



Town of Walkertown, North Carolina

Website: townofwalkertown.com

Walkertown Town Council Meeting

Walkertown Library Auditorium

THURSDAY 7:00 P.M. AUGUST 23, 2007

Minutes

Mayor Doc Davis called the meeting to order at 7:00 p.m. and then said a brief invocation. Councilman Hester led the Pledge of Allegiance.

Present were Mayor Davis, Council members Wayne Hester, Ralph Landreth, Brenda Mabe, and Sarah Welch. Also present were Clerk Lynn, City of Winston-Salem Planning Staff member Aaron King, and Town Attorney Amy Lanning.

MOTION FOR CONSIDERATION OF AGENDA

Council member Sarah Welch requested adding Item #6 to the agenda – for Discussion or Action for the Historical Committee/Society.

MOTION: TO APPROVE THE AGENDA AS AMENDED WITH THE ADDITION OF ITEM #6
BY: BRENDA MABE
SECOND: WAYNE HESTER
VOTE: MOTION PASSED UNANIMOUSLY

MOTION FOR CONSIDERATION OF COUNCIL MEETING MINUTES OF

- TRAINING SESSION MINUTES OF JULY 26, 2007
- TOWN COUNCIL REGULAR MEETING OF JULY 26, 2007
- TOWN COUNCIL WORKSHOP MINUTES OF AUGUST 3, 2007

MOTION: TO COMBINE ALL SETS OF MINUTES AND TO APPROVE THE COMBINED MINUTES AS WRITTEN FOR:

- TRAINING SESSION MINUTES OF JULY 26, 2007
- TOWN COUNCIL REGULAR MEETING OF JULY 26, 2007
- TOWN COUNCIL WORKSHOP MINUTES OF AUGUST 3, 2007

BY: WAYNE HESTER
SECOND: SARAH WELCH
VOTE: MOTION PASSED UNANIMOUSLY

PUBLIC SESSION

THIS SESSION IS FOR NON-AGENDA ITEMS ONLY AND IS LIMITED TO 3 MINUTES PER SPEAKER
WHEN SPEAKING TO ANY ITEM, PLEASE RESTRICT YOUR REMARKS TO THE SUBJECT AT HAND.

Public Session was opened and closed at 7:03 p.m. with no speakers.

ITEMS FOR DISCUSSION AND/OR ACTION:

1. **PUBLIC HEARING – WA-031**
ADVERTISED: AUGUST 9, 2007
INNOVATIVE CONSTRUCTION
REZONING: FROM PB-S TO PB-S (ADD USES)

DISCUSSION:

Aaron King: This is a rezoning request from PB-S to PB-S. Currently the approved uses for this site include Professional Office, Offices-Misc, and Building Contractors, General. This request is basically to add one use to the request and that use is a restaurant without drive-through. The petitioner is Innovative Construction and I think everybody is pretty familiar with this site. This is on the east side of Darrow Road. Walkertown Shopping Center is across the street. Seafood Shack's across the street. Citgo is north of it. There's some existing single-family homes south of the site. It's about four-tenths of an acre in size. I'll talk to you a little bit about the site plan that goes along with this request. The site plan proposes to remove the existing home currently located on the property and replace it with a 1,170 square foot building that would be used for the restaurant. The building would be located up here with squared up state to street. Got the parking located to the side and there's some additional parking located to the rear of the building. The UDO does require eleven spaces for this type of request. Petitioner has provided a little more – they've provided seventeen spaces from some additional parking for that. Part of this, when we were discussing this with the petitioners, we thought it important for them to bring in a building that will be somewhat residential in character, kind of blend in on that side of Darrow Road – and they have done that. Our Staff would like to compliment them. I think most of you have probably seen this elevation but that's the building they're proposing to do the restaurant in. Again, it is a very attractive, small-scale commercial building. It has the look of a residential building to it – and they have volunteered that. One important thing on any rezoning out in Walkertown is the impervious cover. To this site, would be developed at less than the 24% impervious cover – which means that there's no SIDA that's required with this. And the petitioner did – again, we'd like to compliment them on the material they've used – kind of thinking outside the box a little bit – in order to have some more parking, they've gone with a material called "grass pave". It's grass surface but it's pervious so it doesn't count towards their impervious total. We would commend them for going outside the box and using that material. That would be used for the rear portion of the parking lot. I think that pretty much covers the site plan. Just to go into a little bit of analysis on this – when our Planning Staff reviewed this, we were not supportive of this request for a few reasons. I guess the main thing, the first point, this request is not consistent with the recommendations of the Walkertown Area Plan. The Walkertown Area Plan does recommend Office Use for this site. (Mr. King has a map from the Area Plan up on the wall.) The subject property is located in the blue area. The Pink represents a special land use area.

Throughout the plan you see the different colors that represent different proposed land uses and they're very general recommendations. The one key point about this is this was a specific area that was looked at in detail. That's why it's got that one designation as far as that. It was looked at when the Area Plan was being worked on and through that, the recommendation for these properties within this pink area were conversioned to Office Uses. Again, this request would not be consistent with this – proposing a restaurant there.

The second point would be setting a precedent for future rezonings. Approval of this request that is not consistent with the Plan may lead to further rezoning along Darrow Road through here. Approval of these rezonings not consistent with the Plan tend to weaken the goals and objectives of the Plan that was adopted by the Council. Staff does not see that any conditions have changed since that Plan was approved that would warrant a deviation from this Plan. We still fell that office recommendation is appropriate for that.

And the third point to talk about is the original rezoning. Our Staff, again, was supportive of that original rezoning to PB-S because we thought it was a reasonable compromise given the surrounding commercial zoning. Office Use is generally agreed upon or used as a good transitional use and we felt that was appropriate at this location. Although the original rezoning – it does put PB or Business zoning out there, it's a little bit misleading because one of the office uses the petitioner needed is only allowed in Business districts. So even though it's Business zoning out there, it tends to act more as an Office site. One of the things that was mentioned at the Planning Board, the petitioner had mentioned this is not a desirable location for residential property. Nobody wants to look out their front window and see a shopping center and a Seafood Shack and our Staff would agree with them on that point. I guess where the difference of opinion is is we feel like the office is appropriate transition right there. That's what the Area Plan recommends for this site. I know they're looking at the restaurant but I think we were going by the Area Plan that was adopted and we feel that Office use at this location would be an appropriate compromise for this site. Again, our Staff did recommend DENIAL of this request to the Planning Board. The Planning Board did hold a Public Hearing on August 7, 2007, and the Planning Board voted unanimously to DENY the request and would point out the site plan does meet UDO requirements. I'll be glad to answer any questions.

Mayor: Council, any questions for Mr. King?
.....Looks like you must have done a good job – nobody has any questions for you, Aaron.

PUBLIC HEARING WAS OPENED AT 7:10 P.M.

1. Dennis Gallimore
4709 Kelly's Trail
Walkertown

On August 25, 2005, I was granted a zoning change for 2841 Darrow Road from RS-9 to PB-S. At that time, I listed my usages as: Pedestrian Business-Special Use, Professional Office, Office-Miscellaneous, and Building Contractor-General. At that time, my purpose was to set up my construction office and/or a real estate office combination. That was back in 2005. After demolition of the home, you probably familiar with the home – but after going inside, I started taking out existing walls, I found a lot of termite damage – a lot of rot – inadequate wiring – inadequate insulation. I didn't know until I started opening up some of those

walls that the house was in that kind of shape because when I first walked in it, I mean, just looking at sheet rock or plaster or something, but when I started opening up, I realized I had a lot to work on. The cost of the repairs delayed my decision in starting the office. And then shortly after that, the housing market started a decline. And over the last half of 2006 as well as the beginning of this year on up to this date, it has --- the sales of homes has steadily decreased. And I went in on the internet just before I got up here and I just brought a few little articles in --- to show what I'm looking at as far as contracting or contractor's view -- over the housing market. Gloom Settles Over the Housing Market. U.S. Housing Crash Continues. Housing Market Boom Bottoms. Weak in Housing Related Business Facing An Increased Risk. Weak Housing Market Weighs on Job Growth. And it was in the Winston-Salem Journal -- I didn't bring the article about the number of foreclosures that's just really going out of sight. So, bear in mind, it's these things I'm looking at.... And my house being in the condition that it's in, that I felt that I should reconsider what I should do there. I realize that Walkertown has adopted a Plan but I also realize that when I look out my front door, I'm looking straight at the Walkertown Seafood Shack. This is the door of the house being opened up -- and there's Walkertown Seafood Shack. I mean, less than a hundred feet from my front door. I got HB zoning on the right side of this property and Residential zoning on the left side of this property. There's a HB zoning with a small building there for lease now -- I don't even know who's building it is. It's a little brick building, got tow windows in front of it! There's a Citgo down on the other corner down there, the service station, and that's also, I guess it would have to be HB zoning, I would assume. But I would think it would be. I realize they have adopted a Plan of -- I don't really have his copy of where the office plan actually starts, but I believe it starts with my property. I don't really see why they decided to start it right there with as much HB and restaurant right across the street -- shopping center across the street with restaurants in it. All this area is ---- Here's where the Seafood Shack is, I would assume -- evidently all this has been designated Office, is that correct? So I'm on the upper end of it, really at to where it kind of starts in here. I saw the success of the Seafood Shack, the Subway and some of the other restaurants in the area and I began to think about maybe I could have a small family-oriented place like Doss' -- Bill and Leah's --- something similar to that. It's an ice cream, hot dog, hamburger, family kind of place people go after ball games, after church meetings they gather there. I have children out of work. My wife has children out of work. We want to operate it as a family. I do understand the Walkertown Plan -- I understand you got to have certain guidelines but I'm just questioning whether that area right there where my property is should've been designated Office because of the other growth right around it -- within 100-feet or less than 100-feet where I am. We had a meeting back in.....

Mayor:If you would.....please try to summarize. Your time's up -- if you would, try to summarize please.....

Mr. Gallimore:All right..... Well, we had a meeting in July. We met with Planning Board. They mentioned these things -- inadequate parking, sidewalk to the road, location of the dumpster -- they wanted those things changed and then the town attorney or whoever the attorney was there -- had made the remark that the Walkertown Plan could be changed. So we thought from the things they were telling us, they wanted to delay this for thirty days so to give us a chance -- well, that's what we were told if you'll look at the minutes! If we made our changes in our site plan to come up to meet the

requirements they were asking for, we thought that was giving us some optimism to go have this done. And then when we came back to the meeting, there was a total different group of members there the second time we came and I don't think not even one person was in favor of it then. But after the first meeting, I had one of the Planning Board members meet me in the parking lot and pat me on the back and say he'd love to see a good hot dog / hamburger place in this town. I'm not going to say who it was but there were a total different group in the second meeting we had – all but one member. And I don't think they realize what was said in the first meeting or maybe didn't look at the minutes but, I mean, we were led to believe if we did what we did on our site plan, and by a statement that the attorney also made that the plans that the city had adopted could be changed – they're not unchangeable – that's the remark he made. It's in the minutes right here. We went ahead and revised our site plan and went on from there thinking, well, if we do this, maybe we could be approved on this thing. So that's what we based our decision to go forward with. Thank you for your time.

Mayor: Thank you, Mr. Gallimore. Anyone else wishing to speak in favor of this rezoning?

2. Stuart Scott
Land Surveyor
227 Oakmond Dr.
Kernersville

I produced the site plan. I just wanted to reiterate what Mr. Gallimore had indicated. We went through all the steps that were indicated, revised the plan, a great time(?) and I'm sure plenty of expense to Mr. Gallimore. And pretty much, I'm of the same opinion, led to believe that this was a doable item and we needed to address certain concerns, which, I believe we did, and then also exceeded those in some areas. Again, as he said, I believe the attorney that was at the first meeting had indicated and his words were that the plan was not "etched in stone" -- I think was his terms. And based on a number of comments like that, the general consensus that we were receiving was that this was a viable thing if we were able to meet the comments and what not that the Planning Board had. And I felt like we did this. Also this particular area – it is predominantly commercial and an Office use is set up there as a buffer but at the same time, you want to get a quality business or a quality office in there and they're looking at highly commercial stuff right across the street. That's not necessarily going to get the kind of business and whatnot in there that you want is somewhat going to limit who he can get in there. When something like that is in a very commercial area as opposed to one that is more Office Park in nature. But, at any rate, we were hopeful that we might could get the council possibly going against that Land Use Plan at least in that area, considering his close proximity to the HB district and overall, I think, in terms of what he wants to provide, would be something that Walkertown would certainly enjoy and benefit from as well as keeping people that are vested in the community from losing money because he's carried this thing for several years now. I know it's not his fault or ya'll's fault or anybody else's but he's trying to take a situation that didn't work out as he had originally intended and make something out of it that would be contributory to the community. That's all I have to say. Thank you very much for listening.

Mayor:
speak?

Thank you. Anyone else wishing to

Public Hearing was closed at 7:21 p.m.

MOTION: TO DENY REZONING #WA-031 FOR INNOVATIVE CONSTRUCTION
BY: BRENDA MABE
SECOND: WAYNE HESTER
VOTE: MOTION PASSED 3 TO 1
DENY: MABE
HESTER
LANDRETH
APPROVE: WELCH

DISCUSSION BEFORE THE VOTE:

Ms. Welch: Well, is it just going to be hot dogs and hamburgers and ice cream?
(FROM THE AUDIENCE:)

Ms. Gallimore: Yes. Just hot dogs, hamburgers, ice cream – No drive-through whatsoever. It is just something that would be of benefit to the community, to the children of the community. It’s really for the future of the community, not just here and now, but for the youth. It will be similar to Bill & Leah’s – it will not have the drive-through.

Mr. Gallimore: We’re asking for _____ add-on --- not a zoning change.....

Ms. Gallimore:Not a zoning change.....

Mayor:Well..... In fact, it is – with us --- a change --- in the use. So let’s get back to Council discussion.

Mayor: Anybody else have any discussion on it? Did that clear up your question, Ms. Welch?

Ms. Welch: Yes.

Mayor: Okay. You see the Planning Board Any further discussion?

2. **PUBLIC HEARING**

ADVERTISED: AUGUST 9, 2007

ANNEXATION: 1644 OLD HOLLOW ROAD

ORDINANCE #07-_____

ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE TOWN OF WALKERTOWN

DISCUSSION:

Mayor: You got anything to tell us on this annexation, Aaron?

Mr. King: I don’t think so, Mr. Mayor.

Mayor: We advertised the Public Hearing tonight on this annexed property – 1644 Old Hollow Road – Block 5151. This was property of ---- So, you found it is sufficient, then, Ms. McKinnie?

Lynn: Yes. The owners wish to.....

Mayor:Okay. Council you have the findings on this. We had asked the clerk to investigate the petitioner's request to be annexed into the town. Tonight we have a public hearing on this request.

Public Hearing opened at 7:25 p.m.

There were no speakers.

Public Hearing was closed at 7:26 p.m.

MOTION: TO ACCEPT REQUEST FOR ANNEXATION INTO THE TOWN OF WALKERTOWN FOR 1644 OLD HOLLOW ROAD
BY: BRENDA MABE
SECOND: RALPH LANDRETH
VOTE: MOTION PASSED UNANIMOUSLY

3. **PUBLIC HEARING**

ADVERTISED: AUGUST 9, 2007

ANNEXATION: 1931 CLOVER TRAIL

ORDINANCE #07-_____

ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE TOWN OF WALKERTOWN

DISCUSSION:

Mayor: Another public hearing – also advertised on August 9th. This is an annexation request for 1931 Clover Trail. And your finding was affirmative on this, too, right, Ms. McKinnie?

Lynn: Yes. The landowners

Mayor:And it is contiguous so we can go forward.

Public Hearing opened at 7:27 p.m.

There were no speakers.

Public Hearing closed at 7:27 p.m.

MOTION: TO ACCEPT REQUEST FOR ANNEXATION INTO THE TOWN OF WALKERTOWN FOR 1931 CLOVER TRAIL
BY: BRENDA MABE
SECOND: WAYNE HESTER
VOTE: MOTION PASSED UNANIMOUSLY

4. **FOR DISCUSSION AND/OR ACTION:**

ANNEXATION REQUESTS:

1. BETTE FAY GARWOOD

2686 ROCKY BRANCH ROAD

BLOCK 3241 LOTS 012K AND 012N

- CERTIFICATE OF SUFFICIENCY

- RESOLUTION TO SET DATE FOR PUBLIC HEARING
- LEGAL AD ANNOUNCING PUBLIC HEARING

DISCUSSION:

Mayor: Lynn McKinnie hereby certifies that she investigated the annexation petition and she found that as a fact that the said petitioners are signed by all owners of real property lying in the area described therein in accordance with G.S. 168.31. And this is eligible to be annexed into – this is – how many acres did you say, Ms. McKinnie?

Lynn: About three?

Mayor: Oh, three acres? I thought it was about thirty.

Mr. Hester: I thought it was about thirty?

Lynn: You know, I think you're right..... It isn't three ---- let me check..... Yep. You're right. It is about 39 acres. (Sorry! Got too many annexations going on, here.)

Mayor: Okay. We got the Certificate of Sufficiency. We need to set the Public Hearing date only – tonight. Okay. It is about 39 acres, for the record.

MOTION: TO ACCEPT THIS FOR A PUBLIC HEARING AND TO SET THE PUBLIC HEARING FOR THE SEPTEMBER 27TH COUNCIL MEETING
BY: WAYNE HESTER
SECOND: BRENDA MABE
VOTE: MOTION PASSED UNANIMOUSLY

5. **FOR DISCUSSION AND/OR ACTION:**
JULY FINANCIALS –

DISCUSSION:

Mayor: Wayne, you want to tell us about these?

Mr. Hester: Everybody has the copy telling what we have. Anybody have any comments or questions?

MOTION: TO ACCEPT THE JULY FINANCIAL REPORT
BY: WAYNE HESTER
SECOND: BRENDA MABE
VOTE: MOTION PASSED UNANIMOUSLY

6. **HISTORICAL COMMITTEE** (ADD ON)

Mayor: Ms. Welch asked for a discussion of some specifics on the Historical Committee.

Ms. Welch: We have not had a report from them so today I was able to attend the Historical Society meeting. There is a lot of work they have already done and it seems that we need to decide how much money we're going to give them and they need to get an attorney to help them bring up the bylaws and fix those up right. And, several other things, which none of us had thought about. As we said, we had never had one, so they have done a research – really good research – on it. And I wish one of them was here to.... Well, Mr. Warner is here, if he wants to discuss a little bit of it.... And tell us.

Ms. Mabe:Well, I know they've been working real hard but I think they've been having some little problems so I think it's important that we clear this matter up and I want to make a motion tonight that the Town Council ---- Each member of us has appointed a member to the Historical Society and I want the people to know that these citizens that the council has appointed, I want them to be known as the "Board of Directors" of the Walkertown Historical Society so they can meet. And these members are Enos Jumper, Harold Warner, Wayne Biby, Jane Morris, and Wayne Mabe. Each council member appointed one – just like we appointed the Planning Board, we appointed these people. And, like Sarah said, they've been working and I'm hoping by October, when they come back from a couple more meetings, they will be able to give us some information what their plans and what we plan to do with the house that's known – we, the mayor and I and some of us, call it the "Booe" house because we've always known it as the Booe house. But be known as the "Booe-Griffith" house, let it be known as the Walkertown Historical Society Center. We're trying to preserve the history of Walkertown and we felt it was important that we have this organization so to make it a non-profit organization, and I want these members to know they are the Board members. We want you to come back to us and tell us what you think should be done with this house because we're losing stuff. A lot of stuff, just like the other week, we had the good fortune, the Mayor called Ms. McKinnie to go out real quickly and take pictures of the Neal house before it went down. And so little things like that, we're losing some things. So, we – the mayor and Ms. Welch over here and I – we've been talking and we discussed and this house came available and we knew we needed a place to start and an organization. Well, we got a lot of other things to do so we don't have time – like the Planning Board – we don't have time to listen to all this so that's why we have a Planning Board. That's why we have all these committees. So I want these _____ members to know they are the ones who are going to come back and make a recommendation to us so then we'll know – then we can discuss and get back with the Board members. So I would like to make a resolution that we know these members as the Board of Directors of the Walkertown Historical Society that's going to be located at the Booe-Griffith house which now we're not going to call it the Booe-Griffith house any more! We're going to call it the Historical Society. And we have purchased the old fire station – we want to let ya'll know we aren't going to call that anymore the fire station. That is the Walkertown Town Hall Annexation Building. I think – don't that sound a whole lot better? So, we've got a lot things we've got - - - we've discussed at the last work session. And the mayor said, _____ fire station, and I said, let's call it the Annex Building – so that's what we're going to call it. So, I would like to make a motion now that these Board members of the Walkertown Historical Society will be known as Enos Jumper, Harold Warner, Wayne Biby, Jane Morris, and Wayne Mabe. By October, ya'll come back and give us some information. Is that approval of the Board? So we know that they are the Board members? Because we appointed them.....

MOTION: THAT IT BE KNOWN THAT ENOS JUMPER, HAROLD WARNER, WAYNE BIBY, JANE MORRIS, AND WAYNE MABE.ARE HEREBY RECOGNIZED TO BE THE "BOARD MEMBERS" OF THE NEWLY FORMED "WALKERTOWN HISTORICAL SOCIETY

BY: BRENDA MABE

:

Mr. Hester:I thought they already were.
Ms. Mabe: Well, we want to make it clear – they’re not really showing this --- so I want to make sure they know that they are the Board members. So I make a resolution.
Mayor:Hold! Hold! We don’t need discussion....we got a motion on the floor.....
Ms. Mabe:Okay.....I make a motion.....
Mayor:We got a motion on the floor. Is there a second?..... If there’s no second, it dies without.....
Ms. Mabe:Well, then it will die....they need to know that they are the Board members.....
Mayor:All right..... We didn’t get a second to that – let’s go back to the discussion of it. When you say, they need to know that they are the “Board Members”.....
Ms. Mabe:Yes, because.....
Mayor:They are.....they are the.....
Ms. Mabe:Well, today, they were having a discussion. They don’t know they’re supposed to do this..... I want them to know that they are the Board members.....
Mayor:I don’t understand what they don’t know.....
We we.....
Ms. Mabe:They don’t know they’re the Board members.....They are.....
Mayor:They are.....
Ms. Mabe:The Historical Society.....
Mayor:When.....you say “Board”.....?
Ms. Mabe:Well, they..... Are the ones that’s going to make recommendations back.....to the council.....
Mayor:That’s’ right. That’s what we asked them.... We formed ---- each member of the council appointed.....
Ms. Mabe:Well..... Yep.....And we did that!.....
Mayor:We asked for one member to serve, to give us recommendations on starting a Historical Society in Walkertown..... That was the purpose of having them there..... And I don’t know what more we need to do --- that was the reason we appointed..... them.....
Ms. Mabe:Yep..... Well..... They don’t realize that they are supposed to be the ones making the decisions so we want them to know that are the ones.....
Mayor:Mr. Warner --- can I ask you a question? Do you understand what you are supposed to do?
Mr. Warner: Yes, sir. My understanding was, when I was asked I considered it as a committee to start the groundwork and line up that. That’s what we are doing. As Ms. Mabe, I think this includes use of town property _____ do not understand that was what we were to do. I speak as only one member of the appointed. Does that give you any help?
Mayor: Not really!!
Ms. Mabe:Well, they’re afraid they can’t use the facilities....
Ms. Welch:Well, the action..... I thought we needed to take was to have a workshop and discuss what they’ve already come up with....

Ms. Mabe: Well..... They can come back and report to us but they need to know that they can start moving.... I mean, give us some recommendation.....

Mayor:When you say ‘*moving*’ ---.....

Ms. Mabe:Well, now, they can’t do anything. They can make a *recommendation* to the Council, okay?.....

Mayor: Right..... That’s That’s.....

Ms. Mabe:And I want.....them to come back but they need --- in other words, if they need to have the attorney to give them some information, they can go to the town attorney if they can do that???

Mayor: No! They can’t!!

Ms. Mabe: Why can’t they?

Mayor: Well....because the clock ticks every time somebody calls the town attorney..... We can’t have people call the town attorney every time.....

Amy Lanning:We’re not free !!!!.....

Mayor:I mean, she’s a nice lady.....

Ms. Lanning:And it’s charged to the town.....

Mayor:She’s a nice lady.....but we don’t her timer running every time somebody’s got a question.....

Ms. Mabe: All right..... All right.....Okay....

Mayor: So, NO, they can’t !!!!.....

Ms. Mabe:They need to make bylaws and things so we need to let them know they can do that.....

Mayor:We do.....but that needs to be funneled through Ms. McKinnie. She knows what needs to go to the attorney. We don’t need everybody calling the attorney to get questions answered because..... As good as Amy is, her clock’s gotta run!

Ms. Mabe:That’s the problem..... They don’t know that they can do that!!! Ms. McKinnie’s at the meetings – they think, well, we can’t do that! But they are to do that!!!

Mayor:Well..... They’re not to go straight to the attorney.... What they’re to do.....

Ms. Mabe:Okay..... Not that..... But come back and tell the council some recommendations.....

Mayor:Sure..... We’ve done heard I think Ms. Welch’s question was, we’ve not heard anything from the committee yet. That’s what her concern was, right?

Ms. Welch:I was the only one that was there from the town council and, course, they have researched and done a lot of things to come up with a non-profit organization. And they want guidance and an ordinance for them to continue on.

Ms. Mabe:Well... They need to come back and tell us some information what they plan to do.....

Mr. Hester:Right....That’s what she was asking.....

Ms. Welch:That’s what I’m after..... Is to.....

Ms. Mabe:They’re afraid they..... Can’t come back...and give us those information.....

Ms. Lanning: ...Can I make.....a.....comment.....?

Mr. Hester: ...You understand that you canback ... and give a report.....and then maybe set up what we need to set up.....at that time...

Mr. Warner:I'm a little confused.....

Mr. Hester:Me, too.....

Mr. Warner:There is, in the committee, a lot of discussion back and forth. Ms. Mabe..... first of all, from researching, I believe I speak for most of us.....first thing, you need to do the Articles of Incorporation..... Then you go on to your non-profit charitable – 501(3)(c).....

Ms. Lanning:Which is very, very long and involved.....

Mr. Warner: As I understand, this is to be done by legal counsel, and with Raleigh. It used to be years ago done by Certified Public Accountants but that changed many years ago... So, what I'm saying is this, that to make sure that we do correctly, then we need to report to – maybe at your working session – to you and get clarification and maybe you authorize legal counsel to us. We're not lawyers and we don't want to make mistakes. Ms Mabe is indicating that we need to move fast – I think _____. That would be your decision. I personally – I'll speak for only one – I don't want us to do something wrong and have to come back and re-do it. It'll cost you _____.

Mayor: One of the things that the council asked this committee to do was to give us ideas on the use of the building. We didn't turn the building – the Booe-Griffith house was not turned over to the committee. It was asked for ideas on how to use it, whether it be one room, two rooms, the downstairs – or whatever. I think that's correct. Isn't it, Committee? Isn't that we asked the.....??

Ms. Mabe: And, we need.....to know.....how much room they do need.....and, you know.....I think like the Historical Society is going to be in any more than one room.....

Mayor:If they feel like they need to be incorporated into a separate, non-profit, then we've got some other things to discuss because we have not discussed that as the council.....

Ms. Lanning:I think you have a lot to discuss if you want to do that! I guess – I mean I'll have to look into this, I wasn't planning on talking about this tonight --- But, it is a committee that is a committee of the Town of Walkertown, or, do you, for some reason, want it to be its own separate, non-profit corporation, for some reason??? And.....you'll have to, like you said, file Articles – have bylaws – and if you through the 501(3)(c) process, it is a **chunk!!!** I've never had to do it myself, thank goodness! But I've seen other people who have – it is a chunk of paperwork and it is a lot to keep straight to make sure you don't lose your tax exempt status. And, I was briefly looking through what you have here about Stokes County and Lewisville and our firm is also the attorney for Lewisville, so I can ask Bo about that – he goes to their meeting – if they have a separate corporation set up or if it's a committee that filters through, and, like you say, gives recommendations to the council, without being its own separate complete entity.

Ms. Mabe:Well, we need to know if it's more proper then to do it that way. If they need to be a non-profit, separate from the town....

Mr. Hester:What we wanted to find out from them first before we do anything like that is what we asked them to do --- check on it, see what they recommend as far as historical parts in Walkertown – what they would recommend doing, then come back to us and then we will decide what needs to be done.....

Ms. Mabe:Yes.....Yes.....And I think they need to go and look at the home site and see what the recommendation is.....

Mr. Hester:Well, they're doing that, aren't you? You're checking???

Ms. Mabe:Okay..... Ya'll need to go in the house and really look and let us know what you think is the best use.....

Ms. Welch:They've.....already got that done..... They really have.

Mr. Warner:One of the things is, you're more concerned that it's very involved – one of the things is, if we do something and cause you to do something, are we going to be in conflict with your 501(3)(c) which you're going to have to have in the end.....

Ms. Mabe:No!.....

Mr. Hester:Well, not as long as you haven't been.....

Ms. Welch:Right.....

Ms. Mabe:We won't know that until you make your recommendations.....

Mr. Warner:What if we come up with something on the use, in print and all, and it's contradictory to a charitable organization? Where do we go to then? That's why we need to talk with you in work session.....

Mr. Hester:Right..... That's what we wanted.....for the whole committee to come back and give us their recommendation as to what would be done.....

Ms. Mabe:Right.....And, then.....we'll discuss it.....

Mr. Hester:Right.....

Ms. Mabe:Then we make the final decision. But we need some recommendations from you. And then we can decide which way they should go. The council can recommend.....

Ms. Welch:If we'd went to their meeting this afternoon, we'd have learned all this!

Ms. Lanning: And, I believe, Tobaccoville, I think, has a pretty active historical society.....so I go to their meetings, too.....

Ms. Welch:Rural Hall does, too.....

Ms. Lanning:And, they're a committee/society under – if I'm – I've never been told this specifically – but they're not their own separate entity. They are under --- and they do what you're talking about – they give recommendations to the town; the town makes the ultimate decision.....

Mr. Hester:That's what we're wanting.....

Ms. Mabe:Yes..... That's what we want. We want some recommendations! That's why we want somebody else because, all of us, don't have time to go look at the house and make recommendations....

Mayor:Amy, would you just check and verify that for us on Tobaccoville --- or whoever else.....

Ms. Lanning:Yeah - - - I'll check with them and I'll talk with Bo about Lewisville.....

Mayor:And, Lewisville, also..... Okay. That would be good. Thanks.

Ms. Welch:Rural Hall did come down and meet with them a couple of meetings ago.....

Ms. Mabe:Tobaccoville - - - I like their program.....

Ms. Lanning:Yes. They seem to be pretty active over there, from what I ---.....

Ms. Mabe:Well, we need to know whether it's going to be a non-profit or a division of the town..

Ms. Lanning: I'll look into that. I just know how involved it is to start non-profit ---- Now, Articles are the easy part..... Articles of Incorporation, two pages – you're done! But that doesn't get you the tax exempt status and that's what's important for a non-profit.....

Ms. Mabe Well, we'll take care of that next --- And, also, how are we going to get grants and stuff – which way would be the best interest in going that way? Okay.....

Mayor: Ms. Welch, does this give you any direction on what your question was or not?

Ms. Welch: I just wanted you to know aboutand help them..... Because they've come to a standstill today..... Because they've got so much more advanced, I'll say – research – than you and I know about unless we let them talk about.....

Mr. Hester:And that's what we want them to bring to us, let us figure it out.....

Ms. Welch:We can do a workshop and let them come.

Mayor:When she finds these questions out, that should help clear up your questions, is that correct?

Ms. Welch: Right. I think so.

Ms. Mabe:Well, we'll just meet with them at the next meeting. Will the council meet with them at the next meeting? If you want to have a work session that way.

Mayor: I don't think – I think if Ms. Welch is meeting with them, that should be sufficient for one member to get the – to have a representative

Ms. Welch:I might be biased!.....

Mayor:Well, so should we. We could, too!! I don't think it's necessary for the whole council to meet – I mean, if the whole council's going to do it, we don't need the committee!! I mean, it looks like to me.....

Ms. Welch:Oh.....No. They need our approval.

Mayor:So, if you just want to continue meeting with them, that would be good, Ms. Welch and bring back any recommendations. But I assume they have minutes – we can read their minutes. Ms. McKinnie meets with them and types their minutes. It's a summary, isn't it?

Lynn: Yes. I do not do verbatim minutes for committees.

Mayor: So, what questions come up, they are in your packet so that should help us with that. We do want to hear and I think our original intent was that it would operate as a committee – as an advisory committee to the council. I think that was the original intent. Now, if the council sees fit for them to be their own separate non-profit, then the council needs to set that in motion. That was not our ----.....

Ms. Mabe:Well.....whichever is going to be profit for us is on the long(?) one – which would serve the best interests of the community. If it's willing to stay with us, it's fine – or if they be a separate one, whichever the issue, I think, we can address it after someone gives us more information.

Mayor: Well, you got to remember if you set them separate, they're going to have to find a means of funding.

Ms. Mabe: Yeah, but we need to know which one would be the best, you know? And move on it. Which way they can move better forward. I

want that committee to be handle, you know – so whichever one they can use to benefit them!

Ms. Welch:Well, they were in the process of doing their bylaws today – that’s why a lot of this came up.

Ms. Mabe:And so, there’s a lot of things we need to look at.

Mayor:Well, the main thing we – I think this council – once again, I want to reiterate, **we asked for recommendations for use and recommendations for setting up**. They may come back and say there’s not even a need for it – I don’t think they will, but they may, so.... But that’s what this council originally requested.

Ms. Lanning:You could have, you know, a state --- a individual.....

Mayor:They could set out some guidelines.....

Ms. Lanning:Yeah – guidelines as a committee or whatever you want to call it.....bylaws is something you generally just hear when you’re talking about a separate corporate or non-profit, either one entity.

Ms. Mabe: Is most of the other towns historical society separate from the town or do they.....?

Ms. Lanning: ...I don’t.....

Mayor:That’s what she’s going to find out.....

Ms. Mabe:So, you’re going to find out for us? That will be on next months?

Mayor: Ms. McKinnie if you’ll put that down for September and we’ll.....let Amy give us some heads-up on that for our September meeting.

Ms. Lanning:I’m sorry – I wasn’t listening.....?

Mayor:I said, you can give us some heads-up on that – some direction on that for our September meeting?

Ms. Lanning:Yeah – I’ll read these minutes and

Mayor:But, the main thing, also, find out what you’re doing – what you and Bo do – with, like Lewisville and Tobaccoville and other places, okay?

Ms. Lanning: Yeah. Definitely.

Ms. Welch:And see they didn’t know how we felt or what we wanted.....

Lynn: They’re going down one path and it looks like the council is going down another. The two paths need to merge – and one goal.... What you guys want really needs to be spelled out for the committee so that no more time is wasted....

Ms. Mabe:That’s what I wanted to get clarified tonight... We want them to recommend to us – that’s what we said when we appointed them, right?

Lynn: They need to know, first off, whether they’re considered a committee or a society. If a committee, what type?

Mayor: They are a **committee**. They were a committee. Nothing’s changed – we haven’t changed from our original. We formed a committee for an advisory committee to give us an advice on whether we need a historical society or how to use that house toward the preservation of the historical artifacts and a part of the history of Walkertown.

Lynn: They want to know if the house is going to be wholly theirs? Or if it’s to be shared?

Mayor: The house has never been --- the council's never said we were going to turn it over to any society. We said – and I think the council – and we can go back and read, but we had originally said that the committee would give us recommendations on the best use, in their opinion, and how to use it toward preserving the history of Walkertown.

Mr. Hester Well, it wasn't only the house – it was anything else in Walkertown – or any other historical materials.

Lynn: Not that we wasted any time – but we've been going down the wrong road since the very beginning.....

Ms. Mabe: But they need to go into the houseand look and see what they ---- they need to look at the house.....

Mayor:I need to get with Mr. Jumper then.....

Ms. Mabe:They need to look at the house and see.....if this house is going to fit their needs and how much of that house do they need to fit their needs. That's what I think they need to look at. Don't you think so? I mean, if they need the whole house, they need the whole house... if they.....

Mayor:Well, I know on the first meeting we went over and looked at it. We toured the house – I mean, as far as looking at the house ...but the – I think the main reason was to get together to make a recommendation on..... I mean, the house has got many more uses also as far as the house itself. It could be a meeting room. It could be a banquet room. It could be a reception room. I mean, there's a lot of other uses for the house. Clubs could use it – I don't know what all

Ms. Welch:And, that's another thing they wanted to do today. How much could they use?

Ms. Mabe:Well, we need to let them look and see what they think they need. I think we need to designate and tell them, you go look at the house. If you need the whole house, you tell us! If you need, you know... Because if we're going to store stuff for the society in a house, they may need the whole house – as a place for storage – each certain room for a certain thing, you know. Because if we're going to put artifacts in that house, we will have other places that we could use other than this house.

Mayor:Well – the council hasn't said we were going to use it for a storage or an antique village or nothing like that. The council just said, ask the committee to give us their best recommendation. That's it.

Ms. Mabe: Okay. So you go look at the house and give us your best recommendation to what you think you should do.

Mayor: That's what we asked them.

Ms. Mabe: If it's the whole house – or whatever!

Mayor: All right. That's the end of Item #6.....

Ms. Welch: Does that help any?

Ms. Mabe: You got it clear, now? You going to go look at the house?

Ms. Lanning: Clear as mud, huh?

Mr. Warner: On my part, utter confusion!!!

Mayor: I'm sorry, Mr. Warner. I'm sorry! Public Session – we'll open the floor.....

Mr. Warner:May I make another comment?

Mayor: Yes, sir. You certainly can.

Mr. Warner: I believe many of us visited – in fact, I personally visited with the town of Lewisville – their historical society – and gained a lot of

knowledge there. I don't know if you've been with them or not. But found out much of the stuff I've talked about has been _____. Of course, as Ms. Welch knows – We also had I believe Jane Morris visited with Rural Hall. We had Danbury – and a lot of that might be, there again, to our confusion of what the purpose that you asked us to serve. So maybe you're clarifying that tonight and maybe a lot of what we've already done was – might have been necessary in the end – but maybe it's getting the cart before the horse.....

Mr. Hester:That's been my thoughts.....That's what I was just thinking.

Ms. Welch: But now you are a "committee" instead of a "society".

Mr. Warner: Pardon?

Ms. Welch: You are a **committee** instead of a **society**.

Mr. Warner: And right now – if I understand what you're telling me – this committee does not have to fool with anything of Articles of Incorporation, nor do we have to be concerned about 501(3)(c).....?

Mayor:I would not think so, at this time.

Mr. Hester:Not at this time.....

Mr. Warner:What Ms. Mabe says is what we want to do is just tell you what to do with your house.....

Ms. Mabe:Yeah.....

Mr. Hester:But not just the house!!!! The committee is for everything in Walkertown, historical. I mean, it can be the depot. It can be that house. It can be any other part around. We're just wanting to get recommendations from the committee on the whole of Walkertown.

Mr. Warner: Now, you're going back into the Articles of Incorporation and 501(3)(c).....

Ms. Welch: Right. That's true.

Mr. Hester: No. We're wanting *recommendations* now – not doing it!

Ms. Mabe: We'll make that decision – you just make us some recommendations.

Mr. Warner: Well, you better get legal counsel.

Ms. Mabe: And I don't care how many recommendations you make – just make them.

Mayor: All right. We'll open the floor for the final public session. Anyone wishing to speak?

PUBLIC SESSION

THIS SESSION IS FOR ANY TOPIC AND IS LIMITED TO 3 MINUTES PER SPEAKER
WHEN SPEAKING TO ANY ITEM, PLEASE RESTRICT YOUR REMARKS TO THE SUBJECT AT HAND.

Public Session was opened at 7:55.

1. Marilyn Martin
2733 Martin St.
Walkertown

Aaron, would you – or do you know the lady in the County that knows all this historical stuff? Would you give that information to Mr. Warner? And she can help you a lot, Harold, as far as the houses and different things in Walkertown.

She's very good. She helped us and I think she'll be a big help to you. That's all I wanted to say.

Public Session was closed at 7:57 p.m.

OTHER INFORMATION ATTACHED

- (1) Planning Board Meeting Minutes for August 7, 2007
- (2) Historical Society Meeting Minutes for August 9, 2007
- (3) Kernersville SIDA request newspaper article
- (4) Road Questions
 - *Melvin Lane Paving Information
 - *T.I.P. Project List
- (5) Pinecrest Apartment Information

• ANNOUNCEMENTS

9-1-1 CELEBRATION – SEPTEMBER 11, 2007, FIRE DEPT. 6:00 P.M.

Mayor: On September 11th, everyone knows what that date is – it's the anniversary of the bombing of the World Trade Center and the buildings in Washington, Pentagon - --- The Town of Walkertown will be honoring our people that's in emergency services from the three fire departments that serve Walkertown, the EMS and other First Responders at the Walkertown Fire Station. We'll have special speakers – we'll have a reception and we invite the public to come and say thank you to our firefighters and EMS workers at this time. The EMS Honor Guard will be present and there will be several outside of town speakers. You won't have to listen to me and the council that night!! We do encourage the town to come and participate and say, 'Thank you' to the people that give a lot of hours of their time in training and in protecting our community.

COMING SOON: FORSYTH COUNTY SHERIFF'S DEPT. SUB-STATION TO BE LOCATED IN TOWN CENTER BUILDING ON MAIN STREET

Mayor: Coming soon – to be – to the old building that we formerly called the Fire Station – whether we decide as a council formally to call it the "Annex Building" or the "Town Center Building" or whatever we call it!! That will house the Sheriff's Department. Forsyth County Sheriff's Office will have an office there, coming later September probably. We're doing the remodeling now. We're doing some painting – we've got some interior painting to do – remove some counters and things like this, but they will be setting up an office – support six officers, I think, will be housed there on a regular basis. So that will be starting in September. They'll be moving out of Town Hall – they'll be at the front of the building and they're having the whole meeting area of the Annex Building, which is two buildings from the Town Hall. It'll be good for visibility – they'll be easy-accessible. I think it will be a plus – and, who knows? Maybe even a deterrent to crime in the neighborhood. That's a plus!!

RECYCLING SHOULD BE PICKED UP ON LABOR DAY HOLIDAY

- RECYCLING in Walkertown continues every two weeks.
SEPTEMBER 3RD and 17th 2007 (AS PER WASTE IND. & WASTE MGMT,
THEY WILL BE PICKING UP ON LABOR DAY HOLIDAY)
- TOWN COUNCIL MEETINGS: (4TH THURSDAYS)
7:00 p.m. at the Walkertown Library Auditorium on:
FOURTH THURSDAY @ 7:00 P.M.
SEPTEMBER 27
OCTOBER 25
NOVEMBER 29 – CHANGED DUE TO THANKSGIVING HOLIDAY
DECEMBER 20 – CHANGED DUE TO CHRISTMAS HOLIDAY
- PLANNING BOARD MEETINGS:
Library @ 3:00 p.m. On 1st Tuesday of month
SEPTEMBER 11TH *DUE TO LABOR DAY HOLIDAY
OCTOBER 2ND
NOVEMBER 13TH *DUE TO ELECTION DAY
DECEMBER 4TH
- HISTORICAL SOCIETY MEETINGS
Held every 2nd and 4th Thursday of each month
2:00 p.m. at Town Hall

MOTION: TO ADJOURN MEETING AT 8:00 P.M.
BY: WAYNE HESTER
SECOND: BRENDA MABE
VOTE: MOTION PASSED UNANIMOUSLY

ATTEST:

TOWN OF WALKERTOWN:

Lynn McKinnie
Town Clerk

Kenneth R. Davis
Mayor