

**SPECIAL CALLED WORKSHOP MEETING
6:00 P.M. @ TOWN HALL
FEBRUARY 19, 2009
MINUTES**

Mayor Davis opened the meeting at 6:00 p.m. Present with the mayor were Marilyn Martin, Wayne Hester, Randy Mendenhall, Sarah Welch, Wesley Hutchins, Lynn McKinnie, and Scott Snow. Also present in the audience were Peggy Leight, Todd Pickard, Eugene Shepherd, and Michelle Dils.

1. BIDS ON WALKERTOWN PARK CONCESSION BUILDING

(MARK MARTIN IN HOSPITAL WITH PNEUMONIA - MAY NOT BE OUT IN TIME TO ATTEND MEETING – TODD PICKARD MAY ATTEND)

An overview of the Wickenham Road Park concession building plans was presented. Eugene Shepherd, a bidder to build the building answered questions concerning his bid. Questions regarding requirements of the building were answered by Mr. Shepherd, Todd Pickard and Wesley Hutchins. There were three bidders for the construction of the building:

- DD Steel Custom Homes, Inc. \$391,800
- E. S. Builders, Inc. \$377,776
- J. H. Batten, Inc. \$327,631

There were a few variances involved so prices could be adjusted. A septic system would cost \$16,820. Segmented walls are \$11,000 cheaper than CMU walls. The building will be 1500 square feet per floor with 2400 square feet total “under roof” for heating and air. It would take four to five months construction time. Mr. Pickard said that while other sports organizations seem to be losing players, the Walkertown Little League is up 15% this year in numbers. Mayor Davis specified that the five (5) acres which could be used by the Town of Walkertown in the Wickenham Road park – for a community center – should be researched as to the exact whereabouts and marked as such. Various entities were mentioned for obtaining price quotes to do different things on the building. (ie. Fire Aide, alarm systems, sprinkler system etc.)

2. COUNCILMEMBERS NEED TO ATTEND MARCH 3RD WALKERTOWN PLANNING BOARD MEETING (REF: NEW HIGH SCHOOL)
(SCHOOL REVIEW WILL NOT COME TO TOWN COUNCIL FOR ANY APPROVAL)
NOT SURE ABOUT THIS SO CHECK IT!!!!

The council members were requested to attend the Planning Board meeting to voice any opinions about the new high school set to be built on Sullivantown Road.

3. CONSIDER ORDINANCE TO REQUIRE BRICK FAÇADE ON ALL NEW COMMERCIAL BUILDINGS

Although the council would like new facilities to be built with brick and to look nice, this can not be written in stone. Some facilities would not be a good fit with all-brick (ie. Little League concession stand) therefore, the council would like to consider this option on a case-by-case basis. Suggested was that the Planning Board recommend wording for an ordinance reflecting their thoughts.

4. MCDONALD'S ISSUES

- **WA-UDO-13 (ON AGENDA FOR COUNCIL MEETING 02-26-09)**
NON-PERMANENT BUILDING IS LOCATED ON SETBACK /
GARY ROBERTS WILL EXPLAIN THIS FURTHER AT THE COUNCIL
MEETING – JUST BE AWARE OF THE 20-FOOT SETBACK
- **LIGHT ON HWY-158 AT MCDONALD'S???**
DOES NOT LOOK FAVORABLE WITH DOT AT THIS TIME ??

**ALSO: GRAND OPENING IS RE-SCHEDULED TIL MARCH 17TH
AT 9:30 A.M.**

Ongoing discussion on McDonald setbacks and the unauthorized building therein continued. This will be decided on at the upcoming council meeting. The Walkertown Planning Board recommended approving sections 2 through 16 but not section 1 – and to leave the existing setback (usually 20-feet).

(CMU is Concrete Mortar Unit)

The light on Hwy-158 was misinterpreted by Lynn to mean “stop” light when the council member asked about “street” lights. A nearby resident has requested a “street” light on 158 right past McDonald’s due to the very dark spot after coming through the bright business lights. NC-DOT was not the right choice to pursue on this issue!!! (SORRY!)

5. FIRE INSPECTOR COMMENTS ON:

- **BOOE HOUSE**
- **OLD FIRE STATION**

This issue is still an ongoing issue. Anytime you change the usage from one type to another, such as from Residency to High Occupancy, the codes change. The town needs to determine what these buildings will be used for and proceed in that fashion. The council also determined that a grant should be turned in to apply for the COG Stimulus money that Ms. Martin learned about at her COG meeting.

6. HOT DOG DAY AND FALL FESTIVAL (DD)

- **SHOULD WE APPOINT A CHAIRPERSON AND/OR FORM A
PARKS AND RECREATION COMMITTEE (TO WORK ON 4TH OF
JULY HOT DOG DAY AND FALL FESTIVAL)**

The Fall Festival should proceed on schedule for Friday evening, September 18th and Saturday, September 19th, 2009. Randy Mendenhall will be Chairperson for this festival with all the council and staff ready to assist him in any way possible.

The July 4th Hot Dog Day is scheduled, of course, for Saturday, July 4th, 2009.

Lynn McKinnie remains as Chairperson for this event.

Details for both festivities will be forthcoming.

7. TOWN CENTER PARK

- **DISCUSS CONTACTING COMMUNITY GROUPS TO
PARTICIPATE**

The PARTF grant has been turned in on time and we expect to hear back as to how much money we will receive – probably in May.

8. UPDATE ON NUISANCE PROPERTIES:

- **LEAKE / LINVILLE ROAD**
(JIM MATTHEWS – FORSYTH COUNTY - WORKING ON THIS)
- **PHILLIPS ROAD**
(JIM MATTHEWS – FORSYTH COUNTY – WORKING ON THIS - PUT SIGN UP – UNSAFE FOR ENTRY)

These two nuisance cases have been going through Forsyth County system and Jim Matthews updated the council via email:

- Phillips is continuing to deteriorate and Linville has had little done to it.
- He would like to push forward with Phillips because it is a hazard.
- Linville was given until Feb. 6th to clean up and secure the house before proceeding with condemnation proceedings.

9. UPDATES ON VARIOUS ISSUES:

1. **WICKENHAM ROAD PARK**
2. **SIDEWALKS**

Park was discussed earlier in meeting.

Sidewalks on Friendly were mentioned because Friendly may have to be widened.

10. UPDATE ON TOWN ROADS:

- **MELVIN LANE**
- **SELL ROAD**

Sell Road is not feasible to pave because it does not qualify. It would require making a new, wider street.

Melvin Lane is set to proceed. Residents should be contacted to see if they are interested and if they are willing to pay their portion. We need to send notification letters to residents and the council needs to determine if it qualifies as a hardship case, and, if so, how much percentage? A resolution setting up a Public Hearing should be put on the council meeting agenda.

11. O'REILLY'S AUTO PARTS - UPDATE

(FINAL DEVELOPMENT PLAN COMING TO MARCH 3RD PLANNING BOARD MEETING)

No one likes the type of building or color of O'Reilly's. This will be upcoming at the Planning Board meeting.

12. WALGREEN'S UPDATE

(NO UPDATE RECEIVED)

Mention was made of the property Walgreen's has supposedly purchased; in particular, the vacated buildings on Main St. People have come in and stripped the buildings of anything sellable and they have become hazards to the town as well as nuisances. Lynn will send email, and follow up with letter, to Mike Kelley asking him to clean up the property. Also to be asked is whether or not Walgreen's would allow the fire department to "burn" the vacated houses for training purposes.

13. WATER TOWER STATUS

PER MARK DELEHANT, THEY NO LONGER WANT THE WATER TANK – THEY FEEL THEY CAN BUILD A NEW ONE DUE TO LOWER COST OF STEEL AND CONSTRUCTION.LYNN

Self-explanatory.

14. RETENTION POND ORDINANCE UPDATE

(SEE ATTACHED)

This issue was decided to be stopped at this stage. The attorneys are to be told to cease research on fencing retention ponds.

15. STIMULUS PACKAGE (MM)

Discussed earlier, Staff was advised to pursue grant money from the COG.

16. REQUIRE KNOX BOXES FOR ALL NEW CONSTRUCTION

This requirement was discussed previously. A Knox Box is similar to the key holder that real estate salespeople use on a door. It would allow fire departments to enter a building to check out when the alarm system goes off, rather than having an entrance torn down when not necessary. Walkertown would need an ordinance - perhaps amend the UDO? - to require all new commercial construction to have a Knox box. Boxes typically run in the \$300 range. Other towns in the state already require them. The council agreed that a memo should be sent to the Planning Staff requesting a change to the UDO concerning this issue (from “fire alarm” to “any”).

NO CLOSED SESSION WAS HELD:

On motion by Marilyn Martin at 8:56 p.m. and seconded by Wayne Hester, the council agreed to adjourn the meeting.

Submitted by:

Lynn McKinnie
Town Clerk