

**MINUTES OF THE BOARD OF ALDERMEN
TOWN OF KERNERSVILLE, N.C.
BRIEFING SESSION SEPTEMBER 25, 2013**

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 Dana Caudill Jones, Alderman Keith Hooker, Alderman Tracey Shifflette and Alderman Neal Stockton.

Absent: Alderman Irving Neal.

Staff Present: Curtis L. Swisher, Town Manager; Jayne Danner, Deputy Town Clerk; John Wolfe, Town Attorney; Jeff Hatling Community Development Director, Scott Cunningham, Police Chief; Terry Crouse, Fire Rescue Chief; Doran Maltba, Public Services Director; Ernie Pages, Parks & Recreation Director; Gray Cassell, Chief Information Officer; Franz Ader, Finance Director and Ray Smith, Human Resources Director.

Call to order and invocation.

Mayor Dawn Morgan called the meeting to order and Alderman Tracey Shifflette delivered the invocation.

1. Briefing on the October 1, Regular Meeting Agenda.

Item # 1 PUBLIC HEARING: Christopher R. Capellini, P. E. for Bohler Engineering, for properties located at 1035 Beesons Field Drive being all of PIN# 6875-42-5796 containing a total of 7.20 acres more or less. Petitioner requests a Special Use District rezoning from NSB-S (Neighborhood Shopping Center Business-Special Use District) to NSB-S (Neighborhood Shopping Center Business-Special Use District). *Requested Use: Multiple Uses Requested* Zoning Docket K-582.A1

Mr. Jeff Hatling, Community Development Director briefed the Board on this rezoning request. He stated that the Planning Board recommended approval of a site plan for a Wal-Mart neighborhood market with additional conditions, to the previous rezoning request for a grocery store, to screen the HVAC roof units and to prohibit tractor trailer deliveries between 10 p.m. and 5 a.m. He added that Staff is recommending an alternative condition to the HVAC screening, and recommending that the petitioner install a Type III Bufferyard on top of the proposed berm along the property line with the Glennstone homes.

Mayor Dana Caudill Jones joined the meeting at 6:37 p.m.

Mr. Hatling also addressed concerns expressed by citizens at the Planning Board meeting about increased traffic and the current congestion in this area. He used illustrations from NCODT for

the proposed road improvements that will alleviate the current congestion and any potential increase in traffic volume.

Item # 3 Consideration of an Offer to Purchase Property Currently Owned by the Town of Kernersville.

Mr. Swisher briefed the Board on this offer of \$10,000 from Mr. Omar Kalaf for the purchase of a 1 acre parcel that adjoins property Mr. Kalaf currently owns. He added that Staff believes this is a fair offer and recommends that the Board accept it and begin the upset bid process required for this transaction.

Mr. Wolfe gave an overview of the upset bid process. He advised the Board that they can accept or deny this offer or any other offers received for this property in the upset bid process. He further advised that the Board sell the property “as is” and note that “the Town will not accept liability for any prior use of this property”.

Item # 4 Consideration of a Contract for Construction of Piney Grove Road Widening and Sidewalk.

Mr. Swisher briefed the Board on this matter. He added that bids will be received on Thursday September 26th. He further added that once the bids have been tabulated Staff will provide the information to the Board and make a recommendation for the Board’s consideration on Tuesday evening.

Item# 5 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 August 6, 2013 Regular Session
Approval of Minutes for August 28, 2013 Closed Session**
- C-2 Consideration of a new Lease with the Kernersville Little Theatre for the Harmon Park Building.**
- C-3 Consideration of Awarding a Financing Contract for the Purchase of a Fire Ladder Truck.**

Mr. Swisher briefed the Board on item C-2. He stated that this is a lease renewal and Staff recommends approval as presented.

Mr. Swisher briefed the Board on item C -3. He stated that the ladder truck is an approved budget item and construction is almost complete. He added that seven bids were received and Staff recommends the lowest bid, 2.25% interest rate from High Point Bank. He noted that the term of the loan is for 12 years and not 15 years as anticipated, therefore a budget amendment will be required.

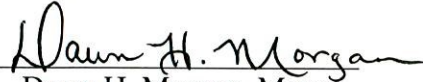
2. Matters to be presented by the Town Manager and Town Attorney.

Mr. Wolfe advised the Board that he will be attending a conference next week, and therefore will not be at the Board meeting. He further advised that his associate Andrew Kelly will be present at the October 1st Board of Aldermen meeting to provide legal counsel to the Board.

3. Adjournment.

Alderman Tracey Shifflette made a **Motion** to adjourn the meeting at 6:59 p. m. Alderman Keith Hooker 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, NCCMC 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 September 25, 2013.

This the 14th day of November, 2013.


Jayne Danner, CMC, NCCMC Deputy Clerk