

Town of Pleasant Garden
Long Range Planning Board
August 21, 2007, 7:00 pm
Kirkman Municipal Building

The next scheduled regular meeting is September 18, 2007 at 7:00 pm.

Minutes
Regular Meeting

Attendance

Alan Carroll
Donald Jones, Vice Chairman
David Lewis
Alan Marshall
Glenn Morgan, Chairman

Also in Attendance

Anne Hice / Council Liaison
Patrick Niland / Interim Finance Officer
Darla Robenolt / Assistant Town Clerk (Part-time)
Diana Schreiber / Town Clerk
Lynn Willis / *Pleasant Garden Post*

Audience

6

Call to order by Chairman Morgan at 7:00 pm
Invocation by Donald Jones
Pledge of Allegiance led by Chairman Morgan

Roll Call

Ms. Robenolt called the roll. A quorum was present. Chairman Morgan informed the board that Mr. Hinshaw was excused due to his wife's illness.

Mr. Marshall made a motion to excuse Mr. Hinshaw. Mr. Jones seconded the motion. **5/0; the motion carried.**

Chairman Morgan called the member's attention to Ms. Perdicho's letter of resignation from the Long Range Planning Board. Mr. Lewis made a motion to accept Ms. Perdicho's resignation from the LRP Board. Mr. Carroll seconded the motion.

5/0; the motion carried.

Adoption of Agenda

Mr. Lewis made a motion to accept the meeting's agenda. Chairman Morgan seconded the motion. **5/0; the motion carried.**

Approval of Minutes

Chairman Morgan queried the board for any changes that should be made to the July 17, 2007 regular minutes. No changes were suggested. Mr. Marshall made a motion to approve the July 17, 2007 regular meeting minutes. Chairman Morgan seconded the motion. **5/0; the motion carried.**

Presentations

Per Chairman Morgan there are no scheduled presentations for this meeting. Mr. Marshall made a recommendation for Ms. Chapman from the US Geologic Service (USGS) to speak at the September 18 LRP meeting to present information on aquifers and ground water, etc. Also, Mr. Marshall asked that Dr. Peter Rojas be added to the November meeting agenda (he's not available for the October meeting) to talk about alternatives for water and sewer service in Pleasant Garden.

Unfinished Business

Proposal from Paul Kron / Piedmont Triad Council of Governments (PTCOG) – Chairman Morgan pointed out that a copy of the proposal was distributed to each board member (see attached) and represents only one part of the ultimate master plan – the soccer fields. Mr. Niland interjected that Mr. Kron suggested a phased plan to he and Mr. Jones when they met in order to be able to start implementation sooner. Mr. Lewis stated that two months ago Mr. Kron had spoken to the LRP Board about a master plan and now he's suggesting a phased approach, why? Mr. Niland indicated this might be his fault for not making Mr. Kron aware, the first time he spoke about this to the LRP Board, of all the issues and the existing plans. Mr. Niland went on to say that Mr. Kron can provide a price for the whole 48-acre plan, but doesn't want to compete with private industry if we're ultimately looking for a master plan quote. Mr. Lewis asked if the LRP Board decides they don't want to accept this quote then is the original 48-acre master plan quote still valid? Mr. Niland replied that yes, it is. Mr. Lewis indicated that his understanding is that Mr. Kron wasn't aware of some of the material the town already had so the 48 acre master plan quote Mr. Kron provided two months ago may change / go down somewhat if the decision is to go that way. Mr. Niland agreed. Mr. Marshall asked what happened to the meeting that was to be held with Mr. Kron and Mr. Jones? Mr. Jones answered that they had the meeting and there was an overlay done for the master concept plan with the YMCA on it. The complete plan is right here in the Town Hall and has been since the original discussion with the YMCA. Mr. Lewis stated that you don't just put a building and parking area on percable land, right? Per Mr. Jones, the original drawing had a little 'block' building to mark the YMCA building spot. It probably wasn't even to scale. Chairman Morgan asked if the LRP Board thinks this soccer field conceptual layout plan proposal is valid? Mr. Marshall asked what was ultimately going to be done with the 48 acres? Mr. Marshall directed a question to Council Liaison Hice, Councilman Patterson and Mayor Pro Tem Surgeon (in the audience) – Has there been any discussion of water / sewer with Greensboro? Mayor Pro Tem Surgeon responded, no the town agreed to put \$50,000 toward sewer. The YMCA executive board will meeting tomorrow night and after that meeting we'll be notified what their future plans are. Mr. Jones stated that we already have artist concept drawings, but not to scale. Somebody at some time came up with what's to be on the property and it is probably what the people / citizens wanted on the property at the time. Chairman Morgan reminded the board members that this was just a quote for a phase of the master plan. Mr. Carroll stated that the LRP Board couldn't go forward until we know what the YMCA decides. Mr. Marshall and Mr. Morgan agreed with Mr. Carroll. Mr. Marshall said that we should get back with Mr. Kron and let him know what we want, first with the YMCA encompassing 10 acres, and have Mr. Kron put some ideas together for review. The YMCA can sit anywhere on the property that makes sense. Chairman Morgan asked if the LRP should then wait two (2) years for the YMCA? Mr. Marshall and Mr. Carroll said no, let's just get the concepts / drawings started. Chairman Morgan stated once again that a plan couldn't be developed until the YMCA decides what they are going to do. Mr. Marshall stated once again that concepts could still be worked on now. Mr. Niland interjected that Mr. Kron is going to use the YMCA's building concept. Mr. Lewis asked how to respond to Mr. Kron if it's not agreed to go forward right now? He went on to say he feels PTCOG let them down since Mr. Kron first presented his proposal then went on an extended vacation and then came back and produced this 'partial' information. Mr. Marshall

indicated that the LRP / Council never had gotten back to Mr. Kron to let him know to proceed. Mr. Carroll asked Mr. Marshall what his thought / point is. Mr. Marshall said that a deadline should be set and see if Mr. Kron can meet those time constraints. Chairman Morgan that there are time constraints. Mr. Carroll commented that there's no need to be tied up with planning. Mr. Marshall suggested that a reasonable deadline be set to get this done and move forward. Chairman Morgan queried if there was another company the Town Council had looked at during this process? Council Liaison Hice mentioned that they had spoken with Darryl Rhodes of the US Department of Commerce. Mr. Rhodes had assured the Council that the expenses for developing a plan were covered (by taxpayers) and Pleasant Garden would only be responsible for travel / expense costs. Chairman Morgan asked if the town wants to work with private industry at a higher cost, but faster or with federal government which is much cheaper, but much slower. The federal government also may or may not have landscape architects available, they don't respond to RFP's for itemized work to be done, etc. We'd have to research and coordinate all those items ourselves. Mr. Niland recommended that the LRP Board wait until the YMCA gets back with their information as a result of their executive board meeting. Chairman Morgan stated that he feels very comfortable with Mr. Kron. Mr. Marshall indicated he had no problem with Mr. Kron either as long as he works within a reasonable period of time. Mr. Niland reminded the board that Mr. Kron could get started on this project in the October / November, 2007 timeframe. Mr. Marshall stated that the town just needs to let Mr. Kron know that we're ready to work with him and ask him what he needs from us. Mr. Marshall reminded the board members that there were lists, as the result of surveys, from 2000 and 2005 of things needed / wanted on the property. Chairman Morgan agreed that those are the items Mr. Kron needs to concentrate on. He went on to confirm that there was consensus from the board that they still have confidence in Mr. Kron and that they may possibly ask him to incorporate the whole 48 acres in the plan while meeting with members of the LRP Board, Town Council and the public via public workshops. Mr. Jones indicated that the burning issues for the property seem to be the soccer fields and the YMCA. Mr. Marshall asked what the status is of the Pleasant Garden Elementary school improvements. Council Liaison Hice answered that there is not much space for soccer fields in the elementary school improvement scenario. Of the \$100,000 given to the school by the County Parks and Recreation Commission the school has spent \$10,000 toward the initial Alley, Williams, Carmen and King plan and now there's not much space left for them to make available and the project is now projected at \$500,000. The goal is also not to use the Idol field we are currently using and to use our own new soccer fields. The town's new field will absolutely be ready to play on for the Spring 2008 season and may even be able to be used for practice sessions this fall season. Chairman Morgan recognized Ms. Nancy Jo Smith (audience) who indicated that the plan presented two years ago is not viable because the entrance to the school has been changed and dirt was taken from the back soccer field to make the new entrance. The school has been forced to reroute traffic. Chairman Morgan asked if there was a motion to recommend the PTCOG quote from Mr. Kron to the Town Council. No motion was made. Councilwoman Hice asked if she might suggest that the LRP Board wait and see what is on the current Land Use survey results and compare it with the 2005 survey and see if there are any major changes in order to make sure the public's recent input is considered. Chairman Morgan agreed and stated that Mr. Kron had proposed to hold public workshops as part of his proposal.

After some discussion about procedure Mr. Jones made a motion to recommend to the Town Council that Mr. Kron, PTCOG be contracted with to develop a plan for the complete 48 acre municipal complex based on an updated cost estimate. Chairman Morgan seconded the motion. **5/0; the motion carried.**

New Business

Discussion of Town Services – Chairman Morgan explained that he had included this agenda item so the LRP Board could discuss their thoughts about town services based on information gathered from other Pleasant Garden residents they talk with as well as their own thoughts. These thoughts may help form some ideas that can be recommended to the Town Council after being discussed, researched, etc. Mr. Marshall indicated that he had handed out packets of information (attached) he had gotten off the Internet regarding water, sewer, and security, etc. issues as a discussion starting point. Chairman Morgan queried if there were any specific services the board would care to discuss. Mr. Marshall indicated he had been talking with Major Shepard (police) who is sending him some information about local police. The town may want to consider if they want to (1) hire police officers or (2) pay for Guilford County police services or (3) hire a private police force. Mr. Marshall went on to say that five (5) deputies would be needed to support 24/7 services to the town and a minimum of six (6) months of training in the beginning. Jamestown has done this. Mr. Carroll said he hasn't heard anything on this subject from anyone he's spoken with and asked if people are concerned about crime in Pleasant Garden? What are their concerns? Chairman Morgan responded that five officers would be at least \$200,000 a year plus benefits, vehicles, office space, etc. Mr. Lewis asked that Major Shepard be asked about Stokesdale and their full-time officers – costs to the town, etc. He also asked to know if their citation fees go back to the town coffers. Mr. Carroll stated that what he's been hearing from citizens is that people want to be left alone and let the town just go about its business. Chairman Morgan said he has heard the same thing. Taxes are great, the Guilford County Sheriff's office is responsive and trash services through the town would cost more for the same level of service. Mr. Lewis queried about road services / Powell Bill money. Mr. Marshall indicated there is information on this topic in the packet of information provided this evening and can be used to begin research on the subject. A big issue in Pleasant Garden is people who live on roads that are not state maintained. Mr. Niland interjected that roads in Pleasant Garden not maintained by the state could be taken on by the town with money from the state to maintain them. Based on Pleasant Garden's population the town would receive approximately \$109,000 per year to maintain these roads. Ms. Schreiber indicated that a majority of homeowners in the town of Trinity signed a petition for Powell Bill money to maintain the roads. The bill provides one-half the money for maintenance and the citizens / homeowners have to provide the other half. The town is then required to maintain the roads unless they turn the roads over to the federal interstate roads. Council Liaison Hice noted that the developer who developed the homes on Rose of Sharon Road developed the road to state specifications and standards, therefore the state agreed to put the road under their state maintenance program. When the town had sales tax revenue coming in they did pave 4-5 roads in the area. Mr. Marshall stated that the town wouldn't have to have their own road maintenance department, and pointed out that the information packet he provided has a list of about 14 companies who do that type of work and it could be contracted out. Mr. Carroll said he was not in favor of any particular service not currently being provided. Mr. Lewis indicated that the police service could possibly generate revenue to the town to offset having the police. Mr. Marshall asked what information in what timeframe is needed to provide research information about a police program? Should we ask for 1-2 years broken down by types of crime? I'd also like to see if the Fire Department is looked at as a service being supported by the town. Mr. Carroll suggested taking the money from the county for the Fire Department and then writing a check to the Pleasant Garden Fire Department and then we'll be considered as offering a town service. In regard to the Fire Department, Mr. Jones said we need to build their trust so they know we have their best interests at heart. Mr. Marshall stated his concern for the town's aquifers and what if there's a catastrophic failure? Mr. Carroll responded that it's unrealistic to expect catastrophic water failure. Mr. Jones indicated the town has passed ordinances to preserve town land. There's no need to fill up the town with wall-to-wall houses so we should always have sufficient land to support good water tables. Mr. Carroll indicated he has no objection to collecting information.

Public Comment

Robert Pine – 6197 Oaknut Drive: Mr. Pine presented photos to the board of his spring and the Stubblefield’s spring. In fifty (50) years it has never gone dry and now it is. We don’t want to just react, we want to plan for the future. I’ve worked for Greensboro water and sewer. I have neighbors who have had to drill 2-3 wells on their property and now they have low water tables and will have problems selling their houses in the future.

Eddy Patterson – 6009 Spring Forest Court: I was going to say the same thing Mr. Pine spoke of about water and to watch for dry wells in the spring. Regarding the YMCA - that was a theoretical location done a few years ago just to mark that 10 acres had been set aside for the possibility of putting a YMCA facility. On the Powell Bill, the most contentious road is the one Mr. Lewis lives on - Walter Wright Road. There are many standards that must be met to meet the criteria for Powell Bill funds.

Ron Surgeon – 6806 Russwood Court: I’m a former Deputy Sheriff. I know Major Shepard. I talked with Sheriff Bonds a few years ago and he made a commitment to take care of Pleasant Garden. It would, in fact, require five (5) deputies to sufficiently cover police support services in Pleasant Garden at a yearly cost of \$250,000 - \$300,000 or more. I feel keeping an office here in the Town Hall gives them access and visibility in our community.

Staff Comment

Mr. Niland introduced Ms. Schreiber to the LRP Board members. Ms. Schreiber indicated the town of Trinity has a part-time deputy who works the peak times. She will check and report back on costs, etc. Council Liaison Hice indicated she would not be in town for the September 18 LRP Board meeting, but Mayor Pro Tem Surgeon would be sitting in for her. She also challenged everyone to get people out for the Thursday night (August 23) Land Use public forum.

Board Comment

Mr. Marshall asked the board members to let people know what it takes to get some of the services they’ve been asking about. Mr. Carroll thanked Mr. Marshall for all his work in gathering the information he provided the board and indicated his lack of enthusiasm is for the services, which he feels are generally not needed / wanted, and not for the work Mr. Marshall put into gathering all this information. Mr. Jones echoed Mr. Carroll’s appreciation for Mr. Marshall’s information input. Mr. Lewis asked if they were waiting for information regarding the municipal property trees? Council Liaison Hice responded that they are waiting for Donald (?) to get back with more information. Mr. Lewis indicated that the board should look creatively at providing services for the town. There may be cost-effective alternative solutions that still provide a good and needed service. Mr. Carroll stated that he’s not looking for the government to provide services and would like private industry to provide as many future services as possible. Chairman Morgan thanked everyone for coming and participating.

Adjournment

Mr. Marshall made a motion to adjourn the meeting. Mr. Jones seconded the motion. **5/0; the motion carried** and the meeting was adjourned at 8:50 pm.

Clerk

Date

Chair