



Town of Walkertown, North Carolina
Website: townofwalkertown.com
Walkertown Town Council Meeting
Walkertown Library Auditorium
THURSDAY 7:00 P.M. APRIL 26, 2007

MINUTES

PROTOCOL:

The meeting was called to order at 7:00 p.m. by Mayor Doc Davis. After a brief invocation by Randy Mendenhall, Councilmember Ralph Landreth led the audience in the Pledge of Allegiance.

Present for the meeting were Mayor Davis, Councilmembers Welch, Mabe, Landreth, and Hester, Attorney Lanning, Clerk Lynn, and Manager Bell. Also in attendance was City-County Planning Staff member Aaron King.

MOTION FOR CONSIDERATION OF AGENDA

The agenda was amended to include the following:

- Item #13 – To Set a Budget Workshop in May
- Item #14 – To Accept or Reject the Original Bid for the Surplus Property Located at Salem and Leight Street

On a motion by Brenda Mabe, seconded by Wayne Hester, the agenda as amended with the two additional items, was unanimously approved.

MOTION FOR CONSIDERATION OF COUNCIL MEETING MINUTES OF

- MARCH 22, 2007

The minutes as presented by the Town Clerk were unanimously approved on a motion by Sarah Welch, and seconded by Ralph Landreth.

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 7:05 p.m. with no speakers.

ITEMS FOR DISCUSSION AND/OR ACTION:

1. PUBLIC HEARING

CONTINUED FROM PREVIOUS MEETING(S)
ADVERTISED 01-11 AND 13, 03-29, AND 04-12, 2007
WA-029 – WALGREEN'S AND MCDONALD'S - KA
WALKERTOWN
ORDINANCE #07- FOR ZONING MAP AMENDMENT – TWO PHASE
AND FOR SIDA REQUEST

DISCUSSION:

At 7:05 p.m. Mr. Aaron King, of City-County Planning, gave a brief background on this issue.

MR. KING: This is a rezoning request – zoning docket WA-029. Petitioners are KA-Walkertown Partners, LLC; and the request is a rezoning from RS-20 (Residential-Single Family with a minimum lot size of 20,000 Square Feet) to HB-S (Highway Business-Special Use) and LO-S / Two-Phase (Limited Office, two-phase) and also a SIDA request. I think everybody’s pretty familiar with the subject property. It’s about a little under 11 ½ acres located at the southwest corner of 158 and 66. It also has about 740-feet of frontage on Martin Street. The subject property does still contain three single-family homes. The proposed site plan that has been submitted with this request does propose a Walgreen’s Drug Store and a McDonald’s Restaurant to be located closer to the intersection on about 2.84 acres of property. It will have one access point on to 158 – it will be limited access, right in, right out only. It will also have a full access point on to Martin Street. No access on to Old Hollow Road. The SIDA request that I mentioned briefly is only for the HB-S portion of this property. If Walkertown were to approve this, it would only subtract the 2.84 acres from the SIDA bank. Before, I think when this came to you – when it came to the Planning Board earlier – it was for the whole entire 11.4 acres and the petitioners have since reduced that to only include the 2.84 acres so for SIDA purposes, that is the only thing you are considering would be that 2.84 acres. The remaining 7 ½ acres is designated for LO-S, Two-Phase, so with that, I know the Council is familiar with the two-phase zoning but just a brief summary on that. Tonight, what you would be approving, if the Council chooses to do that, will be the zoning district – LO-S – and the proposed uses the petitioner has called out with that Special Use Zoning. As you can see, there’s no site-specific information on the LO-S, Two-Phase – again, it’s just the zoning and the uses. And just to read through those uses that are being proposed on that LO-S, it will be “.....*funeral home, medical and surgical offices, professional offices, offices miscellaneous, government offices, veterinary services, child daycare center.....*” and then a variety of residential uses: “.....*multi-family, townhouse, twin home, duplex, single-family, and combined use...*” So, those are the only things, if approved, that could be developed on that property. If approved, the developer would be able to come in with a site plan for any of those uses and at that point, it would have to come back to you for site plan approval for final development plan approval. But, at that point, the discussion would only be about site plan compliance – it would not be about zoning or land use. So I want to make sure everybody is clear on the two-phase nature of that second part for tonight.

MAYOR DAVIS: You might ought to explain that one more time!

MR. KING: Sure. Okay. With the Walgreen’s and McDonald’s, everything’s being shown to you on the site plan, so if it were approved tonight, that’s the only thing that could go there --- is the Walgreen’s and the McDonald’s – and it can only be developed the way it’s shown on the site plan. So, for that portion, you’d be approving zoning, land use, and a site plan to go with it. So it’s *very specific* as far as how that property *could be developed*. The two-phase, as you see, obviously doesn’t have any site-specific; it doesn’t have any roads or building placements on there. It’s just for the zoning and the

land use so, again, they would have to come back to you. It would be similar to some of the properties you've seen over in the Glenwood Development – some of the apartment buildings, where they came back to you, and the zoning and the land use were approved, and they just came back to you for site plan approval of the apartment. It would be that same nature of that request. So, again, tonight, if there are any of those uses that I mentioned to you --- that if the Council decides to approve ---- so if there are any of those uses that you have any kind of concerns about, tonight's the night to discuss those ---- not wait til the second phase!!! So, again, second phase is more or less those uses and zoning are approved and you're just reviewing the site plan at that phase. Does that help out any more?

MS. MABE: In other words, we're voting on two issues tonight?

MR. KING: It's one zoning case but what you decide on the HB-S is set. You won't see that again. But the 7 ½ acres designated for LO-S, you will – you'll have to see it again before anything else gets developed. Does that help out?

MAYOR: Makes sense to me.

MR. KING: I just briefly wanted to touch on road improvements. That's been a big topic of discussion with this request. NC-DOT is going to require the turn-lane on to 158 and the median along NC-66 back past Martin Street. That's a requirement. The developer has volunteered some additional improvements on top of those requirements. That includes extending the 3-lane cross-section from 158 further back 66 to the Whitehall Village project. That is volunteered, in addition to the improvements required by NC-DOT. This request went to the April 3rd Planning Board meeting; there was quite a bit of discussion there on this. Again, traffic was one of the issues that was discussed. Discussion revolved around more traffic on Martin Street and Bellaire – it was one of the issues that was discussed. The petitioners did a very detailed presentation that helped answer a lot of those questions for the Planning Board. Another issue that was discussed was the location of this. There's some talk about these commercial issues being located on other commercially zoned property within the town limits. Some talk about why rezone more land when there's other commercially zoned property already in the town? Also, on the flip side of that, it was also mentioned that this is in a Community Activity Center (CAC) that was recently part of the Walkertown Area Plan. It's within the green boundary of the Community Activity Center. That's typically a place where you're looking to cluster or intensify the zoning, or concentrate it at an intersection or a node, rather than have it strip out down your major roads. So that was the argument and also one thing with the Community Activity Center is the mixture of uses. I think the petitioners have gone a way to adding some more property and trying to get that mixture of uses that we typically like to see in a Community Activity Center so that was another point of discussion at the Planning Board meeting. And the third really main topic that was discussed was the two-phase nature of the LO-S property. Planning Board – some of the members did mention some concerns about the uncertainty of that LO-S property, about not knowing exactly how that's going to be developed – exactly how that's going to be laid out. At the public hearing, petitioners did speak in favor of the request. A handful of people, I believe it was four or five folks, spoke in opposition to the request. The Planning Board did vote and recommended DENIAL of the request with a vote of three to two. They also recommended DENIAL of the SIDA by the

same vote of three to two. And I'd be glad to try and answer any questions that the council has at this time.

MAYOR: Anyone have any questions for Mr. King?

MS. MABE: You said that the Planning Board also turned down the SIDA request as well?

MR. KING: Correct.

MS. MABE: Thank you.

MAYOR: We will begin the public hearing – we have a number of people that signed up for and against – pro and con. We'll hear from those "pro" first; then we'll hear from the "con" side. Each person will be allowed three minutes and we would ask you to respect the time. I will try to interrupt at appropriate time – I don't want to be rude – I don't want to seem rude, but it will be three minutes. We have the "for" – the top card is Dot Duggins. If you would, come to the mic and speak – give your name and address and then I'll start the time.

PUBLIC HEARING WAS OPENED AT 7:15 P.M.

FOR THE WALGREEN'S AND MCDONALD'S

1. Dot Duggins
3936 Justin Brook Lane
Walkertown

I am for this project – in favor of it. This is a community-friendly group of people. The project is community-friendly, that means it will benefit all of the residents of Walkertown and people who live in and around Walkertown. These people are willing to give us – this town – for improvements to the roads, close to a million dollars. That is *extremely* great! We know that if we want to get this sooner, if we want to move traffic sooner, this is the best project we can possibly pass and get it sooner. Otherwise, we most likely will be waiting eight to ten years, somewhere in that range before we are put on the process to widen the roads and to do this. Another important thing is that this will benefit the town as well as the businesses to move traffic in and out. And traffic is the number one topic – the number one complaint that I have heard. It is congested – twice a day – early in the morning, when people are going to and from work – coming in the afternoon, to and from work. I am 73 years old, have lived in this community most of the time, other than when I lived in Charlotte and I can tell you that traffic has been congested in this area at those times that entire time. And I can tell you when I'm dead and gone and traffic is still moving through these intersections, because there's people traveling through Walkertown – not especially Walkertown residents – they are probably going to be traveling right through that same intersection and we're probably still going to be complaining about the same thing. Now, the quickest fix, like I say, is to pass this project. Why? Because these same engineers who have come forward with this project are the same engineers that are going to be doing this project eight to ten years from now. Why wouldn't we choose to accept it today when we can move the traffic quicker and faster? Same people. They have to be the ones who decide how to fix that. Now, the second fix that we could get for this intersection is the Beltway, which will come in at some point between Winston-Salem and Walkertown. That Beltway will relieve some of the traffic – will not relieve all of the traffic. And the

third thing is that this is “through” traffic, most of it is through traffic. These people that come through our town are willing to spend money in our businesses that are aligned at these intersections.....

MAYOR: Please summarize, Dot. Your time is up.

MS. DUGGINS: Okay. I’ll do it quickly – I’ll do it *very* quickly. These people help keep our businesses healthy. They create successful businesses. They increase the tax rate revenue. They keep the taxes low for the town residents and help to pay off the sewer debt service. Ghost towns all over North Carolina would love to have our problem because of the interstate. DOT, the engineers, as I say, are the same ones who will be doing it. These people will bring jobs – first time jobs, mind you – to teenagers, who will be much safer. And the last thing – the last thing that I want to mention to you – I was on the Planning Committee for the area plan and the one thing that we did not do that is very crucial here --- that I’m so glad to hear you say, this latter part of the project that you are willing to narrow it down so it cannot be used for anything except these things. That’s very important! Because we did not put in that area plan, unless you’ve changed that, that for adult businesses, massage parlors, topless dancing clubs – such as that..... Now.....

MAYOR: I must call time, Dot. That’s it.

MS. DUGGINS: All right. Thank you very much.

2. Kim Marshall
5245 Sullivantown Road
Walkertown

I’m a life-long resident of Walkertown. Appreciate the opportunity to speak to the council tonight. I was unable to attend the Planning Board meetings due to the fact that I do have full-time job and am required to be there during the day. There are a number of folks in my age bracket that are in the same boat I am – they can’t get to the Planning Board meetings and a number of us are in favor of this project. It helps us to move forward as a community. And it shows some forethought in looking to the future. It allows us to take private money and do road improvement – not wait eight to ten years and take my hard-earned money for more taxes to pay for road improvements. I spend a lot of time in this community. I volunteer at the Fire Department; volunteer with the Little League as a coach; volunteer with the Cub Scouts as a scout leader. One of the reasons I do all that is I look for the future of this town. I just ask that you consider the future and have a little foresight – something we have lacked at numerous times in the past in this town and in this community. I think our sewer system and the fact that we waited until we had to pay for it, some thirty years after the county would have helped us and the federal government would have helped us do it, is proof to that. The fact that we fought the DOT when they wanted to widen our road – NC-66 – because we didn’t need it, and they took it off the list, and now we want it. So I ask that you look to this project as a chance to build the future of this town and not a chance to leave it to me and my children to try to fix the problems with our wages and our sweat in the future. Thank you.

3. Harry Boles
2981 Avalee St.
Walkertown

I’ve asked the town clerk to pass out a handout there that has to do with three proposed additional conditions to clarify some ambiguities that I read in the Staff

Report. The conditions and requirements that I read in the Staff Report seem to be somewhat inconsistent in a couple of places. I'll come back and speak to those in a moment. I'm here to speak for my wife and myself. I started out before I came to the meeting here in this room where Mr. Kelley and his group of people made presentations on a one-on-one basis to the members of our community, being against this project. I came to this meeting with two focuses. One, I wanted to know were we going to have curb/gutter, sidewalk over in this development and not have the situation we had across the street where we don't have the quality development we should have and we missed an opportunity. And I wanted to know was the landscaping going to be enhanced so that, since that intersection really is the "gateway" to Walkertown, was it going to set the standard for this town and future development. Also, I was concerned about the traffic congestion. Now, I don't want to beat an old horse to death, but my wife and I go out between 7:15 and 8:00 each morning, to work. We both end up at Avalee Street right near this intersection. We can't turn left because the traffic comes intermittently from the traffic light and the traffic on the right is backed up past Bellaire and sometime all the way to the old Gant station at Darrow Road. If someone from the right allows us to come and break in line, there's usually traffic coming from the left so it's a really big problem. Now, I can give you as a testament two examples of how a third lane would solve these problems. For twenty-seven years, I've been going to Kernersville. My original route was down 66 in front of Cash. When Cash was built, it got so congested I couldn't get through there so I started down Old Valley School Road. I got over Dobson Street/Kerner Road, ran into the same problem. Then I heard there was going to be a second school built behind Cash, additional lane there on 66, and an upgrade at the intersection at the railroad track and Mountain Street, and I thought, *'Oh, my gosh! I'm not going to get any relief.'* Wednesday, I timed myself. Once I had to wait five minutes to get out of my street on 66, I went all the way to Mountain Street without stopping at one minute past eight going past Cash. That third lane absorbed all the additional traffic for the middle school and it solved the congestion problem. It increased the traffic, but it solved the congestion problems itself. The fact that this developer is willing to pay \$500,000 according to NC-DOT estimates to widen 66 in and of itself ought to cause the town council to vote for this. In addition to that, I brought up at that meeting that there ought to be enhanced landscaping. The estimate that was given at that time for the landscaping was something like fifteen to twenty thousand. I went out.....

MAYOR:Harry, please summarize. Time's up.

MR. BOLES: Okay. I went out to the Starbucks, Wendy's development out on Jonestown Road at Hanes Mall Boulevard – a quality development. He is committed to increasing the landscaping costs to at least \$100,000. You've got three conditions there that I am proposing to you, that if you vote in favor of this, you might want to add in a motion that deals with curb and guttering along Martin Street, which I don't believe the plan clearly requires. Number two, the enhanced landscaping to meet the standards of the Starbucks project. And, number three, you add an expressed condition the widening to three lanes on 66. I would say finally, if you vote this down, you ought to be willing to have a plan to solve our congestion problem, which is the biggest problem that we've got in that area. And I don't believe you're going to come up with \$500,000 to solve it. Thank you.

4. Mike Kelley
1076 W. Fourth Street
Winston-Salem

I'm the developer. What I've put up on the screen today is an example of what I think the Town of Walkertown deserves. It's a project that we've just completed in the City of Salisbury. It was a former Shoney's, a former Pizza Hut, and three rent houses. We spent about the same amount of time in Salisbury working through all the gateway issues that they wanted at that project. We added pedestrian-friendly sidewalks. We added tremendous amount of landscaping. We added the windows you see there on the side – they're like shadowboxes, like the old department stores – so that people in the community could advertise if it's school activities, church activities. In this particular case, we actually added another tower so you could have the pedestrian-friendly look. Bottom line, my comment coming here today was, '*Walkertown deserves the best.*' It's just like what Salisbury deserved, was the best. We converted old, outdated property that had rent houses. We had sellers that wanted to sell the land to gas stations, to convenience stores, to auto-parts stores – just about to anything, so they could sell their property. But, at the end of the day, we came to the city, we promised them to deliver the best. And the best was the building that you see. I had a conversation with the council members in Salisbury – write a letter to Doc Davis and sort of express what we did there. And we gave the town the very, very best we could offer. The nice thing in Walkertown is you get two wonderful things. You get Walgreen's and you get McDonald's. In this particular case here, it was just Walgreen's. So the theme of my presentation today, I want traffic safety. I've been charged by all of you on the Board to go get all the answers – get all the traffic data – let's go find out really what's going on in that intersection. I've been challenged to build buildings that are nice; landscaping that's tremendous; and I think by the time this presentation is over, you will see we have collected as much data to present to you where you can make a good decision for not just tonight; but more importantly, for the future of Walkertown. I want to thank the Board for all their help. I want to thank Mrs. Martin, Mr. Martin, for all their insight about Walkertown, right-of-ways --- we've learned a lot. We've been here 18 months. And I hope today, when you get out of this meeting, you will vote "yes" because what we have to offer is jobs, tax-base increases; more importantly, something that's very special --- and that's something Walgreen's and McDonald's will be proud to be – in Walkertown. So thank you very much.

5. Ramey Kemp
846 West 4th St.
Winston-Salem NC

I've been before you before. I'll try to make this brief. Jay Clapp is also signed up. Can I have his time?

MAYOR: No, sir.

MR. KEMP: Okay. We'll keep it at three minutes. This is the property, I think we've show in to you before. Sixty-six going towards Walkertown, 158 – you see the Lowe's Food here in the foreground, the Wendy's. We were asked to do a traffic study. We used the standard IT -- The Institute of Traffic – Transportation Engineers procedures to come up with a distribution the traffic generated. These are the numbers at peak hour in each

direction along each leg of this intersection of 158 and 66. Here, you can see there are 25 total traffic – of 12 in one direction and 13 in the other – that will be going along Old Hollow Road - a total of about one new car every two minutes. Here are the improvements that came out of the traffic study – the widening along 158 in front of the site that the developers are proposing to develop. The improvements to Old Hollow Road, where the problem with the storage in the left turn lane will be reduced considerably by increasing the link of left turn back to about 450-feet of storage in there. Excellent situation for storage and a reduction in the traffic problem that exists there today. Here, I think you can see the truck – we were asked to show how that would operate within the site, enter the site, back up and not be a problem to the traffic flowing through the site, and get back out to the intersection of 158. Here again, we were asked by Pat Ivey, the Division Traffic Engineer with NC-DOT, to show that we could maintain a six-lane section on 158, such, in the future, if in the future, 30 or 40 years from now, if they chose to six-lane 158, there'd be room for dual lefts and separate right turn lanes. And we showed that, and he agreed with our summary. Here, we're showing the widening that the developer has proposed and agreed to do that would add a third lane between the section that DOT will require him to do and the Whitehall Development, such that it would produce a three-lane section all the way from 158 down and through the Whitehall Subdivision. That would increase the capacity – improve the capacity of this area here and improve the safety. The alternate site location across the street – here's the development site that Mike Kelley is proposing – this site, if it goes forward, will have a concrete island for about 900-feet down 66 towards Kernersville, before you get to the traffic signal that will be proposed down here. It will change the access to this retail center. It will not change the traffic. If we were to develop over here, it will not change the traffic on Old Hollow Road. I think the accident data was a question of where this intersection.....

MAYOR: ...Mr. Kemp, if you would, please summarize...

MR. KEMP:Yes. I think the thing that we want to point out to you is that the amount of traffic is minor. We're talking about two to three percent increase on Old Hollow Road. We've shown the percentages on the other routes. I think it's important to note that the developers is expecting to produce about \$500,000 in additional improvements on Old Hollow Road and it's going to improve the safety operation along that stretch of road – and the capacity of the roadway.

6. Don Martin
1030 Manorwood
Kernersville NC

I live in Kernersville and I have two reasons for here --- my son and his family lives at 3238 Williston Road and he's in Charlotte tonight on business and he couldn't be here but I have a letter that he supports it. And, just briefly, he says – Thomas J. Martin is his name – says, “.....*I'm writing to support the rezoning of the southwest corner of intersection of Highway 158 and 66 for businesses. My understanding – this area has been considered by McDonald's restaurants and Walgreen's Drug Stores a potential site. I believe that having both, or either of these business located in Walkertown would be advantageous for the residents and my family. We currently need more options for pharmacy and other drug*

services. The closest McDonald's restaurant in Kernersville and northwest Winston. The closest Walgreen's is in Kernersville. It's also, it's my understanding, that the improvements made by the developers of this parcel would significantly improve traffic flow in this area. He says, I offer this support on my own. I have not been approached by anyone connected with this parcel or by any of the businesses mentioned.' -- other than he and I have discussed this and all. I'll leave this letter with you – and it's signed Thomas J. Martin. And I would just speak on behalf, as just being a shopper in Walkertown. We live on the north side of Kernersville and we come over here quite frequently. And my knowledge mostly about this project is just from reading the newspaper accounts and certainly we have Walgreen's and McDonald's in Kernersville and they've certainly been an asset – If anything, we feel like they've helped keep prices in line. I mean, I can't give you a specific item by item but I can assure you that when Walgreen's came, it made a difference in prices and I couldn't address specifically any restaurants but I can assure you that the prices of some of the national(?) restaurants in Kernersville are very competitive. I think that means a big difference to the restaurants and one of the things – I've sat on some committees in Kernersville for developing and some of the considerations they have made; you know, you may see a convenience store located and you think, 'Well, maybe this really shouldn't be where it's at. Maybe it's, you know, too far out of town.' But what we found out, you have less driving distance. You know, we burn less of that expensive gasoline. You know there's people in Walkertown that will drive to Kernersville for Walgreen's. They'll drive to Kernersville or Winston-Salem for even McDonald's.....

MAYOR:Please summarize. Your time is up...

MR. MARTIN:Okay. I'll be glad to. Thanks. I feel like, just from observation, it looks like it's a very well-thought out plan and one of the things that we've had in Kernersville --- I mean, it's a real problem with us --- the way we sort of developed haphazard. We don't have connectivity and now we're trying to come up with hundreds of thousands of dollars, you know, just trying to provide sidewalks, connectivity, and looks like – looking at the overall plan here tonight, that it certainly fits in to a well thought-out plan that you can build on. It's just not a satellite out here. And I've done some small developing.....

MAYOR:I'm going to have to ask you to bring it to a close.....

MR. MARTIN:And I think it's commendable that they're adding to the streets and improving the driving. Thank you.

7. D.J. Britt
6051 Old Orchard Rd.
Kernersville NC

If voted 'yes' tonight, I will be the proudful owner of the McDonald's located here in Walkertown. You know, I have a lot of passion about things. And the Lord has been very good to me. He's given me a beautiful wife and three beautiful children. The biggest thing that I can say that he has given me, and not everybody in this room can say it – and I've heard it all night – is the ability to get up every morning and know you impact lives. And the lives that I impact are your

grandchildren, children, my children, and knowing at the end of the day, that I impact the community. We have seven restaurants and we cover four counties and it gives me a lot of gratitude to know that I see parents and grandchildren walk up to me where we give back anywhere from twenty to fifty-thousand dollars back to our communities. So, needless to say, as we talk about calibration, as we talk about integrity, as we talk about character – those are things that mean quite a bit to me in our company. As we talk about landscaping, as we talk about every thing that, really, this project stands for. And I will just say that in 1994, I had the opportunity to be in Wake Forest, North Carolina, in a very similar situation – very similar. And, thank goodness, the council and everybody else rallied around McDonald's coming. And I can't tell you how many times that we had parents and grandparents that came up to us, and to me specifically, and said, 'You know what? Thanks for what you do! Thanks for what you do!' To me, yeah, it's about selling Big Macs and Happy Meals and French fries and apple dippers and milk..... But at the end of the day, when I lay my head down and know that I impact the community with my profession under a beautiful brand, such as McDonald's, that's a lot of gratification! So I would just like to ask the council and Mr. Mayor – you – if we could support this decision, I promise you – I don't live in Chicago – I don't live in Raleigh --- I live right here in Kernersville. I'm in my restaurants every day. I take a lot of pride in that. So, I am the face that you will see. When there's a problem, I am the face that you will see. When things go right, I'm the face that you will see. And there will be a lot more going right than there will be wrong – I promise you that! Thanks for your time.

8. Ed Zotian
1076 West 4th St.
Winston-Salem NC

I just wanted to summarize a few things. First of all, first and foremost, the petition does comply with the Area Plan – it is not too intensive. In fact, the Staff Report specifically says that the recently adopted Walkertown Area Plan *recommends the subject property be developed as part of the US-158, NC-66 CAC*. Staff used this request as *being consistent with the recently adopted WAP*, which was adopted by this Board. The project is going to add ten-million dollars of tax base and employ over a hundred people in Walkertown, of all ages. The traffic analysis, which, unfortunately, Mr. Ramey didn't get through in detail, does reflect – there's only a 6% increase in traffic by this project – new traffic. The required DOT improvements will cost about half a million dollars. Now, the one that is most important – I think Ms. Mabe had pointed out in the past, that this was 'Dead Man's Crossing' the traffic data compiled for the last seven years reflects that there are no fatalities there. In fact, the intersection is ranked 366th in the severity index in Forsyth County. Now, these improvements are going to mitigate that even more. The developer has volunteered to widen 66 to the Whitehall project. Now, currently 66 is operating above capacity. These improvements will expand capacity by 40%, lessening the burden which is dramatic. Now, what happens if this thing is not passed, then Whitehall comes on with its 400 units, and we've got a bottleneck coming in to those two lanes. There are going to be people out there with weapons! At one point, you'll recall, I know I've heard it a couple of times – Ms. Martin had indicated that there was a drainage problem on her property and that this was going to exacerbate it. The two surveys or the two descriptions you have in front of you – the first one shows that our site, the 2.84 acres site is over to the right – Ms. Martin's 14.2 acres is at

a low point of over 45 acres. We, however, will install stormwater devices so we are not going to be contributing to that at all. The second page reflects that water coming from another side is an addition to 40.7 acres, so she has, like, 85 acres running into her site. That's why that culvert is there in the stream. It's at the low point. We are not going to do anything that will exacerbate that at all. In fact, we'll mitigate it because of the stormwater devices. And I'll be glad to answer any questions you have. We are going to be adding new jobs, tax base, and substantial road improvements which will reduce the off-site burdens and we will be providing over a hundred jobs of all ages. And you have two triple-A credits who have selected this site. This is where they want to be.

9. Jay Clapp
846 West 4th St.
Winston-Salem, NC

I just want to kind of expand on what Ramey had talked about earlier and what Ed had just spoken about. I know we've discussed this in the past about the impact of traffic that this development is going to have and the type of land uses we're dealing with --- a pharmacy with drive-through -- a fast-food with drive-through ---- a majority of that traffic is going to be attracted to these land uses from the traffic that is currently traveling along NC-66 and US-158. And that's one of the primary reasons McDonald's is looking at this site -- to get that traffic on the way to work in the morning, heading into Winston-Salem, and down towards 40. I did want to expand a little bit on this slide that Ramey didn't get a chance to discuss. What we've got here, it kind of shows the breakdown of the daily traffic volumes on all four approaches of the intersection. The site is located in the northwest corner of that chart. You can see daily, right now NC-66, based on the latest NC-DOT data, carries approximately 16,000 vehicles a day. This site would add approximately 323 new trips to that roadway. And when I say '*new trips*' that is traffic that would be new to the development or new to the roadway -- not traffic that would stop by McDonald's on the way to work. You can kind of see -- we've broken down the A.M. and P.M. peak hour in red. That is the number of new trips that would be generated per hour -- or sixty minute period -- in that morning and peak afternoon hour. You can see the greatest impact would be on 158, of 27 vehicles per hour -- less than one every minute, uh, or one every thirty seconds. No -- one every ten minutes, I'm sorry.....

MAYOR:What was that you said? I couldn't hear what you said.....

MR. CLAPP:About one every ten minutes would be a new trip. The red numbers indicate the number of new trips that would be added to those approaches. Twenty-seven vehicles per hour -- you're looking about one every ten minutes. But you can see the increase, percent increase, is around two to four percent -- two to six percent during the peak hours -- and a maximum of four percent during daily traffic. But I would like to stress the point, you know we are talking about new traffic but this new traffic -- traffic that currently exists in Walkertown that is now going to this site instead of traveling to Kernersville or Winston-Salem to visit Walgreen's or McDonald's. And I would like to expand on the severity index that Ed had talked about. We had went back and had looked at some traffic data in the past -- this intersection had about 75 intersections over the past seven years. This severity index is the way to measure the severity of those accidents. What it does is it places a high value on fatalities and accidents

that people have to be taken to the hospital. You can see this has a 5.27 severity index, which, basically that chart says is about 365 intersections in the county – in Forsyth County – that have worse accidents occurring at those intersections than at this one. So, even though there are 75 intersections, the severity of those accidents are not great. That’s basically all I have to say. I’d be happy to answer any questions.

MAYOR: How do you determine ‘*new traffic*’? How do you know who’s coming?

MR. CLAPP:Well, what we do is when we do a traffic study, we’ve got the Institute of Transportation engineers – nationally recognized organization – has done a lot of study at similar land uses and has compiled a lot of data, which we get formulas or rates and apply to square footage or different types of variables and that comes up with an anticipated number of trips that this pharmacy would generate. Now, to determine the number of new trips with a pharmacy or a fast food – a portion of those trips are attracted, like we say, from adjacent roadways that have access to this development. It basically picks up people on the way to work in the morning and on the way home in the afternoon and ITE has done a number of studies to get an idea of how many – what percent of traffic would be pulled from those adjacent roadways. So we take that information and adjust our numbers ---- for a pharmacy and fast food, you’re looking at around 49% to 50% based on ITE criteria so about approximately half of the traffic is estimated to be pulled from the adjacent traffic that currently passes by the site. So the remaining 50% would be considered “new” trips – or new traffic on the facilities. You know, certainly in this case, you know you’ve got a little different scenario because you know the trips are kind of internal, probably to the town. If you’re looking at a shopping center, you’d be pulling from a lot more so it means a little bit more with the new trips because you are actually pulling stuff in from surrounding areas but it’s just based on a bunch of national criteria collected by ITE.

MS. MABE: I want to ask All these things you’re using, statistics, you know, to make a decision, correct?

MR. CLAPP: Yes.... I mean, it’s.....

MS. MABE:Well.....I’m going to ask you.....Have you been out to this intersection in the morning and sat, personally?

MR. CLAPP: No. I mean, we’ve done counts and everything and you know, I’m not going to stand up here and disagree with you that you don’t have congestion in the morning and in the afternoon and based on the analysis.....

MS. MABE:But you use an analysis. Okay.....

MR. CLAPP:Yeah.... I mean, we know – in the A.M. and P.M. And certainly one of the big problems with that intersection, or at least along NC-66, is you don’t have but a very small amount of left turn storage and in the afternoon, we counted over 300 vehicles making that left turn. Well, right now they have no place to stack. The only place they have to stack is in the through lane, which is compounding your cueing problem and backing traffic up. With this increased left turn, that should help move those left-turn vehicles, which should reduce delays going through the intersection from that approach.

MAYOR: That’s all the people that have signed up to speak in favor. Is anyone else wishing to speak in favor? All right. If you would come to the podium and give your name and address.

10. Kevin Gregory
7005 Ocoee Drive
Walkertown

I had gotten a chance to speak to a few of you yesterday because I didn't think I'd be able to make this meeting but I'm glad to be here to speak to those I didn't get to speak with. I moved to Walkertown about a year and half ago. I was working for downtown Wachovia. You know, I wanted to get out to a nice little community that reminded me of where I grew up – up in Providence, North Carolina. And I saw Walkertown as being that community. And lot of people has got some good points, already. The biggest point that I really heard that I really liked was “future” and I mean, we've got to look for the future. If we don't, you know, this is going to be another ghost town. You know, I would like to see my family, you know, stay here for the rest of our lives. I'd like to see, you know, my son – who'll be born next month – you know, have a job when he's 16 years old at a good location, like a McDonald's or a Walgreen's or something like that. And I'm starting a business so I know what it is like to do improvements and they are expensive and they cost things and if, you know, you've got somebody like a developer here that's going to come in and, you know, save us some tax dollars like a gentleman made a good.....good.....argument for earlier, I mean, that's what I'm for. I'm for the future of Walkertown. I'd like to see it grow. I have sat in that traffic in the morning and it is a pain. So if we can do anything to reduce that, I mean, I'm all for it! Plus, I'd like to be given the choice to go, say, *'Well, I can go to Hardee's this morning. I'm going to go to McDonald's tomorrow morning.'* Or, *"I'm going to go to Eckerd's to buy this product because they have it cheaper than Walgreen's or to Walgreen's to buy this because they have it cheaper than Eckerd's."* I just like that choice. That's what I have to say. Thank you.

MAYOR: Anyone else wishing to speak in favor, or for? Okay.
Change gears.... All those **opposed** to this proposal – and we'll begin with:

1. Barbara Morris
4520 Poindexter Rd.
Walkertown NC

I have very serious doubts about this project. I know that developers don't always do everything that they say. I know that we've been promised things by other developers and they have not carried through with those. And I would like to see developers carry through everything they say that they will do. I'm very concerned with traffic. How soon will these improvements be made? What will happen with traffic as these developments and improvements are being made? I cut through the shopping center in the morning to go to school because it's so much easier than trying to get out on Darrow Road and get across 66 and make that turn. Walkertown, more than anything else, needs a turn light at Darrow Road and we need a turn light at Main Street. I am also very concerned about littering. We have quite a bit of traffic down Poindexter now and we pick up quite a bit of trash every day from McDonald's and Wendy's – not McDonald's – but Hardee's and Wendy's and other places. I just think that's something we need to be concerned about as citizens in our town is the appearance of our roads. And if we are going to three-lane that, I would like to see curbing and sidewalks

installed all the way to Whitehall. So those people do not have to get out in cars and drive to McDonald's and Walgreen's – they can walk. Thank you.

2. Harold Warner
2958 Lakawanna Dr.
Walkertown NC

I greatly appreciate and thank the elected officials of Walkertown for your giving of your valuable time and achievements and talents to our town and to all of our citizens to make and keep our community our town a fine residential community - let me emphasize – with the desired businesses and services for the present and also for the future. Now, your decision on matters that come before you are most important to all of us. Also, I appreciate the opportunity to share with you my opinion and the opinion of many other citizens that I have consulted on this very important zoning matter that you have before you. Now, on April 3rd, I appeared before the Walkertown Planning Board to share with them information on my views, pros and cons, for their benefit in making a decision in the best interest of our citizens on this zoning request for their use in a recommendation to each of you. I believe all of you have the official minutes from this meeting and I would invite you, if you haven't already done so – if you'll look on page 16, 17, and 18, I think you can familiarize yourself with the opinions that I expressed for myself and others at that time. In the interest of time, I'll ask you – if you haven't, please acquaint yourself with that before you make a decision. Of course, some time has passed since that meeting and I have tried to obtain information from as many people as I can about this important matter - specifically so that if I've been wrong, I want to correct my mistakes. Now, after doing this, let me say this – I think all of us are for Walgreen's and McDonald's in Walkertown. I think our difference is this: we **want** these businesses in the right place to keep our community a respected, quiet residential type of neighborhood – for everyone. We can have these things if we make the right decisions and I certainly trust that we will. Now, after this April 3rd meeting, I took it upon myself – right or wrong – to go and knock on doors, to citizens in this community and ask your opinion. Tell us what you want ... what you don't want. Probably many of you others have – probably the developer and all – I don't know, but I went to the doors on Bellaire Circle and also on Martin Street; two communities that I think are going to be most negatively affected by this decision, if the property is zoned as you have requested. In addition to these communities, there is the long-standing Morris Chapel United Methodist Church, which, as all of us know, has an outstanding daycare. Children playing around in the back of the property adjacent to Martin Street. Now, in talking with the Planning Board as you can see I mentioned my concern about the safety of these things as well as the others. I would like to focus your attention on the petition that I carried as I knocked on these households and as you will see, there's some 26 – 25 --- 26 signatures on here representing, oh, ten fifteen households. May I please read this for those of you who are here? “.....*We, by our signatures below, respectfully request the Members of the Walkertown Town Council to deny REZONING CASE #WA-029 for the proposed Walgreen Drug Store and McDonald's. We would like to have Walgreen's and McDonald's in Walkertown but located on property that will not negatively affect neighborhoods, a church, and increase highway dangers. To our knowledge, there's several suitable properties already zoned for business which could accommodate these businesses without creating the negative*

impact on our community. Locating these two businesses on Highway 158 with a rear entrance on Martin Street will, in our opinion certainly deteriorate the quiet and safe neighborhoods on Bellaire Circle and Martin Street, along with the Morris Chapel United Methodist Church. Traffic “turning through” on Bellaire and then on to Martin to avoid the 66-158 stoplight and traffic backup on 66, which has already been referred to, will use this route to the back entrance to these businesses. This traffic will not only affect the safety of these neighborhoods, but also will cause problems for the property owners by paper trash, etc., being thrown out of car windows.

The already dangerous 66-158 intersection will become even more dangerous with the traffic from the direction of Winston-Salem making U-turns to stop at Walgreen’s or McDonald’s. Also, delivery trucks coming from the Winston-Salem area to these businesses will no doubt at the intersection of 158 and Darrow Road turn at that stoplight on to Darrow Road, then right on to Martin Street coming to back of the Morris Chapel United Methodist Church and then to the back entrances to the thing.....

MAYOR:Summarize, please, Mr. Warner.....

MR. WARNER:Certainly. I think these things are very important to you and all of us as citizens of this town considering this major thing to our community. Again – we can have these facilities but I think we can have them and not destroy or deteriorate certain existing properties which have been invested in for a long period of time. And thank you all very much.

3. Coleman Alderson
7028 Discovery Lane
Own property at
2939 Bellaire Circle

Thank you for the opportunity to come here and discuss my concerns. First of all, when we say Walgreen’s and McDonald’s, this is not a zero-something thing. If it’s denied being built on this particular property, it doesn’t mean that they’re going away. It also doesn’t mean that we might have a developer come along that would make a similar offer to do improvements along Highway 66. Now, my immediate concerns have to do with Bellaire and what happens when somebody is traveling westbound on Old Hollow Road and they decide to drop off some photos or pick up a quick burger. Okay? Their options are limited – they turn off on to Martin Street, left turn, and then they take the shortest route – as many of us would – we turn right on to Bellaire Circle, which brings them up to Highway 66, which I believe will be a bottleneck at that point. It already is at certain times. And so you’ll have traffic backing up. You’ll have traffic rushing as the gentleman before me said, turning right down Bellaire off Old Hollow to get through the back way to the restaurant and the drugstore. Another issue is the noise – people rushing in the morning. We have a lot of good people living there on Bellaire Circle and we bought the property because it was insulated from the traffic that’s on Highway 66. It seemed like a nice, quiet neighborhood and that will end that – I can guarantee you. The traffic statistics, I feel are not – they’re too static – because they’re not taking into consideration all the developments that are happening in the area. Think about it, folks, we have potentially a high school. We have the big property over at Whitehall, we’re adding traffic there. The route with that mythical northern beltway – if it ever gets in – where are the truckers

going to go to connect to Roanoke and Martinsville? If they exit ---- they're going to take the shortest route, I guarantee you. And Highway 158 is a truck route. No doubt about it, and it will continue to be. There will be an increase in truck traffic coming down from the Belews Creek plant site – ya'll know about that, don't you? I hope. That will be on the rise. And with all this combined, I don't think the traffic count took into any consideration five years from now – what's going to be happening. Now, it seems to me we're trying to shoehorn this thing in. And it's great stores, great projects, and I appreciate the developer and what he's trying to do here but I think it's a shoehorn and we're just trying to make something fit that could be sited elsewhere. And I appreciate your time and attention on this. Thank you very much.

4. Lori Norman
4655 Dillon St.
Walkertown NC

Thank you all for your attention and your serving for us. My props aren't near as fancy nor computer generated. They are fast-food generated. They are drugstore generated. They are grocery store generated. They are ***dumped*** every day on 158, where I grew up. My dad spends four hours a week picking up trash. This is what he picked up just today – right before we came out here. (NOTE: LORI BROUGHT THREE FIVE-GALLON BUCKETS OF TRASH, BOTTLES, PAPER, FAST FOOD WRAPPERS, ETC.) So I would have “Show and Tell” for you guys. On the way out here, yes, we too got caught in traffic. I drove my mom up here. It's not going to get any better. I love your statistics. I love future. I love McDonald's. I like Walgreen's! But you're not helping us by your destination of where you want to put it. I drove around Walkertown today – from where you are proposing – from the old shopping center to 158 is 1.1 miles. We would love to have Walgreen's and McDonald's there, Councilmembers. From the corner of Darrow Road to 158, we're .07 miles. We would love to have Wal-Mart (MEANING WALGREEN'S) OR McDonald's there. Where this 15 gallons of trash came today, is in front of my parents' house. Councilmember/ex-councilmember Dot Duggins long years ago said she would love to see Walkertown be a “walking” community. I, too, would love to see that and I have done that. I pull my son in his little red wagon down Fred Martin Street, as he calls it, because that's where Fred Martin lives – on Martin Street. If this goes in there, that little red wagon trip is now gone. My son is five years old and he deserves to be pulled on a safe street in his red wagon. It's not too far from now, he's going to be riding his bicycle – not on Fred Martin Street because it's not going to be safe! Because we're now going to have 18-wheelers going down through there. My son now goes to pre-school at Morris Chapel Church. No more! Thank God he's going to the elementary school. Which, I would love to have sidewalks from my house on Dillon Street to the Walkertown Elementary School so that we can walk to school and not have to worry about turn lanes and traffic. I agree with Kim Marshall – I like the idea of growth – in the right place. Young man here said he spoke about choosing Walkertown because it reminded him of the little town he grew up in. He already wants to change it and grow it!!! And there's no doubt about people wanting to grow Walkertown – but at the right place, at the right time, and at the right pace. Corner of 158 and 66 is not the time, the place to put a McDonald's and a Walgreen's. If we do that, my little red wagon trips with my son are over. And I thank you guys for doing that --- because next time we're going to see these people, they're going to be walking from Wal-Mart, excuse me, not from Wal-Mart

– from Walgreen’s to McDonald’s to the track – to burn off that Big Mac. Thank ya’ll for your time.

5. Marilyn Martin
2733 Martin St.
Walkertown NC

I second everything that’s been said against this project. I don’t see any point in my repeating what ya’ll have already heard tonight. A couple of things I would like to say – we do appreciate Mr. Kelley and the hard work that he’s done. We’re not against Walgreen’s and McDonald’s. Nobody that is against this project is against that – and I hope we’ve made that plain. From the beginning, Mr. Kelley’s tried to work with the town and what they wanted but the one thing that we asked from the very first meeting was new location and if he has addressed this, I’m not aware of it. The only other thing I’d like to say is that when new roads and developments are proposed, I think we ought to ask how will this affect our community, the health of the land, the air, and the water, and who will profit, and who is ultimately going to pay the cost? Thank you. I would also like to just say that we just had a fatality down the road from this crossing last week. A man was killed when an 18-wheeler hit him from behind. It was very tragic. Thank you for your time.

6. Peggy Leight
5150 Sullivantown Rd.
Walkertown NC

I just had to speak on a couple of things that I heard here tonight. One is that this project is really at a crossroads, literally, 66 and 158 – but also figuratively, because Walkertown is growing. It will not be a ghost town! We get a lot of traffic coming in from the north, from Walnut Cove, Belews Creek, even as far as Virginia. And when the bypass comes in, it’s going to be even more and with the sewer in, it’s growing as we’ve seen, just in the past two years. It’s exploding! It’s not going to stop at any point in time. So, the question is, is not, *‘When will we get a Walgreen’s and McDonald’s?’* It’s pretty much *‘Where we’re going to get it.’* We’re going to get the hundred jobs; we’re going to get the \$10million base. The question again, though, the food and the drugs from them, too. (Not literally!) But the hard point and the point that is the most interesting is the \$300,000, the \$500,000 that number has been changing because of the extra roadwork that they’re willing to do. And that’s one of the biggest incentives for this. But I don’t think that it tips the scales enough from that point what the other people have said here to approve a plan like this. But the one thing that other people haven’t mentioned is the eight acres of LO-S right behind this property. That is a two-phase zoning. What two-phase is it takes the control of that property out of the hands of the town and into the hands of the developer. That property has a one-acre retention pond for Walgreen’s and McDonald’s. It can’t be built on at all. So the remaining seven acres without any specification could be one apartment complex – or it could be fourteen banks – and we can’t make any distinction for that property. The property across the street, the Neal property, was also two-phase, LO-S -- but went(?) two-phase HB-S but the difference was that the site plan had the specifications. It had each parcel laid out – how the building was going to be laid out; the parking for that; the roads; the access to those roads; curb and guttering; lighting --- all of those were specified in the ***initial*** plan – the

coming, but also for what's already here. And it's a shame we didn't have 20/20 vision back fifteen years ago. We'd have had a five-lane 66. But that's my sentiments and I don't think that I could add any more to what the people "for" or to what the people are "against". Thank you.

MAYOR: Anyone else from council have any comments?

MS. MABE: I'd rather make my comments after we take the vote. Is that okay?

MAYOR: I would prefer if you've got anything to say, let's have a discussion before we have a vote.

MS. MABE: Okay. I appreciate Walgreen's and McDonald's coming – and they're good companies. And I'd like them in our community. But not here. I am a fifth-generation of this town. My great-great grandfather was a blacksmith here. And, yes, this town has grown – but we've got to know the history to know how we got here – and we've got to respect each other. D.O.T. has made my mind up for me – made it very clear why this business should not be built here – safety. The intersection of 158 is known, and is called, "Dead Man's Crossing" ---- that's pointed out. For a long time, we've not had that. But we're going to put a U-turn on 158??? Give me a break!! And then you get on Old Hollow Road and now we're not going to be allowed to turn right on red on to 158? Then you're going to come out of McDonald's and you are going to have no accelerated lane to get up to speed to get back on 158 – and when you look up that hill and that light's turning yellow and that truck's a'coming – Oh, he's going to stop! Mmmm Hmmm. D.O.T. will not lower the speed limit and D.O.T. lobbying for a private developer is inappropriate. And then our Land Use Plan calls for low-density at this development. And, last but not least, to me, development has not chosen to work with the neighbors in this area and they're going to play hard___ by putting a divider on 66. And I have gone and looked at all the Walgreen's without asking you to go with me. I went and looked at all your beautiful stores. I watched a program on television about McDonald's – what unique stores you have! There's one in Pennsylvania that you can sit down and order....and in Texas, there's one built like a barn, and tractors drive up. There's one up in Ashville and, oh, it's ---- and they really had to work hard to get that one in Ashville! Even before they could do anything, they had a lot to ask for. But they finally got one! I have no problem with McDonald's not being a fine company. I have no problem with how wonderful Walgreen's is ---- but not at this location! Just like, I have talked to you before, and all I had asked for is someplace else! Yes. This town has grown. I'm a fifth generation, like I said. There's some areas that we have not addressed. We've heard about how wonderful this developer is going to build this lane and help traffic flow. Okay. But what price are we going to pay for that? I'm willing for the town to build that not the company being No, I can't do that. So, they have called me. They haven't called me because they know how I'm going to vote! So this time --- this is the way I feel. I've listened to all of you and I was elected by the people. Yes, we're going to grow, but what price are we going to pay for this growth? Yes, the beltway's coming. The traffic is going to increase. Why don't I ask anybody in here, you talk about gas? Where can you not go in thirty minutes or less and get anything that you need. And, yes, we want to be unique in this town. Why do we have to have so many fast foods and why do we have to have all of these things? I love to see some more home-town business, restaurants. The Fish Shack is a great one and they're really a wonderful place. I welcome all business to come

here but we want to make sure this is what we need – not exactly everything that we want. Thank you, Mr. Mayor.

MAYOR: Anyone else wishing to make any comments?

At this time, a motion was introduced.

**MOTION: TO DENY THE REZONING REQUEST OF WA-029
KA WALKERTOWN WALGREEN'S AND MCDONALD'S
FROM RS-20 (RESIDENTIAL-SINGLE FAMILY WITH A
MINIMUM LOT SIZE OF 20,000 SQUARE FEET) TO HB-S
(HIGHWAY BUSINESS-SPECIAL USE) AND LO-S / TWO-
PHASE (LIMITED OFFICE, TWO-PHASE)
AND
TO DENY SIDA REQUEST FOR SAME**

BY: BRENDA MABE
SECOND: RALPH LANDRETH
VOTE: MOTION PASSED 3 TO 1
DENY - MABE
DENY - LANDRETH
DENY - HESTER
APPROVE - WELCH

Mayor Davis called for a five minute recess at 8:35 p.m.

Mayor Davis called the meeting back to order at 8:45 p.m.

2. **PUBLIC HEARING - CANCELED**
ADVERTISED 04-12-2007
**WA-030 – GLENWOOD WALKERTOWN LAND COMPANY
ZONING MAP AMENDMENT FOR PROPERTY AT WALKERTOWN
COMMONS**
**NOTE: PETITIONER HAS REQUESTED CANCELLATION OF THIS
PUBLIC HEARING !!**

This Public Hearing was canceled.

3. **FOR DISCUSSION AND/OR ACTION:**
RESOLUTION 07-____
TO ACCEPT RUMBURG GRADING AND UTILITIES, INC. OFFER TO
PURCHASE TOWN OF WALKERTOWN "MAINTENANCE FACILITY"
(AYERS BLVD)

SUMMARIZATION OF DISCUSSION:

Discussion concerned charging for advertising fees after the first bid legal ad but nothing was decided.

However, the Council approved the bid offer of the Rumburg Grading and Utilities.

**MOTION: TO ACCEPT BID OF \$300,000 FROM RUMBURG
GRADING AND UTILITIES, INC. TO PURCHASE TOWN**

**OF WALKERTOWN MAINTENANCE FACILITY ON
AYERS BLVD.**

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

4. FOR DISCUSSION AND/OR ACTION:

CONTINUED FROM MARCH 22ND MEETING:

- INTERLOCAL AGREEMENT FOR A GROUP SELF-INSURANCE POOL FOR PROPERTY AND LIABILITY RISK SHARING....NCLM
- INSURANCE INFORMATION AS PROVIDED BY MAYOR DAVIS

The Council determined that the Town of Walkertown should continue the agreement with the North Carolina League of Municipalities insurance pool to cover the Town's Property and Liability insurance.

MOTION: TO AGREE TO REMAIN A MEMBER OF THE INTERLOCAL RISK FINANCING FUND OF NORTH CAROLINA AND ACCEPTS THE CONDITIONS AS STATED IN THE INTERLOCAL AGREEMENT FOR A GROUP SELF-INSURANCE POOL FOR PROPERTY AND LIABILITY RISK SHARING

**BY: BRENDA MABE
SECOND: RALPH LANDRETH
VOTE: MOTION PASSED UNANIMOUSLY**

5. FOR DISCUSSION AND/OR ACTION:

RESOLUTION #07-_____

DIRECTING TOWN CLERK TO INVESTIGATE VOLUNTARY ANNEXATION PETITION FOR 1931 CLOVER TRAIL

SUMMARIZATION OF DISCUSSION:

The residents of 1931 Clover Trail have asked to be annexed into the Town of Walkertown. Town Clerk Lynn reminded the council that the Town had decided on Resolution #04-028, dated August 26, 2004, to set any future annexations for one of two dates – either June 30th or December 31st of each year.

6. FOR DISCUSSION AND/OR ACTION:

RESOLUTION #07-_____

DIRECTING TOWN CLERK TO INVESTIGATE VOLUNTARY ANNEXATION PETITION FOR 1644 OLD HOLLOW ROAD

SUMMARIZATION OF DISCUSSION:

The residents of 1644 Old Hollow Road have asked to be annexed into the Town of Walkertown. Town Clerk Lynn said that with working on the 2007-08 budget, end of fiscal year and audit issues, as well as other time constraints she would attempt to complete these annexations in time for June completion but might not be able to accomplish annexations until the December deadline.

7. **FOR DISCUSSION**
PROPERTY PURCHASE UPDATES
..... MAYOR DAVIS

SUMMARIZATION OF DISCUSSION:

Mayor Davis gave a brief summary of the recent town's purchase of the old Fire Station and Sullivantown Road house and the sale of the Maintenance Facility on Ayers Blvd... It was the town's desire to consolidate the town's services and possessions to one specific property, rather than have part at one place and some at another place.

8. **FOR DISCUSSION AND/OR ACTION:**
OTHER ANNEXATION AND DO-NUT HOLES ISSUES
- INTENT TO ANNEX OLD BELEWS CREEK
 - DO-NUT HOLES
-COUNCILMEMBER BRENDA MABE

DISCUSSION:

MAYOR: I don't have any information on this.....

MS. MABE:Yes.....I am going to go to Town Hall and look...
I agree with the council that we just don't make a blank donut – close everything. We need to look at the ones, and discuss that, and I'm going to work at Town Hall. I told Lynn I wanted to look where some of them are at – like, on one street, we have one or two houses

MS. WELCH: Doesn't the manager already have all that?

MS. MABE: Yeah, but, we've been working and we've been discussing how we're going to go about this and so we've been discussing this and we've seen some alternatives. But we don't want to make a blank thing unless we know where we are closing. But, what we want.....

MAYOR:Well, we're showing here "Intent to Annex Old Belews Creek Road" ---- What's that about?

MS. MABE: Okay. This is what I'm concerned with and I've talked to Peggy Leight about some of this. This is an area, what I'm talking about in Belews Creek, down there where the interchange is going to come through – we do not control that. That is --- zoning is controlled by Forsyth County – or is it Winston? Down there where the beltway is going to come through. And I am concerned for our area – that we need to look into that and see what we need to do to protect the citizens of this town that we make sure that **we** have the zoning rights instead of somebody else.

MAYOR:What do you want to zone there.... I don't understand...?

MS. WELCH:You mean that interchange? Where the interchange is built?

MS. MABE:Yes. We do not have control of that.

MAYOR:I don't understand what you are wanting to do.....

MS. MABE: Okay. They have right of zoning – we cannot say anything! Is that correct?

PEGGY LEIGHT from the audience spoke. She said something to the effect that the Walkertown property does not extend down that far – the Walkertown jurisdiction – so right now anything where that interchange goes in will be decided by the County Commissioners.

MS. MABE: Right. And so I think we need to look into that and make sure that we ---- for the interests of the Town and our citizens here.

MAYOR: Amy, what do you suggest? Call Bo?

AMY LANNING: I guess I'm not exactly sure what you want to call a vote on? To look into..... itmore thoroughly.....

MAYOR: Weheretofore.....we've been voluntary.....annexation.....

MS. WELCH:There's.....not going to be very much property.....because.....

MS. MABE:But.....they.....

MAYOR:And I We've been on voluntary annexation and I think Ms. Mabe's suggesting that we reach out and touch those people.

MS. MABE:Yes!..... Yes!.....

MAYOR:That's what I gather you're saying..... with annexation.....

MS. MABE:and that's what I'm concerned with.....

MAYOR:That's what I think that she is insinuating.....or.....

MS. WELCH:Well, those on Old Belews Creek Road – I know that they've already bought their property.....

MAYOR:What do weHow do we handle that or do you want to look into that and get with Bo and get back to us.....?

MS. LANNING:Yeah.....I can look into that.... You want to see if they would maybe *want* to voluntarily???

MAYOR:I don't know.....if they.....

MS. MABE:Yeah.....We can try thatand..... yeah.....yeah.....

MAYOR:Would volunteer or if.....or if..... of if she's.....

MS. MABE:Yes. But we.....need to look into that...because I feel like it's important to the town to cover our bases.....

MAYOR:If I read her correctly, I think she said if they don't want to volunteer, we need to reach out and.....

MS. MABE:Yes.....That's what I'm saying..... We need to let them know.....

MAYOR:So I don't know.....

MS. MABE:And....You know..... I've talked with Ron about this.....and we have discussed this..... This area we need to be concerned with because we don't have no say-so there.....

MR. BELL: This is where the County has a set policy... mostly because of Winston-Salem that they will not allow an ETJ up to one mile extension of zoning control into a county area so the only way to gain control would be to annex it one way or the other.

MS. LANNING:I would need toMaybe somebody could share a map of exactly where the area is so.....

MAYOR: So you're..... Tell me what I heard most of what you said.. but not all of it..... You said that they won't allow.....

MR. BELL:Yeah.....They ... They had allowed.....

MAYOR:You talking about the County or the City of Winston-Salem?

MR. BELL: ...The County had allowed.....an Extra Territorial Jurisdiction (ETJ) where the town can control the zoning up to a mile, depending on the size of the town, can control the zoning outside of the town limits to a certain point without annexing them. The County will, currently their policy, I've gotten – I didn't get the door slammed in my face, but because I was on the phone – but they would not talk about that and Lewisville has actually officially approached them so the County will not allow the Extra Territorial Jurisdiction where you could control the zoning without annexing it so the only option, if we wanted to control the zoning, would be to annex it or have them to be – ask to be annexed.

MS. MABE: That came to my attention. I was concerned with that so I thought we needed to look into this. Okay? I wanted to bring that to the attention of this council.

MAYOR: All right. Is Council agreeable to let Amy discuss with Bo and Ron and ya'll work out the details and bring us something back at the next meeting. Can ya'll do that?

MS. LANNING: Um hmmm.

MS. MABE: Thank you. We need that. Appreciate that. Thank you.

MAYOR:Okay..... Is that agreeable with everyone here? Ralph, you agree?

BY CONSENSUS OF OPINION, THE COUNCIL AGREED TO HAVE AMY DISCUSS WITH BO AND RON AND BRING INFORMATION BACK TO THE COUNCIL AT THE MAY MEETING.

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

TO DISCUSS SETTING UP AN HISTORICAL SOCIETY COMMITTEE
.....COUNCILMEMBER BRENDA MABE

DISCUSSION:

MAYOR: Councilmember.....Mabe.....has asked to discuss something.....about setting up a..... Historical Society.....

MS. MABE:Well..... We have been Yeah..... Well, Sarah's talked about people she knew and everything and we need to start on this and we're not going to let it drop. And we've discussed this before – about a Historical Society – and you talked about it being important that we preserve...

MS. WELCH:Well..... I just have this one lady.....

MS. MABE:Yeah, but I was wonderingif everybody on the council appoint a member and make us a committee.....

MS. WELCH:She was willing to start it but she..... didn't want to go into all the.....soup-glue(?) that you have to go through.....set up an account.....and everything like that.....

MS. MABE:Yeah..... Well, if everybody.....

MAYOR:I have a person that's also expressed an interest in starting a Historical Society.....

MS. MABE:I think If everybody on the council.... would nominate somebody to be on this committee.... And then they could meet. And Sarah could nominate who she wanted to and everybody else could, too, and then they could meet and everyone could call..... And I would like Lynn to serve on it to represent the town – she's a great recorder and we need somebody who would be like.....

MAYOR:Well, I thought you meant to further history.....
(LAUGHTER ALL AROUND!!)

MS. MABE:You are bad, Doc!!! Lynn – get him!!

MAYOR: Because you had done so much history!!
Okay. Is it the Council’s pleasure.... You got somebody in mind you want to
appoint tonight and establish this.....?

MR. HESTER:I think we should think about it and then
ask the person if they would be willing before we appoint them.

MS. MABE: ...Yeah..... And then we appoint them next
meeting.

MS. WELCH: Right....

MAYOR: Is it the Council’s pleasure that we establish a
Historical Society, or whatever you want to call it?

MS. MABE: Yes. I think it’s important that we start this.
Sarah brought that out, too.

MAYOR: For the interest of the town and the minutes,
let’s have a motion – if we’re going to create one – let’s have a motion and do it
properly.

MS. MABE: Okay. I make a motion that we start a
Historical Society.

MR. HESTER: Now, is it a Historical Society, or a planning...?

MS. MABE: Well, you have to have a committee.....a
Historical Committee????

MAYOR: Yes. If you want to start a you can
define it as you go on and flesh it out.....

MR. HESTER:Or a committee to.....form..... yeah.

MS. LANNING:A *committee to form a committee..????*

MS. MABE: Okay. We’re going to start to appoint a
committee.....

MR. HESTER:A committee to look into
.....establishing.....

MS. MABE:To look into a historical To
establish a Historical.....

MR. HESTER:a Historical Society.

MAYOR: I’m sure Ms. McKinnie can use her contacts
with other towns to get some input on this..... Would that be possible, Ms.
McKinnie? That would be okay, wouldn’t it?

LYNN: Sure.

MR. LANDRETH: We’ve already got a drum that can beat!!!

MAYOR: Yeah! We’ve got a drum.

**MOTION: TO APPOINT A COMMITTEE TO FORM A HISTORICAL
SOCIETY. COMMITTEE TO BE DECIDED BY EACH
COUNCILMEMBER NAMING ONE PERSON TO SERVE**

BY: BRENDA MABE

SECOND: WAYNE HESTER

VOTE: MOTION PASSED UNANIMOUSLY

MAYOR: I think the motion contains the fact that we
would -- each councilmember would appoint, or select a person and request that
they serve. Is that correct?

MS. MABE: Yes.

MAYOR: And we'll take this up at the May meeting.

10. **FOR DISCUSSION AND/OR ACTION:**
POLICY FOR ACCEPTING PRIVATE ROADS

DISCUSSION:

MAYOR: Item #10 and Item #11 should be grouped together. Last month, we adopted

MR. BELL:Last month, council approved the up to 50% the limit. What is to be considered this month is to approve the whole policy which includes the 50% limit.....

MAYOR:Okay.....

MR. BELL:As a way to deal with private road....

MAYOR: Okay. So, we are just looking at Item #10 – we're not looking at Item #11. Item #11 actually goes into.....

MS. WELCH:Road paving.....

MAYOR:some repair costs. So Item #10 is the policy. You've seen the policy – it's been in our packet all week. The one thing we passed last month was up to 50% to be paid by the town and then Item #3 under Financial Policy For Assistance, they could at the sole discretion of the council, could contribute an additional 25% to the project if they feel that there were factors contributing to the road's condition that are outside the property owners' control. But this amount would be addressed case by case – it's not an automatic additional 25%. Is there questions on this and are you ready for a motion?

MR. BELL: I would like to point out the article that Lynn provided showed that Winston-Salem actually on the property fronting, this policy has 50% minimum property fronting. Now, just for the council's knowledge, Winston-Salem's policy requires a 60% in-town property frontage. That's just something worth considering.....

MAYOR:Yes. That was just recently in the paper – 04-17-07 – where people thought that their streets, when they went in to Winston – this is a very similar situation – they thought when they were annexed into Winston that the streets would be taken care of then they realized that the streets never were brought up to standards and they had to pay to bring them up before Winston would take them over. It's a similar situation we're facing in some of these circumstances. Okay. Is there a motion to adopt this policy?

MOTION: TO ADOPT THE POLICY FOR PRIVATE STREETS AS WRITTEN

BY: SARAH WELCH

SECOND: RALPH LANDRETH

VOTE: MOTION PASSED UNANIMOUSLY

11. **FOR DISCUSSION AND/OR ACTION:**
ESTIMATED COSTS FOR ROAD PAVING AND REPAIR

DISCUSSION:

MAYOR: This is some estimates --- Ron has accumulated some estimates on streets. The one under New Paving, I don't see on here and I was really shocked – was Melvin Lane.

MS. WELCH:That's me, too!!!

MAYOR: Why is it not on here?I've heard Melvin Lane since before I ran so I want that addressed, please?

MS. MABE: Was that my.....? Ron??? Ron??

MS. WELCH:They had their street brought up and some time this past winter, they said they never did find out who brought rock down and put out. And I know several of them that live there.

MR. BELL: If I'm not mistaken, it is inside the town limits, but I believe it's a D.O.T. maintained road.....

MS. WELCH:No. It isn't.....

MAYOR: D.O.T. said it wasn't.....We said it wasn't ours..... They said it wasn't theirs..... so it's the same spitting contest we've been into with several of these roads and once and for all we need to

MS. MABE:Well, okay..... Who has been

MR. BELL:If you will just hold on a sec.....

MS. MABE:been putting gravel and stuff on there?.....

MS. WELCH:They don't know.....

MR. BELL:Hold on..... Every year we submit a list to the D.O.T. and.....

MS. WELCH:They don't know.....they thought it was us.....

MS. MABE:Well, somebody's been putting gravel on it.....

MR. BELL:specify which roads we will maintain and which ones they will.....and so.....that's.....Melvin Lane is listed on the latest list as

MS. MABE:Yeah.....I thought they were.....

MR. BELL:being D.O.T. maintained.....

MS. WELCH:It's been.Now, wait a minute.....

MAYOR:Let Ron say.....

MR. BELL:The list, the list we submitted for the Powell Bill funds last year included Melvin as a street that D.O.T. would maintain – maintain..... I could confirm that but best records we have show that that is a D.O.T. maintained road. That means they would have to pave it or do whatever.

MR. HESTER: It wouldn't be Walkertown's.

MS. WELCH: D.O.T. denies it.

MAYOR: Why won't they pave it, then?

MR. BELL: Yeah, I had --- I got the information and I never did get a name to get it to but they have to meet certain standards of how many houses, and length of road and how long the road has been there, which it appears they meet all of those.....

MS. WELCH:They do.....

MR. BELL:and so they can apply to the D.O.T. to be added to the list to be paved.....

MAYOR:Well, could you see what we can do to help them get that done?

MR. BELL: ...Yes. I'll double-check on that.

MAYOR:Those people have been like these others. They've been crying their story to us, I know, for four years now.

MR. BELL:Do you have a contact name?

MS. WELCH: ...Yeah. Dewey Meadows.

LYNN: I've always talked to Georgia Meadows.....

MS. MABE: I saw it on the Powell Bill list and I thought if it was on the Powell Bill list, it had to be

MS. WELCH:They've been fussing and saying, I mean, D.O.T....

MAYOR: You're going to check on Melvin Lane and let us know what we can do to help those people get paved. Now, what are we doing on these other items here? On Item #11, did ya'll want to discuss this tonight or do you want to let this be at the Budget Workshop?

(ALL COUNCIL AGREED TO DISCUSS AS PART OF THE BUDGET WORKSHOP)

MR. BELL: These are my estimates based on a general number. Depot Street is in pretty bad shape. If the council is comfortable enough, we can get bids on it at no cost – if the council is, thinks that that will be on the final list this year, either this Fiscal Year or next Fiscal Year, see, we're getting to a new Fiscal Year and into the fall we can still be paving but it'll be next year's money. I can go ahead and get an estimate, bids on those so we can keep moving forward.

MAYOR: I'm just a little bit confused there. You said we can get estimates this fall but it would be next year's money?

MR. BELL: Yeah. The Fiscal Year ends the end of June.....

MAYOR:I understand that.....

MR. BELL:So starting in July, we'd be using next year's budgeted money so I'd like to keep moving to use the money in this year's budget.

MS. MABE: And we need to go ahead and submit this, correct?

MAYOR: What did you budget for this year?

MR. BELL: We had a total of \$75,000 and I don't know...Lynn?

LYNN: I think there's about \$73,000 left – somewhere in that range.

MAYOR: So, what exactly are you recommending?

MR. BELL: That the council allow me to go ahead and get actual bids so we'll know.....

MAYOR:Oh! These are not the.....

MR. BELL:These are just estimates based on current paving costs per square foot – but then they get out and they got to do a little extra on the edge and that sort of thing, get some hard bids so we'll know by at least the next council meeting.....

MAYOR:Now Jones is paved. Depot is paved. Leight is paved – and Leight is a very low traffic.....

MS. MABE:Well, Depot has got to be paved again, it's got holes all in it.

MAYOR:Depot needs it. Jones is pretty ragged. But Snider Street and Leight Street – they're very low to traffic.

MR. BELL:Yeah. They're very lightly used.

MAYOR:What?

MR. BELL:They're very lightly used. I'm just suggesting to go ahead and get bids on Depot.....

MAYOR:I would say get bids on Depot and Jones and not the other two....

MR. HESTER:I would, too.....

MR. LANDRETH:Um hmmm.....

MR. HESTER:And we'll discuss the others at the budget meeting.

MAYOR: I would say get bids on Depot and Jones; what do ya'll feel like, council? Because those two probably need it

MR. LANDRETH:They need it very badly.....

MAYOR:But Leight and Snider – if they've got a hard surface, I would say they're ahead of the game on those two roads.

MR. HESTER: Yep.

MAYOR:Because they're very low – that's a very low traffic road.

MR. BELL:That's where you get into the judgment call because, you know, they're not in good shape but very low usage.....so.....

MS. WELCH:Leight Street's terrible.....

MR. BELL:Yeah, Jones and Depot.....

MS. MABE:Full of holes.....

MR. BELL:You should be able to do those with this year's funds – it looks like – so I'll go ahead and get bids on those.

MAYOR:If the council is agreeable, somebody move to allow Ron to go ahead and get bids on Jones and Depot Street so we can go ahead and get them in.....

MS. MABE, MR. HESTER AND MS. WELCH ALL SPOKE AT SAME TIME AND EACH MADE A MOTION TO ALLOW MANAGER TO GET BIDS ON DEPOT STREET AND JONES ROAD.

MAYOR: Before you do that motion, does that also include the patching???

MR. HESTER: NO!!!

MR. BELL: Yeah. I can go ahead and get that if you want to.

MR. HESTER: Oh, yeah. For the potholes?

MR. BELL:Commitment of funds so, you know, there's no, you know.....

MAYOR: Okay, let's include the patching with that, then, Wayne.

MR. HESTER: Correct.

MAYOR: And the Jones and Depot and stop right there on this motion – before we go any further. Is that agreeable with your motion? Did you make the motion, Wayne?

MR. HESTER: Yes.

MS. MABE: Okay. We can always add to them later. I mean, you know, we got a chance. But right now, we need to get moving.

MAYOR: All right. Jones, Depot, he's getting bids on the paving and then.....

MS. WELCH: ...And you're going to pave Chapel Street?.....

MAYOR: No, ma'am....

MR. HESTER: We're not talking about that!

MAYOR: Jones and Depot..... That's the only two he's getting bids on.... And the other would be the patching.

MOTION: TO GET BIDS – ONLY - FOR
1. PAVING JONES ROAD AND DEPOT STREET AND
2. PATCHING TOWN STREET POTHOLES

BY: WAYNE HESTER
SECOND: RALPH LANDRETH
VOTE: MOTION PASSED UNANIMOUSLY

MAYOR: This is to get bids only so we can get it in budget year 2006.... Is that correct? Do you want to save everything else for the budget meeting?

BY CONSENSUS OF COUNCIL, THE OTHER PAVING ITEMS WILL BE CONSIDERED AT THE BUDGET WORKSHOP.

12. **FOR DISCUSSION AND/OR ACTION:**
FINANCIAL STATEMENTS

- **APRIL, 2007**

DISCUSSION:

No discussion.

MOTION: TO ACCEPT FINANCIAL STATEMENTS AS PRESENTED BY TOWN CLERK

BY: WAYNE HESTER

SECOND: RALPLH LANDRETH

VOTE: MOTION PASSED UNANIMOUSLY

13. **FOR DISCUSSION AND/OR ACTION:**
TO SET A BUDGET WORKSHOP

DISCUSSION:

After much discussion and date-checking, a budget workshop for the town council and town staff was decided upon:

WEDNESDAY

MAY 2, 2007

5:30 P.M.

AT TOWN HALL

14. **FOR DISCUSSION AND/OR ACTION:**
BID ON PROPERTY LOCATED AT LEIGHT ST. AND SALEM RD.

DISCUSSION:

MAYOR: You have a document here about surplus property. Amy is going to give us some instruction in just a moment. We have a piece of surplus property. It's on the west side of Main Street – northwest corner of Main Street at the corner of Leight Street and the railroad tracks – Leight and Snider, I guess it would be. (WRONG!) We have a bid on that property – it was declared surplus some time ago – several months ago – and we've just received our first bid on that property of \$5,000.

MS. WELCH:Well, there was a man wanted to bid on it tonight and I told him to come back in the morning.....

MAYOR:We did not set a minimum on this property.....

MR. HESTER:How much did he want to bid?

MS. WELCH:He'll bid more than \$5,000, he said.....

MR. HESTER:I hope so.

MAYOR: ...Well, do ya'll to bring this – it's a 1.49-acre lot (nearly an acre and a half) and do you want to accept this \$5,000 bid or do you want to reject this bid or do you want to let this be the threshold.....

MS. WELCH:I make a motion to reject this bid!...

MR. HESTER:Second!.....

MAYOR:Before we decide, Amy, do you want to clarify it for us?

MS. LANNING: Yes. Your resolution is to accept the bid and then start the upset bid process and you can accept or reject it – you can reject a bid at any time throughout the process so that if you went through the upset bid process and you didn't receive anything higher, you could reject all offers at that time, including the initial one.....

MAYOR:So, if you want to ... start the bidding process.....

MS. LANNING:But, you're not.....accepting this to be your purchase price. This will be to start the upset bid procedure. That's what the resolution is.

MAYOR:Then if we got no other bids, we could still reject this price as too low, is that correct?

MS. LANNING: Right. Because after you go through the upset bid procedure is the resolution you did earlier for the maintenance facility for the Rumburgs – that was your resolution to actually accept, after that whole process had gone through – you could have rejected that if you wanted to.

MAYOR: If you want to put a minimum bid on this, you could and that would – if you feel like this is too low and you want to put a minimum....

MS. LANNING:And you can reject it now, and.....

MS. MABE:It is too low. I feel like it's too low.

MS. WELCH: ..I feel like it's too low.

LYNN: Well, I think ya'll need to put a minimum bid out so I'll have some idea of how to handle any bids I do get rather than having to go through like what we are going through with the well situations Give me a certain amount that I can work with.....

MAYOR: Okay. Why don't you, to give some guidelines both to Ms. McKinnie and the public, who wants to bid on it, why don't you set a minimum? If this is too low, what is your minimum that you will entertain a bid?

MS. MABE: \$10,000.

MR. HESTER: No. I'd say \$15,000 minimum. At least....

MS. WELCH:I would, too!

MS. MABE: ...Well, how about we just say \$20,000?

MR. HESTER:Be fine with me.... Hey, we paid \$5,000 nearly in taxes and.....

MS. MABE:Well, we done spent enough.....well, look, we've spent almost \$4,000.....

MR. HESTER:Tax value on it is \$160,000.....

MS. WELCH:That's when it was given to us.....

MS. MABE:Well, let's say \$20,000!

MR. HESTER:That's what we're paying taxes on.

LYNN:We don't have to pay taxes on it now.....

MS. MABE:All right, I suggest we say a \$20,000 minimum bid!

MS. LANNING:You'll need to make a motion to reject this bid and resolution.

MAYOR: Motion to reject the bid as submitted at \$5,000.

**MOTION: TO REJECT ORIGINAL BID OF \$5,000 WHICH WOULD
HAVE STARTED THE UPSET BID PROCESS**
BY: BRENDA MABE
SECOND: WAYNE HESTER
VOTE: MOTION PASSED UNANIMOUSLY

MAYOR: This bid is rejected! Now. To assist the Clerk and the public in knowing how to bid, what is your minimum bid?

MS. MABE: We started off at \$5,000 and that's not good; then we said \$10,000 and that wasn't good; and that one said \$15,000 – so why don't we just go on up the ladder? \$18,500??

MAYOR: Minimum bid.....what is your bid.....what is the minimum?

MS. MABE: I said \$20,000 – but anyone can say what they else they want to. It's been sitting there a long time and nobody's bid on it anyway so might as well say \$20,000.

MAYOR: What's reasonable.....what's the town willing to part with it for? What's the minimum? What's the least dollar?

MR. HESTER: I'd still say \$15,000.

MAYOR: He says \$15,000.....

MS. MABE: I say \$20,000.

MAYOR: She says \$20,000.

MS. WELCH: I say \$15,000.

MS. MABE: Well, then, next week somebody bids \$15,000 and somebody says, 'Oh, I can b---.....' I want to ask you a question....

MR. HESTER:And.....stipulation.....

MAYOR:This would be a minimum starting bid. This would not be what we would necessarily

MR. HESTER:No!! And all bids can still be rejected.....

MR. LANDRETH:It would be a good starter.....

MS. MABE:It can be a starting spot but we don't have to accept it, correct?

YES YES YES YES

MS. MABE: All right.....I'll accept \$15,000.

**MOTION: TO SET A MINIMUM STARTING BID THRESHOLD FOR
THE PROPERTY LOCATED AT THE CORNER OF
LEIGHT STREET AND MAIN STREET OF \$15,000**
BY: WAYNE HESTER
SECOND: RALPH LANDRETH
VOTE: MOTION PASSED UNANIMOUSLY

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 AND CLOSED AT 9:28 P.M. WITH NO SPEAKERS.

OTHER INFORMATION ATTACHED

(1) Planning Board Meeting Minutes for APRIL 3, 2007

- **ANNOUNCEMENTS**

- **MEMORIAL DAY – MAY 28TH, 2007**

**TOWN HALL WILL BE CLOSED FOR THIS HOLIDAY
RECYCLING WILL BE PICKED UP.
TRASH WILL BE PICKED UP.**

- **RECYCLING** in Walkertown continues every two weeks.
MAY 14TH AND 28TH, 2007

- **TOWN COUNCIL MEETINGS:** (4TH THURSDAYS)

7:00 p.m. at the Walkertown Library Auditorium on:

FOURTH THURSDAY @ 7:00 P.M.

MAY	24	
JUNE	28	
JULY	26	
AUGUST	23	
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

MAY 1ST	
JUNE 5TH	
JULY 3RD	*DUE TO JULY 4TH HOLIDAY
AUGUST 7TH	
SEPTEMBER 11TH	*DUE TO LABOR DAY HOLIDAY
OCTOBER 2ND	
NOVEMBER 13TH	*DUE TO ELECTION DAY
DECEMBER 4TH	

- **SPECIAL BUDGET WORKSHOP MEETING**

WEDNESDAY, MAY 2ND, 5:30 P.M. TOWN HALL

MOTION: TO ADJOURN MEETING AT 9:28 P.M
BY: SARAH WELCH
SECOND: BRENDA MABE
VOTE: MOTION PASSED UNANIMOUSLY

ATTEST:

TOWN OF WALKERTOWN:

Lynn McKinnie
Town Clerk

Kenneth R. Davis
Mayor