

TOWN OF STOKESDALE
PO BOX 465
STOKESDALE, NORTH CAROLINA

The regular meeting of the Stokesdale Town Council was held in the Town Hall at 8416 US Highway 158 on Thursday, April 16, 2009.

Mayor Randle L. Jones called the meeting to order at 7:30 PM. The following members of Council were present: Mayor Randle L. Jones, Mickie Halbrot, James Attaway, Cheryl Steele and Norman Cook.

Others present included: Guilford County Sheriff's Deputy Steve Christman, Town Attorney William B. Trevorrow, Guilford County Planner Trevor Nuttall and Town Clerk/Finance Officer Carolyn Joyner.

After the Pledge of Allegiance, Council considered the proposed agenda. Mary Jane Lowe asked to be added to speak regarding an ugly house across the street. Mayor Jones said he would she could be added after 3. Central Business District. Mr. Attaway made a motion to adopt the agenda as amended. Ms. Halbrot seconded the motion. All Council members voted aye and the motion carried.

Ms. Steele made a motion to adopt the minutes as presented and without reading. Mr. Attaway seconded the motion. All Council members voted aye and the minutes of the regular meeting of the Town Council meeting held on March 19, 2009 were approved.

NEW BUSINESS:

Report from Guilford County Sheriff's Department: Deputy Christman reported one business burglary which was APAC on US Hwy 158, five property thefts, 4 alcohol with two DWI's and two drug offenses. He said that the new patrol car is in and is being equipped. It should be ready next week. All of the equipment has been removed from the old patrol car.

Solid Waste Management Plan Update: Guilford County Environmental Services Coordinator Susan Heim: Ms. Heim said that all local government and municipalities are required to create a solid waste management plan every three years. The plan is available on the County website and copies have been made available. She summarized the proposed plan. She pointed out accomplishments since the last plan was updated. One major initiative was to have dialogue with the surrounding counties and cities. Davidson, Forsyth, Randolph, Rockingham and Stokes Counties and the cities of Asheboro, Burlington, Reidsville, Winston Salem and Kernersville have been involved in discussion of solid waste issues. Some recycling programs have been started in schools and around the County and at some municipal offices. Special service events have been expanded and included the e-electronics waste recycling event that was held at Pleasant Garden and she is working with High Point on a citywide clean-up event. There is a solid waste page on the county website.

There are 14 to 15 elements that must be addressed in the plan with one of those being disposal. Because there is only one solid waste landfill in Guilford County which is owned and operated by the City of High Point, the regional partners are looking at this issue. Most of the solid waste that is collected in Guilford County is now being transported to Montgomery County.

The plan for 2009 to 2012 must conform to the State requirements but also includes its local objectives. Deficiencies have been identified. They have tried to get input from the public on the plan. The group is working on establishing a zero waste increase goal although the state would like to see a 40% reduction which would be hard to get to with the increasing population. The implementation of a comprehensive education program to address the new State landfill bans is proposed. The bans will be effective in October and includes plastic bottles, oil filters and wooden pallets. These items cannot be placed in the trash after the ban goes into effect. TVs and computers will also be banned in 2011 so people must be informed of these changes and methods of disposal for the items are needed.

The Plan was developed with the cooperation of all of the towns and cities in the County. The City of Archdale joined in the development of the Plan this year since their trash goes to the High Point City landfill and their recyclables go to FCR.

Financing is an item of concern as the State is tighter with monies that the County receives and people are not buying as much that is taxed and returned to us for solid waste funds. The County receives some from solid waste including the tire tax disposal, white good disposal and the new solid waste management disposal tax proceeds. The funds can be used to supplement existing programs and initiate new ones.

Another new issue that the Plan must address is legislation that has been passed which deals with the abatement of abandoned mobile homes. Properties must be identified and a policy set up so that the matching funds offered by the State can be used. Illegal disposal and littering is another issue that must be addressed by the plan. There is a new landfill inspector who also handles illegal dumping complaints. The Plan tries to accomplish more with less so more staff will be applied rather than funding. Public education is needed as well as input is sought so that the needs of the citizens will be known.

Several municipal adoptions of the plan has occurred including Oak Ridge, Gibsonville, Sedalia, City of High Point, Pleasant Garden, City of Greensboro, Town of Summerfield, and the Town of Whitsett. The other municipalities will vote on it by the end of the month and it should be presented to the County Commissioners on June 4. The Plan must be sent to the State by June 30. There is no request for funding at this time and should funding be needed, then a request of the Town would be made.

Ms. Halbrook asked about the items that would be banned from landfill. Ms. Heim responded that plastic bottles, oil filters, and wooden pallets would be banned from landfills. Recycling is now available for these materials. Plastic bottles are handled by the Town's recycling program. Wooden pallets are recycled at a facility on US 29. Used oil filters are accepted by repair shops. The Household Hazardous Waste Disposal Program is available to take care of some items. The annual spring clean-up event is tomorrow at the Ag Center.

Mayor Jones thanked Ms. Heim for coming to the meeting.

Consider Resolution Endorsing the 2009 Guilford County Solid Waste Management Plan Update: Mr. Attaway made a motion to adopt the Resolution as presented to Council. Ms. Steel seconded the motion. All Council members voted aye and the Resolution was adopted. A copy of the resolution is hereby incorporated into and made a part of the minutes of the meeting.

Discussion about the Process for Establishing a Central Business District (CBD) in Stokesdale: Mayor Jones said that a request has been made and the Mr. Nuttall has some additional information about the procedures. Mr. Nuttall provided a fact sheet for Council. He said that a central business district is home to a variety of usually non-residential uses and it is usually the center of a historic and geographic center of a community and one characteristic of a CBD is that it is usually made of old significant buildings that were constructed prior to current development laws so non-conformities may exist. One reason communities look for the CBD regulations, is to try to remove some of the impediments to downtown investment by removing/changing building setbacks, relaxed off-street parking requirements. It is difficult to comply with these rules in the historic downtown area. Setbacks could be reduced to zero, off street parking could be relaxed and some heightened architectural considerations could be made to make sure that new construction and redevelopment of the downtown area is in keeping with the area that is already established. Some may think that the Town already has a CBD but we do not. The town does have a general business district which requires setbacks and does not relax any of the parking requirements which are found in the zoning ordinance. The setbacks and the parking requirements are a barrier to anyone investing in the downtown area. There are environmental considerations that will have to be overcome such as the lack of public sewer. Should Council want to pursue a CBD it would be like any other zoning

amendment and would need for ordinance amendments to be drafted that would define the area for the CBD and then advertise and hold a public meeting. Because it would affect property owner's rights, a stakeholders meeting should be held if Council wishes pursue the matter.

Mayor Jones made a motion for the Ordinance Review Committee to look at it, make recommendations and to make a draft ordinance for Council to review. Ms. Steele seconded the motion. All Council members voted aye and the motion carried.

COMMITTEE AND BOARD REPORTS

Consider Committee Appointments: Mayor Jones said that the Clerk has provided a copy of the current committees and information on applicants that have applied for a committee. He said that there are different options that Council can consider. Some committees may take votes on certain matters. Everyone who has applied could be appointed with all of them having a vote but there may be problems in having a quorum. There could be voting members with other applicants as alternate members. Past experience with committees shows that the alternates have a vote frequently because all members cannot always attend meetings. He suggested that with the exception of the Parade Committee, to set a number of voting members and have others as alternates. Ms. Steele clarified that if you do not live within the Town of Stokesdale, you can be appointed to a committee but not as a voting member. Ms. Steele asked about John Flynt being on the Land Use Plan Review Committee. Mayor Jones said that now Mr. Flynt would not be a voting member since he does not reside here currently but he could participate. He also said that the actual decision making involves the citizens of the Town because it make have direct consequences on those who live here but some things affects surrounding communities and the landowners and people who live nearby and they could have input too.

Ms. Halbrook asked if the terms of Board members expire, could they continue to serve. Mayor Jones said that members can serve two terms and at the end of those two terms they cannot be reappointed to the Board. The Clerk noted that Robert Casey, Steve Louie, and Mitchael Lawson, Sr. have completed their second term. Mr. Thacker has been filling a vacancy on the Board and this will be his first term if appointed. Mayor Jones said that the motion should designate who the non-voting members would be. He suggested that the new members should be appointed as alternates since the old members would have more experience. Council members are voting members as well. Ms. Steele and Ms. Halbrook said that they would like to serve on the Ordinance Review Committee. Ms. Steele said that she would like to be the Council member on the Land Use Plan Committee and the she would come off of the Long Term Financial Committee.

Ms. Steele made a motion to appoint Mary Hardin and Don Scott as alternates and to appoint William Jones and James Hardy, Jr. as voting members of the Public Safety Committee. The Economic Committee and the Roads and Transportation would stay the same. Silvana Mazo would be appointed t the Education Committee. Ms. Steele would be added to the Watershed Committee. Long Term Financial would remain the same except Ms. Steele would be removed. Ordinance Review Committee would be the same listed with Ms. Halbrook and Ms Steele being added along with Steve Louie, Eileen Thiery and Tim Jones as voting members. Jimmie Landreth and Joe Thacker would be alternates. Parade Committee would remain the same. Land Use and US Hwy 158 Bypass would remain the same. Mayor Jones said that those individuals set as alternate members and the rest would remain as voting members of the standing committees. Mr. Attaway seconded the motion. All Council members voted aye and the motion carried.

Ms. Steele made a motion to appoint Joe Thacker, Samuel Pegram, and Mitchael Lawson Jr. as voting members and the rest remain the same. Ms. Halbrook seconded the motion. All Council members voted aye and the members were appointed to the Planning Board. Mayor Jones said that the alternates vote as much as members. Mayor Jones read the list of all committee members.

The Ugly House Across the Street: Mary Jane Lowe said that she lives at 8301-A Stokesdale Street behind her daughter's (the Hunnicutt's) home. She looks at the rear of the ugly house next door. She said that the back has been torn off and the interior is just a shell with a stairway. Tin is blowing off of the roof

onto her daughter's property. At the back where a wall was torn off, pieces of plywood are curved from being wet. There are all kinds of trash in the backyard. There is a pile of brush and wood that probably harbors critters and a bathtub. She said that she is very fond of Stokesdale and has been coming here for at least 18 years. She said that she was pleading with Council to see if something can be done. All of the other houses on the street are in good repair.

Mr. Nuttall said that there may be some provisions in the Development Ordinance that will address some of the issues and if the structure has been demolished to the point that it is structurally unsafe then it can be looked at.

Ms. Lowe said that there are no street lights on NC 68 when you are traveling north and when making a turn into the Food Lion you cannot see where the division in the concrete median is located in order to turn into Food Lion. She said that she had spoken to the people at Food Lion and they said that the property owner should be contacted. She said there are plenty of lights in the parking lot but not on NC 68.

Departmental and Administrative Reports: Finance Report: March 2009: The Finance Officer reported that assets had increased by \$59,138. Checking account transactions included a payment of \$12,500 to Guilford County Finance Department for planning fees and Council members were paid stipends. There were no accounts payables for the General Fund Checking account. The Stokesdale Park Capital Project shows that one check was written to Stewart Cooper Newell Architects in the amount of \$1,570 for construction documents. The project is out to bid with about 20 contractors having expressed an interest in the project. The General Funds Savings account shows a Utility Franchise Tax Deposit of \$63,533.69. The Money Market Savings Account shows the deposit of \$7,644.07 from the interest earned on certificates. There were two invoices from Yates Construction in Accounts Payable for the Water Enterprise account. They were for meter installation and the repair of a fire hydrant. Water Enterprise Checking Account transaction included were routine transactions with a check to Yates Construction for meter installation and the repair at Ellisboro and Belews Creek Road Stokesdale Fire Department was paid \$271.25 for new bands that have been installed on the new hydrants that have been added to the water system.

All Budget Requests must be submitted to the Budget Officer by April 30.

Mayor Jones said that it has come to the Town's attention that Walter's Wash LLC and B&G Enterprises had checked their water meters and found that they were not being read correctly. They have been read incorrectly by two different companies and it has been going on for some time. The meter was somewhat different from the other meters. Refunds of \$4,988.16 and \$2,136.60 are now due. This has been verified and checked by the current water company. They were paying for water and their meter was being read incorrectly for some time. Mayor Jones said that he had written a letter to the company expressing his strong displeasure because of the way the incident had occurred. The right thing to do is to return the money that had been taken for water that was not used. The refund totals \$7,124.76. With the appropriate releases from the legal department, Mayor Jones made a motion to make the refund and approve a budget amendment to cover the adjustment. Mr. Trevorrow commented that since the water system has been up and running for some time, some things may need some fine tuning and this is one of them. There is ample authority in the General Statutes for Council to make a refund or to establish a credit process if they want to but the water management plan is a little vague about the procedure to create what would probably work as an administrative policy as opposed to every situation coming to Council every time. Mayor Jones noted that in the past, the Mayor, the Mayor Pro Tem and the Finance Officer would handle it up to a certain amount but these refunds exceed the amounts. Mr. Trevorrow suggested that Council look at the possibility of amending the management plan to create an administrative procedure wherever Council wants to put that authority. The amendments to the plan would be adopted as an Ordinance as opposed to a policy thereby establishing a firm process for handling refunds and/or credits. We have also had some discussion in the past about establishing a lien on property for unpaid water bills and it may be appropriate for Council to consider including this since the water system management plan is being amended and

adopted as an Ordinance to include a lien process for unpaid water bills that stays with the property no matter if the property is conveyed to whomever. There is now some confusion or a non-clarified state of who pays the water bill if someone living there leaves an unpaid water bill and it is missed at the title search stage. If a lien is established it gives you the security of a remedy for enforcing it and it may enable the searching attorney to find out if there is an unpaid water bill on the property. He suggested that Council consider these items and take action along with the action on the refund if that is the direction that Council wishes to go. Mayor Jones said that he felt that it was good business and that people cannot pay their bills and expect the other taxpayers to make it up for them. That is not fair. He said that a collection agency has been contacted and an attorney who may be interested in taking over the collection process. He will have a proposal from an attorney at some future meeting. Mayor Jones suggested that the refunds be paid with Council approval which would be his motion and, as an addendum, to have Mr. Trevorrow look at some drafts of Ordinances that would deal with the other two issues and report back to Council. Mr. Attaway seconded the motion. All Council members voted aye and the motion carried.

Administrative Report: Vacation Request: Mayor Jones made a motion to approve the Clerk's Vacation request as set out in a memorandum dated April 16, 2009 with the dates set forth in it. Mr. Attaway seconded the motion. All Council members voted aye and the motion carried.

OTHER BUSINESS:

Consider adopting National Day of Prayer Proclamation: Ms. Steele made a motion to adopt the Proclamation as presented. Ms. Halbrook seconded the motion. All Council members voted aye and the Proclamation was adopted. A copy is hereby incorporated into and a part of the minutes of the meeting.

Auditor for FY 08-09 Audit: The Finance Officer said that the previous proposal from Cannon & Company was for three years and this is the fourth year. The cost of the audit was not available but the Finance Officer anticipated that there would be an increase because of the PARTF Grant which will require additional review time from the auditors. Mayor Jones said that the firm has been very economical in the past. The previous firm was economical as well but they had started to take on more business and were doing less with small towns. Mayor Jones moved to contract with the same group unless there is some reason or something egregiously wrong with their prices. All Council members voted aye and the motion carried.

Insurance Renewal with the NCLM: Mayor Jones said that the Town had always used the League insurance. He made a motion to continue with the insurance. Mr. Attaway seconded the motion. All Council members voted aye and the motion carried.

Set 2009 Parade Date: Mr. Attaway asked if it had been suggested that the date be changed to December 5. Ms. Joyner said the Parade Committee had received a request to change the date of the Parade to the first Saturday in December in order to have a special activity on the same day. Normally the Parade is held on the second Saturday in December which would be December 12. There are conflicts with the Greensboro Parade which is scheduled for December 5. The Stokesdale Parade Committee waits until Greensboro sets their Parade date before announcing the Stokesdale Parade date. Both Parades were held on the same day in the past and entries from the Sheriff's Department participated in the Greensboro Parade along with the Shriners, some of the bands. Ms. Halbrook said that she did not think that it would work out to have it on the same day as the Greensboro Parade. Ms. Joyner said that the activity could be a stand-alone event or it could be held in conjunction with other groups and events in Stokesdale. Sam Pegram said that he felt that the Parade should be set on the second Saturday since it was too many conflicts on the first Saturday and it would only be a smaller parade if held then. It would hurt the parade and the crowds would be disappointed if it were held on the same day as Greensboro. Ms. Thiery said that Parade Chairman Vicki Lawrence had asked the Committee for input and some felt that the event would be a distraction for the Parade and that it would possibly work for ROADS since they are trying to draw people to the downtown area. She said that having the parade on the 19th (the third Saturday) is too late and too close to the holidays. The second Saturday is good for everyone. She said that her job on the Parade

Committee was to invite the Sheriff and the dignitaries and they would choose Greensboro. Mayor Jones said that it seems that it can be changed to the 5th knowing that there will be conflicts or leave it on the 12th. It would be regrettable that we could not capitalize on it this year. He felt that the attraction would generate a lot of interest and it could be done in conjunction with a number of other things. The Parade Committee could work on some other things and look at other options. From experience, we did lose a lot such as the Bands. Mr. Attaway made a motion to set the Parade date as December 12. Ms. Halbrook seconded the motion. All Council members voted aye and the Parade date was set on December 12, 2009. Mayor Jones asked for the Parade Committee to see if it could be utilized as a pre-holiday event since it would attract a lot of people. It may draw as many people as the parade.

ANNOUNCEMENTS: Mayor Jones read the announcements listed on the agenda. The Clerk asked if Council would be participating in the Summerfield Founders Day Parade so that she could let the Parade Officials know the number of cars. Ms. Halbrook and Ms Steele indicated that they would participate.

COMMENTS FROM THE FLOOR: Thearon Hooks said he had not been given the names of two people on the Public Safety Committee and they have not been contacted about meetings. Mayor Jones said that Ms. Hardin was one of the original committee members and she has not resigned the position. Mayor Jones said that the committee can contact them and if they want to resign then Council can act on that information.

COMMENTS FROM COUNCIL: Mr. Cook asked if the Town has a contract with the architects for their fees. He said that checks are being written to them each month. Mayor Jones said that there is a contract in place. The Finance Officer said that the fees are based on a percentage of the anticipated construction cost of the project and that there are various phases of the project such as the Design, bidding and construction documents. There are also some reimburseables. Mr. Trevorrow said a phased schedule is attached to the contract.

Ms. Halbrook asked if any bids have been received. The Finance Officer said that at last report about 20 contractors have inquired or received plans for the project.

ADJOURNMENT: Mayor Jones made a motion to adjourn. All Council members present voted aye. There being no further business and no other persons to be heard, the meeting adjourned at 8:55 pm.

Carolyn L. Joyner, Town Clerk

APPROVED:

Randle L. Jones, Mayor

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