

MINUTES

REGULAR MEETING OF THE
TOWN OF WALKERTOWN COUNCIL
DECEMBER 18, 2008

Mayor Doc Davis called the meeting to order at 7:00 p.m. Present, besides the mayor, were Councilmembers Mendenhall, Welch, Hester and Martin. Also attending were Clerk McKinnie and Manager Snow.

After a brief invocation by Mr. Mendenhall, Ms. Welch led the Pledge to the flag.

Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS PRESENTED
BY: RANDY MENDENHALL
SECOND: SARAH WELCH
VOTE: MOTION PASSED UNANIMOUSLY

Approval of Minutes

- November 20, 2008 – REGULAR SESSION
- November 20, 2008 – CLOSED SESSION

MOTION: TO APPROVE MINUTES OF
NOVEMBER 20, 2008 – REGULAR SESSION
NOVEMBER 20, 2008 – CLOSED SESSION
AS PRESENTED
BY: WAYNE HESTER
SECOND: MARILYN MARTIN
VOTE: MOTION PASSED UNANIMOUSLY

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 7:03 p.m. with no speakers.

BUSINESS

1. **PUBLIC HEARING**
WA-UDO-11
TEXT AMENDMENT TO AMEND CERTAIN SPECIFICS OF THE
UNIFIED DEVELOPMENT ORDINANCES (FEMA)
.....GARY ROBERTS

DISCUSSION:

Gary Roberts, Project Planner for Winston-Salem / Forsyth count Planning Board explained the UDO text amendment by stating: "This amendment is based upon UDO 191 for Winston-Salem / Forsyth County. It's dealing with the floodplain damage prevention ordinance that's in the UDO. Periodically, FEMA – the Federal Emergency Management Agency – updates the flood maps, which all the United States has flood maps that designate the 100 and 500-year floodplain

in all the communities. Walkertown has some areas that are in the floodplain. A lot of Walkertown is in the watershed of Salem Lake but you actually don't have a whole lot of floodplain – but you do have some floodplain. And it was requested that we bring the floodplain maps. We have 8 copies of maps that cover Walkertown. To participate in this program allows people that are in the floodplain to get flood insurance, so this is actually kind of a mandated ordinance revision if communities want to continue to participate in the ordinance. This is based upon the state's model ordinance. The City of Winston-Salem adopted it on December 1st and your Planning Board recommended approval of it at their last meeting, unanimously. There's really no real substantive changes to this – over the model ordinance. The one main change that you may note in the Analysis over what the current ordinance is, is the elevation of new structure – particularly residential structures in the floodplain. Right now, in the Analysis section, on Page 1 – and I can just summarize that – wherever it says BFE that means **Base Flood Elevation** – that's the floodplain. Right now, if you build a house in the floodplain – and you can do that, it is not advised, but you can build a house in the floodplain – you have to have the lowest floor, the lowest horizontal member of the lowest floor – which is like the bottom of your joist – at least **one foot above that base flood elevation** – and that has to be determined by a surveyor. He has to go out there and verify that before they can get their Certificate of Occupancy. What this proposes is to **raise that up two feet** so you'd have to have your house built up higher one more foot if you choose to build in a floodplain so it gives an added measure of protection. It would cost a little bit more if you want to build in a floodplain – if ya'll adopt this – but it is also my understanding it would lower the rates for those who are in the floodplain because it “ups” the standard some.” So it was one foot and now it's two feet. That's the real major change. I think the current maps are from 1998 and, of course, there's been a lot of more impervious surface, you know, driveways and rooftops since then, so probably some of the elevations have risen because of that so that's why they update the maps.

MAYOR: When you have to have a survey for a loan, who do you get to do that?

MR. ROBERTS: It could be any registered surveyor who's willing to put his or her seal/stamp on the line.

MAYOR: So, it's got to be just like you were having property surveyed – it's not a special flood survey?

MR. ROBERTS: No. It's a regular survey but they have to be able to designate that elevation on the survey. Sometimes an engineer can do it but it's got to be somebody that can seal their _____. Another change is on page 20, we have to designate a local board – of course, with any ordinance provision, you kind of have to have a local release valve and the Board of Adjustment serves as that function. So, if somebody gets upset with an inspector downtown in making a determination, they can go to the zoning board of adjustments but we have to use a local body. You've got a local planning board – you can designate that but I thought it was probably best to make the town council board here. They recommended a local body – they suggested the town council so that's what I put in here.

MAYOR: Is this normal that that's what you do? I know that they used to go to the Board of Adjustment?

MR. ROBERTS: Well, if you had your own Board of Adjustments, that would be the most appropriate body because that's the typically quasi-judicial, where

you're sworn in. They recommended in the email, the town council, but... One other change – you've got to have a floodplain administrator and that also has to be a local staff person and you could probably keep Lynn or make Scott that.

MAYOR: The town manager or designee, hereinafter referred to as the floodplain administrator is hereby appointed to administer and implement the provisions of this ordinance. What actually, when you say "implement and administer" – what would he be doing?

MR. ROBERTS: Well, we've got in there "or designee" so it's basically, for all practical purposes, it's going to be Jeff Kopf downtown in the Inspections Department that administers it, answers questions to this. If people want to build in there, he's the one that verifies, but I'm not sure which purpose they said that it needs to be a local employee with the town that is the floodplain administrator so I put in there the town manager or designee.

MAYOR: So, is this "name only" and he would still refer them downtown to Kopf?

MR. ROBERTS: Right. Your contractual agreement won't change any.

MAYOR: He won't have to memorize this???

MR. ROBERTS: On the older copy, midway down the page 13, and on the new copy, page 14 –

MAYOR: Homeowner policy does not cover flood, period. You've got to have a flood policy.

Public Hearing was opened at 7:13 p.m. and closed at 7:13 p.m. with no speakers.

**MOTION: ORDINANCE 08-016
TO ADOPT WA-UDO-11 TO AMEND TEXT FOR
CHAPTERS A, B, C, AND D CONCERNING FLOOD
DAMAGE PREVENTION (FEMA)
BY: RANDY MENDENHALL
SECOND: MARILYN MARTIN
VOTE: MOTION PASSED UNANIMOUSLY**

**2. PUBLIC HEARING
ANNEXATION OF 5028 WRANGLER DRIVE
ORDINANCE – TO EXTEND CORPORATE LIMITS
(ANNEXATION OF PROPERTY)**

DISCUSSION:

MAYOR: This has been advertised. 5028 Wrangler Drive. It's Block #5400B, Lot #11. This being a month that they can be annexed – December. June and December being the two months.

Public Hearing was opened at 7:15 p.m. and with no speakers, was closed at 7:15 p.m.

**MOTION: ORDINANCE 08-017
TO APPROVE ORDINANCE TO EXTEND CORPORATE
LIMITS OF WALKERTOWN TO INCLUDE 5028
WRANGLER DRIVE
BY: SARAH WELCH**

SECOND: WAYNE HESTER
VOTE: MOTION PASSED UNANIMOUSLY

MAYOR; This came back clean, is that correct? I mean, it is
contiguous?

LYNN: The Certificate of Sufficiency that I presented last month
shows it is "clean". This is the actual annexation ordinance.

MAYOR: All right. Everything's been done. This is the ordinance to
get it done.

3. CONTINUED FROM NOVEMBER 20, 2008 MEETING
RESOLUTION – TO APPOINT REGULAR PLANNING BOARD MEMBER
TO THREE-YEAR TERM TO EXPIRE DECEMBER 31, 2011

DISCUSSION:

MS. MARTIN: I thought we said we were going to discuss it and we were
going to ask Don Whitaker.

MAYOR: And what did he say?

MS. MARTIN: He said that he felt like it was his obligation as a citizen to
continue to serve; that he was having some health problems but he would like to
remain. I told him we would go with that, if the council approved, and if he had to
make a change in the future because of his health, then we would discuss it at
that time. But he said he would like to continue to serve.

MOTION: RESOLUTION #08-040
TO APPROVE RESOLUTION TO RE-APPOINT DON
WHITAKER AS A REGULAR PLANNING BOARD
MEMBER TO SERVE A THREE-YEAR TERM EXPIRING
DECEMBER 31, 2011

BY: MARILYN MARTIN
SECOND: RANDY MENDENHALL
VOTE: MOTION PASSED UNANIMOUSLY

4. CONTINUED FROM NOVEMBER 20, 2008 MEETING
RESOLUTION – TO APPOINT THREE ALTERNATE PLANNING BOARD
MEMBERS TO A ONE-YEAR TERM TO EXPIRE DECEMBER 31, 2009

DISCUSSION:

MAYOR: We have three alternates at present. We can appoint up to
three.

MS. MARTIN: I would like to ask Al a question. Has Kevin Briggs been
attending most of the meetings and being present?

MR. SLATER: Yes, he has.

MS. MARTIN: Has Brenda Mabe been attending most of the meetings?

MR. SLATER: No, she has not.

MS. MARTIN: Well, I know Larry [Marshall] has. We really need to get
some more applications in for the Planning Board. Two alternates is not going to
work..... and let Lynn get in some more.

MOTION: RESOLUTION #08-041
RE-APPOINT (1) LARRY MARSHALL AND (2) KEVIN BRIGGS AS ALTERNATE MEMBERS OF THE PLANNING BOARD TO SERVE A ONE-YEAR TERM FOR 2009
BY: MARILYN MARTIN
SECOND: WAYNE HESTER
VOTE: MOTION PASSED UNANIMOUSLY

MAYOR: Okay. This is approved. At a later date, if we get appropriate applicants, when we get recommendations from the Planning Board for them, we will - - - - Do you have any that's regularly coming, that would be a "suspect"???

MR. SLATER: Not really.

5. CONTINUED FROM NOVEMBER 20, 2008 MEETING
DISCUSSION OF ORDINANCE REQUIRING FENCING AROUND
RETENTION PONDS

DISCUSSION:

MS. MARTIN: We were going to try and do an ordinance but we haven't had time.....

MAYOR:This is going to be put off til the January meeting, right, Ms. McKinnie?

MS. MARTIN:Yeah. Til January To give us time to get the wording in there correct – because we just had the workshop meeting Tuesday night.

MAYOR:I think we're all in favor of doing the ordinance..... But the proper wording will be for the January meeting, is that correct? Will you please move that to January, '09, Ms. McKinnie?

6. APPROVAL OF FINANCIAL STATEMENTS FOR:
NOVEMBER, 2008

DISCUSSION:

MR. HESTER: Everything is looking good and we're getting ready to spend some money. The manager is preparing to get some matching grants – we're going to start spending money and get some of this work done. And we have the Recreation Fund, which we will be drawing from, which people will be happy to hear.

MS. MARTIN: And the grant's one that is for the sidewalks in the center of town, which the grant will pay 80% and we'll pick up 20%. The grant is for \$125,000.

MAYOR: Actually, they'll pay the full \$125,000, won't they?

MR. SNOW: This project cost is \$125,000 – they'll pay 80.....

MAYOR:But the grant is for 100?

MR. SNOW: We'll receive \$100,000.....

MAYOR: This will cover the paving and all the work from New Street to Depot.

MR. SNOW: The second phase of sidewalks is working in the town center would be the Friendly, Morris and Ruxton. I have a meeting tomorrow with Mark Reich, engineers, in reviewing their plans for doing those. Couple of

issues on Friendly regarding cemetery – we may need to contact the church to make sure that everything _____ - He believes that Morris and Ruxton are fairly straightforward –

MAYOR: How serious do you think any concerns are on Friendly?

MR. SNOW: On a scale of 1 to 10 – probably around 5.

MAYOR: Oh, really? That's pretty serious.

MR. SNOW: Probably, just because of the issues with the cemetery and there may be some things to work out with the church to make sure that _____ actually _____ two graves only a couple of feet away from the area that we're planning on putting the sidewalks in. _____ working on an agreement with the church and making sure they're agreeable with the plans that we have and there's no issues _____ some of the areas _____ is pretty close.

MAYOR: Is there a designated distance the sidewalk has to be from anything like that?

MR. SNOW: It has to be within the right-of-way but we want to keep as far away from the road, you know, you want to keep it a minimum distance _____ try to keep _____ as possible _____. That's issues that they'll get worked out with the church. Mark said some of the documents regarding that area were kind of difficult to find and just being sure where the right-of-way is maybe information that he needs to get from the church to make sure _____

MAYOR: When will you let bids on Main Street?

MR. SNOW: We're still waiting for notice to proceed from DOT but that should be in plenty of time to begin work whenever the work permits.

MAYOR: So when spring comes, that should be green light? Do you anticipate Friendly and Morris and Ruxton by spring?

MR. SNOW: We anticipate that. Those details will need to work out but I think we'll get those worked out in time for spring.

MAYOR: And tell us what will follow after that?

MR. SNOW: At that point, it's up to the council. But we've been working kind of towards Darrow and Martin. If the council wants to take a look at the plans and see if _____ we don't have any contracts for those yet so that's still open.

MAYOR: While you're bringing us up to date, how about any word on the park that you could share with us?

MR. SNOW: I've had meetings with the architects and gone over that and done some revisions to the original plan _____ close to having final plans to present to council at January meeting and they've completed park applications for the PARTF grant. Should be done _____ in time for February 2nd deadline.

MAYOR: The Walkertown Town Center building is also being worked on. Trying to get a CO for that so we can possibly have some public meetings there. We've got to do some rearranging of bathrooms. In addition to that, we're also working on handicapped facilities that we would need for the Booe property. We have started furnishing that on a very minor basis but we are wanting to get our handicapped restrooms fixed and our ramp built so we can start allowing that to be used. And we've got some streets to be paved.....

MR. SNOW: There's a meeting with DOT tomorrow to start that process for getting those that are currently in the DOT maintenance system

transferred over to the municipal system and kind of work out the details for that and _____. So barring no objections from the state of having it turned over _____.

MR. HESTER: Along with the streets being paved, using the Powell Bill, the money that we have to pay the 20% on that, we can use that for the sidewalks also. So, we'll be spending some that.

MOTION: TO ACCEPT THE NOVEMBER FINANCIAL STATEMENTS AS PRESENTED
BY: WAYNE HESTER
SECOND: RANDY MENDENHALL / MARILYN MARTIN
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 7:31 p.m. with no speakers.

OTHER INFO:

- PLANNING BOARD MINUTES – 12-02-08

ANNOUNCEMENTS

TOWN HALL OFFICES WILL BE CLOSED:

DEC. 24TH 1/2 DAY
DEC. 25TH ALL DAY
DEC. 26TH ALL DAY
JAN. 1ST ALL DAY

Recycling – every other week Monday

ROUTE "A" DECEMBER 1, 15, AND 29

ROUTE "B" DECEMBER 8 AND 22

JANUARY ROUTE DATES HAVE NOT BEEN SENT AS YET

Town Council meetings:

Fourth Thursday @ 7:00 p.m.

JANUARY	22
FEBRUARY	26
MARCH	26
APRIL	23
MAY	28
JUNE	25
JULY	23
AUGUST	27
SEPTEMBER	24
OCTOBER	22
NOVEMBER	19 – CHANGED DUE TO THANKSGIVING HOLIDAY
DECEMBER	17 – CHANGED DUE TO CHRISTMAS HOLIDAY

Planning Board meetings:

Walkertown Library @ 3:00 on 1st Tuesday

ARE YOU INTERESTED IN SERVING ON THE PLANNING BOARD AS AN ALTERNATE MEMBER? IF SO, PLEASE CALL LYNN OR DOWNLOAD APPLICATION FROM WEBSITE. WE NEED INTERESTED MEMBERS!!



HAPPY HOLIDAYS !!

MOTION: TO ADJOURN THE MEETING AT 7:35 P.M.
BY: WAYNE HESTER
SECOND: RANDY MENDENHALL
VOTE: MOTION PASSED UNANIMOUSLY

Submitted by:

Lynn McKinnie, CMC
Town Clerk