

**MINUTES OF THE BOARD OF ALDERMEN  
TOWN OF KERNERSVILLE, N.C.  
BRIEFING SESSION FEBRUARY 24, 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, Aldermen Dana Caudill Jones, Mayor Pro Tem Kevin Bugg, Alderman Tracey Shifflette and Alderman Keith Mason.

**Absent:** Alderman Bob Prescott.

**Staff Present:** Curtis L. Swisher, Town Manager; John G. Wolfe III, Town Attorney; Jayne Danner, Deputy Clerk; Jeff Hatling, Community Development Director; Elizabeth Binkley, Stormwater Administrator, Brian Ulrich, Transportation Manager; Franz Ader, Finance Director; Ray Smith, Human Resources Director; Walt Summerville, Fire Chief; Kenny Gamble, Police Chief; Gray Cassell, Information Systems Director; Heather Woods, Marketing and Community Relations Specialist and Ernie Pages, Parks & Recreation Director.

**Call to Order**

Mayor Dawn Morgan called the meeting to order and Mr. Jeff Halting delivered the invocation.

**1. Reconsideration of a 2009 Justice Assistance Grant Interlocal Agreement.**

Alderman Dana Caudill Jones joined the meeting at 6:33pm.

Police Chief Ken Gamble stated that Board of Alderman approval is required in order for the Police Department to request the release of remaining monies from the Justice Assistance Grant previously approved by the Board.

Mayor Pro Tem Kevin Bugg made a **Motion** for approval of a revised Memorandum of Understanding for a 2009 Justice Assistance Grant Interlocal Agreement. Alderman Keith Mason seconded the motion and the vote was all for and motion carried.

**2. Consideration of Additional Appointment to the Thoroughfare and Street Plan Study Committee.**

Mayor Morgan stated that she is recommending an additional appointment to the Thoroughfare and Street Plan Study Committee, John Evans who resides in the Linville Springs subdivision.

Alderman Tracey Shifflette made a **Motion** of approval to appoint John Evans to the Thoroughfare and Street Plan Study Committee. Alderman Keith Mason seconded the motion and the vote was all for and motion carried.

### **3. Briefing on the March 2, Regular Meeting Agenda.**

Mayor Morgan stated that she will present a Proclamation in recognition of Debbie Warren retired Southeast Middle School Principal for her dedication to the Kernersville Cares for Kids program. She added that she has signed a Proclamation for Rare Disease Awareness Day which will be observed internationally on February 28, 2010.

#### **Item # 1 a PUBLIC HEARING: Clarence R. & Imogene E. Lambe, Owners, for property located at 1510 Abbotts Creek Circle. Zoning Docket K-512.A1**

Mr. Jeff Hatling, Community Development Director briefed the Board on this rezoning request. He stated that this request is to add the use "Restaurant without Drive Through". He added that Planning Board and Staff recommends approval and that there was no opposition to this rezoning request.

#### **Item # 2 PUBLIC HEARING: Chas Scott, Agent for Sepia, Inc., for properties located at 1200 Dudley Products Boulevard and 1080 Old Greensboro Road. Zoning Docket K-388.A1**

Mr. Jeff Hatling, Community Development Director briefed the Board on this rezoning request. He stated that Calvary Chapel of the Triad has filed a rezoning request to add the use "church" to the old Dudley Products main building. He added that Planning Board and Staff recommends approval and no opposition was received for this request. He further added that if the Board of Alderman approves this request the petitioner is required to file a site plan for review by the Planning Board in April.

#### **Item # 3 PUBLIC HEARING: Ludy Strother, Agent for United Anesthesia Associates, Inc. for property located at 110 Hepler Street. Zoning Docket K-278.A1**

Mr. Jeff Hatling, Community Development Director briefed the Board on this rezoning request. He stated that this request is to convert uses and add personal services to current list of uses. He added that Planning Board and Staff recommends approval and that no opposition was filed.

#### **Item # 5 2010 Annual Report and Budget Request by Non-profit groups:**

##### **Kernersville Cares for Kids**

##### **Korner's Folly**

Mayor Morgan stated that both non-profit groups would give a brief presentation to the Board at the meeting on Tuesday.

#### **Item # 6 Update Presentation and Request by the Downtown Economic Development Task Force.**

Mr. Curtis Swisher, Town Manager stated that this Task Force includes representatives from the Chamber of Commerce, Paul J. Ceiner Botanical Gardens, Korner's Folly and that they have

been meeting each month since September 2009 to discuss things such as combining marketing efforts. He added that Bob Reed would update the Board on the progress of these meetings on Tuesday.

**Item # 7 Discussion and Consideration of a potential lease for property located at 125 E. Bodenhamer Street for use by Parks and Recreation Department.**

Mr. Curtis Swisher, Town Manager stated that the Town has been approached about leasing a property on East Bodenhamer Street, previously used by Carolina Twisters. Mr. Swisher added that if the Board approves leasing this building it would be used for the Parks and Recreation Department offices and provide the necessary space for the Town to add more recreational programs such as basketball and volleyball, activities that cannot be offered at this time due to inadequate facilities. Mr. Swisher stated that a draft lease is being prepared, which will be distributed to the Board and posted to the Town website as soon as possible. He outlined some of the proposed lease terms: 3 years, with 2 renewable 3 year terms, \$3,400 per month for first year, \$4,200 for year two, \$4,500 for year three, renewable terms begin at \$5,000 per month with a 2.5 % escalation per year which equates to \$4.50 per square foot at the end of the lease.

**Item # 8 Discussion on Submission of Riparian Buffer Protection Ordinance for Lands within the Jordan Lake Watershed.**

Mr. Curtis Swisher, Town Manager briefed the Board on this request for approval to submit a draft Riparian Buffer Protection Ordinance for Lands within the Jordan Lake Watershed to the North Carolina Department of Environment and Natural Resources (NCDENR) by March 10<sup>th</sup>. He added that once this draft has been reviewed by NCDENR their recommendations will be presented to the Board for final approval probably in May.

**Item # 9 Discussion and Consideration of a Resolution Accepting the Green Challenge Program by the North Carolina League of Municipalities.**

Mr. Curtis Swisher, Town Manager briefed the Board on the North Carolina League of Municipalities Green Challenge Program. He stated that this initiative started three years ago in an effort to encourage municipalities to become more green. He added that the Town has accomplished one of the requirements so far; an Energy Study which was conducted by North Carolina A&T University on six buildings; another requirement is that the Governing Board approves a Resolution. He further added that the Town will need to complete two more required tasks.

**Item # 10 Consideration of a Resolution Implementing the Central Kernersville Study Proposed Action.**

Mr. Jeff Hatling, Community Development Director briefed the Board on this matter. He stated that the Central Kernersville Study Committee has met on a regular basis for nine months to discuss issues and make recommendations including suggestions to address some blighted conditions in the older North Main Street residential area. He added that Planning Board and Staff recommends approval of these recommendations.

**Item # 11 Consideration of a Resolution Establishing a Farmer's Market.**

Mr. Curtis Swisher, Town Manager briefed the Board on this Resolution establishing a Farmer's Market. He stated that construction of the market can begin once the Board adopts the Resolution and that the market will be located behind the Allegacy Credit Union. He added that funding will be equally divided between the Rotary Club; Occupancy Tax and the General Fund. He further added that the Chamber of Commerce and Kernersville Downtown Preservation Development Council will assist with marketing. He concluded that the tentative opening date will be sometime in June.

**Item # 12 CONSENT AGENDA:**

- C-1 Approval of Minutes for January 11, 2010 Joint Meeting with the Kernersville Planning Board  
Approval of Minutes for January 27, 2010 Briefing Session  
Approval of Minutes for January 27, 2010 Closed Session  
Approval of Minutes for February 2, 2010 Regular Session  
Approval of Minutes for February 2, 2010 Closed Session**
- C-2 Consideration of a Resolution establishing dates for the Spring Folly.**
- C-3 Consideration of a Request by the Chamber of Commerce to hold the Music at Twilight concerts in the Town Hall Courtyard.**
- C-4 Forsyth County Tax Refunds**

Mayor Morgan stated that the dates for the Spring Folly are May 7 - 9th and the dates for the Music at Twilight are May 27th, June 24th and July 22<sup>nd</sup>.

Mr. Swisher added that the Forsyth County Tax Refunds are for Star Paper Tube Inc. and Varco Pruden Buildings Inc.

**15. Town Manager's Report and Miscellaneous**

Brain Ulrich, Transportation Manager stated that he has become aware of the potential for additional stimulus funds. He added that it is staff's recommendation to submit several projects; Piney Grove Road intersection, sidewalks for Century Place Boulevard extension and Bodenhamer Street from Dobson Street to West Mountain Street for this potential stimulus funding. He further added that he has been notified that the Piney Grove Road widening project has been approved for STPDA funding, however since \$200,000 is still the Town's portion of the project, the potential stimulus funds could be used to offset this. He stated that he would need to get the Board's approval for submission of these projects this evening in order to meet the submittal deadline.

Mayor Morgan asked if the Safer Routes to School project could also be added.

Mr. Ulrich stated that if staff could get all the necessary details required to meet the deadline this project could be added.

Alderman Tracey Shifflette made a **Motion** to submit projects for potential stimulus funding in the following priority order; Piney Grove Road intersection; School Street sidewalk, Bodenhamer Street sidewalk and Century Place Boulevard sidewalk. Mayor Pro Tem Kevin Bugg seconded the motion and the vote was all for and motion carried.

Mr. Curtis Swisher, Town Manager informed the Board that Northwest Piedmont Workforce Development Mobile Job Unit will begin using the Town Hall parking lot each Friday commencing on March 12th to assist local residents with job searches, resume writing and interviewing skills.

Mr. Swisher reminded the Board of the Sister City New Year's Celebration on March 6<sup>th</sup>. He asked that they contact Jayne Danner if they planned to attend.

Mr. Swisher requested that the Budget Retreat scheduled for March 25<sup>th</sup> begin at 8:15 am instead of 8:30 am. He added that this will allow time to prepare for the webinar on Ethics Training for Local Elected Officials which begins at 4pm. He further added that both of these events will take place in the Fidelity Bank Conference Room.

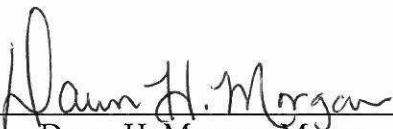
Mayor Dawn Morgan stated that there is also a meeting scheduled for March 25<sup>th</sup> to discuss the natural gas pipeline. She further stated that she would contact the organizers to see if they could present this information in a joint meeting of the Board of Aldermen and Planning Board. She asked Mr. Jeff Hatling, Community Development Director to identify the location of the pipeline.

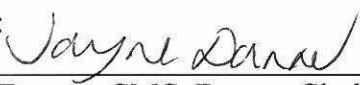
Mr. Hatling stated that there are two natural gas pipelines one on the south of town in the Abbotts Creek area and one on the north side of town close to the Linville Springs and Cash Elementary School area.

#### 4. Adjournment.

Being no further business to come before the Board Alderman Dana Caudill Jones made a **Motion** to adjourn the meeting. Alderman Tracey Shifflette seconded the motion and the vote was all for and motion carried.

Meeting adjourned at 7:13 pm.

  
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 February 24, 2010.

This the 9<sup>th</sup> day of April, 2010.

Jayne Danner

Jayne Danner, CMC, Deputy Clerk