



REGULAR MEETING OF THE VILLAGE OF CLEMMONS COUNCIL June 27, 2022

The Village of Clemmons Council met on Monday, June 27, 2022, at 6 p.m. The meeting was held at the Village Hall, Clemmons, North Carolina. The following members were present: Mayor Rogers, Council Members Barson, Cameron, Combest, Taylor and Wrights. Attorney Elliot Fus was also present.

Call to Order & Pledge of Allegiance

Mayor Rogers called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Public Comments

There were approximately 75 citizens in attendance. There were no individuals that spoke during public comments.

Approval of the Minutes

Council Member Cameron moved to approve the minutes of the June 13, 2022 regular meeting as presented. The motion was seconded by Council Member Taylor and unanimously approved.

Approval of the Agenda

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

Announcements

Mayor Rogers announced the Village of Clemmons offices will be closed on Monday, July 4, 2022 in observance of Independence Day (Trash pickup will be delayed 1 day).

Business – Action Items

- A. Continuation of Public Hearings.
 1. *Voluntary Annexation of ALTA (Jasper L. Harper, Sr. and Jasper L. Harper, Jr.).* The property is located east of Michelle Drive and north of Lismore Street and Dunmore Court and described by the Forsyth County Tax Offices as PIN numbers 5883-39-7339 and 5883-49-6486 consisting of 26.76 acres, more or less in size.

Mayor Rogers opened the public hearing on Monday, May 9, 2022 and it was continued to Monday, June 27, 2022 at Council's approval per the Petitioner's request.

There were two Proponents signed up to speak:

-Tonya Powell, 4141 Parklake Avenue, Raleigh, NC 27612 – Asked if the request for the rezoning was going to be continued, she would like to request the annexation request be continued. Council Members Taylor and Combest stated these are two totally separate items and the annexation matter should be heard this evening. Ms. Powell then expressed the

request for annexation would be good for the Village of Clemmons as development can be to stricter standards than Forsyth County -Gray Wilson, 1000 Lissa Anne Lane, Winston-Salem, NC 27104 – represents Waterford HOA (which is made up of 430 homes) and expressed support of annexation from the Waterford Community

There were no Opponents signed up to speak:

There being no one else wishing to speak, Mayor Rogers closed the public hearing.

Council Member Combest stated that the annexation is a stand-alone decision and has nothing to do with the rezoning request of the Petitioner. Council Member Cameron stated by annexing the property, it allows us to execute our standards rather than Forsyth County.

Council Member Combest made a motion to approve the voluntary annexation petition of ALTA (Jasper L. Harper, Sr. and Jasper L. Harper, Jr.) (Ordinance 2022-A-01 attached hereto as Exhibit A and incorporated as a part of the minutes). The motion was seconded by Council Member Cameron and unanimously approved.

2. *Public Hearing for Zoning Map Amendment for real property owned by Jasper L. Harper, Sr. and Jasper L. Harper, Jr. from RS-40 (Residential, Single-Family) to RS-30-S (Residential, Single-Family – Special), located east of Michelle Drive and north of Lismore Street and Dunmore Court and described by the Forsyth County Tax Offices as PIN numbers 5883-39-7339 and 5883-49-6486 consisting of 26.76 acres, more or less (Zoning Docket C-247).*

Mayor Rogers advised there has been some discussion of extending the 180-day decision deadline by another 30-60 days since the plan has changed significantly and it could go back to the Planning Board and neighborhood meetings. Council Members Combest and Barson supported that. Council Member Cameron stated it is the Council's responsibility to do this. Council Member Taylor stated that is what they empower the Planning Board to do. Council Member Wrights stated the Petitioner should make any requests. Ms. Powell requested the extension be so that it would be heard at the August Planning Board meeting as she will be out-of-town in July. Council Member Combest recommended granting the extension and working out the mechanics of the hearing dates at a later time. Ms. Powell advised they must ask for a specific number of days. She then asked for an additional 60 days after the 180 days for a total of 240 days.

Council Member Cameron made a motion to grant the Petitioner an additional 60 days to the 180 days for a total of 240 days. The motion was seconded by Council Member Taylor and unanimously approved.

Mayor Rogers called for a five-minute recess.

Planner Rahimzadeh advised that once a property is annexed, initial zoning must be established within 60 days. He advised Council that if they did not establish an initial zoning, it remains the County zoning for up to 60 days. He stated the deadline for establishing initial zoning would be August 27. Council would have to hear the rezoning request at their August 22 meeting.

Council Member Taylor made a motion to remand Zoning Docket C-247 back to the Village of Clemmons' Planning Board to follow the normal procedure. The motion was seconded by Council Member Cameron and unanimously approved.

B. Call for Public Hearings.

1. *Zoning Map Amendment of real property owned by Gateway West Apartments, LLC from RS-40 (Residential, Single-Family) to RM-8-S (Residential, Multifamily – Special) addressed 2070 Lewisville-Clemmons Road and described by the Forsyth County Tax Offices as PIN number 5883-99-1851, consisting of 5.88 acres, more or less. The petition is on file at the Village of Clemmons website (Zoning Docket C-248).*

Council Member Cameron made a motion to call for Public Hearing on Monday, July 11, 2022 at 6:00pm at Village Hall for Zoning Map Amendment of real property owned by Gateway West Apartments, LLC from RS-40 (Residential, Single-Family) to RM-8-S (Residential, Multifamily – Special) addressed 2070 Lewisville-Clemmons Road and described by the Forsyth County Tax Offices as PIN number 5883-99-1851, consisting of 5.88 acres, more or less (Zoning Docket C-248). The motion was seconded by Council Member Combest and unanimously approved.

2. *Zoning Text Amendment to amend multiple sections in Chapter B Zoning Ordinance and Chapter C Environmental Ordinance of the Unified Development Ordinances. The Text Amendment is on file at the Village of Clemmons website (Zoning Docket C-UDO-87).*

Council Member Taylor made a motion to call for Public Hearing on Monday, July 11, 2022 at 6:00pm at Village Hall for Zoning Text Amendment to amend multiple sections in Chapter B Zoning Ordinance and Chapter C Environmental Ordinance of the Unified Development Ordinances (Zoning Docket C-UDO-87). The motion was seconded by Council Member Combest and unanimously approved.

- C. Contracts Renewal Policy – Council Member Combest presented the Contracts Renewal Policy Process (attached hereto as Exhibit B and incorporated as a part of the minutes). He stated the language on page 2 should read “Contracts will normally have” instead of “Contracts will have”.

Council consensus was to direct Manager Gunnell to incorporate the Contracts Renewal Policy into the normal means of business.

Business – Review and Items for Future Action

- D. Marketing & Communications Director's Report/Events Update.
 - [Clemmons Farmers Market](#) is every Saturday thru October 1 from 8:30am–11:30am at Jerry Long YMCA

Details are available on the Village website and Facebook page regarding all of our events.

E. Manager's Report.

1. *Drones as a First Responder Update* – Council Member Barson provided an update to Council from the County Commissioner's briefing that she and Council Member Combest attended. She advised the Drones as a First Responder is supported by the County Commissioners as part of a larger safety plan.

F. Finance Director's Report.

1. *Financial Summary Report for May 2022* – report was presented.

G. Attorney's Report – Attorney Fus advised Council that recently he has attended the Planning Board meeting and prepared drainage easements.

H. Planner's Report.

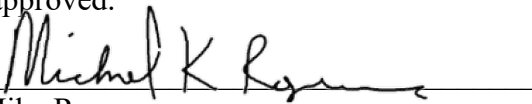
1. *Draft Planning Board Meeting Minutes from June 21, 2022* – draft minutes were presented.

Planner Rahimzadeh advised of his plan to hold work sessions prior to Planning Board recommendations and quarterly trainings.

I. Council Comments – There were none.

Adjournment

Council Member Cameron moved to adjourn the meeting at 6:43 p.m. The motion was seconded by Council Member Taylor and unanimously approved.



Mike Rogers
Mayor

ATTEST:



Lisa Shortt, NCCMC
Village Clerk

Ordinance Number 2022-A-01

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
VILLAGE OF CLEMMONS, NORTH CAROLINA**

WHEREAS, the Village Council has been petitioned under N.C.G.S. 160A-31 to annex the area described below; and

WHEREAS, the Village Council has by resolution directed the Village Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Village Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Village Hall at 6 p.m. on May 9, 2022, after due notice by publication on April 28, 2022; and

WHEREAS, the Village Council finds that the petition meets the requirements of N.C.G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Village Council of the Village of Clemmons, North Carolina that:

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Village of Clemmons as of June 27, 2022:

BEGINNING at an iron pipe found at the southeasterly corner of property owned, now or formerly by Andrew Sundy Winburn and Heather Leeray Hough (Deed Book 3474, Page 688, Forsyth County Register of Deeds), said iron having North Carolina State Plane Grid Coordinates (NAD 83/2011) of North(y) = 839,729.86 feet and East(x) = 1,584,212.36 feet; running thence with the easterly line of Winburn & Hough North 00 deg. 06' 35" West a distance of 133.87 feet to an iron pipe set at the southwesterly corner of property owned, now or formerly by Gay Harper Hunter (Deed Book 1821, Page 2855, Forsyth County Register of Deeds; thence with the southerly line of Hunter South 88 deg. 42' 02" East a distance of 904.05 feet to a bent iron pipe found; thence South 00 deg. 52' 49" East a distance of 358.34 feet (passing an iron pipe set at a distance of 348.34 feet) to a point in a ditch, being a corner in the easterly line of property owned, now or formerly by New Hope Presbyterian Church (Deed Book 2505, Page 3669 and Deed Book 2505, Page 3672, Forsyth County Register of Deeds); thence with the line of New Hope Presbyterian Church the following two (2) courses and distances:

- 1) North 89 deg. 44' 01" West a distance of 54.06 feet (passing an iron pipe set at a distance of 39.06 feet) to a point in a branch; and
- 2) South 20 deg. 32' 34" East a distance of 367.28 feet to an iron pipe found at the northeasterly corner of Lot 37 of the Waterford Subdivision, Section 5, Phase 2 (Plat Book 38, Page 142, Forsyth County Register of Deeds);

Thence with the northerly line of said Waterford Section 5 Phase 2 the following four (4) courses and distances:

- 1) North 88 deg. 41' 42" West a distance of 981.85 feet to a solid iron pin found;
- 2) North 89 deg. 43' 09" West a distance of 18.18 feet to an iron pipe found;
- 3) North 89 deg. 54' 37" West a distance of 100.10 feet to an iron pipe found; and
- 4) North 89 deg. 56' 04" West a distance of 100.02 feet to an iron pipe found at the northeasterly corner of Lot 15 of the Waterford Subdivision, Section 5, Phase 1 (Plat Book 37, Page 143, Forsyth County Register of Deeds);

Thence with the northerly line of said Waterford Section 5 Phase 1 the following three (3) courses and distances:

- 1) North 89 deg. 56' 47" West a distance of 164.88 feet to an iron pipe found at the northeasterly terminus of Lismore Street;
- 2) North 89 deg. 52' 05" West a distance of 50.16 feet to an iron pipe found at the northwesterly terminus of Lismore Street; and
- 3) North 89 deg. 54' 36" West a distance of 169.91 feet to an iron pipe found at the northeasterly corner of property owned, now or formerly by Robert S. Harper (Deed Book 688, Page 351, Forsyth County Register of Deeds);

Thence with the northerly line of Harper North 89 deg. 54' 08" West a distance of 330.17 feet to a metal rebar found at the southeasterly corner of Lot 82 of the Waterford Subdivision, Section 4, Phase 2 (Plat Book 39, Page 10, Forsyth County Register of Deeds); thence with the easterly line of said Waterford Section 4 Phase 2 the following four (4) courses and distances:

- 1) North 01 deg. 49' 14" West a distance of 199.11 feet to an iron pipe found at the southeasterly terminus of Michelle Drive;
- 2) North 01 deg. 48' 18" West a distance of 50.20 feet to an iron pipe found at the northeasterly terminus of Michelle Drive;
- 3) North 01 deg. 49' 06" West a distance of 211.72 feet to an iron pipe found; and
- 4) North 01 deg. 52' 31" West a distance of 110.95 feet to a metal rebar found in the southerly line of property owned, now or formerly by James T. and Cheryl W. Fink (Deed Book 2048, Page 3043, Forsyth County Register of Deeds);

Thence with the southerly line of Fink South 89 deg. 33' 45" East a distance of 263.72 feet to an iron pipe found at the southwest corner of property owned, now or formerly by Nathan A. and Jennifer M. Chrisawn (Deed Book 3507, Page 4029, Forsyth County Register of Deeds); thence with the southerly line of Chrisawn South 89 deg. 33' 18" East a distance of 222.47 feet (passing a metal rebar found at a distance of 72.11 feet) to an iron pipe found at the southwest corner of property owned, now or formerly by Walter H. and Nancy C. Craver (Deed Book 1914, Page 578, Forsyth County Register of Deeds); thence with the southerly line of Craver South 89 deg.

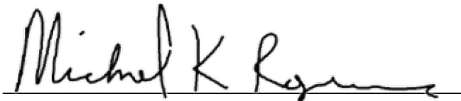
33' 18" East a distance of 231.55 feet to an iron pipe found at the southwest corner of property owned, now or formerly by Andrew Sundry Winburn and Heather Leeray Hough (Deed Book 3474, Page 688, Forsyth County Register of Deeds); thence with the southerly line of Winburn & Hough South 89 deg. 39' 43" East a distance of 231.68 feet to the point and place of BEGINNING, containing 26.946 acres, more or less, BEING ALL of that same property described in Deed Book 3263, Page 4275, together with all of Tracts 2 and 3 of that property described in Deed Book 2428, Page 3110, Forsyth County Register of Deed Office.

Section 2. Upon and after June 27, 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Village of Clemmons and shall be entitled to the same privileges and benefits as other parts of the Village of Clemmons. Said territory shall be subject to municipal taxes according to N.C.G.S. 160A-58.10.

Section 3. The Mayor of the Village of Clemmons shall cause to be recorded in the office of the Register of Deeds of Forsyth County, and in the office of Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by N.C.G.S. 163-288.1.

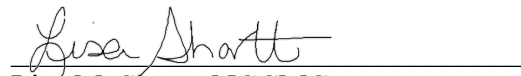
Section 4. Notice of adoption of this ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the Village of Clemmons.

Adopted this 27th day of June 2022.



Michael K. Rogers
Mayor

ATTEST:



Lisa M. Shortt, NCCMC
Village Clerk

Proposed All-Contracts Policy

9/30/18

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Overarching Goal

To ensure our Village gets the best value from all contracted services –
Cost / Services / Product combination

Implementing Goals

- Eliminate perpetually inherited contracts.
 - Obligating all Councils to learn the working processes of the Village and understand what value and service all contracted vendors, service providers and partners provide.
- Ensuring constant, robust competition for Village contracts; this drives up Quality of Service by replacing **Qualified** with **Most Qualified** providers.

9/30/18

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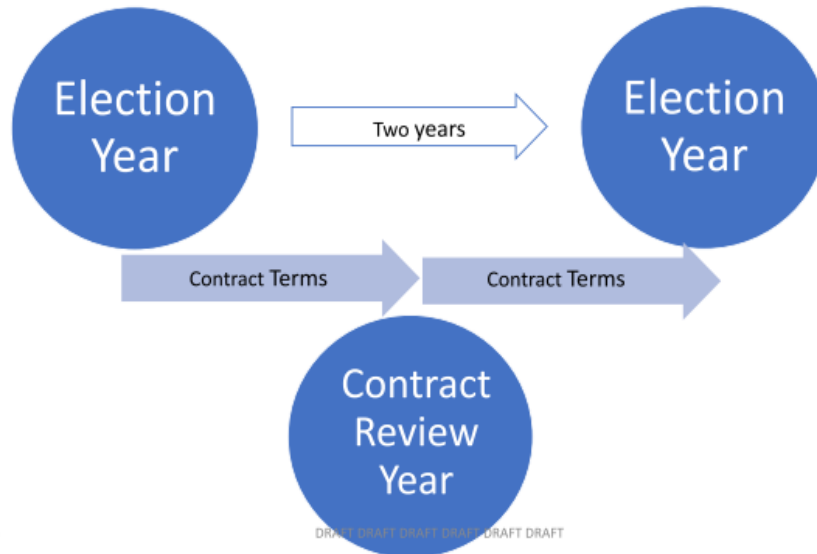
Procedure

- All contracts will have a two year expiration, which will force the decision to rehire/renew or expire/terminate on a routine basis.
- The terms would be set in the off election year. This will provide each council member a minimum of one year's experience to review.
 - All exceptions would be brought before the council and considered case-by-case
 - Example Consideration: Some vendors will not agree to a two year contract
 - Example Consideration: Some vendors can offer a better price point for longer, agreed upon terms

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Contract Review Cycle



9/30/18

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Expected Positive Outcomes

1. Competition gives Council and staff an opportunity to see what additional products and services are available even if the choice is to stay with an existing provider.
2. Obligates each new council to routinely review and understand contracts in-depth as opposed to assuming everything is operating at its best.
3. Forces competition so that the Village receives the best fit for their needs and not just the bare minimum.
4. Costs decrease due to competition and negotiation.
5. Quality of service improves because the contracted knows that every two years there will be a review (for longer contracts) or renewal process (for two year contracts)

9/30/18

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Expected Positive Outcomes

6. We will have the opportunity to recreate the way we interact with our vendors, service providers and partners thus allowing us an opportunity to grow our on-call contractor relationships

Private sector equivalent: *Preferred List of Vendors*

Public sector term: *On-call Pool*

Why?

- Creates an area where no term is necessary as each request would be project based
- Creates an atmosphere of more regular bidding for projects in a competitive environment to reduce costs
- Allows the Village staff to work with the contractor that can best fit their needs for that specific project

9/30/18

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Potential Negative Outcomes

1. For some, two year contracts may be a dissuasion to bid
2. Shorter contracts may come with a higher cost

Why?

- Locked in rates would have shorter terms and the market may adjust
- Some organizations require a longer contract because the initial onset of a new agreement has such a large expense to their organization

9/30/18

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