

Town of Wallburg, North Carolina
Town Council Meeting - Wallburg Fire Station
TUESDAY 7:00 P.M. MAY 9, 2006

MINUTES

APPROVED 06-13-06

PROCEDURAL ITEMS

The meeting was called to order at 7:00 p.m. by Mayor Allen Todd. Present were Mayor Todd, Councilmembers Chris Yokeley, Steve Yokeley, Zane Hedgecock, Jerry Weavil, Lynn Reece, and Attorney Aaron Clinard, and Town Clerk Lynn McKinnie.

Steve Yokeley said a brief prayer after which Chris Yokeley led the Pledge of Allegiance.

Zane Hedgecock motioned approval of the agenda, seconded by Steve Yokeley. This motion passed unanimously.

The Minutes of April 11, 2006 were not included in the agenda packet and so could not be approved. They will be included in June's packet.

PUBLIC SESSION

PLEASE SIGN UP WITH TOWN CLERK BEFORE THE MEETING STARTS IF YOU WISH TO SPEAK

Public Session was opened at 7:05 p.m. with one speaker.

1. Leigh Gill
580 Oaklawn Dr.
Winston-Salem

Mr. Gill said he just wanted to recognize members on the town council. He appreciates all the extra effort the following put into various issues.

- Steve Yokeley – For obtaining the town border signs.
- Lynn Reece – For attending MPO meetings – with Hwy 109, whatever influence we can have, should be helpful.
- Chris Yokeley – For all the work he does on the Finance Committee.
- Jerry Weavil – For all his help on the previous Planning and Zoning Committee. He put a lot of work into it and he and Dorcas did a lot of work on a town seal.

Public Session was closed at 7:09 p.m.

BUSINESS TO BE DISCUSSED AND/OR ACTED UPON:

1. PUBLIC HEARING

ZONING ORDINANCE #WB-06-002

- TO AMEND THE ZONING ORDINANCE OF THE TOWN OF WALLBURG, ARTICLE 18, SECTION 18-5 – PLANTING YARD DETERMINATION
SPECIFIC CHANGES FROM EXISTING ORDINANCE TO PROPOSED ORDINANCE

Before the Public Hearing, this ordinance was briefly discussed. Dean Coe, who is the chair of the Board, was unable to be at the council meeting.

SUMMARIZED COMMENTS FROM THE AUDIENCE ON THE ISSUE:

Jerri Russell stated that she could give an overview of the ordinance change. She said the concern of the Board focused on the difference between commercial and residential changes. It was basically to protect residential from commercial and the change was to provide more landscaping. At the meetings, they discussed what was the existing ordinance and what changes would be made to provide protection to residential property. Mayor Todd said that it would be less restrictive and would give business owners more choices. Ms. Russell agreed saying there was more landscaping if less of a buffer area. Mr. Van Reece said that all the board was in agreement with the change. Chris Yokeley asked if there were any size requirements and was answered by Ms. Russell saying she didn't know. Mr. Kevin Young said this would only change one section – still have to go by rest of landscape ordinance. Ms. Russell said change the quantity – not necessarily the size; there were no drawings or samples to look at. Van Reece said each case could be different. Steve Yokeley said each area would have different, specific site plan. Jerri Russell said still must go to Davidson County Planning and they would apply Wallburg's ordinances to the plan. Leigh Gill asked about variables due to size of lot and decision of owner – Van Reece said it's not necessarily the decision of the owner but by Davidson County Planning Department. An ordinance can't apply to everything. Ron Bailey said a larger buffer has less planting and less buffer has more planting. Kevin Young said the town council has already rezoned most commercial property as to what can go on that property anyway. Wallburg needs tax breaks --- needs to encourage businesses to come in. He urged the council to adopt the new ordinance. Leigh Gill said that buildings could be moved around, opening the door to having large buildings on small size lots – a maze of different structures and buildings that don't blend. Mayor Todd said, no – this is about shrubs – not buildings. He said the ordinance gives more flexibility. The five-member Planning Board worked extensively on this ordinance. The exact ordinance was derived after researching other municipal ordinances He said we don't want to run businesses off but still want commercial property to look good. He said Mr. Coe went over the ordinance rather extensively.

Chris Yokeley asked if an owner has enough room and chooses wider buffer, what kind of buffer could he choose? Pine needles? Grass? Ms. Russell said that can't be answered specifically – talking about number of trees, but pine needles or whatever – there's probably a choice but she couldn't answer. Get the best of all worlds – we want visibility in front of businesses. Chris Yokeley said he wasn't anti-business but planting plants will not hinder visibility of business. He agrees with everything but changing the street yard to 8 plants.

MOTION: TO AMEND THE ZONING ORDINANCE OF THE TOWN OF WALLBURG, ARTICLE 18, SECTION 18-5 – PLANTING YARD DETERMINATION (#WB-06-002)

BY: STEVE YOKELEY

SECOND: JERRY WEAVIL

VOTE: MOTION PASSED 4 TO 1

YES – STEVE YOKELEY

YES – JERRY WEAVIL

YES – ZANE HEDGECOCK

YES – LYNN REECE

NO - CHRIS YOKELEY

Before the vote, Attorney Clinard reminded the council that if voting on an ordinance change at the same meeting it was introduced, there must be a 2/3 majority for it to pass. (NCGS 160A-75)

2. FOR DISCUSSION AND/OR ACTION:

ZONING BOARD UPDATES

Jerri Russell updated the council on the Zoning Board – meetings are held the 3rd Monday of each month. The last meeting they were presented with a minor subdivision plan at 109 and Wallburg-High Point Road. They asked questions and reviewed the plan. The Planning Board unanimously approved the subdivision plan. They also came up with a list of candidates for position on the Board of Adjustment. At this time, they are not ready to present their findings – some candidates have declined. They will also look at other ordinances to see if updates are needed.

3. FOR DISCUSSION AND/OR ACTION:

AUDIT PROPOSAL UPDATE

RESOLUTION #06-012

- TO AWARD CONTRACT TO AUDIT TOWN OF WALLBURG ACCOUNTS FOR FISCAL YEAR 2005-2006

Chris Yokeley updated the council on the town's quest for an auditor. He sent out several bids and the replies were as follows:

- | | |
|-----------------------|----------|
| 1. Gibson and Company | \$10,000 |
| 2. Canon and Company | \$ 8,500 |
| 3. Allred and Carrick | \$ 4,500 |

The RFP was structured for a one year agreement with two-year option. For a three-year contractual plan, the following would cost:

- | | |
|-----------------------|----------|
| 1. Gibson and Company | \$26,900 |
| 2. Canon and Company | \$26,250 |
| 3. Allred and Carrick | \$13,500 |

Chris verified Carrick's numbers with Eddie Carrick. There were no hidden charges and the charge would be good for three years. They are qualified through the state of North Carolina. Based on his evaluation, Chris recommended the audit contract be awarded to Allred and Carrick .

**RECOMMENDATION: RESOLUTION #06-012
STEVE YOKELEY RECOMMENDED AWARDING
CONTRACT TO ALLRED AND CARRICK. THIS
RECOMMENDATION WAS UNANIMOUSLY
AGREED UPON BY THE COUNCIL.**

Mayor Todd thanked the Finance Committee for their very precise effort in working through the audit RFP process.

**4. FOR DISCUSSION AND/OR ACTION:
TOWN SEAL UPDATE**

- Request all prototypes be submitted for June council meeting

Mayor Todd said state law requires each town to have a town seal so he encouraged anyone with seal prototypes to turn them in. He would like closure on the seal to be at the June meeting. Get any seals turned in to the council, the mayor or to Lynn before then. It would be put up for discussion in June. Remember that the seal will be with us for a long time. Certain things in North Carolina should be recognized and incorporated into the town seal.

5. FOR DISCUSSION AND/OR ACTION:

- BUDGET DISCUSSION AND UPDATE
- FINANCIAL REPORTS AND UPDATE

Chris Yokeley updated the council on the Town's finances. The Finance Committee would like to recommend that money be moved from the checking account into the Money Market fund, reducing the checking account to about a minimal \$15,000 balance.

**RECOMMEND: REDUCE CHECKING ACCOUNT TO \$15,000 AND MOVE
EXCESS TO MONEY MARKET FUND AND MONITOR
MONTHLY.**

This was agreed by consensus of the council.

Mr. Yokeley discussed the proposed 2006-2007 budget. A Public Hearing on the tentative budget will be held at the June meeting, after which the council will vote whether to approve or not approve.

**6. FOR DISCUSSION AND/OR ACTION:
MPO UPDATE**

..... Lynn Reece

Lynn Reece gave a brief synopsis of the MPO meeting he attended recently. He said they're just trying to figure out where the road is going to be and that we need to plan ahead for traffic. Everyone is trying to figure out where everybody is going to go to and where they're coming from!!

**7. FOR DISCUSSION AND/OR ACTION:
DISCUSS RECOGNIZING WALLBURG BUSINESSES**

- Recognize different business once a quarter

- Have citizens recommend business
- Issue Proclamation to business

On this subject, Mayor Todd said it would be a nice gesture to recognize some of Wallburg's businesses. They work hard and they contribute to taxes and to the community. It was suggested that a business be recognized once; that citizens be encouraged to recommend a business for this honor; and that the Town of Wallburg issue a Proclamation and/or a plaque acknowledging appreciation. Mayor Todd was asked how the citizens could make their recommendations and he said anyone wishing to recommend a business could send their suggestion to the town's mailbox – P. O. Box 39. He recommended that anyone with suggestions formalize their ideas by June and bring to the meeting.

8. MISCELLANEOUS TOPICS

- It was decided that Lynn would take agendas for the council to Steve's Body Shop for each councilmember to pick up.
- Mayor Todd told of the monthly Mayor/Manager breakfast that he, as Mayor of Wallburg, hosted on May 8th at the Wallburg Community Center. There were 13 people in attendance including Stan Bingham. It started at 7:30 a.m. and continued for quite a while – lots of camaraderie. Among topics discussed were voter turnout; Latino population - the educational process – the burden teachers have trying to translate; the amount of businesses coming in and leaving; and the rail stop in Lexington – and the cost of fuel. He said Stan Bingham is very visible to citizens and listens well to what they say. Midway is in the process of incorporation. The General Assembly is very busy at this time. Mayor Todd stated the Mayor/Manager breakfast is a very usable tool.
- Zane Hedgecock and Lynn Reece mentioned the Elected Officials County and Town Meeting in Denton. Each town rep spoke about what's going on in their town. There was good food and good company!
- Steve Yokeley said that the Davidson County Meals on Wheels is in desperate need of volunteers. You can volunteer one day a week, a month, or as many days as you can. You pick up meals at Wallburg Baptist Church Fellowship Hall Monday through Friday. If you have any time to spare, please volunteer for this very worthwhile organization.

ANNOUNCEMENTS:

- TOWN COUNCIL MEETINGS: (2ND TUESDAYS)
7:00 p.m. at the Fire Station on:

CALENDAR 2006:

JUN 13
JUL 11
AUG 8
SEP 12
OCT 10
NOV 14
DEC 12

DON'T FORGET !!!!!!

At the June Town Council meeting, a Dept. of Transportation representative will be in attendance to answer questions from Town Council members **only**. If you are a resident, please contact a councilmember with questions you would like answered. There will be no formal Question and Answer forum at this meeting.

ADJOURNMENT:

MOTION: **TO ADJOURN MEETING AT 8:17 P.M.**
BY: **STEVE YOKELEY**
SECOND: **LYNN REECE**
VOTE: **UNANIMOUS**

ATTEST:

TOWN OF WALLBURG

By: _____
Lynn McKinnie
Town Clerk

By: _____
Allen Todd
Mayor

VISIT THE TOWN'S WEBSITE:

www.townofwallburg.com