

**MINUTES OF THE BOARD OF ALDERMEN  
TOWN OF KERNERSVILLE, N.C.  
BRIEFING SESSION MAY 30, 2012**

The Board of Aldermen of the Town of Kernersville met in a briefing session at 3:30 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, Alderman Keith Hooker, Mayor Pro Tem Dana Caudill Jones, Alderman Irving Neal, Alderman Tracey Shifflette and Alderman Neal Stockton.

**Absent:** None.

**Staff Present:** Curtis L. Swisher, Town Manager; John G. Wolfe III, Town Attorney; Jayne Danner, Deputy Clerk; Jeff Hatling, Community Development Director; Ken Gamble, Police Chief; Terry Crouse, Assistant Fire Rescue Chief; Doran Maltba, Public Services Director; Russell Radford, Engineering Director; Ernie Pages, Parks & Recreation Director, Gray Cassell, Chief Information Officer; Ray Smith, Human Resources Director and Crystal Tanner, Human Resources Manager.

**Call to order and invocation.**

Mayor Dawn Morgan called the meeting to order at 3:35 p.m. and Mayor Pro Tem Dana Caudill Jones delivered the invocation.

Mayor Dawn Morgan stated that the meeting this evening is the beginning of the Town's FY 12-13 Budget process. She invited citizens to attend the Budget Public Hearing on June 5th at 7 p.m. or to contact Board Members prior to this meeting. She advised that the Board has until June 30<sup>th</sup> to adopt a Budget. Mayor Morgan expressed appreciation for the good job the Town Manager, Department Heads and Town employees have done putting this Budget together. She noted that not only has Kernersville been impacted with economic challenges, it has affected the entire State and Nation. She acknowledged that any recommendations by the Town Manager or any proposed cuts are hoped to have the least impact on services to the citizens and to have a budget that works best for the community.

**1. Fiscal Year 2012-2013 Budget Work Session.**

Mr. Curtis Swisher, Town Manager stated that he will give an overview of his recommendations of general fund revenues and expenses in the FY 2012-2013 Budget, then highlight some of the budget line items within a specific department. He invited the Board to ask questions at any time during his presentation or prior to the meeting on Tuesday.

Mr. Swisher advised that one of the Town's largest sources of **General Fund Revenues** is Ad Valorem Property Tax. He added that with the adoption of the proposed property tax increase of 2 cent per \$100 valuation he projects this source of revenue for FY 12-13 to be \$12,954,413,

without the proposed property tax increase it will be \$500,000 less at \$12,454,413, this figure is based on a 98% collection rate, if the collection rate is less, the revenue would be \$130,000 less for every 1% less of property tax collected. Mr. Swisher noted that the tax base in Forsyth County has dropped. He also noted that the Novant hospital is now fully tax exempt, and that Fed Ex is now included in the tax base.

Mr. Swisher stated that the Town's second largest source of revenue is Unrestricted Intergovernmental Revenues at \$6,180,618; \$3.7 million of which is Sales and Use Tax, and Sales and Use Tax Hold Harmless at \$700,000; however FY 12-13 will be the last year the Town will receive Sales and Use Tax Hold Harmless revenue, unless the NC General Assembly enacts legislation to continue it. Mr. Swisher noted that this source of revenue has been used for general operating expenses and he will address the negative impact this loss of revenue will have on the Town's financial future later in his presentation. He added that the Restricted Revenues are another source of revenue but these revenues are restricted for specific uses. He further added that other sources of revenues are income earned on investments, and rent of Town owned property; communications tower space; library building; Allegacy Credit Union building; Chamber of Commerce building; and the property purchased in FY 11-12. Mr. Swisher noted that the newly acquired property, if 75% occupied, will net \$12,000 in additional annual revenue. Mr. Swisher also noted that new fees implemented for yard waste cart collection netted \$113,000 in revenue in FY 11-12.

Mr. Swisher stated that unlike in the past several years he is not recommending an appropriation from Fund Balance in FY 12-13, which he will also address in more detail later in the presentation under FY 13-14 Budget outlook. He further stated that projected revenue for FY 12-13 is \$26,437,542; \$563,000 less than FY 11-12 revenues, due mainly to the discontinuation of transfer of funds from Transportation Capital Projects Ordinance Fund. Mr. Swisher clarified that the line item for Loan for Installment Purchases at \$1.797 million is to offset the cost of all equipment that will be purchased which is then listed as an expenditure in installment purchase by department.

Alderman Irving Neal joined the meeting at 3:55 PM

Alderman Neal Stockton asked if the South Main Street properties that were recently purchased are paying for themselves.

Mr. Swisher stated that the property is currently 70 % occupied, in addition the Town would be saving on the monthly rent payment for a trailer for Stormwater Department, and so it will be paying for itself.

Mr. Swisher stated that 50% of the **General Fund Expenditure** is for Police and Fire; 24 % is for Public Services Departments, the other Departments make up the remaining 26 %. He added that these three larger departments also make up 78% of the employees. He further added that this is the first budget year that Department Heads were instructed not to request any Capital Purchase requests and not allowed to request funds in excess of approved requests for FY 11-12 for general Operations and Maintenance, other than group insurance, developmental pay for staff that qualified or mandated items.

Mr. Swisher noted the recommended **Capital Purchases** for FY 12-13 by Department:

- **Fire** – Aerial Truck, Breathing Apparatus, 20 Radios.
- **Police** – 5 Police Cars, 32 radios,
- **Parks & Recreation** – Crew Cab Truck, Mower
- **Public Services** – 2 Automated Trucks, one to be used for the new fully automated roll out bi- weekly recycling program recommended to be implemented in FY 12-13.

He further noted that these items were recommended to replace old or soon to be obsolete items; to improve efficiency of the department or to be in compliance with OSHA or Forsyth and Guilford County 911 Dispatch.

Mayor Pro Tem Dana Caudill Jones enquired about the lifespan and cost of the radios as opposed to the cost of Kernersville having its own dispatch.

Police Chief Ken Gamble stated that research has been conducted on the radios and the replacement cost is less than equipment to provide dispatch.

Mr. Swisher stated that recommended **Personnel Changes** for FY 12-13 include elimination of 7 positions; 2 of the 7 personnel have been given the opportunity to fill 2 open positions in other departments. He added that he is recommending only one new position, a part time seasonal position in Parks and Recreation to stagger work force and provide more coverage throughout the year. Mr. Swisher further stated that over the past several years' personnel changes have included: 21 positions eliminated - 10 % of the entire workforce; 35 hours of furlough for every employee; loss of COLA, Merit pay and 401K match. He added that he is recommending continuing Developmental Pay in FY 12-13.

Alderman Stockton expressed concern over the elimination of the Records Assistant position and the impact this may have on the Police Department.

Police Chief Ken Gamble stated that officers on light duty and college interns have been able to staff this position.

Mr. Swisher stated that he is recommending implementation of a **bi-weekly fully automated recycling rollout cart program** beginning in January 2013. He added that although the program would operate at a loss of \$107,498 in year 1, due to cost of equipment and purchase of 95 gallon recycling containers, after year 2 the savings will be \$ 72,052. He further added that the Staff is also requesting approval to submit an application for a \$75,000 grant.

Mr. Swisher highlighted the following budget line items:-

**Salaries** – Departmental figures include developmental pay and bonus pay. Most overtime was eliminated last year, except for special events and fire department personnel.

**Group Insurance** - Staff negotiated rate from \$9,000 per employee to \$7,730, less than a 1% increase.

**Training & Travel** - 95 – 98% of training is mandated or for personnel to remain current with Certifications required for positions.

**Governing Body**

Election Expenses – Fees eliminated due to change in Forsyth County billing for operations.

Contracted Services Christmas – Eliminated additional “blinkie” light purchases.

Non Profits Grants – Recommending cutting funding for each group by 50%.

Infrastructure Reimbursement to Triad Business Park – 1<sup>st</sup> payment per TDO Agreement.

Installment Purchase – Reimbursement for FY 11-12 real property purchase.

**Occupancy Tax** – Restricted funds can only be used by organizations that attract tourism.

**Special Appropriations** - Standard transfers each year, street bond payment, sewer loan, eliminated contingency fund for salaries of potential new employees.

**Finance**

Overtime – Extra hours worked due to annual audit.

Contracted Services - Payment for collection of taxes by Guilford & Forsyth County.

Alderman Keith Hooker asked about the increase in the line item for Banking Services.

Alderman Irving Neal asked if we had negotiated to lower the Banking Services fees.

Mr. Swisher stated that the Town had negotiated this fee but that in part the increase is due to the fact that the Town now accepts online payments and credit and debit card payments for reservations and all other fees. He added that the Town did research and got the lowest possible fees for this service.

**Community Development**

Salary - Change due to elimination of ASA1 position.

Training - Certifications for Inspectors.

Alderman Hooker asked about the significant increase in Department Supplies.

Mr. Swisher clarified that this was for new computer software, 2 new computers and costs of revising Code Books.

**Information Systems**

Telephone & Postage – Line item is for entire Town.

Maintenance/Repair - Line item is for all Town computers.

Software License Renewal/Updates - Line item is for all Town computers and for all patrol cars.

### **Human Resources**

Retiree Insurance –Mr. Swisher stated that the Town is required to pay this per the U. S. Constitution Contract Clause and those retirees pay a fee comparable to employees.

Professional Services – Brokerage Fees.

### **Police Department**

Professional Services – Processing fees to county for services i.e. drug testing, promotion assessments etc.

Telephone/Postage – Includes monthly fees for air cards for computers in Patrol Cars.

Alderman Neal asked if it would be more cost effective to use hot spots on mobile phones instead of air cards.

Chief Gamble stated that the air card monthly fee is less and that it is more secure.

Mr. Gray Cassell, Chief Information Officer added that some software's used are mandated due to security requirements and that the air cards use a dedicated network for security. He added that air cards are not used by other departments.

Alderman Hooker asked about the line item - overtime for sworn officers.

Chief Gamble stated that this line item covers court hours for officers, 911 dispatchers, and has monies built in to alleviate the need to get approval if a major incident occurs, such as weather or homicide and requires lots of additional man hours.

Alderman Neal suggested that the Town purchase all vehicles with police specifications. He added that this should increase the life span of the vehicle so that it can be used in other departments after they can no longer be used in the Police Department.

Chief Gamble stated that not all of the police cars require the package on patrol cars. He added that due to the budget restraints they have purchased vehicles that best meet the needs of the department and this does allow flexibility and can increase the safety of the undercover officers.

### **Fire Department**

Overtime - This is required to accommodate shift schedules.

Professional Services - Health exams required to prove fit for duty for 61 employees.

Dept. Supplies - Includes radios recommended for purchase.

### **Engineering Department**

Professional Services Brookford Road – Sewer service for properties in the hospital area.

### **Stormwater Division**

Enterprise Fund – Restricted fund has no impact on General Fund.

Professional Services – Retrofit stormwater collection basin behind the Harris Teeter store.

### **Transportation Division**

Salary – Change due to elimination of Construction Inspector position.

Prof. Services S. Main St – Decreased due to decision to do design study in house.

Building Equipment Rental – Eliminated due to relocation to new facility.

### **Street Division**

Capital Outlay General Improvements - Request for street resurfacing reduced significantly from amount requested.

Capital Outlay Equipment- This request was totally eliminated.

Street Lighting – Cost of street lighting throughout the Town.

### **Solid Waste Division**

Capital Outlay Equipment - Recommend purchase of 2 automated trucks by installment purchase, one for new fully automated recycling program.

Alderman Neal asked if we had researched if the recycling program would be more cost effective if we outsourced it.

Mr. Swisher stated that it is less expensive for the Town to provide this service especially since the recyclable materials are a source of revenue for the Town.

### **Central Maintenance Division**

Gasoline - Increase of \$50,000 based on a rate of \$3.57 per gallon and same consumption as FY11-12.

Diesel - Increase of \$60,000 based on a rate of \$4.01 per gallon and same consumption as FY11-12.

### **General Services**

Departmental Utilities Expense – This is for utilities for all Town departments.

Mr. Swisher noted that the HVAC systems at both the Library and Town Hall have needed a number of repairs over the past several years. He also noted that some repairs have been conducted using an energy grant received in FY -12, however, no monies have been budgeted for major repairs or replacement costs in the FY 12-13 Budget.

### **Parks & Recreation**

Professional Services – Testing of drain at Lake Park on Old Valley School Road.

Maintenance & Repair – This line item is for buildings, fields and all park facilities.

Training & Travel – Most of the monies for the C.A.P.R.A. accreditation process.

Special Events – Most of these expenses are offset by the revenue they generate. Events in FY11-12 generated approximately \$200,000 in revenue.

Alderman Stockton expressed concern over safety issues from parking along Beeson Road for large events at Beeson Park.

Mr. Swisher stated that Staff is researching the possibility of graveling an area of the field to eliminate the issue of parking along the road.

The meeting recessed @ 5:55 p.m.

The meeting reconvened @ 6 p.m.

Mr. Swisher stated that the Town has only implemented one tax increase since FY 95-96 to offset operating expenses, other than that the tax increases have been because of revaluation and on two occasions for a road bond. He acknowledged that it is said that Kernersville has the highest tax rate in Forsyth County; however Kernersville is a full service municipality unlike Rural Hall, Lewisville and other municipalities in Forsyth County that do not have Police and Fire Departments. He further acknowledged that the Winston Salem tax rate is lower than Kernersville because they have a greater tax base. Mr. Swisher also noted that the Kernersville tax rate is significantly lower than that of High Point and Greensboro.

Mr. Swisher used the following breakdown of how much a specific service would cost a citizen if the service was not offered by the municipality:-

- Garbage Pick-up \$ 180
- Leaf Pick-up \$ 75 (\$150/per pick-up X 5 pick-ups)
- Brush Removal \$ 120 (2 small piles @ \$60 each)
- Car Unlock \$ 100
- Total \$1,150

Mr. Swisher stated that a citizen with a home valued at \$154,000 would pay \$ 63 per month, \$765 on an annual tax bill for all of these services, much less than most citizens pay for other monthly service fees for cable, electric and gas.

Alderman Stockton stated that these are the things that make Kernersville unique.

Mr. Swisher illustrated what a 2 cent tax increase per \$100 valuation would cost a citizen based on the value of their home:-

- \$154,000 Home \$30.80 per year
- \$200,000 Home \$40.00 per year
- \$300,000 Home \$60.00 per year

Mr. Swisher stated that without a 2 cent tax increase a Fund balance Appropriation of \$500,000 would be required to balance the FY 12-13 Budget.

Mr. Swisher used the following statistics to illustrate the projected loss of revenues and increase in expenses for FY 13-14:-

- **Revenue Expiring at End of FY12-13**
- Sales and Use Tax Hold Harmless: \$700,000

• Grant for Recycling Bins:	\$ 75,000
• Sale of fixed Assets:	<u>\$125,000</u>
• Total Revenue Expiring at end of FY12-13	\$900,000
• <b><i>Projected New Revenue for FY13-14</i></b>	
• Projected Growth in Tax Base (Based on FY12-13):	\$100,000
• Projected Growth in Sales and Use Tax (Based on FY12-13):	<u>\$100,000</u>
• Total Projected New Revenue:	\$200,000
• <b><i>Projected Revenue Decrease for FY13-14</i></b>	
• Revenue Expiring	\$900,000
• New Revenue	- <u>\$200,000</u>
• Projected Revenue Decrease for FY13-14	\$700,000
• <b><i>Projected Expense Increase/Decrease FY13-14</i></b>	
• Retiring Debt:	(\$127,151)
• Increase in Insurance (estimated 10%):	\$200,000
• Increase in Operational Expenses (1%):	<u>\$200,000</u>
• Projected Total Increase/Decrease in Expenses:	\$272,849
• Projected Revenue Decrease	\$700,000
• Projected Increase in Expenses	+ <u>\$272,849</u>
• <b>Projected Deficit for FY13-14:</b>	<b>\$972,849**</b>

Mr. Swisher expressed grave concern about these projections and the Budget for FY 13-14. He added without taking into consideration the reevaluation of property it would take a 4 cent tax rate increase per \$100 valuation to offset the \$700,000 permanent loss of revenue if the State discontinues the Sales and Use Tax Hold Harmless as they have predicted, or a \$200 million increase in Kernersville tax base to offset this loss in revenue.

Mr. Swisher further added that it is projected that property values will go down approximately 7% in Kernersville, which is opposite to what is typical for revaluation of property, this would be a loss of \$840,000 in property tax revenue, and in order to be revenue neutral it would require a tax rate increase of 3.5 or 4 cents per \$100 valuation.

Mr. Swisher reiterated the concern he has about the FY13-14 Budget, and that these projections are part of the reason why he recommends a 2 cent tax rate increase in FY 12-13. He added without the tax rate increase a \$500,000 appropriation from Fund Balance would be required to balance the FY 12-13 budget. He further added that this appropriation would need to be much greater in FY 13-14 or an even greater tax rate increase.

Mayor Pro Tem Jones asked what the fund balance appropriation was for FY 90-10 and FY 10-11. She also asked what the Fund Balance would be once the reimbursement has been made for the South Main Street property purchase.

Mr. Swisher advised that in FY 09-10 \$600,000 was frozen due to the beginning of the decline in the economy in FY 10-11 we did not require a Fund Balance appropriation, however in FY 11-12 the Fund Balance appropriation was higher than budgeted at \$515,353. Mr. Swisher stated that after the reimbursement for the property purchase the fund balance would be \$6.6 million.

Mr. Swisher stated that the projections for FY13-14 do not include any capital purchases, no increase in operational expenses, no cola, no merit or 401K match. He added if the Board chooses not to implement a tax increase or a Fund Balance appropriation it would require a cut in service. He further added that we cannot make up a \$1 million shortage through eliminating positions; any further elimination of positions would require the Board to make a decision as to which services to sacrifice. He reminded the Board that many of the services being provided by the Town are a lot less expensive than if they were provided by a private company.

Mr. Swisher stated that he will present this information at the Public Hearing on Tuesday evening. He added that this may not be the best news for the financial future for the Town. He further added that if he is asked to cut any more from the Budget, it would also have to include a cut in services or equipment; it is almost inevitable that there will have to be a tax increase in FY 13-14, unless the State decided to extend the Sales and Use Hold Harmless Tax.

Mayor Morgan thanked Mr. Swisher and the Staff for their hard work in putting this Budget together.

Mayor Morgan recessed the meeting at 6:32 p.m.

Mayor Morgan reconvened the meeting at 6:49 p.m.

## **2. Briefing on the June 5, Regular Meeting Agenda.**

### **Item # 1 PUBLIC HEARING: on proposed Fiscal Year Operating Budget 2012-2013.**

Mayor Morgan asked the Board if they had any further questions for Mr. Swisher.

Mayor Pro Tem Jones stated that this is a lot of information to digest, however she hopes the Board members will come to the meeting on Tuesday prepared to discuss each other's suggestions and those presented by the citizens.

Mr. Swisher stated that he will use some of the information he used this evening in the Public Hearing. He added that if the Board wants to make any changes or recommendations after that time, Staff can prepare a Budget Ordinance for Board adoption for either the June 20<sup>th</sup> or June 26<sup>th</sup> Board of Aldermen Meeting. He advised the Board that he will be on vacation the week of June 11 -14<sup>th</sup>.

Mayor Morgan noted that if the Board deemed necessary other meetings could be scheduled to continue the budget discussion.

Alderman Stockton suggested that the information shared and the discussion from this evening would be very informative for citizens if it was published in the Kernersville newspaper.

Mayor Morgan asked for an explanation of the Hold Harmless Sales Tax.

Mr. Swisher explained that Hold Harmless Sales Tax was implemented as an interim measure by the State to assist municipalities when several years ago the State eliminated the Inventory Tax. He added the Hold Harmless Tax was supposed to gradually decrease as Sales & Use tax increased, unfortunately due to the economy this has not been the case.

**Item # 2 PUBLIC HEARING: Tim Knowles, Agent for J. C. Faw, Owner, for a portion of the property located at 1494 Hwy. 66 South (PIN #6885-53-8154), being the northern portion of said lot, containing 1.5 acres more or less. Petitioner requests a Special Use District rezoning from HB-S (Highway Business – Special Use District) to HB-S (Highway Business – Special Use District). Requested Use: Restaurant (without drive-through service). Zoning Docket K-547.A2**

Mr. Jeff Hatling, Community Development Director briefed the Board on this rezoning request. He stated that the Planning Board and Staff recommend approval as presented.

**Item # 3 PUBLIC HEARING: Alan Duncan, Agent for TDO Land Holding LLC, Owner for a portion of properties located within the eastern terminus of the Triad Business Park, being a part of 600 Gray Wilson Road (PIN # 6895-89-3763) located on the western side of S. Bunker Hill Road , all of 314 S. Bunker Hill Road (PIN # 6895-99-3213), all of 318 S. Bunker Hill Road (PIN # 6895-88-9886), all of 324 S. Bunker Hill Road (PIN # 6895-98-2552), and part of 408 S. Bunker Hill Road (PIN # 6895-88-9070) located on the western side of S. Bunker Hill Road, containing a total of 115 acres more or less, as listed in the Guilford County Tax Department. Petitioner requests a Special Use District rezoning from BI (Business Industrial) to IP-S (Institutional and Public-Special Use District). Requested Uses: School, Public; and School, Vocational or Professional. Zoning Docket K-712**

Mr. Jeff Hatling, Community Development Director briefed the Board on this rezoning request. He stated that Planning Board and staff recommend denial of the rezoning request and site plan as it is inconsistent with the Town's Comprehensive Plan. He added that several citizens spoke in opposition and a protest petition has been submitted. He further added that the Town has received a letter from both FedEx and NCDOT also expressing that they are not in favor of a school in this location.

**Item # 4 PUBLIC HEARING: Curtis Swisher, Agent for the Town of Kernersville, for a proposed Unified Development Ordinance (UDO) Text Amendment by amending Chapter B; Article III; Section 3-2; Sign Regulations; 3-2.1(B)(1)(e); Political Signs. Zoning Docket KT-208**

Mr. Jeff Hatling, Community Development Director briefed the Board on this text amendment request regarding political signage. He added that approval of this amendment will make the Town's signage requirements for political signage placement consistent with NCDOT

requirements. Mr. Hatling further added that Planning Board and Staff recommend approval of the text amendment as presented.

**Item # 6 Consideration of an Amendment to the Contract with the YMCA for the Community Pool.**

Mr. Swisher stated that Staff met with the YMCA to negotiate the contract including non-payment for chaperones, however today the Town received a letter from Mr. Curt Hazelbaker, YMCA President stating that the YMCA does not believe that the new outdoor waterpark is large enough to accommodate the entire Town and therefore the YMCA is declining the offer of \$110,000 from the Town.

Mayor Pro Tem Jones stated that she had been contacted by a citizen that is not a YMCA member who was told by a YMCA pool attendant over the Memorial Day Weekend that non-members could not use the new outdoor pool area because the Town did not help with the funding.

Alderman Hooker stated that he serves on the YMCA Committee as the Board of Aldermen representative and confirmed that the deck area around the new waterpark is small. He also stated that it appears that funding for this new pool was no longer an issue for the YMCA.

Mayor Morgan asked Mr. Ernie Pages, Parks & Recreation Director if the issues for the use of the YMCA pool by the Parks & Recreation Department Summer Camp had been resolved.

Mr. Pages stated that they were unable to reach an agreeable fee and the hours the YMCA would allow them to use the pool did not work with the summer camp schedule. He added that the Summer Camp will use a neighborhood pool in the Branchwood subdivision.

**Bill Itterling, 309 Susanna Drive, Kernersville** stated that he came this evening to listen to the budget discussion, however he is a YMCA Board Member and feels it is appropriate to make a comment on this matter. He added that the YMCA does not have a policy in place yet for the use of the waterpark area and he believes it is more of a rumor that non-members are being told they cannot use this area of the pool, than fact.

**Item # 7 Consideration of a Resolution Adopting the Ten (10) Year Solid Waste Management Plan.**

Mr. Doran Maltba, Public Services Director briefed the Board on this Resolution to adopt a 10 Year Solid Waste Management plan, that NCGS requires be updated every 3 years. He further added that each municipality must adopt the plan prior to July 1st.

**Item # 8 Consideration of a Recycling Grant from the State of North Carolina.**

Mr. Doran Maltba, Public Services Director briefed the Board on this matter. He stated that Staff is recommending converting to a fully automated roll out cart recycling program in FY12-13. He added that this grant, from the N. C. Department of Environmental Assistance, if received would provide \$75,000 to assist with the program conversion costs.

**Item # 9 Consideration of Condemnation Proceedings for property on Piney Grove Road.**

Mr. John Wolfe briefed the Board on this matter that was also addressed at the May Board of Aldermen meetings. He stated that two properties will be presented to the Board for Staff to begin condemnation proceedings.

**Item # 10 Consideration of a Resolution Authorizing Staff to Seek Financing for Infrastructure Loans.**

Mr. Swisher briefed the Board on this resolution to reimburse the Town for the recently approved real property purchases and solicit financing proposals. He stated that as required by North Carolina G.S. 160A-20 and 159-148 the North Carolina Local Government Commission (LGC) must then approve the financing contract. He added that a Public Hearing for the recommended financing contract will be scheduled for the June 26, 2012 Board of Aldermen Meeting, followed by the LGC's consideration of the financing contract at their August 7, 2012 meeting.

**Item # 11 Consideration of extending time within which Town and City County Utilities Commission (CCUC) shall negotiate toward amending the current Town of Kernersville/CCUC Agreement.**

Mr. John Wolfe, Town Attorney briefed the Board on the history of this contract. He added that both he and CCUC are requesting the Board's approval of an additional six months to continue the discussion and negotiations to work out details in the amendment to this contract.

**Item # 12 CONSENT AGENDA: All of the following matters are considered to be routine by the Board of Aldermen and will be enacted by one motion. There will be no separate discussion unless a Board member or citizen so requests, in which event the matter will be removed from the Consent Agenda and considered under the following item.**

- C-1 Approval of Minutes for April 3, 2012 Regular Session  
Approval of Minutes for April 3, 2012 Closed Session  
Approval of Minutes for April 25, 2012 Briefing Session  
Approval of Minutes for April 25, 2012 Closed Session**
- C-2 Consideration of the new Lease with the Kernersville Woman's Club for the Kernersville Community House.**
- C-3 Consideration of the new Lease with the Shepherds Center for the Basement of the Library.**
- C-4 Consideration of a Recommendation to designate a Chairman for the Sister Cities Commission.**
- C-5 Consideration of Appointments to Various Boards and Commissions.**

- C-6 Consideration of a Municipal Agreement with NCDOT for Sidewalk Improvements on Macy Grove Road.
- C-7 Consideration of Ordinance by Forsyth County to Collect Town of Kernersville Taxes for Prior Years.
- C-8 Consideration of Ordinance by Forsyth County to Collect Town of Kernersville Taxes for 2012.

Mr. Swisher highlighted the Consent Agenda items.

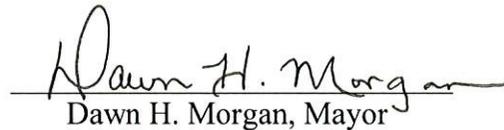
**3. Matters to be presented by the Town Manager and Town Attorney.**

None Presented.

**4. Adjournment.**

Alderman Tracey Shifflette made a **Motion** to adjourn the meeting at 7:25 p.m. Alderman Neal Stockton 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, 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 May 30, 2012.

This the 29<sup>th</sup> day of June, 2012.

  
Jayne Danner CMC, Deputy Clerk