



**Town of Walkertown, North Carolina
THURSDAY 4:30 P.M. JANUARY 18, 2007
WALKERTOWN TOWN HALL**

WORKSHOP MEETING MINUTES

- **STREET ISSUES**

(including city limit signs)

Discussion of street issues included moving the Walkertown City Limit sign to Stanley Drive and Hi-Way 158 to include the Morris Farms annexed area. Re-doing the Walkertown sign ordinance was also talked about. Councilmembers Brenda Mabe and Ralph Landreth will check Walkertown streets to see what needs to be paved and upgraded and will bring their recommendations to the council at a future council meeting.

- **GANT PROPERTY**

(REVIEW LETTER SEPARATING REAR LOTS FROM FRONT)

Letter from DENR received recently said Lots 1 and 2 of Block 2 still has land use restrictions whereas the other lots have been declared as unrestricted.

We will need to decide at the January meeting as to whether or not the Town should purchase the Gant property. If it is decided to purchase, we would need to allocate the funds – a budget amendment would be required. We would then need to meet with Roger Brewster about closing and a resolution approving this transaction would be required.

- **LOT BEHIND GRIFFITH PROPERTY**

This property is a house on less than an acre and is still with a realtor. The realtor has taken the town's proposal of purchasing the back piece of the lot to the owner but nothing has been heard yet. Brenda Mabe has talked to the realtor, who has said we could make an offer on the entire tract, which includes a house. The lot is .77 acres and the tax value is in the neighborhood of \$150,000. It was brought up that we would need a reason to buy this property and suggestions for use of the property included town recreation center, a park, a museum, and a senior center. We will need to contact the realtor and get the bottom dollar price before proceeding with this issue.

- **OLD FIRE STATION BUILDING**

This was remanded to Closed Session.

- **SALE OF SURPLUS EQUIPMENT PROGRESS**

(TRUCK, BACKHOE)

This equipment has been advertised and bids will be taken. At this time, the dump truck is advertised for \$14,500 and the backhoe for \$22,500. No bids have been offered as yet.

- **FRIENDLY ROAD WELL SALE PROGRESS**

Council has stated that they will not accept the original bid of \$1,200 for the Friendly Road well but that this starts the bid process. Return the original bid deposit to the bidder. If property is not listed for sale on the town's website, it should be put on the site. Council advised that they would take a starting bid of \$2,500 but that they can still reject any and all offers.

- **CODE ENFORCEMENT ISSUES
(OLD SHELL STATION, LEAKE ST., EAST END, ETC.)**

Code violations were discussed briefly – the major one being the old Shell station owned by the DeHart's and leased by the Bowman family. The Bowman's intend to open up shop again and do inspections and other vehicle-related work. Other roads mentioned were Salem Road with ATV's driving all over and the car lot on 158.

Privilege licenses came into the mix because several have not paid for their business license.

- **MAINTENANCE BUILDING FUTURE**

This was also remanded to Closed Session.

- **REVIEW TOWN HALL REPAIR ISSUES**

Repair of town hall involved several issues. Vinyl siding for entire building would be at \$34,000.

Ramp (ADA) - Eddie's Paving would cost \$230. Do it!!

Barrier at the front – no one would enter a bid – too small a job. Call Pete Nifong on Justin Brook Lane and if he'll do it, hire him.

Gutters – Rolled fascia – tear down existing gutters, repair fascia, put metal on fascia, put gutters back on – Ronald McBride - \$825. Do it!

Lamp – for front desk – get it.

Awning – Will cost \$375 if we install or \$569 if they install. Decide on a color – one that will blend in, either beige or grey. Do the \$375!!

Smoke Detectors – They are up.

Interior Painting – It was not understood that the interior would be separate from the exterior work. Paint hallways and walls and Horace Warner Conference Room – Replace carpet, if need be, and curtains. Do inside painting first before outside!!

Map Room – Nothing has been done. Check on doing this.

- **ANNEXATION AGREEMENT WITH KERNERSVILLE**

Discussion on the Annexation Agreement centered around disagreement on the boundaries. The mayor said that contrary to some thoughts, the town has never provided services on Old School Valley Road and were not going to and we would not go down to Kerner Lake Park.

It was majority decided to go with the current proposed agreement.

- **WALGREEN'S & MCDONALD'S**

Although some were in agreement that the development group had proposed a lot more improvements to the area around the proposed site, some said that traffic issues cannot be changed. Some of the comments included that trucks won't be an issue; there will be no U-Turn

traffic coming from Winston-Salem; the town could possibly close an off-street to truck traffic (although the attorney said you just can't do that without a valid reason). It was asked if procedurally the new plan has to go back through the Planning Board and the answer was it does not legally have to; however, it would not be a bad idea to send it back through. It might be premature to consider this new site plan at the upcoming council meeting. The attorney said it was very appropriate to send it back to the Planning Board due to the major changes. SIDA was mentioned – do not approve SIDA for the 2nd phase until the uses are known as to what is going to be built there. This was repeated by several members and Legacy was also mentioned as it calls for low-density in this area.

At 6:45 p.m. Brenda Mabe motioned to go into Closed Session for the purposes of:

§ 143-318.11. Closed sessions.

(a) Permitted Purposes. – It is the policy of this State that closed sessions shall be held only when required to permit a public body to act in the public interest as permitted in this section. A public body may hold a closed session and exclude the public only when a closed session is required:

(5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.

Sarah Welch seconded the motion and it was unanimously approved.

Present at the Closed Session were: Mayor Davis, Councilmembers Welch, Hester, Mabe, and Landreth, Lynn, Manager Bell, and Attorney Garland.

Coming back into Open Session was on a motion by _____, seconded by _____ and unanimously approved.

The Workshop Meeting was adjourned at _____ p.m. on a motion by _____, seconded by _____ and unanimously approved.

Respectfully submitted,

Lynn McKinnie

