



Town of Walkertown, North Carolina

Website: townofwalkertown.com

Walkertown Town Council

Walkertown Library Auditorium

FRIDAY 2:00 P.M. NOVEMBER 12, 2004

SPECIAL CALLED MEETING

MINUTES

The meeting was called to order at 2:00 p.m. by Mayor Doc Davis.

Present were: Mayor Davis, Councilmembers Duggins, Larrimore, Warner, and Welch. Also present were Manager Linville, Clerk McKinnie and several visitors.

This special meeting was called to discuss the various properties the Town of Walkertown holds claim to. Maps of the properties were included with the agenda.

Brief discussions were held about each property. The water tank is in a "holding pattern" until Mr. Johnny Clark decides what his company can do.

Dillon Street – 1.12 acres

Not much can be done concerning this property until the town gets rid of the well. There is not much value in the well pipes or the well itself. This property will be revisited when the tank is removed.

Walkertown Park on Wickenham Road – 24.85 acres

The park desperately needs sewer but it is too expensive. If they get a septic system, they will lose much needed parking. The town is not in a position at this time to help them with sewer costs.

Fulp Well on Pine Hall Road - .92 acres

This property has no water tank but has a brick building with a fence but property will never be used again. It is surrounded by Fulp property. Ms. Duggins asked if we could either sell or give property back to family, or at least give the family first choice to buy back at today's market value price. Mr. Larrimore said we needed to sell "as is". Mr. Linville said we would still need to advertise as Personal Property and take bids. Mr. Warner stated we should give the original property owner first chance at purchasing. Wells on town property should also be considered – do they need to be condemned?

Maintenance Facility – 3.14 acres

The consensus on this property is that it is too valuable a piece to sell; the town should keep this property at this time. It will only go up in value.

Shirley Street Well - .99 acres

Aubrey Stoltz has expressed interest in buying this if we are selling. The manager was asked to check on legality of selling to Mr. Stoltz as well as the well responsibility.

Mecum Lot on Leight Street – 1.49 acres

It was thought that this lot would increase in value but needed to be cleaned up. If there are wells involved, they would need to be filled to make sure the property is safe and not a liability to the town. It would be an ideal spot at a future date for the old train depot and a historical society.

Gant Warehouse - .36 acre

Sullivantown Road lots - .23 and .79 acres (4 lots)

- The Gant warehouse belongs to the town but what should we do with it? That seems to be the question. It was agreed upon that as long as we own it, we should maintain this property. Mayor Davis said that we needed a professional opinion on whether or not this property would be worth getting something done to it. Council agreed that that would be a good idea – see if the building was sound, able to be renovated. Council agreed that it would be favorable for Mayor Davis to get an engineer friend of his, at no cost, to give his opinion on what we could do with the building.
- As for Sullivantown Road, it was decided that until the Gant warehouse issue was settled, there was no use doing anything with this property.

Friendly Road Well – 1.24 acres

At one time, Ann Baysinger / Erick Erickson owned this property. There has been no interest from anyone on this property. At this time, there is ductile iron, pipe and concrete culverts stored on this property. Ms. Duggins said this should be cleaned up. As a matter of fact, all our properties should be cleaned up, and kept cleaned up and maintained. It was decided to lump this property in with all the other well properties and try to get rid of.

The vacant lot next door to the Town Hall has just been re-checked for uncleanliness and it still shows a little unclean. Nothing should be done at this time; just extend the contract if, after June of 2005, it's still showing unclean.

On the Town Hall building itself, the contract needs to be re-written. Manager Linville was directed to gather more information – nothing more can be done until December, 2005. If the town owns the property and leases a portion of the office (making it income producing property) does town lose its tax privilege and have to pay taxes?

Other items discussed briefly were that we should have bought the old fire station – and perhaps we should check into buying it now. We need a town square – we need a Capital Reserve account. Ms. Duggins suggested we check out the fire station for buying it – not interested in the building, just the land, for a town

square situation. Ms. Welch and Mr. Larrimore agreed; Mr. Warner said he wasn't sure about doing this.

The Public Session was opened at 3:15 and Marilyn Martin spoke concerning the Land Use Committee and the downtown area – the town core area. Ab Martin said the Civic Club had considered using the old warehouse at one time but gave up the idea because the building just wasn't worth it.

Public Session was closed about 3:27 p.m.

Everyone agreed this was a productive meeting.

MOTION: **TO ADJOURN MEETING AT 3:30 P.M.**
BY: **SARAH WELCH**
SECOND: **HORACE WARNER**
VOTE: **MOTION PASSED UNANIMOUSLY**

ATTEST:

TOWN OF WALKERTOWN:

By: _____
Lynn McKinnie
Town Clerk

By: _____
Kenneth R. Davis
Mayor