



REGULAR MEETING OF THE VILLAGE OF CLEMMONS COUNCIL March 9, 2020

The Village of Clemmons Council met on Monday, March 9, 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 two citizens in attendance. There were no individuals signed in to speak.

Approval of the Minutes

Council Member Rogers moved to approve the minutes of the February 24, 2020 regular meeting as presented. The motion was seconded by Council Member Wrights and unanimously approved.

Council Member Cameron moved to approve the Closed Session Minutes related to Attorney-Client Privilege in accordance with NCGS 143-318.11(a)(3); Property Acquisition in accordance with NCGS 143-318.11(a)(5); and Personnel Matters in accordance with NCGS 143-318.11(a)(6) - (September 25, 2017 – October 14, 2019) as presented (attached hereto as Exhibit A and incorporated as part of the minutes). The motion was seconded by Council Member Barson and unanimously approved.

Approval of the Agenda

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

Announcements

- A. *Proclamation – March 21-29, 2020 as Forsyth Creek Week* – Mayor Wait read a Proclamation declaring March 21-29, 2020 as Forsyth Creek Week (attached hereto as Exhibit B and incorporated as part of the minutes).

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:
 - March 6, 2020 was March Madness in Clemmons with a Lip Sync Battle competition at Southwest Elementary School. Council Member Wrights coordinated donations which were accepted and will benefit local foster children. The emcee was WXII's Kenny Beck. She publicly thanked all who participated.

- Forsyth Creek Week events are upcoming beginning with Family Fishing Fun on Saturday, March 21, 2020 at Village Point Lake.
- March 23, 2020 will be Operation Medicine Drop from 10am – 1pm at Clemmons Fire Department (James Street location).

B. Manager's Report.

1. Idols Road Project Update – Council Member Barson read the following update on the Idols Road Project: “The Village Council has met several times in closed session to discuss the potential purchase of the Idols Road Property from Forsyth County with the help of Meridian Realty. Meridian Realty is a full service commercial real estate company that specializes in land use. They would have completed a full market analysis to determine the highest and best use for the land, as well as ensure that however it develops it would complement and provide value to Clemmons. On our behalf, Meridian provided a letter of intent to the County. In response, we received a document outlining the county’s investments in that land, as well as a counter offer. After a lengthy discussion and consideration on February 10th, the Council’s consensus was that we will not be providing a revised letter of intent in response. That said, the Village remains open to other possibilities regarding this piece of property and we will continue to be open to considering a revised offer from the County. Most importantly we still desire to work with the County on the future of that property and will continue making efforts in that direction.”
2. Greenbrook & Mendelsohn CIP Projects – Manager Buffkin presented a proposal from Jewell Engineering and advised it will be placed on the next agenda for discussion and consideration.

C. Attorney's Report – nothing to report.

D. Planner's Report – nothing to report.

Business – Action Items

- E. Council Comments – Council Member Rogers thanked Marketing and Communications Director Ford along with Council Member Wrights and members of the Forsyth County Sheriff’s Office for the great Lip Sync event.
- F. Closed Session to Discuss Property Acquisition in accordance with NCGS 143-318.11(a)(5) and to Discuss Personnel Matter in accordance with NCGS 143-318.11(a)(6) - Council Member Cameron moved to go into closed session to discuss Property Acquisition in accordance with NCGS 143-318.11(a)(5) and to discuss Personnel Matter in accordance with NCGS 143-318.11(a)(6) at 6:15 p.m. The motion was seconded by Council Member Wrights and unanimously approved.

At 7:40 p.m., Mayor Wait stated that by unanimous vote Council chose to reconvene the open session with no action taken.

Adjournment

Council Member Barson moved to adjourn the meeting at 7:40 p.m. The motion was seconded by Council Member Rogers and unanimously approved.



John Wait
Mayor

ATTEST:



Lisa Shortt, NCCMC
Village Clerk

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
JUNE 25, 2018**

The Village of Clemmons Council met in closed session to discuss personnel matters in accordance with NCGS 143-318.11(a)(6). The following members were present: Mayor Wait, Council Members Barson, Binkley, Combest, Lofland and Wrights.

Discuss personnel matters in accordance with NCGS 143-318.11(a)(6)

Review of Village Manager.

Minutes of the June 25, 2018 closed session meeting were approved 3/9/2020.



John Wait
Mayor

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
JULY 9, 2018**

The Village of Clemmons Council met in closed session to discuss property acquisition and economic development in accordance with NCGS 143-318.11(a)(5) and NCGS 143-318.11(a)(4). The following members were present: Mayor Wait, Council Members Barson, Binkley, Combest, Lofland and Wrights. The following staff members were present: Attorneys David and Warren Kasper, Manager Buffkin, Planner Ledbetter and Clerk Shortt.

Discussion of property acquisition and economic development accordance with NCGS 143-318.11(a)(5) and NCGS 143-318.11(a)(4)

A discussion was held about the possibility of acquiring the property which is owned by Forsyth County that is known as the proposed Tanglewood Business Park.

Council consensus to reconvene Regular Session at 8:30 p.m.

Minutes of the July 9, 2018 closed session meeting were taken by Village Clerk Shortt and approved 3/9/2020.



John L. Wait
Mayor

ATTEST:



Lisa M. Shortt, Village Clerk

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
SEPTEMBER 24, 2018**

The Village of Clemmons Council met in closed session for discussion to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee in accordance with NCGS 143-318.11(a)(6). The following members were present: Mayor Wait, Council Members Barson, Binkley, Combest, Lofland and Wrights. The following staff members were present: Manager Buffkin and Clerk Shortt.

Discussion to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee in accordance with NCGS 143-318.11(a)(6)

Council Member Barson stated there have been issues with current counsel sometimes making it hard to differentiate personal vs. legal opinions. She recommended taking a look at other options. Council Member Combest suggested taking a look at all ongoing contracts (including and beginning with the Village Attorney's contract), establishing a shelf life and presenting the opportunity to "re-compete". Mayor Wait expressed his concerns with the handling of certain projects. Council Member Lofland agrees that others should have opportunity to bid for the contract. Council Members Wrights and Binkley expressed that before beginning this process, a meeting should be held with current counsel discussing the issues and any questions they may have and provide an opportunity for improvement. Council Member Combest advised that conversation could take place during the open consideration timeframe.

Council consensus to reconvene Regular Session at 8:06 p.m.

Minutes of the September 24, 2018 closed session meeting were taken by Village Clerk Shortt and approved 3/9/2020.



John L. Wait
Mayor

ATTEST:



Lisa M. Shortt, Village Clerk

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
July 22, 2019**

The Village of Clemmons Council met in closed session for property acquisition discussion in accordance with NCGS 143-318.11(a)(5). The following members were present: Mayor Wait, Council Members Barson, Binkley, Combest, Lofland and Wrights. The following staff members were present: Attorney David Kasper and Manager Buffkin.

Property acquisition discussion under attorney-client privilege in accordance with NCGS 143-318.11(a)(5)

A private citizen, Bobby Ogburn, has communicated to the Village Manager that what is commonly known as “The Peter Clemmons House” is available for the Village to purchase if desired. The house is the second oldest structure in the Village limits and was once owned by the founder of Clemmons. After some discussion, the Council directed staff to look into a possible donation from the property owner, restoration costs and potential public-private partnerships that may make the property more attractive and useful to the Village.

No further action was taken.

Councilmember Barson made a motion to end the close session which was seconded by Councilmember Lofland.

Council consensus to reconvene Regular Session at 7:40 p.m.

Minutes of the July 22, 2019 closed session meeting were taken by Attorney David Kasper and approved 3/9/2020.



John L. Wait
Mayor

ATTEST:

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
August 12, 2019**

The Village of Clemmons Council met in closed session to Discuss the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee in accordance with NCGS 143-318.11(a)(6). The following members were present: Mayor Wait, Council Members Barson, Binkley, Combest, Lofland and Wrights. The following staff members were present: Manager Buffkin and Clerk Shortt.

Discussion of the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee in accordance with NCGS 143-318.11(a)(6)

Council Member Barson expressed the need for a review and RFQ process for the attorney contract to affirm the employment contract and continuously ensure the best fit for the Village of Clemmons. She advised this enables valued consistency and broad experiences.

A review of submitted RFQs was conducted.

Council consensus was to direct Manager Buffkin to set up interviews with two firms that submitted quotes for services: Kasper & Payne and Blanco Tackaberry.

No further action was taken.

Councilmember Combest made a motion to end the close session which was seconded by Councilmember Barson and unanimously approved.

Council consensus to reconvene Regular Session at 8:30 p.m.

Minutes of the August 12, 2019 closed session meeting were taken by Clerk Shortt and approved 3/9/2020.



John L. Wait
Mayor

ATTEST:



Lisa M. Shortt
Village Clerk

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
August 26, 2019**

The Village of Clemmons Council met in closed session to Discuss the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee in accordance with NCGS 143-318.11(a)(6). The following members were present: Mayor Wait, Council Members Barson, Binkley, Combest, Lofland and Wrights. The following staff members were present: Attorney Kasper and Clerk Shortt.

Discussion of the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee in accordance with NCGS 143-318.11(a)(6)

An interview of Attorney David Kasper with Kasper & Payne was conducted. Communications regarding expectations and improvements were also expressed.

Council excused Attorney Kasper and continued with discussion.

No further action was taken.

Councilmember Lofland made a motion to end the closed session which was seconded by Councilmember Binkley and unanimously approved.

Council consensus to reconvene Regular Session at 5:41 p.m.

Minutes of the August 26, 2019 closed session meeting were taken by Clerk Shortt and approved
3/9/2020.



John L. Wait
Mayor

ATTEST:



Lisa M. Shortt
Village Clerk

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
September 23, 2019**

The Village of Clemmons Council met in closed session to Discuss the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee in accordance with NCGS 143-318.11(a)(6). The following members were present: Mayor Wait, Council Members Barson, Binkley, Combest, Lofland and Wrights. The following staff members were present: Clerk Shortt.

Discussion of the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee in accordance with NCGS 143-318.11(a)(6)

An interview of Attorney Elliot Fus, Bo Houff and Amy Lanning with Blanco Tackabery Attorneys and Counsellors at Law was conducted.

Council excused Attorneys Fus, Houff and Lanning and continued with discussion.

No further action was taken.

Councilmember Wrights made a motion to end the closed session which was seconded by Councilmember Barson and unanimously approved.

Council consensus to reconvene Regular Session at 5:37 p.m.

Minutes of the September 23, 2019 closed session meeting were taken by Clerk Shortt and approved 3/9/2020.



John L. Wait
Mayor

ATTEST:



Lisa M. Shortt
Village Clerk

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
OCTOBER 14, 2019**

The Village of Clemmons Council met in closed session to Discuss Property Acquisition in accordance with NCGS 143-318.11(a)(5) and to Discuss the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee in accordance with NCGS 143-318.11(a)(6). The following members were present: Mayor Wait, Council Members Barson, Binkley, Combest, Lofland, Wrights and Clerk Shortt. Manager Buffkin was in attendance for the first portion of closed session.

Discussion of Property Acquisition in accordance with NCGS 143-318.11(a)(5)

Mayor Wait updated Council on a meeting that took place on October 3, 2109 between Preservation NC, Forsyth County Historical Society, Clemmons Community Foundation and the owner of the Peter Clemmons house, Bobby Ogburn. Mr. Ogburn is exploring options for the home and Mayor Wait advised that it has been altered several times. Mayor Wait is needing to determine the next step Council would like to take in regards to the property.

Council consensus was to direct Manager Buffkin to obtain an appraisal and contractor estimate to get the home in usable condition to review. Council Member Lofland suggested Manager Buffkin contact Stevie Cole and will provide him with his contact number.

Council excused Manager Buffkin.

Discussion of the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee in accordance with NCGS 143-318.11(a)(6)

An internal discussion regarding legal counsel service providers was held.

Council Member Barson made a motion to end the closed session which was seconded by Council Member Lofland and unanimously approved.

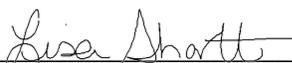
Council consensus to reconvene Regular Session at 7:52 p.m.

Minutes of the October 14, 2019 closed session meeting were approved
3/9/2020.



John L. Wait
Mayor

ATTEST:



Lisa M. Shortt
Village Clerk

Proclamation
Declaring March 21 - March 29, 2020
as FORSYTH CREEK WEEK
in the Village of Clemmons, North Carolina

WHEREAS, water is our most valuable natural resource; and

WHEREAS, only tap water delivers public health protection, fire protection, support for our economy, and the quality of life we enjoy, and

WHEREAS, any measure of a successful society – low mortality rates, economic growth and diversity, productivity, and public safety – are in some way related to access to safe water; and

WHEREAS, we are all stewards of the water infrastructure upon which future generations depend; and

WHEREAS, each citizen of our community is called upon to help protect our source waters from pollution, to practice water conservation, and to get involved in local water issues.

NOW, THEREFORE, be it resolved that by virtue of the authority vested in me as Mayor of the Village of Clemmons, I do hereby proclaim March 21 – March 29, 2020 as FORSYTH CREEK WEEK in Clemmons and encourage all citizens to become active participants in FORSYTH CREEK WEEK activities.

This the 9th day of March, 2020.



John L. Wait
Mayor

Attest:



Lisa M. Shortt
Village Clerk

