

**MINUTES OF THE BOARD OF ALDERMEN  
TOWN OF KERNERSVILLE, N.C.  
BRIEFING SESSION DECEMBER 29, 2010**

The Board of Aldermen of the Town of Kernersville met in a briefing session at 6:30 P.M. on the above date in the Town Hall Executive Conference Room at the Municipal Building at 134 East Mountain Street.

**Present:** Mayor Dawn Morgan, Mayor Pro Tem Kevin Bugg, Alderman Bob Prescott, Alderman Tracey Shifflette, Aldermen Dana Caudill Jones and Alderman Keith Mason.

**Absent:** None.

**Staff Present:** Curtis L. Swisher, Town Manager; John G. Wolfe III, Town Attorney; Jayne Danner, Deputy Clerk; Jeff Hatling, Community Development Director; Doran Maltba, Public Services Director; Ken Gamble, Police Chief; Walt Summerville, Fire Chief; Russell Radford, Engineering Director; Ernie Pages, Parks & Recreation Director and Franz Ader, Finance Director.

**Call to Order and Invocation**

Mayor Dawn Morgan called the meeting to order and Alderman Dana Caudill Jones delivered the invocation.

**1. Briefing on the January 4, Regular Meeting Agenda.**

Mr. Curtis Swisher, Town Manager stated that Ricky Everhart of Public Services Department will be recognized as 2010 Employee of the Year at the meeting on Tuesday. He also stated that the Mayor will present Resolutions of Appreciation for employees retiring in 2010 and Memorial Resolutions.

Mayor Dawn Morgan stated that there are no Public Hearings on the Agenda and therefore the first item will be Speakers from the Floor.

**Item # 2 a. Consideration of a substitute amendment to the petition by Ray Thomas, Attorney for McDonald's Corporation, to amend Chapter B, Article II, Section 2-1.6 of the Unified Development Ordinance modifying the Central Kernersville Overlay District (CKOD) and the Highway Corridor Overlay District (HCOD) location/boundaries. Zoning Docket KT-200 (Continued from the December 7th meeting.)**

Mr. Jeff Hatling, Community Development Director briefed the Board on this revised text amendment. He stated that Staff and Planning Board recommended denial of the first text amendment submitted by the petitioner, McDonald's. He added that the Planning Board has revised some of the language and recommended that two areas be established as Central Kernersville Overlay Districts; Downtown & Historic Area and Gateway Area. Mr. Hatling stated that these changes have been reviewed by the Town Attorney.

**Item # 3 Semi-annual Report by the Chamber of Commerce for In-kind Services.**

Mr. Curtis Swisher, Town Manager stated that a semi-annual report is a requirement of the Chamber lease. He added that a representative from the Chamber of Commerce will present this report at the meeting on Tuesday.

**Item # 4 Presentation and Consideration of a Resolution to Adopt the Capital Improvement Plan for FY 2010-2016.**

Mr. Swisher briefed the Board on the Resolution to Adopt a Capital Improvement Plan (CIP). He stated that this is broken down into two plans. One plan addresses equipment, infrastructure, vehicles and buildings and the second is for transportation. He added that both CIPs project and forecast the needs of the Town for the next five years and is broken down by department and year in which the acquisition is recommended. He further added that he does anticipate some modifications due to budget restraints. Mr. Swisher stated that the transportation CIP includes a budget tracking sheet estimating transportation funds the Town anticipates receiving. Mr. Swisher concluded that the Transportation CIP will also be attached as Exhibit C to the Infrastructure Reimbursement Agreement with Novant Medical Center.

Mayor Morgan inquired about a portion of Cherry Street sidewalk; she expressed concern that this was not included in the CIP.

Mr. Swisher stated that although this was not included in the CIP it could be addressed during the Piney Grove Road widening. He added if the Board desires he could have staff research this further for the meeting on Tuesday. He further added that this was not a project that would qualify for a Safer Routes to School Grant, however the Board could direct funds to be used from the General Fund.

**Item #5 Consideration of an Ordinance Adopting Reimbursement Agreements.**

Mr. John Wolfe, Town Attorney briefed the Board on the Ordinance Adopting Reimbursement Agreements. He stated that it is necessary for the Board of Alderman to adopt such an Ordinance in order for them to consider the next item on the Agenda.

**Item # 6 Consideration of a Resolution to enter into a Municipal Infrastructure Reimbursement Agreement with Novant Medical Center.**

Mr. John Wolfe, Town Attorney briefed the Board on the Resolution to enter into a Municipal Infrastructure Reimbursement Agreement with Novant Medical Center. He stated that this matter has been discussed for many months and a final agreement has been prepared similar to the Triad Business Park Agreement. He added that this agreement is for infrastructure and uses statutory requirements which allow Novant to use a “stepped-up” method of construction for the Medical Parkway. He further added that it is anticipated that this construction will bring significant growth and tax dollars to the Town. He stated that this agreement states that the Town will reimburse Novant 50% of the collection of taxes up to \$2.997 million. Mr. Wolfe recommended that the Board call him or the Town Manager prior to the meeting on Tuesday if they had any further questions about this reimbursement agreement. He concluded that the Transportation

portion of the CIP will be incorporated into this agreement as Exhibit C after it is approved by the Board of Aldermen.

**Item # 7 Consent Agenda:**

**C-1 Approval of Minutes for December 1, 2010 Briefing Session**

**2. Matters to be presented by the Town Manager and Town Attorney.**

Mr. Swisher updated the Board on the status of the tractor purchase for Parks & Recreation Department. He stated that this will be a lease purchase acquisition. He further stated that a second bid has been received for the concession stand expansion at Beeson Park.

Mayor Morgan stated that she would like the Board to discuss the Annual Review of the Town Manager in Closed Session after the February Briefing Session.

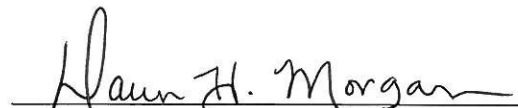
Mayor Morgan reminded the Board of the January 14th Strategic Planning Retreat.

Doran Maltba, Public Services Director presented the new Town of Kernersville Adopt a Street Sign which the Board approved last month.


**3. Adjournment.**

Mayor Pro Tem Kevin Bugg made a **Motion** to adjourn the meeting at 7:08 p. m. Alderman Dana Caudill Jones seconded the motion and the vote was all for and motion carried.

Being no further business to come before the Board, the meeting was adjourned.

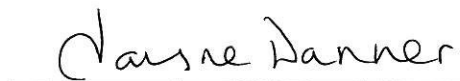
  
Dawn H. Morgan, Mayor

Attest:

  
Jayne Danner, CMC, Deputy Clerk

I, Jayne Danner, CMC, Deputy Clerk of the Town of Kernersville, North Carolina, do hereby certify that this is a true and correct copy of the minutes of the meeting duly held on December 29, 2010.

This the 3<sup>rd</sup> day of February, 2011.

  
Jayne Danner, CMC, Deputy Clerk