

**SPECIAL CALLED WORKSHOP MEETING
6:00 P.M. @ TOWN HALL
NOVEMBER 12, 2009
MINUTES**

Mayor Doc Davis called the meeting to order at 6:00 p.m. with those present being Sarah Welch, Randy Mendenhall, Wayne Hester, Lynn McKinnie and Scott Snow. Mr. Hester left early (recent surgery). Tony Wilburn and Neal Tate, from J. H. Batten, Inc., were present to discuss their proposal for the “Booe” house.

1. J.H. BATTEN PRESENTATION FOR BOOE HOUSE

(Proposal for Walkertown Public Events Center)

Mr. Tony Wilburn reviewed the proposal from J.H. Batten, Inc. in concurrence with Mr. Neal Tate, also of J.H. Batten. Among the items for review in the proposal, there were minor changes. Nothing will be done to the upper level. The proposal only covers the lower level. An overview of the proposal by Mr. Wilburn and Mr. Tate included:

- In the bathroom, move the left hand wall to make it handicap accessible and install a new door. There would only be one door in the bathroom whereas at this time, there are two doors. Since the usable portion of the house (lower level) is considered under 2,500 square feet, Tony said the house would require only one restroom.
- The Dining Room, Living Room, and “Great” Room will remain “as is” – no changes are expected at this time.
- The kitchen will remain as is except cleaning up and painting. Cabinets will stay as they are.
- The stairway at the bottom will be framed/boxed in with a lockable door – preferably opening towards the bathroom to maximize space.
- The porch on the east side will be re-screened. The screen door could be replaced, depending on what all needs to be done with the screening.
- All the windows will be left in place, but will be cleaned up and re-caulked as needed.
- No changes are anticipated for the carport other than building a handicapped accessible ramp from the carport to the inside of the building.
- A ramp at the front door and concrete walks will also be built in order to comply with ADA rules.
- Leave the existing washer and dryer in place.
- Parking – will try to stay to the left of the house (not to the back, if at all possible.) There will likely be seven to eight parking spaces as per code.
- The roof will be left as is unless it shows replacement is needed.
- Exterior, other than brick, will be covered with vinyl and aluminum.
- Electrical system will be updated (only on the lower floor). As a safety issue, the electrical system will fully checked.
- Tony will have the security system inspected and upgraded as necessary.

- Not in the proposal/budget are propane gas logs to be installed in the front room fireplace. If included, approximate cost extra would be about \$1,500.
- Also, not budgeted for would be the cost to conduct a hazardous material survey – this would need to be approved by council.

Mr. Wilburn concluded his presentation by explaining the 10% contingency to account for any changes required. He said the contingency is set aside and used only for emergency or unexpected expenses. If the 10% is not used, that money will be applied towards the last payment.

PER THE REQUEST OF MAYOR DAVIS, A RESOLUTION WILL BE PREPARED AND LISTED ON THE NOVEMBER COUNCIL MEETING AGENDA FOR COUNCIL APPROVAL/DISAPPROVAL.

2. "DEAD END" OR "NO THROUGH TRAFFIC" SIGNS FOR NEW STREET (Per Wayne Hester)

Mr. Hester requested signs be put at the entrance to New Street because it is a dead end street with no other entrance/exit other than at Main Street.

COUNCIL APPROVED TOWN ORDERING NO THRU TRAFFIC AND "NO OUTLET" SIGNS FOR NEW STREET.

BY MOTION OF RANDY MENDENHALL AND SECONDED BY WAYNE HESTER, THE MEETING WENT INTO CLOSED SESSION AT 6:45 P.M. FOR THE REASON STIPULATED BELOW:

3. § 143-318.11. CLOSED SESSIONS CONFIDENTIAL !!!

- (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.
- (c) Calling a Closed Session. – A public body may hold a closed session only upon a motion duly made and adopted at an open meeting. Every motion to close a meeting shall cite one or more of the permissible purposes listed in subsection (a) of this section. A motion based on subdivision (a)(1) of this section shall also state the name or citation of the law that renders the information to be discussed privileged or confidential. A motion based on subdivision (a)(3) of this section shall identify the parties in each existing lawsuit concerning which the public body expects to receive advice during the closed session.

BY MOTION OF WAYNE HESTER AND SECONDED BY RANDY MENDENHALL, THE MEETING RETURNED TO REGULAR SESSION AT 7:00 P.M.

Mr. Hester left the meeting.

4. WALKERTOWN TOWN CENTER PARK UPDATE

The Town did not receive the PARTF grant which was applied for in 2009; however, a new grant cycle for 2010 is open, with the new application deadline in February, 2010. Minor changes to this year's grant application will be made and the council approved applying for the 2010 grant. One of the changes suggested by the DENR lady was to refurbish or paint the water tower and write "*Welcome to Town Center Park*" – which would serve two purposes: (1) Direct everyone to the Park; and (2) Put Walkertown's name out there. The council was very impressed with this suggestion.

BY CONSENSUS OF THE COUNCIL THE TOWN WILL GO FORWARD WITH THE NEW PARK PLAN UPDATE.

**5. RECYCLING DROP-OFF CENTER UPDATE ---- and ----
CURBSIDE RECYCLING ROLL-OUT CART GRANT PROGRAM**

Manager and Clerk met with Waste Management on Wednesday, November 11th and discussed recycling issues and roll-out cart grant application. The mayor asked if recycling could change from bi-weekly to once a month, but was told that the grant would only cover bi-weekly or weekly pick-ups. Another issue was to find out the cost to actually purchase the containers.

THE TOWN WILL PROCEED WITH AN APPLICATION FOR THE RECYCLING ROLL-OUT CART GRANT.

**6. GRANT REQUEST FROM:
WALKERTOWN WARRIORS BASEBALL GRANT REQUEST**

It was decided that because not every council member attended this workshop meeting, to move this issue to the December regular meeting agenda.

7. APPLICATIONS FOR APPOINTMENT TO PLANNING BOARD

- **NEED ONE FULL-TIME MEMBER TO REPLACE PEGGY**
- **NEED AT LEAST TWO ALTERNATE MEMBERS**

Because the complete council was not at this meeting, Mayor Davis requested this item be placed on the next agenda.

COUNCIL REQUESTED THIS ISSUE TO BE PLACED ON THE NOVEMBER COUNCIL MEETING AGENDA.

8. EXTENDING DEER HUNTING IN WALKERTOWN (Bow Hunting)
(Per Randy Mendenhall)

Mr. Mendenhall brought this up due to the increase in the deer population and the danger to citizens. This was considered not a town issue – nothing was decided.

9. MISCELLANEOUS:

- Property next to school
Mayor Davis explained the situation of the driveway next to the new school and the berm the school wishes to put in that area. This is not a town issue.
- Nuisance Update

****Phillips Road**

Town has received estimate of \$4,200 to demolish this property.
Council agreed to proceed with Benchmark recommendation.

****Harley Drive**

Owners have begun painting and fixing.

****Leake and Linville**

Owners cannot afford to fix property up. Benchmark has
Suggested that the fire department burn as training.

****Sullivantown Road**

Residents have complained of the speeding on this road. This is
a state road, however, and NC-DOT has charge.

****Darrow Road**

Trucks are running along Darrow Road quite frequently.
It was suggested allowing no trucks along Darrow Road.

****Main Street (Elementary School area)**

Trucks are running along this area also and endanger school
children.

**BY MOTION OF RANDY MENDENHALL AND SECONDED BY SARAH
WELCH, MEETING ADJOURNED AT 7:35 P.M.**

Submitted by:

**Lynn McKinnie
Town Clerk**