



**REGULAR MEETING OF  
THE VILLAGE OF CLEMMONS COUNCIL  
February 10, 2020**

The Village of Clemmons Council met on Monday, February 10, 2020, at 6 p.m. The meeting was held at the Village Hall, Clemmons, North Carolina. The following members were present: Mayor Wait, Council Members Barson, Binkley, Cameron, Rogers and Wrights. Attorney Elliot Fus was also present.

**Call to Order & Pledge of Allegiance**

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

**Public Comments**

There were approximately 16 citizens in attendance. There were eight individuals signed in to speak:

- Stuart Egan, 824 Chester Road, Winston-Salem, NC – expressed that local teacher supplements are important in recruiting and retaining teachers and stated his disappointment in current Council voting to not paint the water tower.
- David Barson, 3929 Woodhaven Court, Clemmons, NC – representing the Clemmons Civic Club stating he wanted to put any rumors to rest regarding the water tower discussion mentioned at the previous Council meeting. He advised the club does not discuss politics or take any sort of action related to politics. He also expressed his support for the ¼ cent sales tax resolution mentioning the passage of the increase would reduce property taxes by one cent.
- Barbara Bell, Clemmons, NC – expressed she is an orchestra teacher that supports the ¼ cent sales tax increase for teacher supplements.
- Suzanne Caroon, 3420 Brookland Drive, Clemmons, NC – asked Council to draft a resolution supporting the ¼ cent sales tax for teacher supplements as the wording on the ballot is ambiguous.
- Lynette Fox, 3505 Meadow Glen Drive, Clemmons, NC – expressed the need for WS/FCS to be competitive with our neighboring counties to retain, recruit and reward teachers.
- Jim Smith, 895 Cameron Village Drive, Winston-Salem, NC – expressed his support of the ¼ cent sales tax increase as it provides the ability to increase teacher's salaries and decrease property taxes.
- Allen Daniel, 100 Fernworth Court, Clemmons, NC – expressed his concerns over the new bridge over Lasater Lake and the unprecedented flooding that occurred with last week's rain. He advised he has a proposal on remedying the problem and if we continue to build, we need to build responsibly. He stated he would support a property tax increase for teacher pay but not the ¼ cent sales tax increase as it can't be guaranteed where it goes.
- Jerry Hobbs, 2510 Caudle Place Lane, Winston-Salem, NC – expressed his concerns regarding the 45mph speed limit traveling north on Peacehaven Road at Hickman Drive. He stated there is a blind curve from behind leading downhill and requested Council consider a 35mph speed limit be put in place at that location.

### **Approval of the Minutes**

Council Member Rogers moved to approve the minutes of the January 27, 2020 regular meeting as presented. The motion was seconded by Council Member Barson and unanimously approved.

### **Approval of the Agenda**

Mayor Wait requested an additional item to “Closed Session” to consult with an attorney employed or retained by the public body in order to preserve attorney-client privilege in accordance with NCGS 143-318.11(a)(3).

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

### **Announcements**

There were none.

### **Business – Information/Review Items for Future Action**

- A. *Marketing and Communications Director’s Report* – Marketing and Communications Director Ford provided an update on the following items and events:
- The month of February is “Neighbors Helping Neighbors” – donation to be made to Clemmons Food Pantry. She advised that last week the scouts collected 4,900 lbs of food.
  - March 6, 2020 will be March Madness in Clemmons with a Lip Sync Battle competition between various participants at Southwest Elementary School. Admission is free but tangible donations will be accepted for the local foster children. The emcee will be WXII’s Kenny Beck.
- B. *Manager’s Report.*  
Council Member Barson requested Dr. Hairston make her presentation as she had another engagement to attend.

Council consensus was to allow Dr. Hairston to present.

1. *¼ Cent Sales Tax for Teacher Pay Presentation* – Dr. Angela Hairston, WS/FCS Superintendent, made a presentation to Council regarding the ¼ cent sales tax for teacher pay that will be on the upcoming ballot for Forsyth County voters’ consideration (attached hereto as Exhibit A and incorporated as a part of the minutes). She advised of the current challenges in filling classrooms with qualified teachers. Forsyth County Commissioner Ted Kaplan also spoke advising this was a unanimous board decision to support the ¼ cent sales tax increase for teacher pay. He stated that if this does not pass, the County will be forced to look at increasing property taxes by 3.5 cents. If the sales tax does pass, there would be a one cent reduction in property taxes. He pointed out that this money will stay in Forsyth County and not be shared across other counties like other tax dollars. When asked why the property tax rate in Forsyth County is as high as other urban counties yet teacher supplements are less, Commissioner Kaplan stated Forsyth County operates the entire library

system along with Tanglewood Park and the schools within the system. Each county has its distinct distributions based upon resources within their respective areas so it is not an even comparison. He said the Forsyth County Board of Commissioners is encouraging the passing of the state budget as well as voted unanimously that all ¼ cent sales tax increase goes to teacher supplements.

2. *Pavement Condition Study* – Steve Lander presented to Council the pavement condition survey information performed by The Kercher Group (attached hereto as Exhibit B and incorporated as a part of the minutes). He advised that 80.2 miles of streets within the Village of Clemmons were studied. The Pavement Condition Index (PCI) is 77.5. Anything greater than 80 is considered “Good” and anything less than 60 is considered “Poor”. Their recommendation is to maintain (as in presentation) with a budget consideration of \$825,000 which is an increase from the \$500,000 amount designated from Powell Bill.
3. *Budget Amendment – Capital Project Ordinance CPO-HWY158-2020-1* – Manager Buffkin advised this is to amend Highway 158 Sidewalk and Tanglewood Greenway Project for reallocation of Sidewalk 158 Stadium to Kinnamon Village and Intersections Improvements Grants to the Highway 158 Sidewalk and Tanglewood Greenway Capital Project in the amount of \$630,400. This will be placed on next meeting’s agenda for consideration.
4. *Declaration of Surplus Item – 1996 Bucket Truck* – Manager Buffkin advised Council the 1996 Bucket Truck was sold to the Town of Atlantic Beach for \$4,800.

Council Member Rogers made a motion to declare 1996 bucket truck as surplus. The motion was seconded by Council Member Wrights and unanimously approved.

5. *Peter Clemmons House Discussion* – Mayor Wait advised that Mr. Ogburn (current owner of the house) is exploring options to sell the home along with the historical preservation of the house. He is working with Michelle McCullough from the City of Winston-Salem. He is requesting monetary assistance with the preservation (approximately \$8,000-\$10,000). Council Member Cameron inquired if Occupancy Tax funds can be used for this purpose. This will be looked into further.

Council Member Cameron requested two additional items be discussed under “Manager’s Report”. These items are the Manager’s Weekly Report and Kinnamon Village Loop.

Council Member Cameron made a motion to amend the agenda for discussion of two additional items: Manager’s Weekly Report and Kinnamon Village Loop. The motion was seconded by Council Member Barson and unanimously approved.

6. *Manager's Weekly Report* – Manager Buffkin will resume sending out weekly updates to Council.
  7. *Kinnamon Village Loop* – Manager Buffkin advised that in reviewing records, this street had never been taken over by the Village. He will move forward compiling all necessary information to have the Village accept this street into the system.
- C. *Attorney's Report* – nothing to report.
- D. *Planner's Report* – Planning Board will be meeting next week to discuss two cases.

### **Business – Action Items**

Council Member Binkley asked to be excused from the discussion of Business Item E. as he is a teacher with WS/FCS.

Council Member Barson made a motion for Council Member Binkley to be excused for Business Item E. and abstain from the discussion. The motion was seconded by Council Member Cameron and unanimously approved.

- E. *Resolution 2020-R-2 Supporting Forsyth County to Add ¼ Cent Sales Tax for Teacher Pay* - Resolution 2020-R-2 Supporting Forsyth County to Add ¼ Cent Sales Tax for Teacher Pay was presented. Council Member Barson read a prepared statement (attached hereto as Exhibit C and incorporated as a part of the minutes). A discussion followed. Council Member Rogers identified language within the resolution that he wanted to be removed as he stated they can show support for something but do not need to tell voters how to vote. Other members all expressed similar sentiments.

Council consensus was to direct Staff to amend Resolution 2020-R-2 Supporting Forsyth County to Add ¼ Cent Sales Tax for Teacher Pay by removing language urging voters to vote a certain way and providing an explanation of how property taxes could potentially be impacted.

Council consensus was to direct Staff to share information avenues via social media and email directing the public so they can educate themselves on the topic that will be placed on the ballot in order to make an informed decision.

- F. *Consideration of Contract from Gibson & Company, P.A. for Audit Services* – Manager Buffkin presented the Audit Contract from Gibson & Company, P.A. in the amount of \$15,700.

Council Member Barson moved to approve the Audit Contract with Gibson & Company, P.A. as presented. The motion was seconded by Council Member Rogers and unanimously approved.

- G. *Council Comments* – Council Member Barson requested Staff share the information regarding the speed limit evaluation from state roads (referring to Mr.

Hobbs' public comment specifically Peacehaven Road). Council Member Barson clarified a point made earlier on teacher raises being 3.9% biennial.

- H. Closed Session to Discuss Property Acquisition in accordance with NCGS 143-318.11(a)(5) and to consult with an attorney employed or retained by the public body in order to preserve attorney-client privilege in accordance with NCGS 143-318.11(a)(3) - Council Member Wrights moved to go into closed session to discuss Property Acquisition in accordance with NCGS 143-318.11(a)(5) and to consult with an attorney employed or retained by the public body in order to preserve attorney-client privilege in accordance with NCGS 143-318.11(a)(3) at 7:59 p.m. The motion was seconded by Council Member Cameron and unanimously approved.

At 9:17 p.m., Mayor Wait stated that by unanimous vote Council chose to reconvene the open session with no action taken.

### **Adjournment**

Council Member Rogers moved to adjourn the meeting at 9:18 p.m. The motion was seconded by Council Member Barson and unanimously approved.



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John Wait  
Mayor

ATTEST:



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Lisa Shortt, NCCMC  
Village Clerk

**¼ CENT SALES TAX  
FOR TEACHER SUPPLEMENT INCREASE**



# WHY DO WE NEED THE ¼ CENT SALES TAX

Forsyth County has the lowest teacher supplement among NC's major urban areas

Approximately 15% of teachers leave our schools each year (540 teachers)

Currently have approximately 30 teaching positions in our schools unfilled with licensed teachers. (*as of Nov. 2019*)

# AVERAGE TEACHER SUPPLEMENT 2018-19

## URBAN COUNTIES

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<b>Wake County</b>	<b>\$8,720</b>
Charlotte- Mecklenburg	\$8,101
Durham County	\$7,005
Guilford County	\$4,751
State Average	\$4,580
Winston-Salem/Forsyth	\$4,251

Source: NCDPI Statistical Profile

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# HOW MUCH WILL THE ¼ CENT SALES TAX GENERATE?

- Estimated \$13 million in first year
- Increase to over \$14.3 million by 2025

# HOW WILL THE NEW REVENUE BE USED?

- Dedicated to increasing WS/FCS classroom teacher supplements
- Increase will range from \$2,000 to \$3,000 per teacher, per year
- Will lower Forsyth County property tax rate 1 penny

# EXEMPT FROM ¼ CENT SALES TAX

- Groceries and Gasoline
- Unprepared foods or “groceries” – exemption does not include soft drinks, candy, dietary supplements, food sold through a vending machine.
- Prescription Medication
- Motor Vehicle and Home Sales
- Rent
- Other exemptions as listed within the legislation

# CURRENT SALES TAX COMPARED TO SURROUNDING COUNTIES

- Forsyth County (Currently) 6.75%
- Guilford County 6.75%
- Davidson County 7%
- Davie County 6.75%
- Rockingham County 7%
- Stokes County 6.75%
- Surry County 7%
- Yadkin County 6.75%

# **SURROUNDING COUNTIES ALREADY APPROVED ¼ CENT SALES TAX**

Davidson

Rockingham

Surry

42 NC counties already passed a similar sales tax

# OUR CHOICE ¼ SALES TAX OR INCREASE IN PROPERTY TAX RATE

Generates \$13 Million In Teacher Supplement Funding

¼ Cent Sales Tax



OR

3.5 Cent Property Tax Increase



# BALLOT WORDING

## Forsyth County Local Sales and Use Tax

Local sales and use tax at the rate of one-quarter percent (0.25%) in addition to all other State and local sales and use taxes.



**For**



**Against**

February 13 – February 29 - Early Voting

March 3, 2020 – Primary Election Day

# VILLAGE OF CLEMMONS, NC

## 2019 PAVEMENT MANAGEMENT REPORT

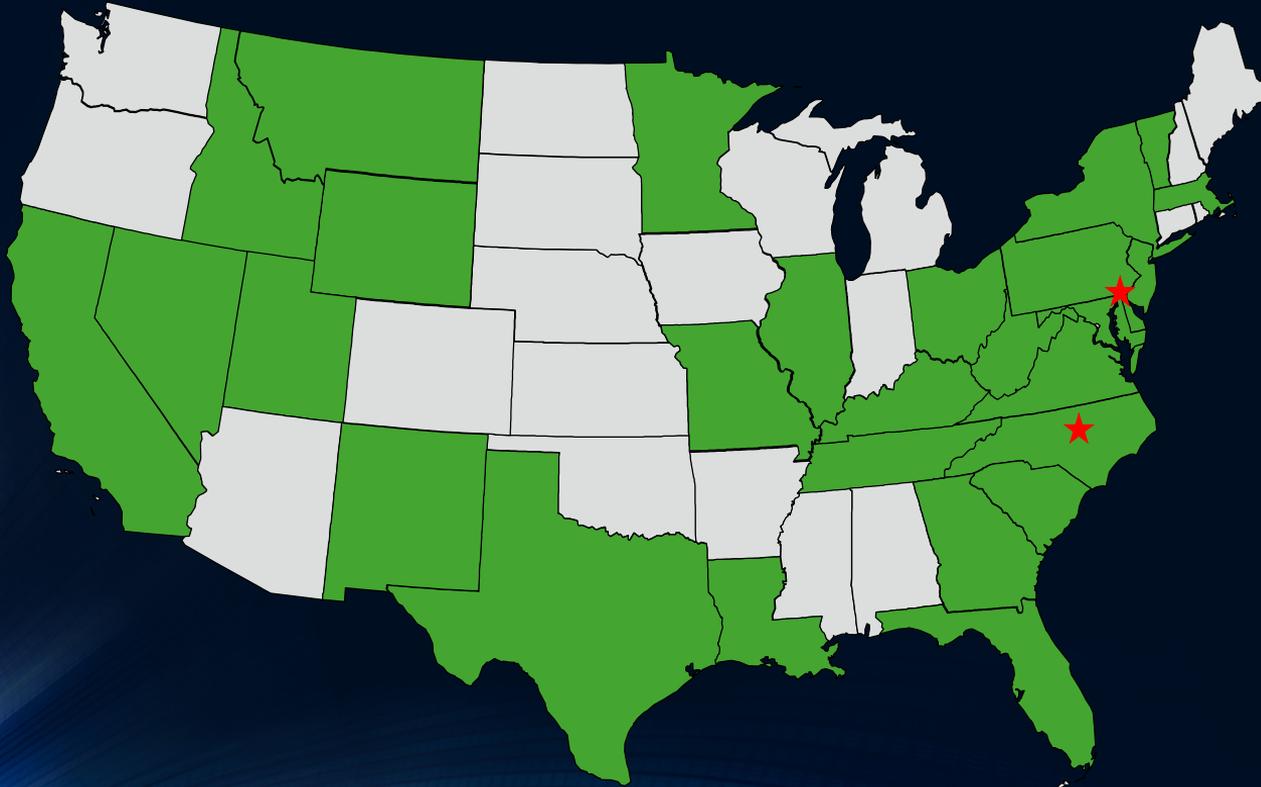
### COUNCIL MEETING

FEBRUARY 10, 2020

STEVE LANDER, P.E.



# National AMS/PMS Implementation Footprint



# Kercher Team NC Projects



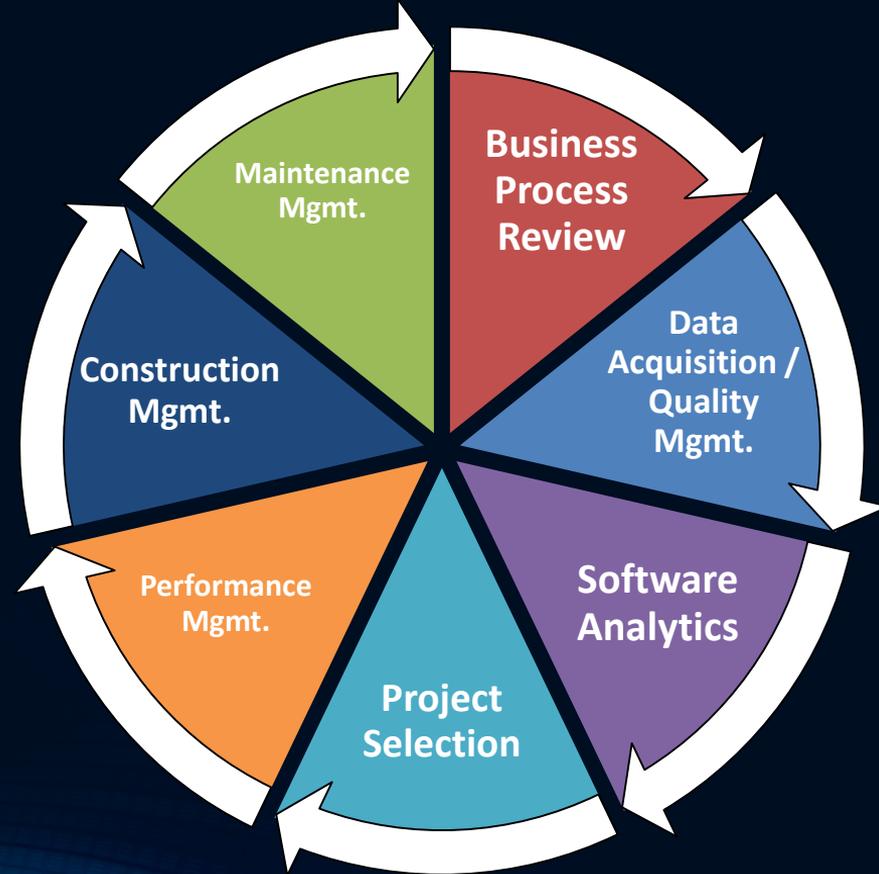
# Complete Pavement Management

**PLAN MANAGEMENT**

**MAXIMIZE  
BENEFIT/LOS**

**MINIMIZE  
RISK/COST**

**MANAGE  
CHANGE**



# PCS Methodology



# Data Collection

1. Clemmons maintains 80.2 miles of asphalt streets
2. Kercher/SEPI completed the PCS in June 2019
3. Data Collection
  - Seven common pavement surface distresses observed (LTPP)
    - Fatigue Cracking
    - Transverse Cracking
    - Block Cracking
    - Reflective Cracking
    - Patching/Potholes
    - Surface Defects
    - Rutting/Roughness

# Findings

- PCI = 77.5
- Village streets are above average
  - Other PCIs
    - Conover, NC (62 miles): PCI = 71.8
    - Greensboro, NC (1,100 miles): PCI = 53.6
    - Mathews, NC (100 miles): PCI = 75.1
    - Mint Hill, NC (110 miles): PCI = 80.1
    - Monroe, NC (171 miles): PCI = 64.5

# Clemmons Roadway Network Net Worth

- Clemmons Streets – 1.0 million SY
- Reconstruction Cost – \$32.00 /SY
- Roadway New Worth – \$32 million

# Smarter Analytics

Make Better, Data-Driven Decisions



AgileAssets is the Leading Global Provider of Integrated Infrastructure Asset Management Software Solutions

Maintenance Manager™

Maintenance Management System

Pavement Analyst™

Pavement Management System

Bridge Analyst™

Bridge Management System

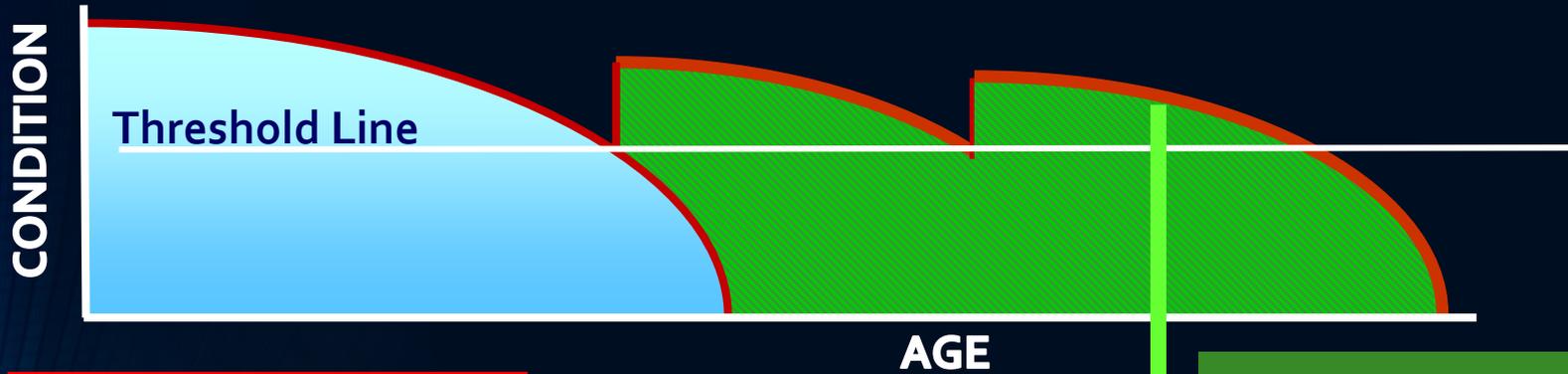
Optimisation  
An Trade-Off Analyst™

Funding Allocation Analysis System  
ROI increased 274%

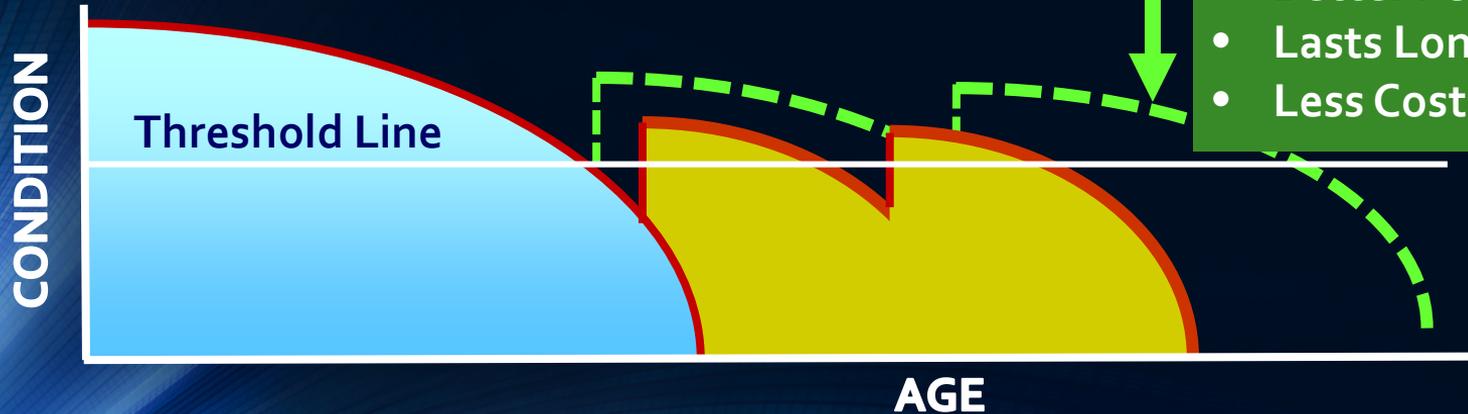
# Optimization

**Ensuring that the  
Utilization of Resources is Maximized  
to Achieve Desired Goals**

# "Benefit" Over Time



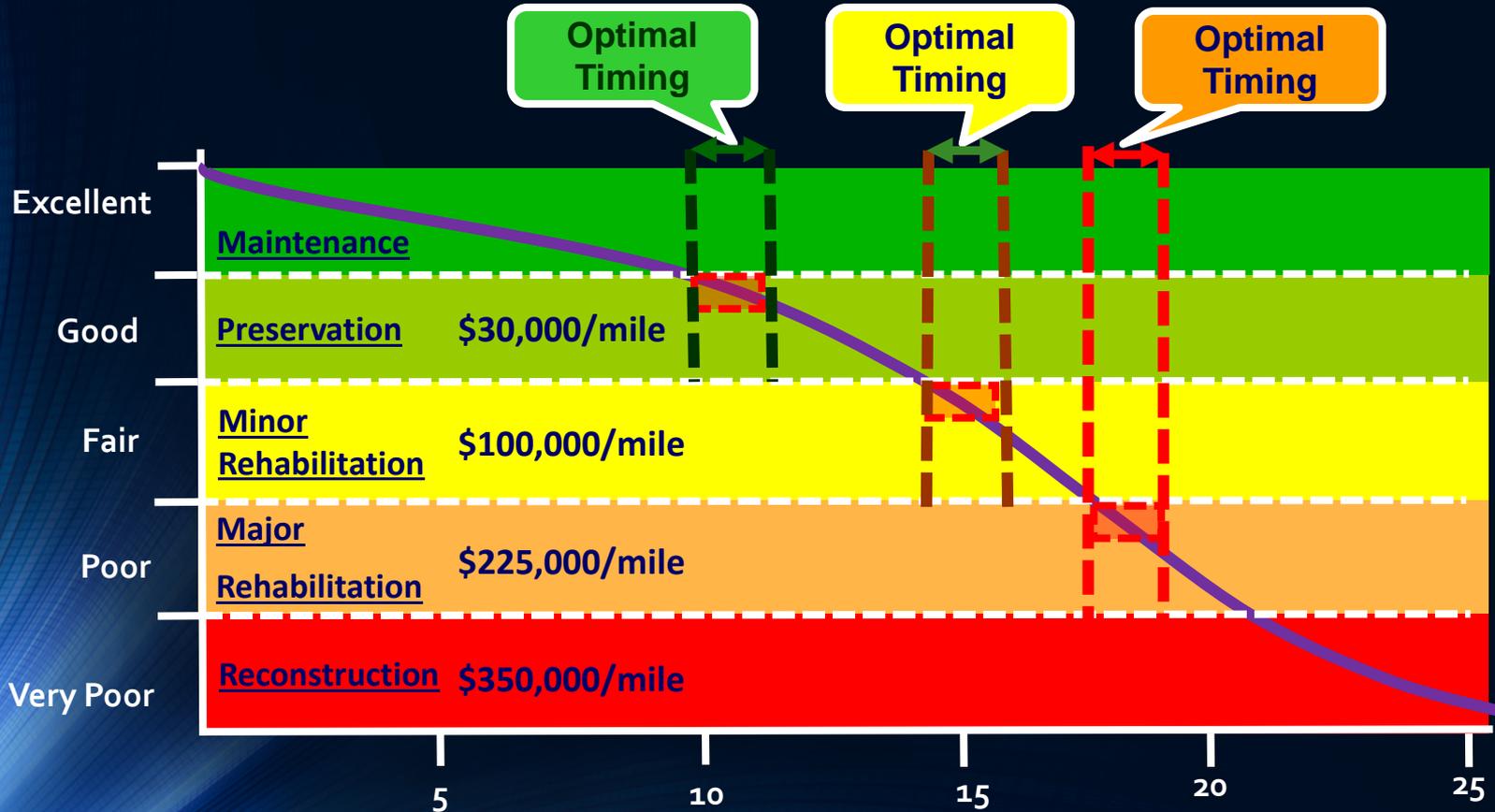
**Delaying Treatment**



Proper Timing:

- Better Performance
- Lasts Longer
- Less Cost

# Optimization – Picks The Winners



# Utilize the Entire Toolbox



Crack Sealing



Patching



Rejuvenation



Scrub Seal



Microsurfacing



HIR



CIR



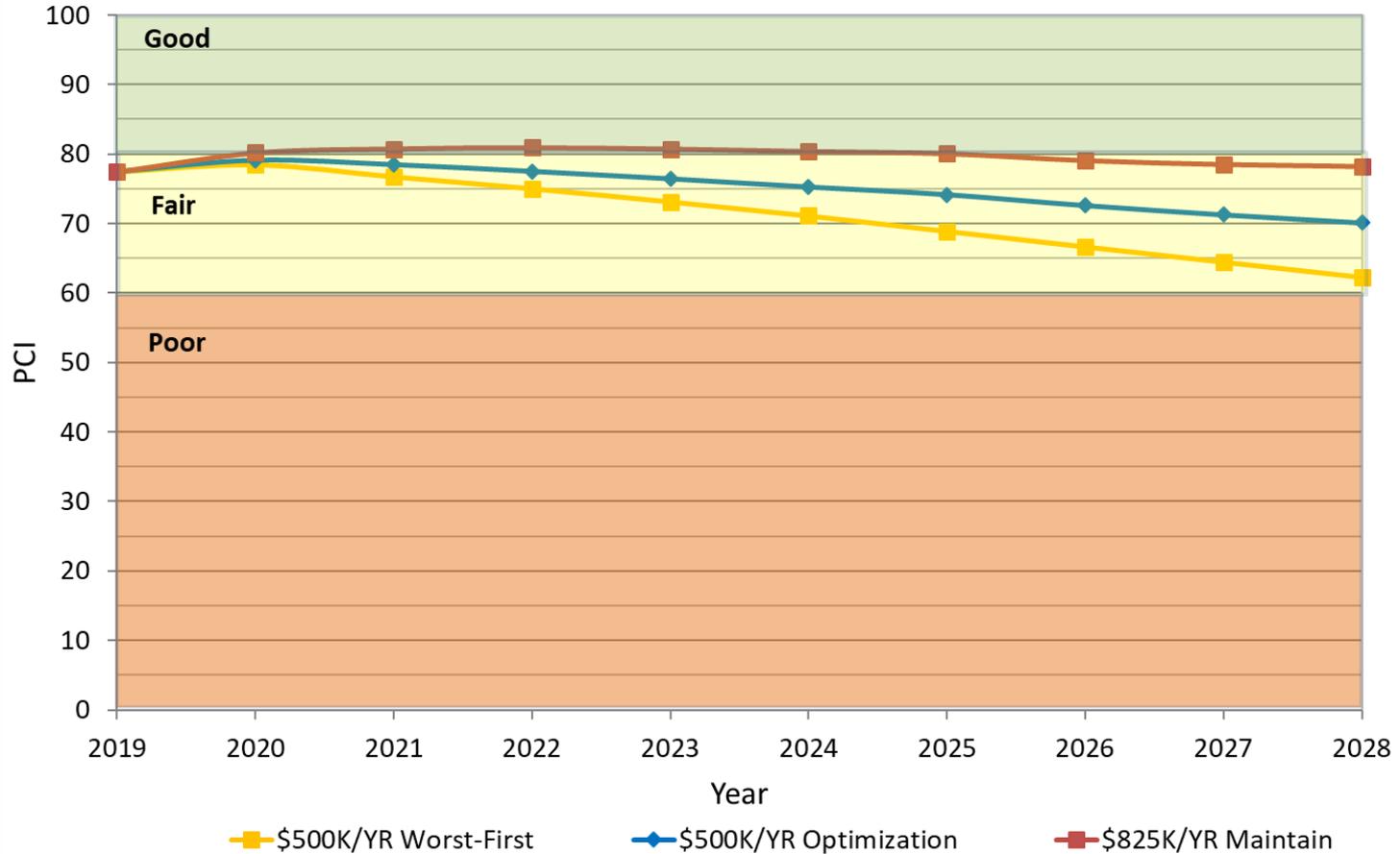
FDR

There is a most Cost-effective Treatment  
for every combination of Distresses

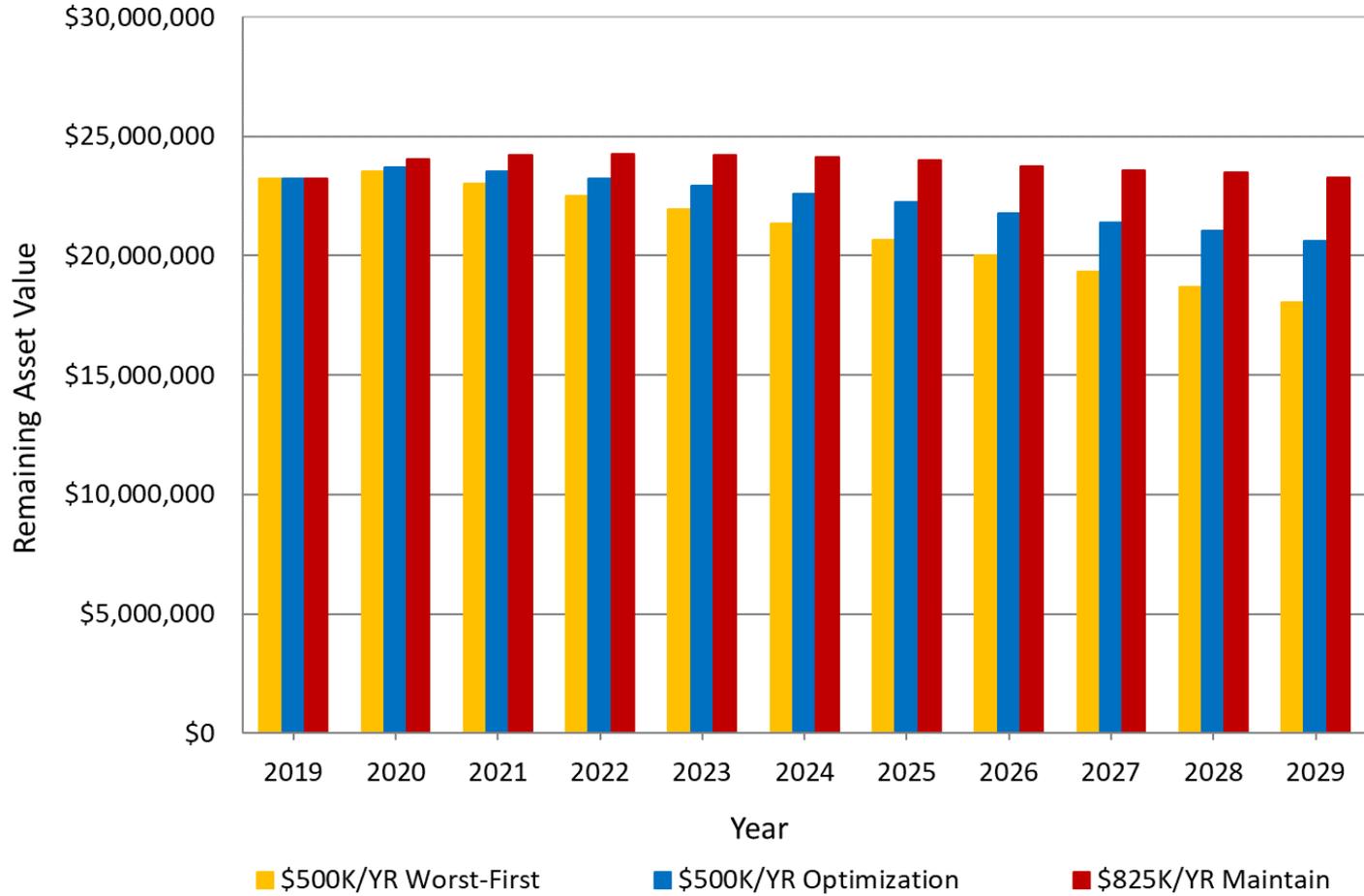
# Results of the Analysis

- 4 Budget Scenarios
  1. \$500K/YR – Worst First
  2. \$500K/YR – Optimized
  3. \$8.25K/YR – Maintain
  4. \$8.75K/YR – No Preservation

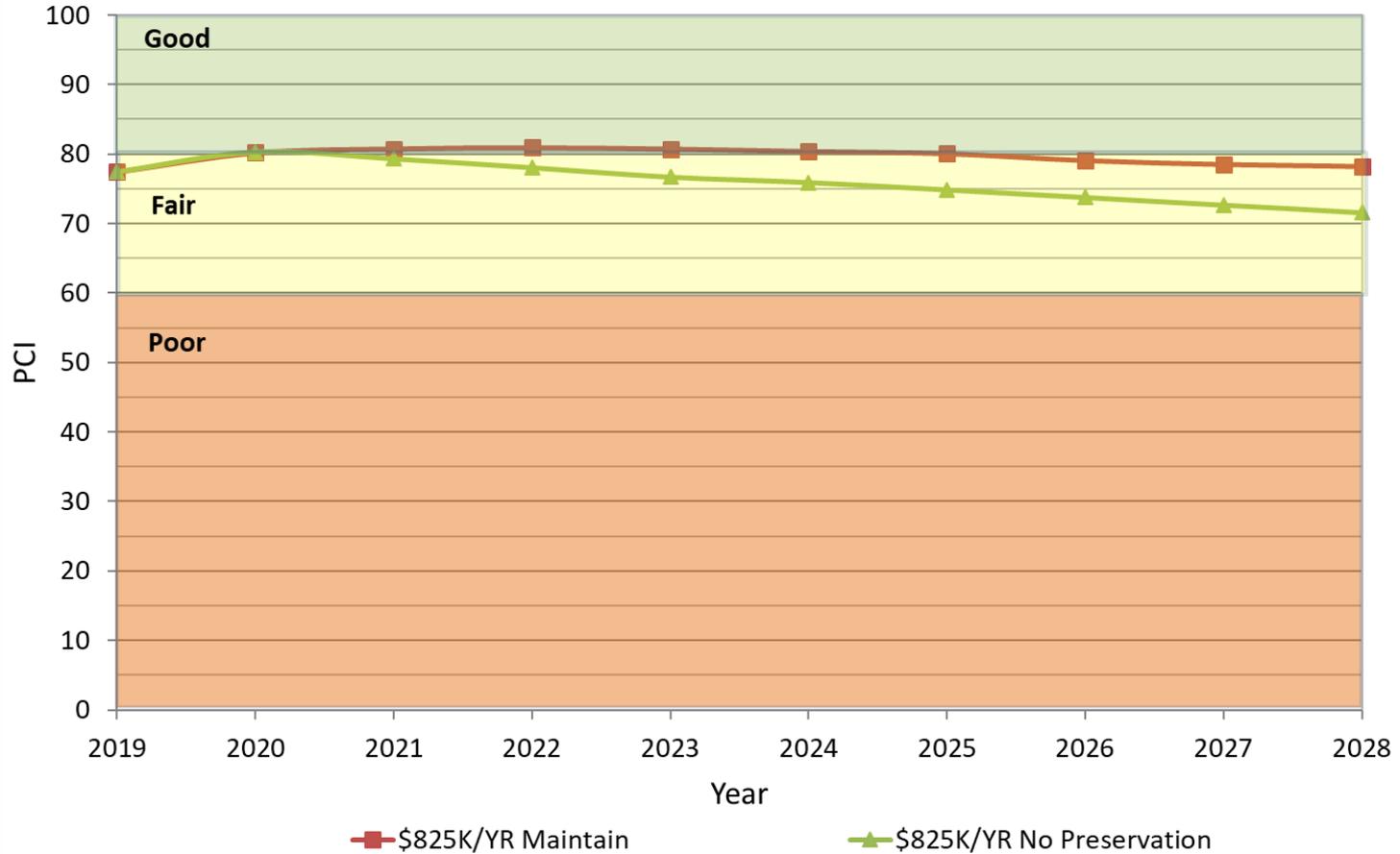
# Average PCI Comparison Pavement Condition Rating Trends



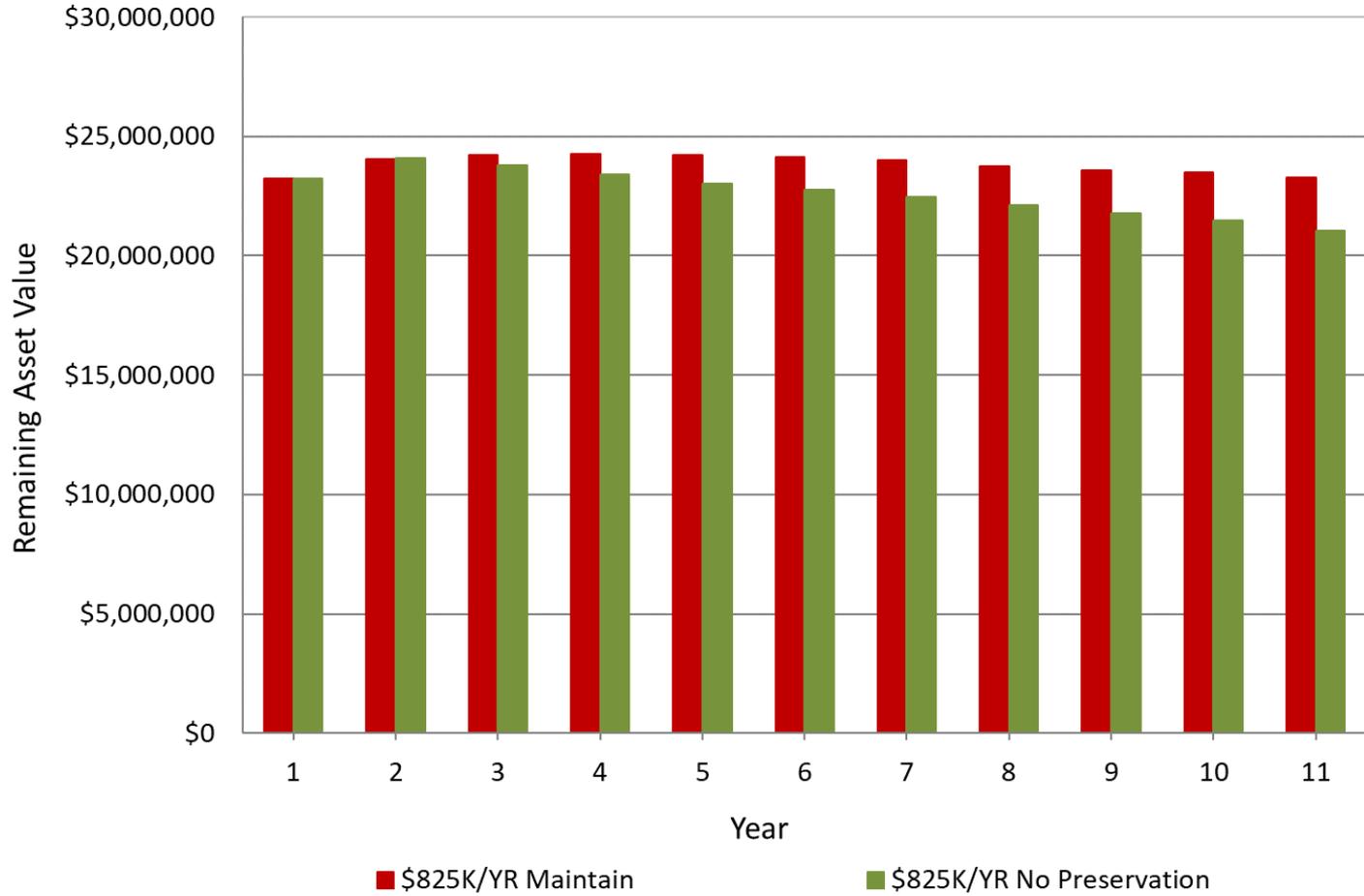
# Remaining Asset Value



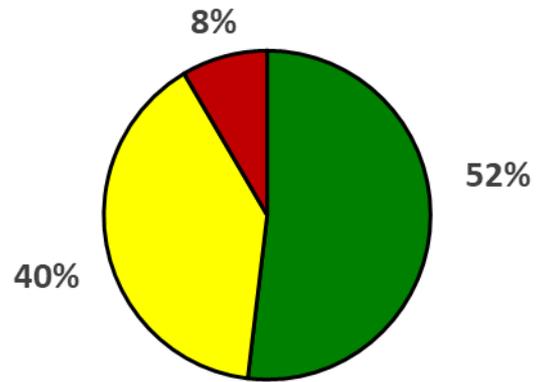
# Average PCI Comparison Pavement Condition Rating Trends



## Remaining Asset Value

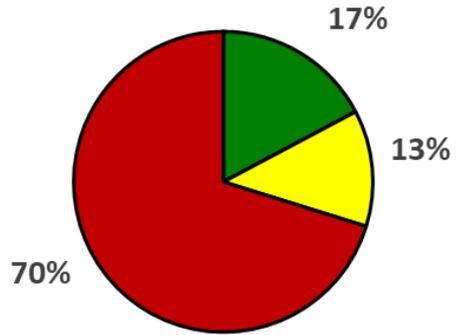


### Current Condition



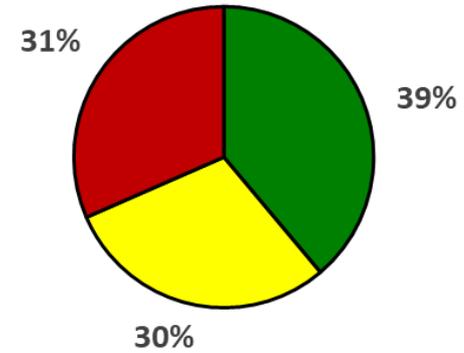
■ Good ■ Fair ■ Poor

Scenario #1 - \$500K/YR Worst-First



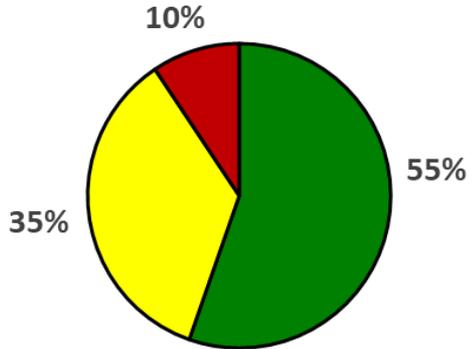
■ Good ■ Fair ■ Poor

Scenario #2 - \$500K/YR Optimized



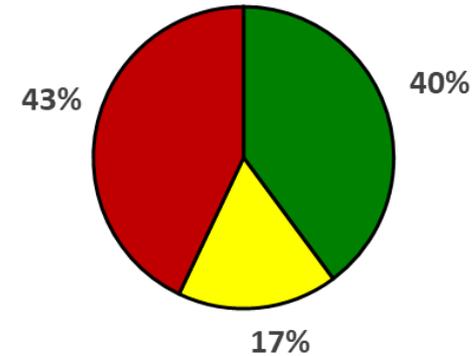
■ Good ■ Fair ■ Poor

Scenario #3 - \$825K/YR - Maintain



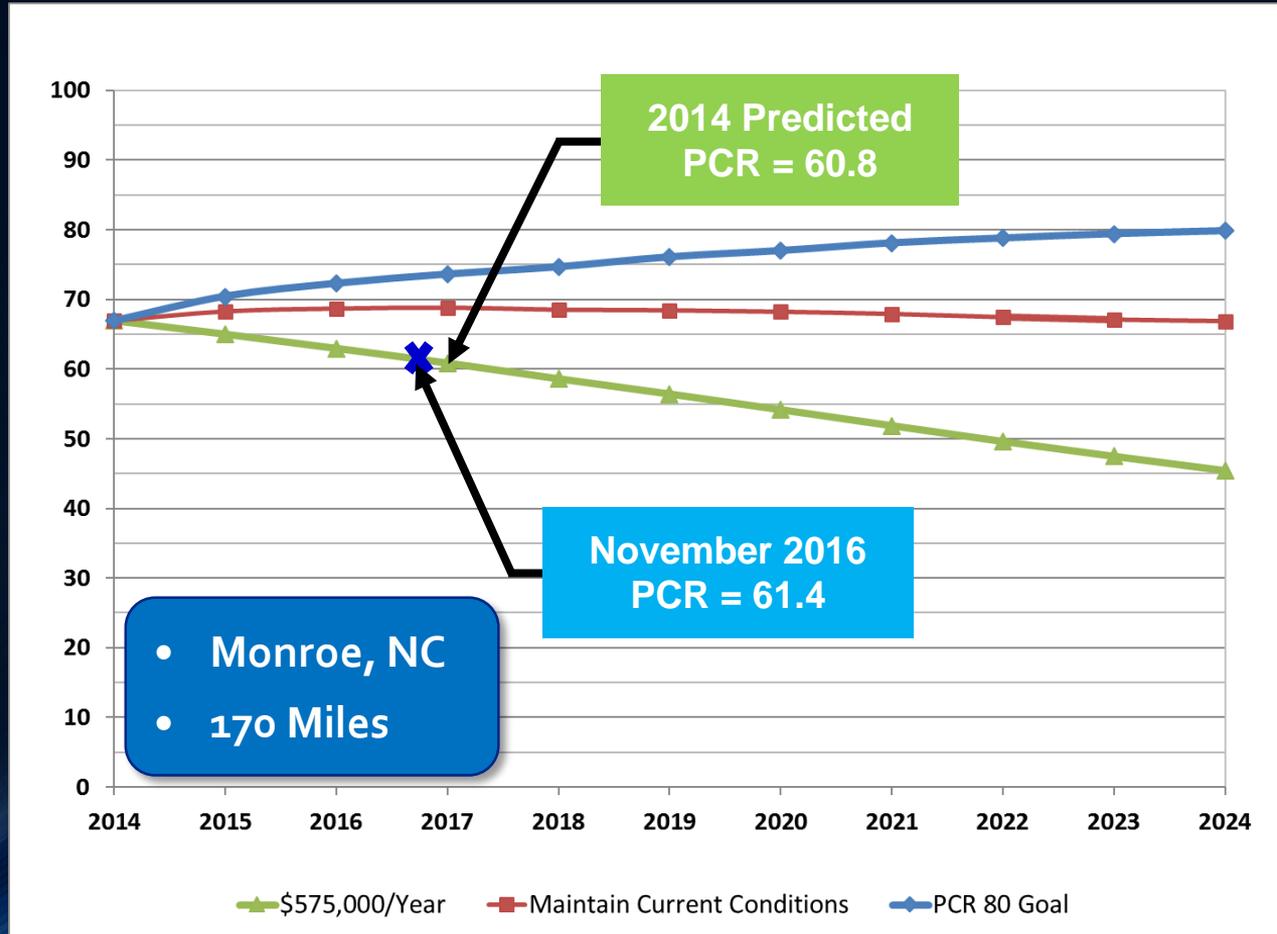
■ Good ■ Fair ■ Poor

Scenario #4 - \$825K/YR - No Preservation



■ Good ■ Fair ■ Poor

# 2014 Predictive Modelling vs 2016 PCR Results



# Recommendations

- Annual Roadway Funding Increase
- Regular PCSs (2-3 Years)
- Utilizing the Full Toolbox
  - Preservation
    - Rejuvenators
    - Micro & Thin Lift HMA
- Utilize Software Results
  - Realize Highest ROI
- Integrate with Other Assets

There's been some internal debate about our role as Clemmons representatives in this conversation. While I would appreciate this Council taking action on the resolution this evening and specifically, ask for them to support it, I value and appreciate that we were able to use our position as leaders in the community to bring the debate to the people and ask the tough questions necessary to educate our community on what the quarter cent tax means.

I am in support of the quarter cent sales tax for many reasons, but I'll try NOT to repeat those that have already been shared and fast forward to what I believe is its direct impact on Clemmons.

- Just two years ago our county commissioners had to increase our property taxes by 2 cents. If this sales tax for teachers is voted down there is a real chance that our property taxes will go up to generate the funding needed for our teachers. This will make our real estate market less attractive and less competitive in comparison to our immediate neighbors. I believe Clemmons is the most at risk as it relates to nearby competition. For instance, Davie County is at 6.75% in property tax and Davidson is at 7%. Forsyth County is at 6.75% and that means we don't have the room to increase our property tax at this time and expect to attract and retain residents the way we have so successfully done in the past. The Commissioners have even offered that if the sales tax is successful, they will even decrease the current property tax by 1 cent.
- Along those same lines, we know that at some point in the near future Clemmons will have to increase property taxes (hopefully not during my time on Council, but maybe) and I want to avoid the residents of Clemmons getting hit twice. Both as families who need to plan and manage their finances, as well as as homeowners who want to know that their elected body is working to protect the largest investment many of them will ever make in their lives by working to maintain a vibrant real estate market.

For me, the largest benefit of this sales tax is that it will be collected by those from within and outside of Forsyth County. This means we get to collect from those that utilize the amenities of Forsyth County but happen to live just outside our borders. Clemmons specifically serves as a mini urban center to those that live in Davie and Davidson county and I believe it makes sense to ask those spending time here to help with our needs. They may not live here, but they are certainly part of our community and I am sure they wish to see it thrive as much as we do. Just a ¼ cent in sales tax will generate \$13.5 million compared to 3 cents in property taxes to accomplish the same thing.

I care about engaging on this issue because Clemmons needs to be a part of the conversation at the county and state level. Other communities have engaged with us on common issues, most recently when we successfully defeated a de-annexation attempt here in our community. I can assure you that we would not have been successful if other municipalities in Forsyth County had stayed on the sidelines.

Again, a sincere thank you to my fellow council members for engaging and asking tough questions and helping bring this conversation to the forefront.

Michelle Barson, Councilwoman  
Village of Clemmons