

# WALKERTOWN TOWN COUNCIL

## REGULAR MEETING @ WALKERTOWN BRANCH LIBRARY

TUESDAY JUNE 24, 2003 7:00 P.M.

# MINUTES

### PROCEDURAL ITEMS:

**ITEM #1:**      **CALL TO ORDER**      ..... By Mayor Tom Southern

(1) DETERMINATION OF QUORUM      ..... All Staff Present Including Attorney

Wallace Larrimore absent due to niece's surgery

\*Fire Dept members in audience

INVOCATION      ..... By Rev. Tom Southern

PLEDGE OF ALLEGIANCE      ..... By Fire Chief Denis Whicker

**ITEM #2:**      **AGENDA ADDITIONS / CHANGES / APPROVAL**

**MOTION:**      **TO APPROVE AGENDA AS PRESENTED**

**BY:**      **John Tingen**

**SECOND:**      **Dot Duggins**

**VOTE:**      **Unanimous**

**PUBLIC SESSION:** There is a 3-minute time limit on Speakers.

Public Session was opened at 7:06 p.m. and closed at 7:12 p.m. with two speakers.

Barbara Griffin

4765 New Walkertown Rd.

Walkertown NC

Ms. Griffin spoke on her "rights" as a Walkertown resident for 40 years;  
as a concerned citizen, concerning the sewer system.

Steve O'Ferrell

4783 New Walkertown Rd.

Walkertown NC

Mr. O'Ferrell also spoke against the sewer system.

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**OLD BUSINESS:**

**ITEM #1: FOR DISCUSSION AND/OR ACTION:**

Minutes for:

Regular Meeting of May 27 2003

**MOTION: TO APPROVE MINUTES FOR: REGULAR MEETING  
OF MAY 27, 2003**

**BY: John Tingen**

**SECOND: Horace Warner**

**VOTE: Unanimous**

(2) Regular Meeting of June 10, 2003

**MOTION: TO APPROVE MINUTES FOR: REGULAR MEETING  
OF JUNE 10, 2003**

**BY: Horace Warner**

**SECOND: John Tingen**

**VOTE: Unanimous**

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**NEW BUSINESS:**

**ITEM #1: \*\*\*\*\* PUBLIC HEARING #1**

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THIS PUBLIC HEARING IS FOR COMMENTS ON PROVIDING SEWER SERVICE TO  
BUSINESSES AND RESIDENTS ALONG WALKERTOWN PLAZA BOULEVARD AND  
NEW WALKERTOWN ROAD - PROJECT 73268ph4

Each speaker will be allotted three (3) minutes to state their opinion.

**FOR DISCUSSION AND/OR ACTION:**

RESOLUTION #03-027

To Approve Utility Project 73268ph4 To Provide Sewer

Service For Walkertown Plaza Blvd. and New Walkertown Road

(aka U.S. Highway 311)

Public Hearing #1 was opened at 7:13 p.m. and closed at 7:14 p.m. with no speakers.

**DISCUSSION:**

Mayor: "In response to how this came about, this particular sewer line was a part of the first phase – it was called Phase 1-B – and it was included after the contract was awarded and the engineers determined that we had some extra money and we could extend the first phase to some other areas. Then as we got into the project, the cost over-rides and other factors used this money up and so Phase 1-B, for a time, indeed, was off the table. There wasn't funds to do this. The company, American Technical Solutions, purchased the building in the Walkertown business plaza, an existing building, and started a business there. In order to start their business, they had to obtain a permit from the Forsyth County Health Department for a pump and haul operation, which is the situation where your septic system will not handle the amount of wastewater that you are discharging and so they had to install a holding tank and they have to pump that tank on a regular basis. That's the way they do business. There was opportunity for the town to obtain grant funding because of a company coming into town with the potential to create new jobs. It's called a Community Development Block Grant. We applied for and was successful in obtaining a \$160,000 grant to help in the payment of extending the sewer line to that company and a part of extending the line, of course, is that you serve households and other properties as you go along that course. And so that's what brings us to this discussion tonight. The grant funding makes it possible to include this in our current sewer installation. That is the clarification on it and brings it to the council tonight for discussion and consideration."

**MOTION: TO APPROVE UTILITY PROJECT 73268PH4 TO PROVIDE SEWER**

**SERVICE FOR WALKERTOWN PLAZA BLVD. AND NEW  
WALKERTOWN ROAD (AKA U.S. HIGHWAY 311)**

**BY: Dot Duggins**

**SECOND: John Tingen**

**VOTE: MOTION PASSED 2 – 1**

**Yes – Dot Duggins**

**Yes – John Tingen**

**No - Horace Warner**

**(Mr. Larrimore was absent)**

Discussion Before Final Vote

Mr. Warner: "Mr. Mayor, I can't vote for this because going back to previous sessions we had a cost estimate on this with the March 25<sup>th</sup> meeting. At that meeting, the cost \_\_\_\_\_ after the assessments and grants, etc., left us with a net debt of \$120,000. And if you'll remember, I voted against any expansion because it would increase the debt on the citizens of Walkertown and I choose not to do that. On the other hand, too, in our local paper it was reported that the ATS was promised sewer back in December if they would move here. That never came before this council for approval. I don't know who made the commitment to them but apparently it's not a valid commitment. But, given what I just said, the total cost of the project as I have it, based on the 25<sup>th</sup> estimate, is \$285,000 and with the grant, assessments and such, it reduces it down to required loan of \$119 – so it would increase the debt on the citizens of Walkertown \$120,000 and I think we've incurred enough debt and we've kept adding on and on and on and I think we should stop where we are. And I will have to vote against it."

Mayor: "In response to his comments, in December, when this company was looking into purchasing this property, they were given the information that that area would be sewerred at the time the first phase was completed because indeed it was on the table at that time. And funding sometimes, dictates whether something can be built or not built. And the figures that Councilman Warner is referring to now are figures that were compiled without the grant that we obtained and so the town should not incur any further indebtedness with this project."

Mr. Warner: "I beg your pardon, Mr. Mayor. It says ED Grant right here in this and it gives a deduction for \$285,000 total so it is included in that document."

Mayor: "But that does not include the assessment fees....."

Mr. Warner: ".....Yes sir, it does. Assessment fees and I'll give you a quote on that. Assessment fees.....easements, assessment fees are \$25,896 at \$26.00 a foot."

Mayor: "I stand corrected. But it still does not include all of the fees because I talked to the engineer and he indicated to me that with the grant, and with the assessment fees, the current projection is that we should not have to incur any indebtedness – we would have the funding to pay for it."

Mr. Warner: "Yes. Now, I prefer.... cannot approve it because ATS was not willing to take a liability of the \$120,000 to be refunded for – well, \$160,000, I believe it is – to be refunded if they did not produce the additional 20,000 jobs – the 20 jobs. Walkertown is also liable for that if it does not happen, or whatever portion of it. So this \$120,000 I gave you from this cost estimate is the basic figure if they do not increase for those 20,000 – 20 – jobs, we're obligated to that extra too. So it's \$120,000 or more!"

Ms. Duggins: "May I speak to that? This company is bringing jobs to this area, which we need. They also are hooking them on to sewer. If we depended on residents to pay for the sewer, it would be cost-prohibitive. We couldn't possibly, anybody could not possibly pay. We could not

have a sewer in this town. Business – we have to have the businesses; the users – the more users we have, the less it's going to cost the citizens. So that's in the jobs – it's going to bring us tax money; it makes a lot of sense. This plaza, this business park down here, every property owner down there will have to pay his own assessment – has an assessment to pay and he will be paying. That will encourage – having the sewer there will encourage other businesses to come in to the area, to bring more business in which will help to pay for the sewer."

COUNCIL THEN VOTED ON THE MOTION.

**ITEM #2:**            **FOR DISCUSSION AND/OR ACTION:**

RESOLUTION #03-026

To Approve Private Sale of Personal Town Property

Less Than \$30,000 – 1991 Ford Ranger Pickup Truck

**MOTION:**            **TO APPROVE PRIVATE SALE OF PERSONAL TOWN PROPERTY**  
**LESS THAN \$30,000 – 1991 FORD RANGER PICKUP TRUCK**

**BY:**                    **Dot Duggins**

**SECOND:**            **John Tingen**

**VOTE:**                **MOTION PASSED 2 TO 1**

**Yes – Dot Duggins**

**Yes – John Tingen**

**No - Horace Warner**

**(Mr. Larrimore was absent)**

**DISCUSSION:**

Mr. Linville:        "We have a worn-out Ford Ranger pick-up truck that's been abused over the years and we have a fellow painting the building and he said 'I would like to buy that truck'. He made an offer that was within the Kelly Blue Book numbers, what they think the truck is worth. I'll sell it to him and look for another vehicle."

Mr. Warner:        "Why would we need another vehicle?"

Mr. Linville:        "I'd like to get a car that more than two of us can ride in."

Mr. Warner:        "What would be the use of the car?"

Mr. Linville:        "Meetings....go to City of Winston-Salem. Going to different departments, meetings, planning board. And we have to take our own vehicles."

Mr. Warner: "We pay mileage, though, don't we?"

Mr. Linville: "Sure do."

Mr. Warner: "So, in other words, I don't think we ought to have a fixed cost that of a vehicle – just for that purpose. Of course, I realize this truck's being used for that. You also give us in the package here, I guess, an estimate of value. But what are you talking about price-wise, if you had someone interested in buying it?"

Mr. Linville: "The offer was \$1300."

Mr. Warner: "1300? Well, right here you have an estimate of low-retail at \$1650; average retail - \$2475, high retail - \$3,375. Why would we sell it at less?"

Mr. Linville: "If you can find me a buyer for \$1650, I'll let it go for that."

Mr. Warner: "Well, again, shouldn't we advertise it for bid? Now we've done this before on some other equipment that I don't think....."

Mr. Linville: ".....There's some way you can do it....."

Mr. Warner: "..... Winston-Salem, please. They've a whole list of personal properties and stuff like that and such for sale. We're not doing too much here as far as a public notice. In fact, we've sold things in the past that I have reservation about us doing so I think we really ought to hold off on those and look at it a little closer. As far as that, maybe advertise it? Can't get more than \$1200, then that's well and good. I don't see selling this and buying another one because we just don't have the use for it."

Mr. Linville: "I've been trying to buy a late-model Crown-Vic from the state surplus yard and I've got a bid in right for \$2,000 – a 1997 Crown Victoria."

Mr. Warner: "For what purpose?"

Mr. Linville: "So if we can get a six-year newer car for \$700 more, I don't think that's a bad trade-off."

Mr. Warner: "But there again, what's our use or need of it?"

Mr. Linville: "Because I have to go to meetings in Winston-Salem about every other day and I don't like driving my own vehicle! I don't like the hassle of having to go – have Lynn cut a check for mileage....."

Mr. Warner: "But that's normal procedure – I believe we also reimburse the mayor for his trips and such."

Mr. Linville: "Sure."

Mr. Warner: "I don't think we ought to invest in something to sit there and depreciate. Thank you."

BEFORE THE FINAL VOTE:

Mr. Tingen: "I've watched this truck sit over yonder for six months at a time. It's depreciated, it's run-down and you sure aren't going to the bank and get a loan on it. If you have a buyer for \$1300, I think you've done good."

Ms. Duggins: "And, too, how many miles are on this truck?"

Mr. Linville: "130....140,000 miles."

Mr. Tingen: "It come down the road the other day and the brakes locked up on it and had to have wheels pulled off to get the brakes loose."

Mr. Warner: "This is just on the sale – it's not for the purchase of another vehicle, is it?"

Mayor: "No. No, all we're discussing is the sale of the truck."

Mr. Warner: "I still think it should be advertised first."

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**ITEM #3: FOR DISCUSSION AND/OR ACTION:**

Presenting the "*Thermal-Imaging Camera*"

Wesley Hutchins, Deputy Fire Chief,

Walkertown Fire Volunteer Department

**MOTION: TO GRANT THE WALKERTOWN VOLUNTEER FIRE DEPARTMENT**

**\$5,000 TOWARD THE PURCHASE OF THE THERMAL  
IMAGING EQUIPMENT**

**BY: Dot Duggins**

**SECOND: John Tingen**

**VOTE: Unanimous**

**DISCUSSION:**

Mr. Darren Ziglar, Lieutenant with the Walkertown Fire and Rescue Department

"I appreciate the opportunity to talk with you tonight and tell you about a very important project that we have undertaken at your fire department. That project is the purchase, implementation and use of a thermal-imaging camera. Basically, thermal imaging is a new technology that was developed by the U.S. military. It has only in the past few years been released to be used in areas such as fire service. It has already shown to be probably one of the greatest advances in modern fire suppression and rescue. In a nutshell, what it does, it detects heat and gives you a graphic image of that heat and heat signatures. It allows you to see through smoke and darkness. Our primary, and by far, foremost purpose of wanting to purchase this camera is life-saving. I can speak personally that in the last three years we have had one civilian fire fatality in Walkertown. I was on that one. One of the by far most difficult problem that we deal with on any fire scene is visibility when you're inside of a structure – you have zero visibility. Unless a flame is burning in front of your face, you cannot see. In the case of the civilian fatality that we had, I crawled probably within three feet of the victim; got to a door, turned left and went into a bedroom and searched that bedroom. Because at that time of morning, that would be the most logical place to find him. I don't know that this camera would have made a difference in the outcome but I can, I feel without a doubt, as soon I walked into the door I would have found him because we'd have seen him. Here again, you don't know what outcomes are and there's no way of hindsight, looking at that, and say whether the gentleman would've lived or

not. But I can say we would've found him. Other benefits to this device is property conservation. If any of you have had a fire in your house or any structure, had any type of electrical problem where there's been fire in the wall or heat build-up behind an object, the only way we can find out if fire is there is to tear the object out, if it is a wall -you break through the wall. You look behind it, you physically get in there and determine if there's fire there. With this type of device, that need is dramatically reduced. You're able to look at that wall, you're able to pinpoint where heat is. If there's fire there, you can see how hot it is. You can not only tell if there's heat there, but tell is that spot getting hotter? Is it cooling down? Are your other things that you're doing affected? So those are two primary things you are looking for. Some other areas this device can be used for, as I mentioned it picks up heat signatures. If you have someone that has wandered out into the woods; the effectiveness and range of these devices are pretty impressive. There are several models out there. We were standing out back of the old fire station and one of the neighbors who lives approximately 100 yards behind the station had a dog behind her house. It's 10:00 at night. We could stand there with that camera, we could hear the dog barking; you could pan around with that camera and you could find him with that camera – a small dog, 100 yards away. The heat signature of a person is by far, greater. You can almost tell what kind of clothes a person wears. The more layers of clothes, the less heat is being emitted out through the body. Faces are whiter, arms are whiter – that whiteness is showing heat. The actual model we are looking at actually has a color scale to it. It has an on-screen temperature display, will actually give you a number numerical reading. Here again, if you need to decide is that temperature going up or down, you have a number that you can relate."

Ms. Duggins: "Darren, if that temperature is going down, does that indicate that that person has deceased?"

Mr. Ziglar: "When I'm looking at a temperature number, I'm primarily talking about fire in the wall. We can tell if actually it's residual heat trapped heat in an area."

Ms. Duggins: "What about a human being?"

Mr. Ziglar: "A human being, you're going to see the heat imprint of him. If you'll look at this gentleman here in the green shirt....."

Mayor: ".....He's got on pink shorts!....."

Lots of laughter!!!!

Mr. Ziglar: "Stand up, sir. Now look at the chair where he sat. You can see exactly where he was. Another use of this, we quite frequently run wrecks at night. We don't know how many occupants were in the vehicle or we have a vehicle that, in some cases, someone is impaired and may tell us he had a buddy riding with him. All it takes is a quick look at that vehicle. I was amazed at how long that heat signature lasts. If you look at it 10 or 15 minutes later there is still a difference. You can take a quick look at the passenger seat and tell if anybody's been there. And if there was, you pan around the woods around you and see if he's there. It's the same type of technology for when they were looking for Eric Rudolph in the mountains. It's just been adapted and formatted for use in fire service. When this technology first came out, it was very expensive. The cost of the project that we're looking at is probably in the neighborhood of \$15,000. I say that as approximation because until we buy the product, we're not going to know the exact cost. To date, through fund-raisers, community groups, and private donations, we've raised a little under \$3,000. And we have other fund raisers planned."

Ms. Duggins: "Have you got a number that you would like this council to consider?"

Mr. Ziglar: "We haven't really come out and said a dollar figure; we're looking for support from the town, from the community. Like I said, the majority of the money that we've raised has been through donations by the citizens. This is a project that we feel strongly enough about that we're going to succeed. We're not able to put it in the budget – it's not a budgetable item for us right now but we are going to see that we have one – one way or the other. The question is how long is it going to take? And, for myself, I want it before I go on another call like I did a few years ago. I'll be glad to entertain any questions you might have."

Mayor: "Just a comment or two. As new technology comes along, some times it's hard for us to accept change in any area. I remember when smoke detectors came out and we said I've lived without one all my life and probably can live on. And in most cases, that's true; but there's always the one case. And that's the case here. I'm making this comment because I don't get to make a motion. But I lean to the side of "what if". What if you get that call...and we don't do our part and we're in a position to do our part. Then we all would feel bad that we didn't go ahead and help with this piece of equipment that didn't save a life. And, of course, one life is worth far more than the cost of equipment."

Ms. Duggins: "I can make a motion and I make the motion that we grant the fire department \$5,000 toward the purchase of this motion equipment. And with a comment that I hope you never have to use it."

Mr. Ziglar: "I do too. In the life-safety aspect anyway."

Mr. Warner: "Could we restate that motion to say that we make a pledge of \$5,000.....?"

Ms. Duggins: "No! I'm saying we're going a motion.....I'm not going to use that....we are going to give them a gift of \$5,000 to go to this – and if anyone wants to give more, that's fine."

Mr. Warner: "Do we limit the use of the \$5,000 to this....?"

Ms. Duggins: "Yes. That's what I'm making the motion for -- \$5,000 to the...."

Mr. Tingen: "He just added something on that I never have heard. I never heard.....I traveled a lot with a truck on the highway for several years...something like 30 years...and I came upon a wreck – it was upside down, still turning, just spinning like a top in the road. I think I found five children far as from here to that door back there away from the car. The back was open just like an alligator's mouth. If something like – you know, I didn't go to one til I heard it crying but something like that would really help. I didn't know that you could use it for that. It could really be good."

Mr. Ziglar: "One of the comments made, 'I hope you never use it' – and I thoroughly agree with you but I don't think it's a matter of whether we use it; unfortunately I think it's a matter of when we use it."

Mayor: "I think you're probably right."

Mr. Tingen: "I'd like to add this to it because we may get a little bit of flack – because you could call it double taxation. This instrument will be used for inside the town limits of Walkertown, outside the town limits of Walkertown and this will be town money that we're donating and I still feel like it's the thing to do."

Ms. Duggins: "This will give you approximately half of what you think it might cost and I don't have any doubt that you won't be able to raise the rest."

Mr. Ziglar: "That \$15,000 – we strongly believe that's probably a upper side estimate."

Mayor: "We've got two reporters here and will include that in your write-up guys, that they're looking for more funds."

Mr. Tingen: "I think insurance companies should help out some too. Think how many houses, if they find a hot spot in that wall, that they'll be able to save."

Mr. Ziglar: "On behalf of the department and members here, we strongly appreciate your help."

**ITEM #4:**            **FOR DISCUSSION AND/OR ACTION:**

Financial Statements for the Month of MAY, 2003

**MOTION:        TO APPROVE AGENDA AS PRESENTED**

**BY:**                **Dot Duggins**

**SECOND:**        **Horace Warner**

**VOTE:**            **Unanimous**

**DISCUSSION:**

Mayor:            "Finance Officer is not here but I think we can consider them anyway. Anyone have anything in particular from the statements to....."

Mr. Warner:     "I have a question for the Town Manager. As I recall, we are required to amend the budget on certain major..... Have you reduced financials....that we amend the budget prior to the hearing....."

Mr. Linville:    "We were just talking about that. We have \$5,000 in that Community Relations fund that we could use for the camera. And for the Open House....."

Mr. Warner:     "I'm not referring back to the budget – we discussed that last month. I'm talking about our current financial statements where you go beyond a \$1,000, I think it's required that you amend the budget to cover that. I could be wrong. Review it on that basis, if you will, because we have several here that are more than \$1,000 beyond the budgeted amount. Is that alright?"

Lynn:             "Let me say something, please. I am going to amend all of these as soon as I get the chance before the end of the fiscal year so it will end up being amended."

Mr. Warner:     "Thank you."

**ITEM #5:        FOR DISCUSSION AND/OR ACTION:**

SIDA Request from Chris Forrest, President of

Barnes & Forrest Performance Twins

**DISCUSSION:**

Mayor:            "I will speak to this – I got involved – Barnes and Forrest, a company in the Walkertown business plaza contacted town hall and they have a lot that is six-tenths of an acre that had to purchase when they built their building in order to have the room they need for the septic system, to have the drain field, they had to buy that lot. The question that they had was with the coming of sewer, they would no longer need that drain field for the septic system, could they market the .6 of acre and my answer to them was with sewer, .6 of an acre is enough for certain businesses to use. They brought up the question of the requirement that the surface, the impervious, the surface that is covered cannot exceed 24 to 30% and there is a provision that council has, which is called a SIDA – Special Intense Development Allocation – that will allow a business or any project to use up to 70% of the land with approval of the council. In order to say to a prospective buyer, you can use up to 70% for building or for parking lot, whatever you might be intending to do, I talked to these two owners, Chris Forrest and Danny Barnes, about the

possibility of bringing it before the council and that we would give them a letter which would not grant them this Special Intense Development Allocation but would say in effect, and I've talked to our attorney about this, that if a purchaser with an intent to build a business came before the council with a site plan and it met all of the requirements that the Unified Development Ordinance requires, that the council would look favorably at granting the SIDA. Six-tenths of an acre would be less than a half an acre out of our total acreage that would be granted for development and, of course, it meets the guidelines in that it is in a business park; the use of the lot would be economic, would show economic development, the credentials that are required by the Unified Development Ordinance. So I put that before you. This might, we've had this to come up before and this might would set a precedent where we would have a procedure that we could follow as people in the watershed look to market a piece of property, we'd have some guideline to go by. We wouldn't be making it up as we go along so any discussion that you might have on this?"

Mr. Warner: "Yes, Mr. Mayor, I really violently oppose this because what we're doing here is setting a precedent to extend to someone a marketing tool rather than the intent of the SIDA program, which is to protect the water quality of the area. In fact, it says as far as application this party here should have filed application but they would have had to have site plan which alluded to, if you'll give me just a minute, application requirements. Application and plans – site plans. Application of city shall be submitted to City-County Planning and shall include a site plan and so forth. You covered that base there. I do think this, that we should withhold, because it's been emphasized to us more than once, the importance of this SIDA allocation we have. Even though there's a possibility requiring or requesting for others but there's no guarantee of getting it. Then, of course, the long range development, we don't know what's going to happen when we have sewer, we get this Fed-Ex hub in over here and such. If we start parceling this out prematurely like this, I think we may live to regret it. So I would think this – we need to tell the people yes but you have to come forth with, based on the thing here. I believe the City-County Planning Board came to us and cautioned us about this and said be very careful how you allocate the SIDA. Well, we're not allocating here but there again.....if you'll remember at a recent meeting, we had a request from Morris Chapel where there was no acreage required. And I asked that we have some kind of acreage indication and our attorney suggested that we put in there as required by the site plan which I thought was a cap as such. But then the council saw fit to go back and just say as necessary which left it as wide open. That's why I think we need to be very cautious. This is going to be beyond my lifetime but there are many people that are going to be dependent upon this SIDA request. We did favor by our council's help by being in the UDO where they did thing already paid but they are going to be grandfathered in would not have to be counted that helps us a lot. I still think we've got to be very good stewards of what we have."

Ms. Duggins: "I'd like to comment on this. I hate to prohibit any citizen from being able to market his property if he can and this is not giving a blanket okay. We could simply state from this council that we will entertain this at the time they file a site plan with us so that's perfectly within legitimate means. And I think we ought to encourage every citizen who has property in Walkertown to enable them to be able to sell it. If a statement from us saying we will entertain it at the time you give us a site plan and vote on it at that time, we can tell you we will do that. I think that's a simple statement and I suggest we do it."

Mayor: "Basically, all I was saying, is that we will convey in letter form with guidance from the attorney that the verbiage would not make any commitment that would attempt to bind the future council or anything like that. We would basically say what the UDO does but we're not giving them copies of the UDO to give to a prospective buyer or to a realtor trying to market the property for them to try to interpret the UDO. It's hard enough for the ones that voted to interpret it but this would give them something, which would very simply say, 'we have a provision' – and we could say in the letter – 'that as a part of the Unified Development Ordinance for Forsyth County, that will ensure you will have a fair hearing for the SIDA allocation at the time somebody comes forth with a site plan'. That will help explain to a future buyer that something that already exists because he's entitled to that by the UDO."

Mr. Warner: "I don't see the need for this because he's entitled to that already – be it this council or any future council. He's got to come forth with an application – or properly submit it to the Planning Board and back to us. I don't see any need in this at all other than saying 'yes, we'll be here.'"

Ms. Duggins: "This is so new to everyone in Walkertown that we now ... of SIDA. There are many, many people who are just hearing of SIDA the first time. And this is actually – I'm sure that Danny Barnes and Chris Forrest are simply wanting to be able to say to a prospective buyer, 'the Planning Board will hear you and then the council' and they will give you fair hearing when you file a site plan to allay their fears about buying the property."

Mr. Garland: "Any proposed project provides a significant economic benefit so you're going to have to make that consideration in connection with whatever project it is. So again, telling them that they have the opportunity to make the application for it – they're still going to have to meet those standards."

Mr. Warner: "I see no problem in telling them they have to meet the application procedure by letter but to make any commitment that we would look favorably upon it because we are going to look favorably upon all of them and take it through the process. So there's no need for a letter response to this at all. I think a letter like this sets a precedence – you're going to have a large number of people come running to you for letters."

Ms. Duggins: "So?"

Mayor: "Well, if they come for something legitimate, what would be the problem? That's what I said in the beginning. We have no procedure and we could be establishing a procedure which would be to say to a person, 'when you have a site plan, the UDO guarantees that you have a hearing for this Special Intense Development Allocation'.

Ms. Duggins: "In fact, we could have a form....."

Mr. Warner: "There's already a procedure right here."

Mr. Tingen: "I'd like to hear the Planning Board before I made any resolution or anything. They know what the rules are and before the Planning Board brings it to us and they'll tell us pros and cons and we'll listen to them. I can't support it myself."

Mayor: "What I was saying, this puts it into laymen's terms. Instead of handing them a copy of the Unified Development Ordinance for Forsyth County and saying, 'see if you can figure out what you can do' from that, we tell them what they can do, based on our interpretation of the UDO and we're not committing to anything. We're just saying this is what it says in laymen's terms. It's like a doctor, lawyer or anyone else communicating to an individual in terms that they can understand. That's all I was saying to them. I made no commitment."

Ms. Duggins: "May I make a suggestion? Will you as our mayor, simply call Danny and Chris and tell them this problem. And we won't have to make any motion to do this. You know, as mayor, call them....."

Mr. Warner: "Be sure they have a copy....."

Ms. Duggins: ".....Oh, that's true. And give them a copy of the UDO and circle it so they'll know which section pertains to their property. In fact, I'll probably talk to Danny myself."

Mr. Warner: "This is related somewhat to this. I brought up before that we made a couple of recommendations, I guess you'd say 'suggestions' to the City-County, but we didn't have the authority at that time; I want to say the Furman Burt property up there and also Bill Grubbs. And I don't think those SIDA allocations have ever been approved. I'm afraid they have not."

Ms. Duggins: "Well, those SIDA applications won't be approved until they file a site plan. They have to file a site plan. If you'll remember, at the intersection of 311 and Highway 66, those people were advised by the Planning Staff, City-County Utilities, to go a two-phase on this and the first phase was simply, just what we're talking about right here, so that they can market it, changing it to the first phase, simply changing it \_\_\_\_\_, that's all. Didn't mean what it could be marketed, we tell them what it could be marketed for, to go there. But it still has to come before the Planning Board and the council to get an approval after the site plan has been filed."

Mr. Warner: "I understand that; but are they aware that they do not have an allocation? I'm not sure...."

Ms. Duggins: "Well, when they go to get a permit for anything, they'll find it out, if they don't know."

Mr. Warner: "I have no communication with Mr. Burt or anyone else....."

Ms. Duggins: ".....I don't either, but....."

Mr. Warner: ".....anyone, if they do, pleases....."

Ms. Duggins: ".....But I suspect that whenever they have a sale, and they decide, they'll have to go through the process, and that's part of the process."

Mayor: "Coming back to this, if there's no motion, we'll drop this....."

Mr. Warner: ".....I move that we just set it aside, Mr. Mayor."

Mayor: ".....without any motion to consider it."

Mr. Garland: "You can drop it unless ya'll feel like...."

Mr. Warner: "I'll withdraw my motion and just drop it."

### **OTHER BUSINESS:**

#1

Mr. Linville spoke of Josh Wall, the summer intern, working on annexation. The direction we will go into now, after speaking with Bill Stuart in Winston-Salem, is to go after voluntary annexations.

Mr. Warner: "Relating to that, could we have a report on that at the July 22<sup>nd</sup> meeting? This way, we get some information out to the public, particularly those – if we can tell kind of what area we're defining as potential annexation, so it won't be like a sticker shock to the people."

Mr. Linville: "Not if we're not going to pursue it!"

Mr. Warner: "Well, then, if you bring it to the meeting, then if we pursue it we can make it public to the people, is that alright?"

Mr. Linville: "Okay. If we pursue it, it'll be made public."

Mr. Warner: "If we annex people by force, are we required to provide them the same services that we now have for other citizens. Is that right or wrong?"

Mr. Linville: "Just two."

Mr. Warner: "We just have to give them two?"

Mr. Garland: "No, you have to provide the same services as you do the rest of the town."

Mr. Warner: "That was my understanding. .... On voluntary annexation, would we have to provide the same services? So on either case, let it be understood that we would have to provide fire protection, maintain the roads as we see fit, then, of course, the street lights and garbage service. .... At some point, can we get a revenue-cost basis and see if we're going to break even or how long it would take us to pay out, etc."

Mr. Linville: "If we pursue it."

Mr. Warner: "Mr. Garland, I believe we have two years, is that right?"

Mr. Garland: "I believe so although on voluntary I'm not that you have the two years; I know that applies to involuntary, I don't believe it would apply to the voluntary."

Mayor: "I think that with the exception of sewer, we would provide the services very soon. Most of the areas that we're looking to close do-nut holes already have some street lights; there might be a need for an additional street light here or there. Water is a tricky situation although water and sewer will be through CCUC, it is a service provided by Walkertown. The water customer within the boundary of Walkertown, the ones presently on CCUC water when they took our system over, have a different treatment than those that came in. Don't ask me how to explain their situation but I just know that and therefore water is one of the services that is provided by the town, although it's through them. Just as fire protection is provided on a contractual relationship with the volunteer fire department."

#2

Mr. Linville: "As of next Monday, we will have a new trash provider. Trash cans will be going out."

Ms. Duggins: "Remind everyone that if they need back-door pick-up, what they need to do."

Mr. Linville: "We have a form at town hall that if you can't get your cart out to the curb, just need to get a doctor's signature."

Mayor: "I want to make a comment. I got chewed out by some fellow at the Post Office the other day about curbside pick-up, problems with that. There's several things involved with curbside pick-up as opposed to backyard pick-up. I thought of this in relation to what we were talking about with the presentation that Darren did on the new equipment. With this new equipment, I don't know how many of you, but I suspect that many of you at one time or another has pulled up and a garbage truck is stopped in the middle of the street or even in 158 or 66 and traffic is behind and people are trying to get around. If they park in the street, go to the backyard to get trash, it delays that time that that truck is out there and people are trying to get around – we're very impatient and we're trying to get around and I always cringe

when somebody goes out and can't see and runs the risk of hitting head-on someone else so there's a lot of factors involved in this decision. I tried to explain to this fellow that the council tries to make the best decisions that they can, based on all the information that we have. And sometimes the citizen doesn't have complete information and it's important that they realize there's a lot of factors involved in this."

Ms. Duggins: "Can I say one thing while we're talking about this? Last meeting, Mr. Wayne Turner was here from the City-County and I asked him, and I know there's a lot of people who are interested in knowing when we can start back recycling. For your information we are working with the county on the county providing us, in this area – we hope it'll be in Walkertown – but it'll be somewhere in this area they promised, because I asked Mr. Turner when he was here if we were still on go for that. And he said we were. And I asked if he would put a recycle station out here within the next year and he said hopefully – soon. I just wanted you to know that we are working on that and hopefully we'll get that so that it'll be for the whole area – not just for the residents of Walkertown."

#3

Mr. Warner: "I have something. We're coming up with a *Flush Party*, for the sewer is that right?"

Mayor: "There's been nothing planned."

Mr. Warner: "Are we not far enough along that we should bring to the public some kind of information, as far as a sewer update on costs, over-runs, and things like that? No one knows what the debt service is going to be yet and I realize that in the past, if we talked about this, it said well we can't tell because we don't know. But if I drive from here to someplace and I don't where I'm going, I'm going to get me a map. I think that one of our citizens mentioned before – the more the people know, the better they can plan and certainly not be sticker shocked, I call it. Can we here with, maybe July 22<sup>nd</sup> meeting, that it be an evening meeting, that people would know and come, we'd give them at least some basic information, financial information as far as connecting but doesn't have to be fully completed."

Mayor: "City-County Utilities is supposed to provide that and they haven't been forthcoming with it. It's about all I know at this point."

Mr. Warner: "Could we contact them to see if they come forth with it? Something at least to share with our public?"

Mayor: "Yes."

Mr. Linville: "I'm sure they'll give us a grand total when everything gets done but they're still working and nothing's on yet so still in that getting ready phase."

Mr. Warner: "Are we borrowing any money from them at 8% yet?"

Mayor: "No."

Mr. Warner: "Thank goodness."

Mayor: "The town hasn't borrowed anything but the 2.5% from Department of Environment and Natural Resources."

Mr. Warner: "Great. Great."

Ms. Duggins: "Horace, that will be between the homeowner and that'll be a project loan between City-County Utilities – this 8%."

Mr. Warner: "No, actually it's in the agreement. I hope we can avoid that."

Ms. Duggins: "Last I heard that with the people in Raleigh, didn't they say that we had an open end to borrow at the 2-point.....?"

Mr. Tingen: "That's the understanding that I had."

Mr. Warner: "We borrow from them rather than paying 8%?"

Ms. Duggins: "Right."

Mayor: "Unless there's something we don't know about, I don't anticipate any further need for borrowing money."

Mr. Warner: "I'm not a finance person – but I think the public would appreciate this, that based on this fund that we're borrowing from now, it's not like issuing bonds where you have to obligate property as collateral. So really there's no one put in jeopardy by....course we expect it to be repaid and it'll have to be done through service fees and all that but I think that should be of some comfort to the people. But it's still a debt and somebody is going to have to pay it some day. I'd like to keep it down."

## **ADJOURNMENT**

**MOTION:**        **TO ADJOURN @ 8:30**

**BY:**                **John Tingen**

**SECOND:**        **Dot Duggins**

**VOTE:**            **Unanimous**

## **ANNOUNCEMENTS:**

07-08-03            2:00 p.m.        Town Council Meeting @ Library

07-22-03            7:00 p.m.        Town Council Meeting @ Library

08-12-03            2:00 p.m.        Town Council Meeting @ Library

08-26-03            7:00 p.m.        Town Council Meeting @ Library

**ATTEST:**

**TOWN OF WALKERTOWN:**

By: \_\_\_\_\_

**Lynn McKinnie**

**Town Clerk**

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By: \_\_\_\_\_

**Tom Southern**

**Mayor**