



**OAK RIDGE TOWN COUNCIL MEETING
JANUARY 5, 2023 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

Ann Schneider, Mayor
Jim Kinneman, Mayor Pro Tem
George McClellan
Martha Pittman
Spencer Sullivan

Staff Present

Bill Bruce, Town Manager
Sandra Smith, Town Clerk
Sean Taylor, Planning Director
Sam Anders, Finance Officer
Michael Thomas, Town Attorney

1. CALL TO ORDER

Mayor Ann Schneider called the meeting to order at 7:00 p.m.

A. Invocation/Moment of Silence.

Stephanie Ferrell, a member of the Mountains-to-Sea Trail Committee, offered the invocation.

B. Pledge of Allegiance.

2. APPROVE AGENDA

Mayor Pro Tem Jim Kinneman made a motion to approve the agenda as presented, and Councilwoman Martha Pittman seconded. The motion was passed unanimously (5-0).

3. APPROVAL OF MEETING MINUTES

Councilwoman Martha Pittman moved that the minutes of the October 20, 2022, special meeting and the December 1, 2022, regular meeting be approved, and Councilman George McClellan seconded. The motion was passed unanimously (5-0).

4. RESOLUTIONS, PROCLAMATIONS, ANNOUNCEMENTS

Consideration/Approval of Resolution R-2023-01 Supporting Trails and Celebrating the "Year of the Trail"

Councilwoman Pittman read Resolution R-2023-01 which is hereby incorporated by reference and made a part of the minutes.

5. REPORT FROM GUILFORD COUNTY SHERIFF'S OFFICE

Sgt. Andy Southern reported that 172 calls had been received for the month of December resulting in 19 formal case reports which included some vehicle break-ins at Oak Ridge Town Park. He encouraged park visitors to put valuables out of sight and lock their vehicle doors. He introduced Officer Howell who is assigned to patrol within the Town limits.

6. REPORT FROM OAK RIDGE FIRE DEPARTMENT

Captain James Hill reported that there were 105 calls in December and 596 hours of training. He said that in 2022 the department handled 986 calls and 8,118 hours of training.

7. PUBLIC HEARINGS

CASE # RZ-22-03: CU-TC-R (Conditional Use - Town Core-Residential) to CZ-AG (Conditional Zoning - Agricultural). The property is located on the west side of NC Highway 68 N, approximately 800 feet south of the intersection with Fogleman Road, in Oak Ridge Township. The property is Guilford County Tax Parcels #0162806 and 0162815, consisting of approximately 26.7 acres. It is located in the Greensboro (GW-III) Watershed and Scenic Corridor Overlay Zone, and is owned by CL8ON Holdings Inc.

Planning Sean Taylor presented his staff report which is hereby incorporated by reference and made a part of the minutes. He said that the Planning & Zoning Board recommended approval of the rezoning by a vote of (6-0).

Schneider opened the public hearing.

Proponents:

None

Opponents:

None

With no need for rebuttal, Schneider closed the public hearing.

Councilwoman Martha Pittman made a motion to approve the proposed zoning amendment for Case #RZ-22-03 based upon it being consistent with the adopted comprehensive plan, is reasonable and is in the public interest, and Councilman George McClellan seconded.

Council discussion:

Schneider said that she wanted to disclose that she was a neighbor to this property but said that she did not believe that it affected her judgement in this case.

McClellan asked if this property had a business use before it was zoned TC-R, and Taylor replied that limited business was just for a tiny piece of the parcel, but he said that went away with the original rezoning.

Kinneman asked if there was a need for a permit for the driveway, and Taylor replied that a residential single-family does not require a driveway permit.

Schneider said that she thought this rezoning request would be good for traffic on HWY 68 and that the development conditions offering the buffers with Twelve Oaks subdivision was a good idea.

The motion was passed unanimously (5-0).

8. TOWN MANAGER'S REPORT

A. Consideration/Approval of matching Veterans Honor Green donations raised October – December 2022 and moving donations and Town match to the Veterans Honor Green Restricted Fund.

Councilman George McClellan made a motion to approve matching Veterans Honor Green donations raised October – December 2022 and to move donations and Town match to the Veterans Honor Green Restricted Fund, and Mayor Pro Tem Jim Kinneman seconded. The motion was passed unanimously (5-0).

B. Consideration/Approval of the following committee/board appointments:

- **Reappointment of Tammy Gardner to Planning & Zoning Board as ETJ North representative**
- **Reappointment of Stuart Mease and Jim Harton to Finance Committee**

Councilwoman Martha Pittman made a motion to reappoint Tammy Gardner to the Planning & Zoning Board as ETJ North representative and Stuart Mease and Jim Harton to Finance Committee, and Councilman Spencer Sullivan seconded. The motion was passed unanimously (5-0).

C. Any other business.

Town Manager Bill Bruce said that on Tuesday, January 10, 2023, the sealed bids for construction of Phase I of Heritage Farm Park will be opened at 10 a.m. He said that the lowest, responsible bid would be presented to Council for their approval at their February meeting.

9. NEW BUSINESS

Consideration/Approval of consultant selection and assistance and engineering for water storage tank and water main.

Bruce said the Wooten Company was selected by the Water Advisory Committee as the most qualified of the firms that responded to the Town's Request for Qualifications for assistance and engineering for a water storage tank and water main. He said that Wooten Company would also assist the Town with securing an agreement from Winston-Salem/Forsyth County Utilities to provide water to the Town. Bruce said that Wooten's proposal included \$899,100 for engineering services for the elevated water tank and water main.

Councilman Spencer Sullivan made a motion to concur with the Water Advisory Committee's selection of the Wooten Company as the most qualified firm to respond to the Town's Request for Qualifications and to approve the proposal from the Wooten Company for \$899,100 in engineering services for construction of an elevated water tank and a main water line, and Councilwoman Martha Pittman seconded.

Council discussion:

Sullivan said that it had been a long journey for the Town to get this point with water. He said that this would be a significant commitment if Council approved this motion because it would be a concrete step toward building the infrastructure for a municipal water system. Sullivan said that he was very much in favor of this project.

McClellan said that he agreed with Councilman Sullivan, and that construction of the water tank would probably begin by June of this year. He said that this project would help the fire department and reduce homeowner's insurance by providing an additional source of water.

Kinneman said that he had been supportive of a water system from the beginning and was in favor of moving forward with the engineering study. He said that he still had concerns about building the tank and pipe without having a plan that it would be used. Kinneman said that the Town only had one customer right now and that was the fire department. Kinneman said that if the Town ran a pipe without a solid plan that the Town would be on the hook since we have no customers. He suggested that the Town consider making a loop through the commercial core for additional business. Kinneman said that the ongoing maintenance might not be a lot initially but there would be a need to make sure people are using the water because the Town has no leverage to force anyone to connect if they had an existing well.

Pittman said that based on the Request for Qualifications and the recommendation from the Water Advisory Board and staff that she was fine moving ahead with Wooten Company. She said that since Wooten did the original water study that there is a plan that included the commercial loop and future phases. Pittman said that there would still be future decision points where the Town can step away or change direction. She said that she thought this project would be a large piece of the foundation for our municipal water system to meet both our firefighting and our potable water needs of current and future residents.

Schneider said that she was proud and excited to support this motion because it would be a major step in realizing a long-term goal of safe, reliable water for generations. She said that the goal of this project was to have a water system that was fed by a surface water source as opposed to groundwater for wells. Schneider said that while groundwater was plentiful in Oak Ridge it had been proved to be problematic in several areas leading to a number of well failures. Schneider said that she was not a fan of large-scale government spending but that she was committed to using the dollars awarded to Oak Ridge for the good of our residents. She said that the Town had sat on \$1.1 million from the state for over three years because the Town had been waiting to move forward with this project. Schneider said that the elevated water tank would be fed by a high yield well in our Park and it would serve both the Park's water needs as well as the fire suppression needs of the fire department. She said that the project would allow for check-in points to reflect on the kinds of feasibility issues that Mayor Pro Tem Kinneman spoke about. Schneider said that this project would be critical to better

servicing our Town, our commercial core and may present opportunities to partner with neighboring towns as the system expands.

Kinneman said that the pipe would be a secondary project that may take an extended period of time to receive funding for and implement. As a result, he wondered how long Wooten Company's construction numbers would good for, and Sullivan replied that the fee schedule was subject to an annual review.

The motion was passed unanimously (5-0).

Council George McClellan made a motion to instruct staff to amend the scope of work contract to fund the design phase service and a portion of the construction of the elevated tank from the Town's \$1,154,081 state allocation and Councilwoman Martha Pittman seconded. The motion was passed unanimously (5-0).

10. PUBLIC COMMENTS

Carl Leybourne, 8514 Rosedale Dr., thanked Councilman Jim Kinneman for his thoughtfulness and reflective comments on spending money for the water system. He said that he did not understand Councilman McClellan's comments regarding how his homeowner's insurance would be lowered if he was not a user of the new water system.

11. MONTHLY FINANCIAL UPDATE

Finance Officer Sam Anders made a request for Council to approve Piedmont Federal Savings Bank as a depository bank. He said that they were paying 3% more on money market accounts. He said that as a part of the motion he would like to ask for authorization for the signers on the account to be all five Council members and all three finance personnel.

Councilwoman Martha Pittman made a motion to give Finance Officer Sam Anders authority to use Piedmont Federal Savings Bank as a depository for the Town, and Councilman George McClellan seconded. The motion was passed unanimously (5-0).

Finance Officer Sam Anders presented the financial report, which is hereby incorporated by reference and made a part of the minutes.

Mayor Pro Tem Jim Kinneman made a motion to accept the financial report as presented, and Councilman Spencer Sullivan seconded. The motion was passed unanimously (5-0).

12. COMMITTEE REPORTS

A. Special Events Committee

Chair Patti Dmuchowski reported that the committee was excited that they were getting closer to reaching their fundraising goal for the Veterans Honor Green. She said that the Light up the Night event was successful, and it included the fireworks

despite the rain that day. Dmuchowski said that next year's events would include Memorial Day, Veterans Day, July 4th and Light up the Night.

B. Parks & Recreation Advisory Board

No meeting

C. Finance Committee

No meeting

D. Water Advisory Committee

Chair Jim Harton reported that the Town's first customers will be residents who live in Honeycutt Reserves subdivision. He said that the Town had made a request for an extension of the state water funding of \$1.1 million.

E. Historic Preservation Commission

Chair Debbie Shoenfeld said that there was no meeting this month but that members had received training in December from the School of Government.

F. Planning & Zoning Board

No meeting

G. Mountains-to-Sea Trail Committee

Chair Ann Steele reported that there was no meeting in December but that they hosted a wonderful workday on December 17, 2022. She thanked Bill Bruce and Council for their support for the Year of the Trail.

H. Conservation Easement Committee

No meeting

13. COMMUNITY ORGANIZATION REPORTS

A. Oak Ridge Elementary School

Curriculum Facilitator/Principal Intern Molly Stoltz reported that the school was excited about hosting a new pilot program called Colts Coaches. She said the focus of the program was to provide academic, social and emotional support to students and that coaches are retired teachers, grandparents and local residents who meet with students 90 minutes per week in a 10-week cycle to support 2nd and 3rd grade classrooms in the areas of reading and math. She said that more coaches were needed for additional classrooms.

B. Oak Ridge Youth Association

Randy Collins, ORYA's community relations director, said basketball season was getting ready to begin. He thanked the Council for supporting ORYA.

C. Oak Ridge Military Academy

No report

14. PUBLIC COMMENTS

Danny O'Connor, 7565 Barbera Drive in Stokesdale, said that he was the president of Arbor Run HOA and wanted to speak about the three-car accident that happened before Christmas. He said that he wanted to keep the focus on Haw River Road in order to improve safety on the road. O'Connor said that he would like for sidewalks to be built in the section that falls into Oak Ridge.

15. COUNCIL COMMENTS

Councilman McClellan responded to Carl Leybourne's question regarding the water project and how it may result in a reduction in homeowners' insurance rates. He clarified that he was referring to the fire suppression portion of the water project which could increase the fire department's rating that is linked to homeowners' insurance rates.

All Council members wished everyone a Happy New Year.

16. ADJOURNMENT

Mayor Pro Jim Kinneman moved to adjourn the meeting at 8:35 p.m., and Councilman George McClellan seconded. The motion was passed unanimously (5-0).

Respectfully Submitted:

Sandra B. Smith
Asst. Town Mgr./ Town Clerk

Ann K. Schneider
Mayor