

Town of Pleasant Garden
Long Range Planning Board
July 17, 2007, 7:00 p.m.
Kirkman Municipal Building

The next scheduled regular meeting is August 21, 2007 at 7:00 p.m.

Minutes
Regular Meeting

Attendance

Alan Carroll
Melvin Hinshaw
Donald Jones, Vice Chairman [late]
David Lewis
Alan Marshall
Glenn Morgan, Chairman
Deena Perdicho

Also in Attendance

Patrick Niland / Interim Town Clerk (AAA)
Darla Robenolt / (Part-Time) Asst. Town Clerk
Anne Hice / Council Liaison
Lynn Willis / *Pleasant Garden Post*

Audience

4

Call to Order by Chairman Morgan at 7:00 pm.
Invocation / Moment of Silence led by Chairman Morgan
Pledge of Allegiance led by Chairman Morgan

Roll Call - Mr. Niland called the roll. A quorum was present (5 present / 1 absent – Donald Jones). Chairman Morgan informed the board that Mr. Jones would be late - wife's birthday. Mr. Carroll made a motion to excuse Donald Jones. Chairman Morgan seconded the motion. **6/0; the motion carried.**

Adoption of Agenda – Chairman Morgan made a motion to accept the agenda after making the following changes: change *Presentations* from Roger ____ of the Family Life Center project to Joe Hunt with Milton Kearn to speak about the proposed restroom facilities at the Town Hall picnic shelter area. Also delete the first *Public Comment* period. Chairman Morgan made a motion to accept the proposed Agenda changes. Mr. Lewis seconded the motion. **6/0; the motion carried.**

Mr. Marshall called the Board's attention to the fact that at the last meeting, June 19, the topic of Forest Management was tabled for the next meeting and it wasn't put on tonight's agenda for discussion. Mr. Marshall made a motion to add Forest Management to tonight's agenda under Unfinished Business. Motion seconded by Mr. Lewis. **6/0; the motion carried.**

Approval of the Minutes – Regular meeting June 19, 2007

Chairman Morgan asked the board if they saw any changes needed on the minutes of the June 19, 2007 meeting. No changes were noted. Chairman Morgan motioned to approve the minutes. Mr. Marshall seconded the motion. **5/0 (Ms. Perdicho abstained); the motion carried.**

Presentations

Joe Hunt – Milton Kearn – Mr. Hunt stated he was asked to present a proposal (attached) to retrofit the storage area at the Town Hall's picnic shelter into two (2) public restrooms. The current storage area is 10' x 12'. This will accommodate two (2) stalls in the Women's restroom and one (1) stall plus one (1) urinal in the Men's restroom. Two (2) hand-washing sinks are proposed for each restroom. This proposal presumes the current support columns will be used. It will take about three (3) weeks to build. Mr. Marshall asked if the current storage would be removed. Mr. Hunt replied that it would since the existing storage space / under the existing roof is proposed to be used to build the restrooms. Mr. Lewis asked if the existing water and electric is to be used. Mr. Hunt responded, 'yes'. Mr. Marshall queried the Board as to where we plan to store what's in the current storage area and asked what is being stored in there now? Council Liaison responded that signs, water hoses and reels, and miscellaneous things are being stored. Mr. Marshall queried about the possibility of adding a 10' storage space to the proposed restroom area – maybe by using some of the picnic shelter area. Mr. Carroll asked Mr. Hunt what the walls are made of now. Mr. Hunt responded that they are brick and block that would be painted in the proposed restrooms. Mr. Hunt stated that if extra storage space is needed then it's better to build it when the restrooms are being built so as not to incur extra expenses for add-on storage space later. Continued discussion took place: Mr. Marshall suggested adding a 5' x 22' storage area along the back of the new restrooms. Mr. Carroll suggested to go ahead and add make it 8' wide. Mr. Lewis confirmed that this was a proposal from the Milton Kearn Company. Ms. Perdicho inquired as to whether the exclusions listed on the proposal [architect fees, termite control, windows, heating / air conditioning, and insulation] are excluded because we asked for them to be excluded? Mr. Hunt responded 'no' – this was a way to keep the costs to a minimum. There is no heat / air conditioning planned, but the pipes will be insulated and the required vent fans will be installed. Whatever pest control measures you have in place for the Town Hall can be changed to include the new restroom area. No windows were included, but could be installed up high in each restroom. Mr. Lewis asked Mr. Niland if this was the only proposed estimate we've gotten. Mr. Niland responded that he wasn't even aware we had this one and was going to get some estimates within the next few weeks to add a restroom facility onto the picnic shelter area. The plan was to report the results at the August Town Council meeting. Chairman Morgan stated that this is a beginning and something to present to the Council in August. Mr. Lewis suggested Mr. Niland continue to get quotes from 2 – 3 more 'in Town' contractors. Chairman Morgan reiterated that this quote was just to get the information to the Council and they can go out for more quotes if they desire. Mr. Niland mentioned that this type of job would become a request for proposal (RFP) for quotes for the job. Mr. Marshall asked that some storage be added to the requirements and some windows and some form of ventilation other than just the required fans. Chairman Morgan asked if there are any other things that should be added to this before it goes to the Town Council.

Community Reports

None. Mr. Lewis asked what happened to these reports that were supposed to be done monthly? Chairman Morgan responded that there were three (3) people asked to give reports each month and they either never came to the meetings or just didn't continue to come – the Pleasant Garden Fire Department, the South East Community Business Association (SECBA), and the Senior Resources Center – so we have deleted them from the agenda. Mr. Lewis made a motion to permanently remove the Community Reports segment from future LRP Board agendas. Mr. Marshall seconded the motion. **6/1 (Chairman Morgan); the motion carried.**

Unfinished Business

Forest Management – Mr. Marshall told the Board that he had invited Mr. Routh to be present for the discussion on the trees to be taken down on the municipal property. Mr. Routh is here, so let's discuss the issue. Mr. Carroll stated that there is some concern about the 'health' of some of the trees – tops sheared off by ice, beetle damage, etc. and we need to research whether these trees should be removed or not. We're here to do the research and put plans together to take to the Town Council. We're all reasonable

people and I don't feel that at the last meeting we agreed to cut all the trees down. Mr. Marshall stated he feels the NC Forestry Service should be invited to the municipal property so they can investigate and make recommendations as to what to do with the trees. Last month's minutes had the word 'harvesting' all over them. There was some debate as to whether there was a discussion last month about 'harvesting' municipal property trees vice having a forestry management survey and do some clearing based upon what the survey recommends. Mr. Jones stated that he had 'walked' the area and there are lots of pine trees that will die from beetles, etc. and should be surveyed. There's not much money being paid for pine right now, though. Per Mr. Lewis, I don't have the forestry management report you're speaking of from the previous LRP Board meeting. Council Liaison Hice mentioned that this is just the first step in looking at the municipal property. She also said she had had a forestry consultant come and 'walk off' the 12-acre area behind the Town Hall and give a report and that's the report (see attached). [Each Board member was given a copy of the report]. Mr. Carroll noted that the LRP should be a research board and not a 'tree-cutting' board. Chairman Morgan mentioned that there was a discussion last month about the trees for the overall good of the municipal property. Mr. Lewis questioned where the money would go if the trees were harvested. Council Liaison Hice answered that it would go into the general fund. Mr. Lewis asked if the money could be earmarked specifically to reforest our property. Council Liaison Hice stated she believed it could. Mr. Lewis asked Mr. Routh (in the audience) when the trees were planted. Mr. Routh responded that he thought they were planted in 1963 – 1964. The old pine trees had been taken out in 1962 because they had beetles and they were replaced with the ones that are out there now.

Municipal Complex Master Plan Report – Mr. Niland reported that he had met with Mr. Paul Kron from the Piedmont Triad Council Of Governments (PTCOG) on June 27. We gave him information we have and he's not yet prepared to make a presentation to us. He's got about 17 projects going right now. Mr. Lewis asked what Mr. Kron would be doing for us. Mr. Niland responded that Mr. Kron will be overlaying our current master plan with some changes and options – YMCA, parking area, public restrooms, soccer fields, etc. Per Mr. Jones, Mr. Kron is using our master plan, which is the only one to scale, to make a scaled overlay. Mr. Lewis asked what the LRP Board's responsibility is with this project. Chairman Morgan answered "to make recommendations to the Council". Mr. Marshall noted that this is where the LRP Board was back in January. Discussion ensued – Mr. Marshall noted that Mr. Kron had told the LRP Board that he could 'do' a survey in July, but we didn't give him any information. Mr. Jones stated that we didn't have any information other than little more than an artist's concept. Chairman Morgan noted that Mr. Kron now has the information he needs to provide us an updated master plan. Mr. Niland mentioned that Mr. Kron's work will be done when he can get to it. That's the downside of working with a COG. There's really no rush since we aren't really sure what we want to do. Mr. Lewis asked if the costs / fees were budgeted for this year. Mr. Marshall assured him they were since the Town Council took the budget item from the LRP Board. Per Chairman Morgan, there's \$10,000 set aside for engineering services now, but if it's needed / wanted then the Council will find / fund the money. Mr. Carroll asked how that works. Council Liaison Hice instructed that the LRP would present their findings and background information to the Town Council and make their recommendations based on their research and findings. Then the Town Council can make an informed decision as to where the funds are drawn from. A discussion took place: It was stated that the LRP has entered into agreements in the past for small amounts with private contracts. There's a cut-off amount we can spend / not spend as a board. Chairman Morgan interjected that Paul Kron / PTCOG will give us pricing for their final overlay delivery based on what we want on the overlay. Mr. Jones instructed that all the drawings in the past had been artist concepts and were not to scale. Now we will have the ability to tell Mr. Kron exactly what we want and it can be put on the master plan 'to scale'. Chairman Morgan asked Mr. Niland to keep the LRP Board informed of Mr. Kron's progress. Council Liaison Hice mentioned that the January 2007 minutes said that the mission of the LRP Board was to work with the municipal complex plan. Mr. Lewis asked how long the LRP Board had been working? Council Liaison Hice clarified that Alley, Williams, Carmen, and King had done four (4) plans in 2000 and the Town Council selected one of them (Plan 2). We're now at a point where we can make the

decisions. Mr. Lewis stated that was a 'weak' goal for the LRP Board. He went on to state that his new daughter will be eighteen and the LRP Board will still be working with 'the plan'. Discussion took place re: why nothing has been done. Ms. Perdicho spoke up and said 'you're saying we can't get anything done until someone's hired' (e.g., Mr. Kron)? Chairman Morgan responded, "Yes – A Paul Kron will pull all the information that's been gathered together, could even be through a survey and/or public forum if needed, and develop the master plan from that. The Town Council has decided whom to hire, by vote. In the mean time we can just discuss what's needed." Mr. Jones offered that Mr. Kron is a landscape architect and not many firms have landscape architects along with municipal planners. I believe Mr. Kron has both certifications. Council Liaison Hice stated that Mr. Kron must stay within federal and state guidelines regarding wetlands, etc. Chairman Morgan noted that he was very comfortable using PTCOG and Mr. Kron and will recommend that the Town Council 'hire' him for this service. Question: If other requirements are needed then don't we need to get that information to other vendors to bid on? Per Mr. Niland, No. Some continued discussion took place re: the estimated \$10,000 for the work from PTCOG can probably be lowered now that they know we had some of the information that they originally thought they would have to be researching / providing.

LRP Board Recommendations [6/ 3/ 2/ 1] – Chairman Morgan itemized the six (6) recommendations the LRP Board has made to the Town Council recently:

- 1) Paul Kron / PTCOG – looks good, but still on the 'table'
- 2) Gazebo – we've made a suggestion to move it to prevent / avoid liability issues. This is still before the Town Council and on Mr. Niland's 'plate' for further research re: ADA accessibility issues. Council Liaison Hice asked if a wheelchair could get into the gazebo. Mr. Niland responded that it probably couldn't since the gazebo 'door' opening is 36" and a wheelchair needs 48". Mr. Lewis stated that all of this was voted on when he and Ms. Perdicho were absent from meetings and only passed 3/2 so it was 'ram roded' through. Mr. Carroll stated that the gazebo was only a decoration anyway. Do people really sit up / go up there? Mr. Morgan responded that yes, people really sit up / go up there, plus Dr. Fields wants to plant flowers around the base and he keeps asking when he can do that.
- 3) Permanent soccer fields – We've given the Council a good recommendation to establish permanent soccer fields behind the current 'temporary' soccer fields. It's all been mowed. It may not be ready to play on for the Fall soccer season – may need more plugging, etc. - but the field is coming along.
- 4) Power line EMF's – The readings for the electro-magnetic frequency transmissions are completed and completed in sufficient time as to include them in our report to the Council re: the permanent soccer field recommendation.
- 5) Farmer's Market / Picnic Shelter Restroom – We made the recommendation to the Town Council to modify the Town Hall foyer to create outside access to the restrooms. The recommendation was rejected, but the 'project' was turned into a recommendation for a restroom facility out in the Farmer's Market / Picnic Shelter storage area.
- 6) Restroom on the Soccer Complex – This didn't receive Council approval because there's no master plan yet.

New Business

Native North Carolina Trees Report – Chairman Morgan stated that each LRP Board member has a copy of a handout (attached) of all the NC native trees and what will flourish in this area. The magnolia area of the municipal property has been discussed in terms of leaving it 'native'. Chairman Morgan's goal is to select some trees so they can be ordered and volunteers can plant them in the fall. Mr. Marshall pointed out that the LRP Board did not pass his motion a couple of months ago dealing with exactly this subject. Mr. Lewis read directly from the minutes as to the wording of that / those motions. It was concluded that the motions were different (included flowers and were considered part of the 48 acre municipal complex). Mr.

Marshall made a motion to plant some native trees and flowers and complete the path to be ADA compliant and let Dr. Fields plant flowers around the gazebo. Mr. Lewis seconded the motion. Discussion took place: Mr. Marshall mentioned that he has a plan with no costs from one of our previous meetings. Mr. Jones said that when they cut it out up there (the magnolia tree area) it cost \$8,000 just to cut some brush. Mr. Carroll said he had trouble imagining how anyone would use that land at this point. It could be part of the 48-acre plan as a park area. People drive by now and because of the 15' grade they just don't notice it. Have you seen anyone chose this 'park' over going to Hagan-Stone? Maybe at some point, but not now! Mr. Routh interjected that the LRP Board may want to wait until the committee determines whether to build the path or move the gazebo for ADA compliance. Mr. Marshall withdrew his motion based on the points that Mr. Routh just brought up. Mr. Lewis posed the questions – is the Town still liable? Don't we still need to put up signs? Mr. Niland stated that according to the attorney we're / the Town is still liable – with or without posted signs. Mr. Lewis stated he was not in favor of moving the gazebo and that his goal is to 'do' things for the Town and it's people. That's why he joined the LRP Board. What has been the reason behind the whole magnolia tree project? Chairman Morgan interjected that the tree is to be enjoyed in a park-ish area. Then, Mr. Lewis stated, the path shouldn't be the hindrance to enjoying the area. Chairman Morgan asked if there was any more discussion.

LRP Board / Land Use Committee – Chairman Morgan stated he wants to discuss where the LRP Board goes from here. He stated that his feelings are that the LRP Board can go no further until the Town Council hires a planner and gets a mater plan. Chairman Morgan proposed to discontinue LRP Board meetings until new agenda items require that they meet again. Though, Chairman Morgan suggested that all LRP Board members should attend the Strategic Land Use Plan Committee meetings since each LRP Board member is also a member of the Committee. The two groups shouldn't necessarily 'merge', but the LRP Board shouldn't meet until the master plan is done or the Town Council wants the LRP Board to meet for some reason. Mr. Marshall stated that the LRP Board has lots of things to discuss – like water and sewer. Mr. Lewis read from the January LRP Board minutes the list of things the LRP Board should be doing. Some discussion followed re: why the LRP isn't used when they're there to be of service to the Town Council and the citizens of Pleasant Garden. Ms. Perdicho spoke out and said she is upset. When she signed up for the LRP Board she was ready to work and is now frustrated by the lack of respect for their volunteer time. It's an insult! As much as needs to be done in this Town and the talented members of the board who are willing and able to share their time and skills and you're suggesting there's nothing for us to do? So, we're just sitting here waiting for things to 'come up' and be assigned to us? Chairman Morgan responded that we're waiting for Mr. Kron and the master plan. Ms. Perdicho asked again if there was anything else the board members could be working on. Mr. Marshall stated that there are things Mr. Rojeski could discuss, like Greensboro encroachment and what to do, that could keep the Board engaged. Mr. Carroll stated that he is comfortable with the fact that if there's something to be discussed then the Board will meet, otherwise not. The discussion continued for a period of time then Mayor Wallace took the floor and said he wanted to wait for staff comment, but feels it necessary to take the floor at this point. Mayor Wallace went on to say that he thinks the LRP Board should continue to meet even for just a few minutes a month. He stated that he originally wanted a professional to do this land use plan and was unimpressed with Mr. Kron / the PTCOG and their presentation, but liked BWA who came and presented to the Council three (3) times and got frustrated because no decisions were being made by Pleasant Garden. We're all frustrated – the Town Council and the Boards. I have expectations of what the Town wants and needs and want to see these things come into the master plan. I'd like to hope Mr. Kron / PTCOG can do that for us. BWA gave us that in their presentation. We need to know what all the issues are; we need to relocate the boundaries, but first need to know where the actual / real boundaries are; we need to locate the wetlands / identify by gis / gcs; locate existing septic fields and what the costs / feasibilities are to pump them to other area of the 48 acres; concept the master plan – what do the people want and what does the municipality need for the now and the future – 10 years / 50 years, etc.? Mayor Wallace promised to sit down with Mr. Kron and find out what we should expect. The LRP is charged

with making recommendations, not with awarding contracts, but the budget funds are available for the LRP to use for research that may be required in order to make recommendations – for fact finding. Public input on the master plan will be needed. I do understand your frustration – we don't all agree all the time, but we need to work on it. Public water in Pleasant Garden could be an option 4 – 5 years from now. Sewer? Who knows whether we can support one / and who would support it? Can we tap into Greensboro / Guilford County? These things are all up for discussion and research – public streets and roads and signs, for example. We get \$110,000 per year to maintain roads / signs. Do we want to 'own' the roads? Do we want to maintain them? Would it raise property values? How about street lights? If Pleasant Garden wants Powell Bill money we need to provide two (2) services to the Town. How about trash services? The long-term land use plan is not to be put on the shelf – you do your budget by it, you make your plans and make revisions when necessary. We can disagree on the process, we just need to get some agreement as to where we want to go. Ms. Perdicho interjected the members of the LRP Board are looking for some cohesion from the Town Council as to what the LRP needs to be working on. We don't need to be assigned projects by 'individuals', but from a cohesive council. No 'pet' projects from individuals. Chairman Morgan interjected that he believes this board agrees there's a need for a master plan. Ms. Perdicho said that they didn't understand her frustration. That there must be other issues that the board members can be given to work on. Mr. Carroll interjected that the LRP Board is a 'tool' for the Council and if "we're done for now, then we can go home for now and be called back up when needed." I don't want 'busy' work. No one does! Mayor Wallace responded that for the next two (2) months Benchmark is reviewing the surveys for their economic development presentation in September. Listen to the results and formulate where you think Pleasant Garden is headed and provide that information to the Town Council. I'm interested in what the citizens of Pleasant Garden want. The Town Council will listen to recommendation the LRP Board makes as to what the citizens of the Town of Pleasant Garden need. Maybe Ms. Perdicho would be interested in making that type of presentation to the Town Council. Chairman Morgan welcomed comments from all the LRP Board members and the Town Council as to what LRP should do about the August meeting (August 21). Mr. Jones mentioned that no one attends the meetings so they must not have opinions / pressing issues. Mayor Wallace stated that in order to protect the integrity of the town is the purpose of the land use plan. We will need a plan to 'facilitate' the land use plan. We'll look to the LRP Board for those inputs. Chairman Morgan asked if there was any further input. Mr. Carroll suggested that if the Council suggests a topic to research / discuss, then the LRP Board would meet, but for August maybe they can wait until a week before and if no agenda items come up then the meeting can be cancelled.

Public Comment

None – Mr. Routh, who intended to speak, left before this point in the meeting.

Staff Comment

Council Liaison Hice stated that she's opposite from the Mayor in that she does get calls and is stopped on the street by citizens who want to talk and let her know their opinions. Let's think about why Pleasant Garden incorporated in 1997. Let's think about why people wanted to incorporate and why Pleasant Garden didn't want to become a mini-Greensboro. Those thoughts should drive us to make our long-range plans for this town. We've invested \$50,000 into the strategic land use plan and should get the best results we can for the money and time we've spent.

Board Comment

Mr. Marshall asked Chairman Morgan repeatedly if there were any other meetings to discuss the municipal complex forestry management 'thing' before this meeting? When he received no response he posed the question to Council Liaison Hice who responded 'no' – that's (attached letter) from Dan Edwards. Councilman Morgan stated that he's happy to pay the additional \$.05 tax just to be separate from

Greensboro. He went on to say that he's aware there are many issues in Pleasant Garden, but they are all resolvable and life is good in this town.

Adjournment

At 10:25 pm Mr. Marshall made a motion to adjourn, seconded by Mr. Hinshaw. **Motion carried 7/0.**

Clerk

Date

Chair