

**MINUTES OF THE BOARD OF ALDERMEN
TOWN OF KERNERSVILLE, N.C.
SPECIAL SESSION AUGUST 31, 2011**

The Board of Aldermen of the Town of Kernersville met in a briefing session at 6:00 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 Tracey Shifflette, Alderman Keith Mason, Alderman Bob Prescott and Aldermen Dana Caudill Jones.

Absent:

Guilford County School Officials present: Chairman Alan W. Duncan, Superintendent Maurice “Mo” Green, Chief Operations Officer Andy LaRowe and Donna Bell, Facilities Planning.

Staff Present: Curtis L. Swisher, Town Manager; John G. Wolfe III, Town Attorney; Dale F. Martin, Town Clerk; Jeff Hatling, Community Development Director and Russell Radford, Engineering Director.

Call to order and invocation.

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

Mayor Morgan asked for introductions from everyone at the table.

1. Discussion with Guilford County Schools System regarding potential site for a Middle and High School adjacent to Triad Business Park.

Mr. Alan Duncan, Chairman of Guilford County School Board presented background and design information regarding this proposed site. He highlighted the current needs of Guilford County Schools (GCS) and presented a map of current school locations. He noted GCS requirements for school designs and location criteria. He presented a site analysis for this proposed site in the Triad Business Park. He commended the Kernersville Staff for being helpful in assisting them with information. He presented a map of the airport expansion plans and noted sites that have been evaluated. Mr. Duncan explained the numerous topographic and transportation issues with some of these sites. He concluded by stating that the Kernersville site is their best site for this proposed school.

The Board of Alderman and GCS Representatives held a lengthy discussion on the positive and negative issues of locating a school on this site. The discussion included its proximity to a business park, the traffic in and out of the location, safety issues of mixing industrial, school and residential traffic, the topographical issues with the site especially around the creek, the loss of tax revenue and providing municipal services or the de-annexation of the property.

School Representatives noted that they have looked at approximately 60 other sites and found this location to be the best site for a school. There was a brief discussion held on the complex evaluation of these other sites. The lack of cooperation among some property owners was also discussed.

Several Board of Aldermen members expressed their view on the proposal and their concern with changing the uses on this site from industrial uses as it was originally planned.

A discussion was held regarding the de-annexation of the property and what agency would be responsible for providing police and fire services.

Mayor Morgan recognized the following individuals in the audience that wished to speak on this matter:

Harvey Pulliam, 415 Holt St., Kernersville, NC- reminded the Board of the agreement between Samet and the Town and the vision of this long term project. He noted that if the property is developed for a school it would be tax exempt. He expressed a concern with the Town of Kernersville providing services to this site. If it is developed as a school, he recommended the property be de-annexed and that GCS reimburse Kernersville for the cost of the sewer. He reminded the Board that their first obligation is to the taxpayers of Kernersville.

Jimmy Morgan, 8625 Bull Road, Colfax, NC – reminded those in attendance of the significant topographical issues on this site. He noted the potential costs involved with crossing the creek and asked if it's feasible for the taxpayers to foot this bill. He encouraged all officials present to protect our resources and to look at all sides before making a decision.

Mayor Morgan asked that the GCS presentation be made available to the public. It was noted that Mr. Hatling has the presentation on his computer.

Mr. John Owensby, owner of *Kernersville News* requested a copy of the letter from FedEx.

Mayor Pro Tem Kevin Bugg asked about the process going forward, who would file a request and at what point would this Board take action on this matter. Mr. Hatling explained that it would require rezoning the property and possibly a text amendment. He added that Legislation by the General Assembly would be required on the de-annexation of the property.

GCS Chairman Alan Duncan stated that they understand the concern and appreciate questions raised tonight and welcome the opportunity to respond to those concerns before any final decisions are made regarding this site.

2. Adjournment.

Alderman Tracey Shifflette made a **Motion** to adjourn the meeting at 7:58 PM. Alderman Bob Prescott seconded the motion and the vote was all for and motion carried.

Dawn H. Morgan

Dawn H. Morgan, Mayor

Attest:

Dale F. Martin

Dale F. Martin, Town Clerk

I, Dale F. Martin, Town 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 August 31, 2011.

This the 7 day of October, 2011.

Dale F. Martin

Dale F. Martin, MMC, Town Clerk