



**Town of Walkertown, North Carolina**  
**SATURDAY 9:00 A.M. MAY 6, 2006**  
**STATESVILLE PUBLIC LIBRARY**

## **RETREAT MEETING MINUTES**

The Walkertown Retreat Meeting for May 6, 2006, started at 9:36 a.m. at the Statesville Public Library. In attendance were Mayor Davis, Councilmembers Welch, Mabe, Landreth and Hester, and Clerk Lynn.

### HORACE WARNER COMMEMORATIVE

This topic was discussed thoroughly in order to ensure that Mr. Warner was properly recognized for his contributions to the Town of Walkertown. The council decided to honor Mr. Warner at the June 22<sup>nd</sup> council meeting. Many suggestions on honoring Mr. Warner were offered by the group with no decisions made.

### BUDGET ISSUES

Lynn has prepared a tentative budget for 2006-2007. The group went over the Expenses and Revenue for the budget. Several issues discussed included the issue of paying a fuel surcharge for trash and recycling pick-up; a 3% COLA for employees; paying the council and mayor monthly with an amount to be determined, figuring out which streets to pave (if any) for Powell Bill payout; Brenda Mabe will replace Dot Duggins as chairperson for the Housing Committee – and the Housing Consortium fee was put back in budget to be approved at budget hearing; audit contract will stay with Gibson for this year but it was suggested to go out for bid next year.

### TOWN MANAGER

Town Manager candidates were discussed. There are at this time, three viable candidates. At this meeting, one candidate was to be researched more thoroughly. **Lynn was asked to get five references from the top candidate and each councilmember and the mayor was to call one of those references.** After each member has called a reference, another meeting will be scheduled to decide on whether to hire this candidate or not.

Other issues discussed involved the “chain of command”. The manager will report to the council and mayor. He will have authority over the actual running of the town. He will supervise the maintenance department. The clerk has supervision over the office and the office receptionist, with final reporting to the manager. The council will remain as the personnel committee, with any disagreements to be determined by the personnel committee. The council will defer to the mayor to give the manager specific job duties.

## CODE ENFORCEMENT PLANNING AND ZONING ISSUES:

### \*\*\*SIDEWALK DISCUSSION

Sidewalks were briefly discussed. Ms. Mabe suggested that a “walking trail” could be used rather than have sidewalks required. This walking trail would take the place of sidewalks and not be as costly. It was suggested that we need an ordinance specifying that any Homeowner’s Association and/or developer is responsible for maintenance of sidewalks – they would replace or fix broken sidewalks. The town cannot take on that responsibility. One major question arose, **does the town’s sidewalk ordinance cover maintenance of the current sidewalks?**

### \*\*\*ETJ BOUNDARY

Another topic is the ETJ boundary – Can Walkertown set up an ETJ boundary? It was suggested that the council and staff should work with the Planning Board to develop an ordinance covering the ETJ boundary for Town of Walkertown.

### \*\*\*ATTORNEY

It was suggested that the mayor speak with the attorney and ensure that items such as the Gant Building and the Dillon well be handled in a timely manner.

### \*\*\*USE OF ATTORNEY AT MEETINGS

The council thought that the Planning Board Chairperson should look at the planning board agenda carefully and determine whether or not an attorney’s services are needed at each individual planning board meeting. If it’s just a simple meeting, the chairperson/clerk should advise the attorney he need not attend. This is a cost-saving measure. If a private citizen calls the town attorney on town business, the citizen pays for the consultation – not the town.

### \*\*\*ADDITIONAL MEETINGS?

The subject of scheduling an additional meeting each month to discuss items which could/would be placed on the agenda was discarded. It was felt that each individual councilmember could meet with the town manager on a one-to-one basis to discuss any items they have questions about. It was stated that when you have a meeting to “discuss” anything, it turns out to be an “action” meeting.

### \*\*\*AGENDA

The monthly agenda itself was briefly talked about. The council suggested that citizens cannot put any item on an agenda. Only the mayor and councilmembers can do that. If a citizen has something they wished discussed, they can either call a councilmember

and ask them to put it on an upcoming meeting agenda or the citizen can come to a meeting and speak on their issue during the Public Session. All items to go on the agenda must be turned in to Lynn before Thursday of the week prior to the meeting date. That way, the agenda can be ready for pick up by Friday afternoon with plenty of time over the weekend and during the week to read through the packet and get any questions answered.

### \*\*\*TERMS OF OFFICE OF MAYOR AND COUNCIL

Another topic briefly discussed was the term of office for the council and mayor. Currently, the term is two years. Suggested was a change in term to four years, staggered. This would be advantageous to the town and to the council because:

- There would not be four brand new council members at one time.
- There would be some continuity provided.
- The council could get more accomplished.
- There would be more experience on the council.

**Lynn was asked to confer with the town attorney on how to accomplish changing the term of office.**

### \*\*\*TOWN HALL PROPERTIES

Much discussion about the town hall, the maintenance facility, and the warehouse was talked about with nothing actually settled on.

The Warehouse Building next door to town hall is in terrible shape. It was donated to the town by Gant Oil Company but is currently unused and unusable. An engineer has looked at it and said it would be cheaper to just start over.

- It would be cheaper to tear down the warehouse and start over.

The vacant lot across the road from town hall was donated to the town by David Mecum. Is the town interested in selling or leasing?

- No one on council was interested in leasing.
- The council prefers to sell the property.
- Doc was given leeway to negotiate and see what can be done with the property.

The maintenance facility is really not needed any more. Walkertown has nothing to do with the water system or sewer system. The only thing the town does anymore is mow grass and keep town streets cleaned off when it snows.

Would the town be interested in selling the facility?

- The ideal vision would be that we do not need a maintenance building.
- Think about selling the backhoe and obtain equipment more fitting for what the town currently needs equipment for .... Lawnmower? Bobcat??

### Old Fire Department

Would anyone be interested in pursuing buying the old fire department?

The cost is up to about \$186K/\$200K? The town could use as meeting rooms. No decision on this issue was made about which avenue to pursue.

### Dillon Road Well

The bid winner for the Dillon Road Well, Lee Hinesley, has requested that the sale be completed as soon as possible. The town is waiting for deed preparation by the town attorney.

### Friendly Road Well

With the Dillon Road well in the process of being sold, the Friendly Road well property is the only one left to sell. This well will be offered for sale as soon as the Dillon well has been completely finalized.

### \*\*\*DONATION OF TOWN HALL OFFICE

This topic was discussed with much concern being exhibited over whether or not the building should have been handed over to the town as of December 31, 2005. The council agreed the town attorney should vigorously pursue this issue and get the hand-over completed as soon as possible. The mayor will speak with the town attorney about getting this issue resolved promptly. The council discussed the Gant Company wanting to keep three offices, two of them “*indefinitely*”.

### \*\*\*BRADFORD PEAR TREES

The Bradford Pear trees along Harley Drive were discussed. One had split during inclement weather and had to be chopped down. Would the council want all the rest chopped down? The council and mayor agreed not to dispose of the Bradford pear trees. **Lynn is to find out who own the property that the trees are on.**

### TRAFFIC / STREET MAINTENANCE

#### \*\*\*STREETS AND TRAFFIC

Streets and traffic are a big issue with the Town of Walkertown. Brenda Mabe and Ralph Landreth were asked to work together to provide a list of:

- Streets to be added to the Powell Bill;
- Streets that need to be paved.

### ANY OTHER ISSUES PERTAINING TO TOWN MATTERS

1. Lynn gave each person a copy of All American Associates – a vendor who can provide code enforcement, nuisance control and other issues affecting a municipality.
2. Town Hall Day in Raleigh is June 7<sup>th</sup>. Councilmembers Brenda Mabe, Sarah Welch, and Ralph Landreth indicated an interest in going.

The council broke for lunch at about 1:30, to Bojangles Chicken Restaurant, and then restarted the meeting at about 2:15.

At 4:00 the meeting was adjourned and the group left for home.

Respectfully submitted,

Lynn McKinnie  
Town Clerk