



REGULAR MEETING OF THE VILLAGE OF CLEMMONS COUNCIL March 11, 2019

The Village of Clemmons Council met on Monday, March 11, 2019, at 6 p.m. The meeting was held at the Village Hall, Clemmons, North Carolina. The following members were present: Mayor Wait, Council Members Barson, Binkley, Combest, Lofland, and Wrights. Attorney David Kasper was also present. Attorney Warren Kasper was absent.

Call to Order & Pledge of Allegiance

Mayor Wait called the meeting to order at 6 p.m. and led the Pledge of Allegiance.

Public Comments

There were approximately 30 citizens in attendance. There were six individuals signed in to speak:

-Al Harbury, 6606 Village Brook Trail, Clemmons, NC – expressed his opinion that the County has offered nothing concrete to the Village of Clemmons but wants a half of a million-dollar contribution that would be a huge problem for everyone. He suggested that if there was a contribution by the Village of Clemmons, there should be hard-nosed, iron-clad conditions placed to substantially mitigate any problems and the possibility of creating a new road parallel to Lewisville-Clemmons Road (on County property near Tanglewood Park) that would access the interstate at Harper Road.

-Elizabeth O'Meara, 1022 Glen Day Drive, Clemmons, NC – expressed her concerns regarding the environmental impact of the development being discussed and urged the postponement of the vote as this needs careful handling and planning.

-Casey Matuszak, 210 Village Haven Circle, Clemmons, NC – thanked Patty Fife, Mike Gunnell and Megan Ledbetter for their service to the Village and for their help while he served on the Planning Board.

-Stan Fleishman, 3612 Squirewood Drive, Clemmons, NC – expressed his opinion that Clemmons is a bedroom community and should not be a destination community.

-Derek Secore, 3247 Konnoak Drive, Winston-Salem, NC – expressed his support of the Tanglewood BMX track stating they are in need of financial help. He stated this is a great place for families, to make friends, to get outside and to exercise.

-Charles Sherrill, 115 Spillsbury Court, Clemmons, NC – spoke in personal opposition to the Tanglewood Business Park. He stated the industrialization of County land will lead to the industrialization of Clemmons and this type of development will drive middle-class taxpayers out of Clemmons. He advised he will utilize every lawful means to oppose as this is the end of the beginning and he will fight it the whole way.

Approval of the Minutes

Council Member Combest moved to approve the minutes of the February 25, 2019 regular meeting as presented. The motion was seconded by Council Member Lofland and unanimously approved.

Council Member Combest moved to approve the minutes of the March 4, 2019 special meeting

as presented. The motion was seconded by Council Member Lofland and unanimously approved.

Approval of the Agenda

Council Member Lofland moved to approve the agenda as presented. The motion was seconded by Council Member Barson and unanimously approved.

Announcements

Mayor Wait presented Casey Matuszak a Certificate of Appreciation and thanked him for his service on the Village of Clemmons Planning Board from 2016-2019.

- A. Proclamation – March 23-31, 2019 as Forsyth Creek Week – Mayor Wait read a Proclamation declaring March 23-31, 2019 as Forsyth Creek Week (attached hereto as Exhibit A and incorporated as part of the minutes).

Business – Information/Review Items for Future Action

- A. Marketing and Communications Director's Report - Marketing and Communications Director Ford provided an update of the following upcoming events:
-March 23, 2019 from 10am – noon at River Oaks Community Church - Family Fishing Fun
-March 25, 2019 from 10am – 1pm at Clemmons Fire Department (James Street location) – Operation Medicine Drop

Marketing and Communications Director Ford publicly thanked all of the community partners who participated in the Lip Sync Battle.

- B. Manager's Report.
1. Library Update – Manager Buffkin provided an update on the library from Damon Sanders-Pratt, Assistant County Manager. He advised that our contractor has exceeded 90% completion on the utilities portion and the Village of Clemmons will be requesting reimbursement from the reserve fund once they have been certified complete.
 2. Pavement Condition Survey Update – Manager Buffkin requested this update be placed on the next meeting agenda as Public Works Director Gunnell was absent.
 3. Livestream Update – Director of Operations Gearren presented a quote to enable Council meetings to be livestreamed.

Council Member Barson made a motion to approve the quote received from Carolina Video Security, Inc. in the amount of \$1,994.00 for the ability to livestream Council meetings. The motion was seconded by Council Member Combest and unanimously approved.

4. West Forsyth Parking Update – Manager Buffkin advised Council of a meeting that took place last week that was attended by him, Council Member Lofland, Lt. Godfrey, Sgt. Geiger, West Forsyth SRO Gordon,

the Director of Security for WS/FCS, parents and pastors of Friends Baptist Church and River Oaks Community Church to discuss the student safety/parking issue. River Oaks Community Church is developing a plan to enable student parking (issuance of assigned spots and permits). Effective immediately, all students currently parking at Friends Baptist Church are to proceed to the traffic guard or signalized light prior to crossing Lewisville-Clemmons Road to enter the high school. He reported that at this time, all students are abiding by this implemented change. Several comments by Staff and Council were made in appreciation of the urgency and seriousness of this issue and working to get it resolved.

5. *Water Tower Painting* – Manager Buffkin advised Council that Courtney Driver, Director of City-County Utilities Commission had stated they would not be painting the water tower. After a brief discussion, no further action from the Village of Clemmons is being taken at this time regarding the painting of the water tower.
- C. *Attorney's Report* – Attorney Kasper advised that they had been working on recorded easements for Harper Valley drainage project.
- D. *Planner's Report.*
 1. *Market Center Drive Phase IA Update* – Planner Ledbetter provided Council an update stating June 1 is the anticipated construction start date for Phase IA of Market Center Drive. The final construction documents for the roadway design for Phase II are in the process of being received from the engineer by the end of the week (which will be submitted to all necessary parties and construction documents and bid documents will be drafted from that point). She will advise of a tentative start date for Phase II once it is known.
 2. *Highway 158 Sidewalk Update* – Planner Ledbetter provided an update to Council stating we are continually working with Telex (utilities contractor) relating to the gross easement relocations along that area and final rights-of-way. She is hopeful for construction starting this summer.
 3. *Planning Board Resignation* – Planner Ledbetter advised Council that Casey Matuszak has tendered his resignation from the Planning Board due to relocating out of the Village of Clemmons.

Council consensus was to accept the resignation and advertise to fill the vacancy at the same time new term appointments are advertised. This term has one year remaining.

Business – Action Items

- E. *BMX Contribution Consideration* – Marketing and Communications Director Ford briefed Council on the request from Tanglewood BMX which was presented at their last regular meeting and provided data from prior Gold Cup Championship events.

Council Member Barson made a motion to make a contribution in the amount of \$34,500 with a 10% buffer (Manager Buffkin's discretion and authorized a budget amendment to reflect accordingly) to Tanglewood BMX for Soiltac and a new starting gate out of the Village of Clemmons' restricted Occupancy Tax Fund. The motion was seconded by Council Member Lofland and unanimously approved.

F. *Tanglewood Business Park Discussion* – Council Member Barson read the following statement:

“This Council appointed me and Mike Combest to work with the Forsyth County Commissioners to represent our community for the proposed Tanglewood Business Park. We have been doing so since March of 2018.

This Thursday, March 14th, our county commissioners will vote whether to move forward with Phase I of the development or not. The commissioners have asked the Village of Clemmons to actively support Phase I development --- primarily through funding. We believe now is the time to provide our formal response.

Mike and I recommend that this Council vote NO to supporting the Tanglewood Business Park development --- Phase I or II--- as currently planned.

We also recommend that we encourage our County Commissioners to vote no to continuing with Phase I.

No matter how the commissioners vote --- for or against continuing with Phase I and II development --- we propose that this council reinforce the letter of February 11, 2019 asking the Commissioners to rezone the Tanglewood Business Park area to the Corporate Park District zoning as quickly as possible. This special zoning district was jointly developed by Forsyth County and Village of Clemmons planners and staff and is unanimously supported by this Council.

Finally, we recommend that this Council direct Mayor Wait to officially communicate our decision to the Forsyth County Commissioners by Tuesday evening.”

She clarified the recommendation with the following summary:

- NO to any community endorsement
- NO to any funding for sewer and water
- Ask the Commissioners to vote NO to Phase I & II
- Ask the Commissioners to rezone the property immediately

Council Member Lofland made a statement expressing her disappointment with the County Commissioners and their wanting to utilize this area for an industrial park. She asked that the Commissioners compromise and work with us to consider a business park rather than an industrial park (or anything other than an industrial park).

Council Member Combest offered a different take stating that the County Commissioners have never once dismissed our concerns and have listened to any

input from Council (as this has been going on since August 2017). He said they have pushed back, but never dismissed us outright and have worked hard with the Village of Clemmons. He is encouraged by their willingness to work with us for 2 ½ years.

Mayor Wait echoed those comments stating numerous hours that have been spent on this project and these discussions by both parties.

Council Member Wrights clarified the County's request is not for \$460,000 as he has heard is some peoples' perception, it is \$1.2 million.

Council Member Barson addressed another misconception is that if we do not contribute financially these conversations will cease which is not the case. She also wanted to let folks know that if the park does develop and we wish to gain some influence over it, there is still an opportunity for us to extend lateral lines on a case-by-case basis so the opportunity to take advantage of the park from a tax or annexation perspective still can exist (that would have to be looked at later, on a case-by-case basis, if the park even developed, what opportunities are available for our sewer funds, etc.).

Council Member Barson made a motion that this Council does not offer our community endorsement, nor funding for sewer and water at this time and that we ask the Commissioners to vote NO to Phase I & II and rezone the property immediately by way of a letter from the Mayor of Clemmons. The motion was seconded by Council Member Combest and unanimously approved.

- G. Council Comments – Council Member Combest stated that now that the Council has taken this position, the land is still there and still zoned general industrial and the second half still has to play out. He advised they are chartered to shape and try to develop (as much as possible) and the time may be right to direct Staff to approach the County's Staff to see if there is any way we could devise to acquire that land so it can be brought into the Village limits and ensure that it is developed to Clemmons' standards.

Council consensus was to direct Staff to inquire with the County's Staff options that would possibly be available to acquire the property for a small amount of money.

Council Member Lofland thanked everyone for being concerned enough to come to the meetings. Mayor Wait added if anyone has any concerns, call Village Hall to get in contact with any board member and they are happy to meet.

Adjournment

Council Member Lofland moved to adjourn the meeting at 7:13 p.m. The motion was seconded by Council Member Barson and unanimously approved.



John L. Wait
Mayor

ATTEST:



Lisa Shortt, NCCMC
Village Clerk

Proclamation
Declaring March 23 - March 31, 2019
as FORSYTH CREEK WEEK
in the Village of Clemmons, North Carolina

WHEREAS, water is our most valuable natural resource; and

WHEREAS, only tap water delivers public health protection, fire protection, support for our economy, and the quality of life we enjoy, and

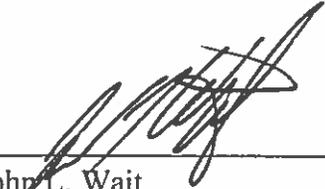
WHEREAS, any measure of a successful society – low mortality rates, economic growth and diversity, productivity, and public safety – are in some way related to access to safe water; and

WHEREAS, we are all stewards of the water infrastructure upon which future generations depend; and

WHEREAS, each citizen of our community is called upon to help protect our source waters from pollution, to practice water conservation, and to get involved in local water issues.

NOW, THEREFORE, be it resolved that by virtue of the authority vested in me as Mayor of the Village of Clemmons, I do hereby proclaim March 23 – March 31, 2019 as FORSYTH CREEK WEEK in Clemmons and encourage all citizens to become active participants in FORSYTH CREEK WEEK activities.

This the 11th day of March, 2019.



John L. Wait
Mayor

Attest:



Lisa M. Shortt
Village Clerk

