

**Town of Pleasant Garden**  
Long Range Planning Board  
January 15, 2008  
Kirkman Municipal Building

*The next scheduled regular meeting is February 19, 2008 at 7:00 pm.*

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**Minutes**  
Regular Meeting

**Attendance**

Melvin Hinshaw  
Donald Jones  
Wayne Kirkman  
Alan Marshall, Vice Chairman  
Scott May  
Glenn Morgan, Chairman

**Others in Attendance**

Mayor Anne Hice / Council Liaison  
Sandy Carmany / Interim Town Clerk  
Darla Robenolt / Assistant Town Clerk (Part-time)

**Audience**

none

A quorum was present.

Mayor Hice called the meeting to order at 7:00 pm.  
Donald Jones presented the Invocation.  
The Pledge of Allegiance was led by Mayor Hice.

**Direction from the Town Council for 2008**

Mayor Hice welcomed the members of the board to the meeting. She noted that most of the Board's work for the coming year would probably be driven by the Land Use Plan that will hopefully be adopted by the Town Council in April.

Mayor Hice introduced Interim Town Clerk Sandy Carmany.

Mayor Hice called attention to the financial update on the Board's budget expenditures prepared by financial consultant Kim Payne. (Copy attached) Mr. Payne will be providing an update for each meeting.

**Oath of Office**

Mayor Hice administered the Oath of Office to all members of the Board. Each member signed the Oath and the forms were collected.

### **Election of chairman and vice chairman**

Mayor Hice opened the floor for nominations for the position of chairman. Melvin Hinshaw nominated Glenn Morgan for chairman. Mr. Morgan was elected with a roll call vote, **6-0**.

Chairman Morgan assumed control of the meeting and opened the floor for nominations for the position of vice chairman. Donald Jones nominated Alan Marshall for vice chairman. Mr. Marshall was elected with a roll call vote, **6-0**.

### **Unfinished Business**

Chairman Morgan presented the Long Range Planning Board 2007 Year-in-Review. He listed the following accomplishments:

- The Board recommended in an early meeting that Christmas banners be purchased and erected in the town. The Town Council accepted that recommendation and purchased them. Lots of compliments were received from citizens about how attractive they were. Mayor Hice noted that Mike Reddick had erected and removed the banners with safety assistance from a sheriff's deputy. Only one banner received a small tear. The banners are currently being spread out in the Town Hall attic until they are thoroughly dry to avoid mold and mildew.
- Three acres of land were cleared in the lower quadrant to add another soccer field; the entire soccer program can now be accommodated. A bathroom was requested as well as one to serve the Farmers Market and quotes were obtained, but the Town Council has not made a decision. Mayor Hice and board members discussed that with the Town Council's earlier decision not to support the proposed new YMCA, there can now be a much clearer focus for the municipal complex and they could now move forward on an entire plan instead of a piecemeal one.
- The magnolia tree area/gazebo has been finished. The landscaping must be watered due to the drought. The handicapped ramp will be painted once the wood has cured.
- The final planning stages are ready to go to Paul Kron but are currently stalled due to Mr. Kron's health problems. The 48 acres might have to be done in stages, and management of the tree areas will be included in the Master Plan for this property.

Mr. Jones asked what would be built in the Master Plan. Mayor Hice responded that they are waiting for Mr. Kron to present updated ideas plus the current transition in town staff is delaying things. She also noted that a septic system could only be placed inside a limited area, restricting what can be placed in which areas.

Chairman Morgan stated that the public is talking about multi-use athletic fields, a community building, and lots of open area.

Mr. Jones noted that last year's plans were not to scale; that has since been corrected. He asked how much of a plan will we have. Current drawings are based on a "what if" question from a 2000 citizen survey. Sometimes people say they want something but are unwilling to pay for what they said they wanted. Also, will they use it?

Mayor Hice responded that the Town Council would be developing a Capital Budget as required by law to designate the use of the accumulated \$1.4 million.

Chairman Morgan stated that we shouldn't spend the money just because it is there, but we do need to follow the will of the people.

Mr. Jones noted that facilities have to be staffed after they are developed and again asked if new facilities would be used by the public.

Mayor Hice would like to see Town Hall utilized more.

Mr. Marshall said the idea of the town taking over the Community Center is still floating around in the community. Some of the ideas proposed for the new facilities are already there at the Community Center. Mr. Morgan noted there does not seem to be a grand swell of support from the public to do this. Mayor Hice said the town needs to take care of what we already have.

### **Approval of Minutes**

Chairman Morgan presented the minutes of the November 20, 2007 Regular Meeting. **MOVED** by Mr. Jones to accept the minutes as written; seconded by Scott May. The motion was **APPROVED**, 6-0.

### **New Business**

Chairman Morgan presented an overview of his vision of issues this Board should address during this year and asked for them to be considered.

1. Unite this Board to work together on specific direction from the Town Council, working together and taking marching orders from the council, in a civil and friendly manner.
2. Possibly to put a Master Plan on paper for the municipal complex.
3. Implement the Land Use Plan after the Town Council adopts it, a great thing to have when we are united in vision.
4. Is the town getting ready for a tax cut? If so, the spending days will be over.

He noted that these items were not particularly ambitious but were a goal to strive for. He then asked for other ideas

Mr. Jones likes the suggestion that Vice Chairman Marshall made in the public comment portion of a previous Town Council meeting – that “pet projects” not be funded unless presented at two council meetings to allow for adequate public input with failure to do so requiring a 4/5 vote of the Town Council to approve it. Chairman Morgan and Mayor Hice noted that this could become part of the Town Council’s financial policy. Mayor Hice noted that the Town Council has awarded 10 times the amount of contributions to outside organizations in the last six months than were awarded the entire previous year (\$106,000 versus \$10,000) and that a policy or process is needed to guide these expenses.

Chairman Morgan asked what would happen to the old Community Center lights; could they be reused to light the new soccer field? Mayor Hice responded that the old lights were unsafe, energy-suckers, and 40 years old. The town also has to be a good neighbor to nearby homes and not have light spilling over onto them. She noted that this was her personal opinion – this issue has not been discussed by the Town Council.

Mayor Hice stated that the Town Council would have goals identified after its February 2 Planning Meeting and the adoption of a Land Use Plan. Vice Chairman Marshall noted that due to the impacts of this plan on both the Long Range Planning Board and the Zoning Board, there might be a need for liaisons between the two boards or joint meetings. Chairman Morgan said this issue would be added to the next meeting agenda for discussion.

Chairman Morgan noted that the previously presented financial statement was merely a status report on the Board's spending to date, submitted just for information.

**Public Comment**

None

**Staff Comment**

Assistant Town Clerk Darla Robenolt requested that whenever someone gives a presentation to the board that copies be provided to the Clerk for the official record.

**Council Comment**

Mayor Hice reminded Board members to adhere to the August memo from former Town Clerk Diana Schrieber setting deadlines for submission of items for the agenda.

Mayor Hice reported on the Education and Recycling Work Group meetings. A "Spring Clean-up" will be held on April 2 where old tires, pesticides, appliances, e-waste, and paint will be accepted at the Agricultural Center on Burlington Road.

The question was asked if Pleasant Garden could use recycling containers, who would empty them, and what about a recycling franchise. Mayor Hice displayed flyers explaining solid waste collection and recycling programs in Guilford County.

Mayor Hice thanked Board members for their willingness to serve. She will send another copy of the previously distributed *Suggested Rules of Procedure for Small Local Government Boards* to anyone who wants it through email.

**Board Comment**

Mr. Jones suggested that a better sound system is needed for the council chambers so that senior citizens will be able to hear the proceedings. The public was unable to hear the town attorney at the previous meeting. Mayor Hice noted that this could be a legitimate use of capital money.

**Adjournment**

Vice Chair Marshall **MOVED** to adjourn the meeting. Chairman Morgan seconded the motion. The motion was **APPROVED 6-0**, and the meeting adjourned at 8:15 pm.

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Clerk

\_\_\_\_\_  
Date

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Chair