town Council to take over management of the concession stand and maintaining the fields and stop counting on help from other organizations. Right now communications with the three organizations is non-existent. Vicki White-Lawrence said she would volunteer to be the liaison. Discussion took place about the current rates charged for the fields and concession stand, charging fees and waiving fees, GrowinGreen maintaining the fields, and the hours and days being requested by Stokesdale Parks and Recreation for use of the fields.

Frank Bruno made a motion to approve the application contingent on Stokesdale Parks and Recreation paying all of the fees and also work out conflicting times and things they need with Stokesdale Youth Football. Joe Thacker seconded the motion. All Council members voted aye and the motion was approved.

Eagle Scout Project – Andrew Pearson: Andrew Pearson was not present to speak about his project. Vicki White-Lawrence said that she saw that awnings were placed over the benches in the Town Park but did not think the awnings provided much shade and were not very sturdy. Discussion took place about no paper work ever being received about the project, corn-hole games that were supposed to be part of this project but were not provided, and who to contact about this project.

Set Filing Fees for Candidates Running for Office: Carolyn Joyner said that candidates running for Town Council need to file at the Guilford County Board of Elections in Greensboro between 8:00am on Monday, July 6th and 12:00pm noon on Friday, July 17th. The forms can be found online and the filing fee for past elections has been \$5.00.

Mayor Braswell made a motion to keep the \$5.00 filing fee for candidates running for office. Vicki White-Lawrence seconded the motion. All Council members voted aye and the motion was approved.

Unfinished Business: Stokesdale Water System:

Citizen's Comment Period on the Stokesdale Water System: Mary Maness of 8405 Tree Court, Stokesdale, said she had some comments about running the water line down Tree Court which only has five houses on it. She has been told that more residents along that road would need to connect to the water system in order to justify the cost of running the water lines down Tree Court. She really wants to connect to the Stokesdale Water System and needs to find a way.

Jaycee Spruill of 7570 Happy Hill Road, Stokesdale, said that there are 35 houses on Happy Hill Road and he signed up to connect to the water system when it was being constructed. He said that more houses and developments have been built in that area since then and believes that the majority of the property owners would connect to the water system if given the opportunity. He does not want his money back. He wants to connect to the water system.

Joe Thacker said that Council is looking at expanding the water system and is trying to find a way to make the water system available for all Stokesdale residents. The funds are just not available at this time. He is hoping to help Council develop a five-year plan for the expansion of the water system soon. Frank Bruno said that he paid to connect to the water system but the water lines are still not close to Anthony Road where he lives. Mayor Braswell said that he picked up a water test kit for Mary Maness to

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test her well water. He advised her to bring the test results to Town Hall and then Council will do another test, independent of her test. He advised Mr. Spruill that the new developments currently being built in Stokesdale will bring much needed revenue to the Stokesdale Water System. This should help with the expansion of the water system. Council is working very hard to get the water system finances where they need to be in order to be eligible for grant money. Council has also been working with University of North Carolina School of Government's Environmental Finance Center to help them understand how to be utility directors and run the Stokesdale Water System. Council needs more time to continue working on expanding the water system.

Other Issues Pertaining to the Water System:

Set up a Water System Committee consisting of two Council members and citizens who apply that have expertise in the field. Please notify Council if you know someone who has expertise and is willing to serve. The Committee will work on projects such as creating an Emergency Plan for the water system: Mayor Braswell said that Winston-Salem water officials advised him to set up an emergency plan for the Stokesdale Water System, so he wants to form a Water System Committee. He volunteered to serve on the Water System Committee and would like another Council member to serve along with Stokesdale residents. Joe Thacker volunteered to serve on the Water System Committee with Mayor Braswell. Mayor Braswell said that he and Joe Thacker will meet next week. He also plans to contact residents he thinks would be interested in serving on the Water System Committee.

Process for the approval of all new water connections and water meter boxes: Mayor Braswell said that Charlie McGougan of MBD Consulting Engineers cannot provide the manpower necessary to continue inspecting water connections and water meter boxes in new development projects in Stokesdale. The Utility Director in Winston-Salem recommended that the Town hire a water system operator. He said that some developers are installing the Town's water system infrastructure and meter boxes incorrectly. The Town needs a water system operator to oversee these projects and instruct the developer or builder how to install the water line infrastructure and meter boxes according to the Town's water specifications. Right now the Town is putting water meters in meter boxes that were not installed properly.

Joining NC One-Call Center: Carolyn Joyner said that in 2016, the Town will be required to join NC One-Call Center. She was advised by a representative at NC One-Call Center that the General Statute requires municipalities to join. During the first year, 83 cents will be charged to the Town for membership each time someone calls for a locate. The second year, cost for membership will be based on the previous year's history of locate calls, with a minimum of \$25.00. Mayor Braswell said the Town needs to join now because more and more people are moving to Stokesdale and digging where they should not be digging.

Mayor Braswell made a motion to authorize the Town Clerk to fill out the paperwork and take the next step. Vicki White-Lawrence seconded the motion. All Council members voted aye and the motion was approved.

Set Date for a Workshop on a Water Incentive Program: Council scheduled a workshop for Thursday, June 18th at 2:00pm to discuss water issues and park maintenance.

Committee and Board Reports: Mayor Braswell said that the Ordinance Review Committee did not meet last month. The committee is losing Crystal Evans as the secretary, so help is needed on the Ordinance Review Committee.

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Departmental and Administrative Report:

Finance Report – May, 2015: Carolyn Joyner said that General Fund assets decreased by approximately \$5,000.00 since the previous report. Under the General Fund Checking Account Transactions, BB&T Financial was paid \$393.35 for the web hosting fee, domain names, and 100 stamps and Larry Ellington Services was paid \$4,050.00 for installing the swings, mulch, and moving the play unit. A deposit of \$3,049.17 from Greensboro ABC and a deposit of \$65.00 from the sale of library books were made. Toshiba Business Solutions was paid \$5,432.51 for a new copier for Town Hall, Guilford County Finance Department was paid \$15,448.05 for law enforcement for 1st quarter, Northwest Observer was paid \$158.00 for an ad for Community Day, AED Brands was paid \$1,079.00 for a new defibrillator, and Andia Enterprises was paid \$131.25 for repairs made to the security computer. In General Fund Accounts Payable, invoices were received from the News & Record in the amount of \$258.08 for advertising the Town Council public hearing for the rezoning on Eversfield Road and from JaniKing of the Triad for their monthly service. Deposits were routine for the General Fund Certificates of Deposit Earned Interest Account. In the General Fund Savings Account, the Town's annual ABC distribution was received for \$25,625.84.

Carolyn Joyner said that assets increased in the Water Enterprise Account by \$12,668.35 over the previous month and assets increased in the Water-Sewer Fund by \$152.85. The Water Enterprise Checking Account transactions were routine, so the City of Winston-Salem, Energy United, Duke Energy, Meritech, and Yates Construction Company were paid for monthly services, and Mr. Trevorrow was paid \$396.00 for work he did on the water. Under Water Enterprise Accounts Payable, water meters were received from Fortiline Waterworks for \$2,882.25 and Yates Construction Company made repairs to the damaged fire hydrant on US Highway 158 for \$3,245.00. Under Water Enterprise Certificates of Deposit, CD #19 matured and earned \$368.14.

Consider Budget Amendment: Carolyn Joyner said that she thinks that the Budget will be fine without another Budget amendment.

Mayor Braswell said that he needs to purchase a diffuser for \$143.20, which is an accessory that attaches to the auto-flusher.

Mayor Braswell made a motion to purchase a diffuser accessory for the auto-flusher for \$143.20. Frank Bruno seconded the motion. All Council members voted aye and the motion was approved.

Mayor Braswell said that in order to operate the chlorinator, Town Hall needs to fill out a certification form for DENR (Department of Environment and Natural Resources) confirming that the chlorinator was built according to the engineer's drawing that was approved by DENR. After DENR receives the certification, they will make a final inspection of the chlorinator. After the final inspection is approved, the chlorinator can be turned on. Bill Merritt of Meritech, Inc. is getting the engineer's required certification.

Carolyn Joyner said that the Town's Consumer Confidence Report (CCR) is due now and a notice will be placed on the water bills this month about the CCR. This report contains important information about the source and quality of the Town's drinking water and will be available online.

Administrative Report – Town Clerk: Carolyn Joyner said she did not have anything else at this time.

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Announcements: Mayor Braswell read the announcements listed on the agenda.

Comments from Council: Frank Bruno said that the Piedmont Triad Regional Council Board of Delegates meets next Wednesday, June 17th, 2015 at 11:45am at their administrative building in Kernersville, when the budget will be reviewed and voted on. He will be going and anyone else that may be interested in going should let him know so he can have their name added to the list.

Joe Thacker said that residents can go on the Town's website for information pertaining to the Town's ordinances so that they can be more informed on the procedures for a rezoning case like the one that was held tonight.

Mayor Braswell said that he understands the confusion residents experience about these rezoning cases and wishes they would inform themselves before the Public Hearing is held. Carolyn Joyner said that information and maps are available at the Guilford County Planning and Zoning Department and Town Hall also has the information available.

Mayor Braswell said that he really enjoyed the Agriculture Day held at Bi-Rite on Saturday, June 6th. There was a giant grocery cart in front of the store and local farm produce and products were being promoted.

Frank Bruno said that on July 4th, Woodmen of the World will be donating a 60-foot flag at the Greensboro Grasshoppers game and he needs volunteers to bring the flag onto the field and unroll it. He has free tickets to the game available for volunteers willing to help.

Adjournment: Vicki White-Lawrence made a motion to adjourn the meeting. Frank Bruno seconded the motion. All Council members voted aye and the meeting was adjourned at 10:21pm.


Diana Marcus, Deputy Clerk

Approved:


D. Randall Braswell, Mayor

TOWN OF STOKESDALE
BUDGET ORDINANCE #101
FISCAL YEAR 2015-2016

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, 2015, and ending June 30, 2016, in accordance with the chart of accounts heretofore established for this Town:

General Government	\$121,000.00
Capital Outlays	\$20,000.00
Cultural & Recreational	\$56,600.00
Public Safety	\$99,000.00
Economic & Physical Development	\$34,750.00
Transportation	\$4,000.00
	<hr/>
	\$335,350.00
Undesignated Fund Balance	\$30,300.00
TOTAL GENERAL FUND APPROPRIATIONS	<hr/>
	\$365,650.00

Section 2: It is estimated that for the following revenues will be available in the **General Fund** for the fiscal year beginning July 1, 2015, and ending June 30, 2016:

Beer & Wine Excise Tax	\$25,500.00
State Collected Revenue	\$300,000.00
Cable Franchise Fees	\$9,500.00
ABC Profit Share	\$12,000.00
Contributions & Donations	\$1,000.00
Hold Harmless/Repealed Local Taxes	\$0.00
Miscellaneous (Town Hall/Park Rental)	\$1,150.00
Planning Fees	\$15,000.00
Interest on Investments	\$1,500.00
Estimated Fund Balance Transfer	\$0.00
	<hr/>
	\$365,650.00

Section 3: The following amounts are hereby appropriated in the **Water Sewer Fund** for the fiscal year beginning July 1, 2015, and ending June 30, 2016 in accordance with the chart of accounts heretofore approved for the Town:

Unappropriated Fund Balance	\$400.00
	<hr/>
	\$400.00

Section 4: It is estimated that the following revenues will be available in the **Water Sewer Fund** the fiscal year beginning July 1, 2015, and ending June 30, 2016:

Investment Earnings	\$400.00
TOTAL	<hr/>
	\$400.00

Section 5. The following amounts are appropriated in the **Water Enterprise Fund** for the fiscal year beginning July 1, 2015 and ending June 30, 2016:

Administrative	\$71,000.00
Maintenance	\$42,600.00
Water Purchase	\$207,000.00
System Depreciation	<u>\$28,400.00</u>

\$349,000.00

Section 6. It is estimated that the following revenues will be available in the **Water Enterprise Fund** for the fiscal year beginning July 1, 2015 and ending June 30, 2016:

Taps and Connections Fees	\$12,000.00
Investment Income	\$500.00
Miscellaneous Income	\$1,500.00
Water Sales	\$315,000.00
Late Fees	<u>\$20,000.00</u>
Total Income	\$349,000.00

TOTAL REVENUES \$349,000.00

Section 7. The following designated reserve funds are held in the Account Fund Balance and are herewith re-budgeted as authorized appropriations in the 2015- 2016 Fiscal Year. Proposed specific expenditures of any of these said designated reserve funds must first be approved by Town Council, if not already specifically authorized, before being committed for expenditure.

Conservation: Open Space/Conservation Rights	\$39,000.00
Town Hall - Future Planning	\$0.00
Park Reserves	\$20,000.00
Patrol Car Reserve	<u>\$27,500.00</u>

DESIGNATED RESERVES - GENERAL FUND \$86,500.00

Water/Sewer Fund Reserves \$808,000.00

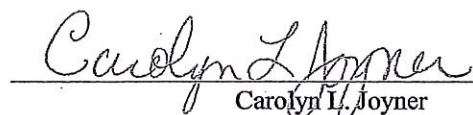
TOTAL - ALL DESIGNATED RESERVES \$894,500.00

Section 8: Copies of this budget Ordinance shall be furnished to the Clerk of the Governing Board and to the Budget Officer and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Adopted this 11th day of June, 2015.


Mayor D. Randall Braswell

ATTEST:


Carolyn L. Joyner Town Clerk

