

Town of Wallburg, North Carolina
Town Council Meeting - Wallburg Town Hall
TUESDAY 7:00 P.M. AUGUST 9, 2011
2ND TUESDAY OF THE MONTH

MINUTES

FIRST COUNCIL MEETING IN NEW TOWN HALL !

APPROVED 09-13-11

PROCEDURAL ITEMS

Mayor Allen Todd called the meeting to order at 7:00 p.m. All council members and staff were present.

Mayor Todd asked Mr. Curtis Todd to say the invocation and council member Lynn Reece led the pledge of allegiance.

MOTION FOR APPROVAL OF AGENDA

Minor changes to the agenda were requested: Move Item #2 up to Item #1 spot and move Item #1 to the second spot. At the end of the agenda, add a Closed Session for personnel reasons.

MOTION: BY STEVE YOKELEY; SECONDED BY GARY CRAVER --- TO APPROVE THE AMENDED AGENDA WITH THE CHANGES AS LISTED.

MOTION FOR APPROVAL OF DRAFT MINUTES

- JULY 12, 2011 – REGULAR MINUTES

MOTION: BY LYNN REECE, SECONDED BY MARK SWAIM --- TO APPROVE THE JULY 12, 2011 MINUTES AS PRESENTED.

PUBLIC SESSION

- PLEASE SIGN UP WITH TOWN CLERK IF YOU WISH TO SPEAK

Public session was opened at 7:05 p.m.

1. J. W. Motsinger, owner of M&M Services – contractor for landscaping of the new town hall.
4307 W. Lexington Ave.
High Point NC
Mr. Motsinger stated that the original contract he was given to provide landscaping services did not specify certain plantings. Mr. Motsinger had told the council to get back to him with any questions or complaints. He then heard that mulch was the only complaint and he told the council that he had fixed that complaint. Mayor Todd stated that Mr. Motsinger's contract was with Jarrell and any issues should go to Jarrell – and not the Town of Wallburg. Mr. Motsinger continued his exchange with the council by saying he would have done exactly what

was requested had he received a copy of the “real” plans. The plans he had to work by had only circles and dots whereas the “real” plans listed specific planting. He stands to lose thousands of dollars and he was very perturbed about the situation. Mayor Todd again reminded Mr. Motsinger that his complaint should be with Jarrell.

Public Session was closed at 7:10 p.m.

BUSINESS TO BE DISCUSSED AND/OR ACTED UPON:

1. SHERIFF DAVID GRICE APPEARANCE

Sheriff Grice appeared before the council to update them on the crimes occurring in and around Wallburg. He thanked the council for the opportunity and expressed his appreciation for the town hall office access for his deputies. One of the items he mentioned was that there were 3,183 calls in Zone 1 (includes Wallburg) year-to-date from January 1st through July 28th. He pointed out that the average response time for a deputy was less than 15 minutes. He also introduced Major Hedrick, who represents a division of the sheriff office.

Steve Yokeley complimented the sheriff deputies who handle school traffic, saying they do a “tremendous and terrific job” moving cars through school zones. Sheriff Grice agreed with Mr. Yokeley and said the Davidson County Sheriff’s Office has a lot of good folks – they do their job because they want to do it and not just for the money.

2. PUBLIC HEARING – REZONING REQUEST TO REZONE PROPERTY IN ABBOTTS CREEK TSHP, TAX MAP 2, LOT 39, 39B-39H CONTAINING 11.04 ACRES; LOCATED ON WEST SIDE OF NC-109, APPROXIMATELY .1 MILE SOUTH OF GUM TREE ROAD INTERSECTION. CHANGE FROM RC (RURAL COMMERCIAL) TO CS (COMMUNITY SHOPPING)

Mayor Todd introduced John Mendenhall, Davidson County Planning Dept., who is presenting the information for the property rezoning. Mr. Mendenhall stated that he had been contacted by the Wallburg Planning Board some time back to rezone property. This property, located on the west side of NC-109 and containing approximately 11.04 acres was originally zoned CS (Community Shopping) but at some point, by a previous council, had been rezoned to RC (Rural Commercial). This property adjoins an existing CS area and the proposed uses and existing uses would be better satisfied in a CS district rather than a RC district. There is not much difference in a CS zoning as opposed to a RC zoning – it’s just more commercial. Rezoning letters and information had been sent to surrounding property owners and public notices have been published on July 22nd and 29th in area papers. No complaints have been received. The Wallburg Planning Board voted unanimously to request the zoning change.

Dean Coe, Chairman of the Wallburg Planning Board concurred with Mr. Mendenhall and said he felt the area joined the CS area and should be back to the original CS zoning. He said Wallburg was trying to keep the majority of business in a CS zoning. This rezoning would not affect anyone in looks, etc.

BY MOTION OF STEVE YOKELEY, SECONDED BY MARK SWAIM, AND UNANIMOUSLY APPROVED, THE PUBLIC HEARING WAS OPENED AT 7:23 P.M.

- 1, Kevin Young
Agreed with rezoning change but had concerns about traffic nightmare. He thought it might create a traffic nightmare and said the last thing Wallburg needed was a "High Point" road issue. He wanted to know how it would be better for neighbors that lived there. Stated he adamantly opposed uncontrolled growth.
- 2. Frank Denton(?)
Had no objection but had concerns about water run-off from businesses.
- 3. Robert _____
Thought it was a good idea – he'd like to put a drugstore on that property.

Mr. Coe addressed some of the concerns by stating that CS zoning decreases the amount of area that can be covered with pavement and buildings, thus decreasing water run-off. He said going with a CS zoning will cut down on how much commercial can actually go there. He also said that this does not change plantings and buffers required nor does it affect any property next door at all. Gary Craver asked what changes he would see in two years as he drove by there and Mr. Mendenhall said there were only two parcels left not developed and the change would mean less development on those two lots than before.

Public Hearing was closed at 7:35 p.m. by motion of Steve Yokeley, and seconded by Gary Craver.

**MOTION: TO APPROVE REZONING REQUEST BY WALLBURG PLANNING BOARD:
TO REZONE PROPERTY IN ABBOTTS CREEK TSHP, TAX MAP 2, LOT 39, 39B-39H CONTAINING 11.04 ACRES; LOCATED ON WEST SIDE OF NC-109, APPROXIMATELY .1 MILE SOUTH OF GUM TREE ROAD INTERSECTION.
CHANGE FROM RC (RURAL COMMERCIAL) TO CS (COMMUNITY SHOPPING**

BY: GARY CRAVER
2ND: MARK SWAIM
VOTE: UNANIMOUSLY APPROVED

2. UPDATES ON: By..... Attorney Jay Wagner

- a. TRASH RFP
- b. LAWN CARE RFP
- c. ASSISTANT TOWN CLERK

Town Attorney Jay Wagner briefly updated the council on the RFPs for trash and lawn care as well as the assistant clerk advertisement.

The garbage pick-up RFP has been advertised with a deadline of September 7th for responses.

The lawn care RFP has also a deadline of September 7th for responses.

The Assistant Clerk will remain open until filled.

Mr. Wagner said he would follow through with “due diligence” --- check references, etc., on the RFPs so the town staff would not have to do so. He reminded the council that they do not have to choose the “lowest” bidder – it has to be someone responsible and capable of handling the job. Advertisements in the newspaper are very costly, as he listed in his hand-out the costs for the advertisements he just placed.

REGULAR MONTHLY AND COMMITTEE UPDATES
AS AVAILABLE

(COMMITTEE UPDATES WILL NOT BE AVAILABLE IF MEETING WAS NOT HELD OR UNATTENDED)

- 1. Finance Update Mark Swaim

Mark Swaim gave the high points of the financial status for Town of Wallburg:

Checking	\$189,205.46
Building Fund	\$641,125.35
Capital Fund	\$351,465.39
Emergency Disaster	\$100,010.82
Reserve Fund	\$125,719.28
Money Market	<u>\$246,266.45</u>
TOTAL:	\$1,653,792.75

- 2. MPO – High Point Lynn Reece

The High Point MPO was postponed. Lynn Reece did attend the NC-109 meeting with Mark Swaim. Mr. Reece “guesstimated” that it would be 2018 for purchasing right-of-way and 2020 for completion. Mr. Swaim added that he would like Mr. Hiatt to come speak to our council and community on the 109 routing.

- 3. MPO - Winston-Salem Allen Todd

Mayor Todd attended the MPO meeting but nothing was mentioned about NC-109 or anything to do directly affecting Wallburg.

AT 7:50 P.M., BY MOTION OF MARK SWAIM, SECONDED BY STEVE YOKELEY, THE COUNCIL ENTERED INTO CLOSED SESSION FOR PERSONNEL REASONS.

§ 143-318.11. Closed sessions.

(a) Permitted Purposes. – It is the policy of this State that closed sessions shall be held only when required to permit a public body to act in the public interest as permitted in this section. A public body may hold a closed session and exclude the public only when a closed session is required:

(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.

AT 8:43 P.M. BY MOTION OF STEVE YOKELEY, SECONDED BY LYNN REECE, THE COUNCIL RETURNED TO OPEN SESSION.

After the Closed Session, it was disclosed that the new Town Hall would be staffed (by Town Clerk Lynn McKinnie) three days a week –

TUESDAY – WEDNESDAY – THURSDAY

For the hours of:

10:00 A.M. UNTIL 3:00 P.M.

In the event of the clerk being unable to be at the town hall, notice will be posted on the door.

A “tentative” Grand Opening for the town hall is being discussed for AUGUST 26, 2011 from 9:00 a.m. until 11:00 a.m. with a 10:00 a.m. ribbon cutting ceremony. **HOWEVER, THIS IS TENTATIVE ONLY AND COULD BE CHANGED. Please refer to the town website for more concrete information.**

OTHER INFORMATION:

- PLANNING BOARD MEETING MINUTES OF AUGUST 2, 2011

ADJOURNMENT:

BY MOTION OF LYNN REECE, SECONDED BY STEVE YOKELEY, THE MEETING WAS ADJOURNED AT 8:45 P.M.

SUBMITTED BY

**LYNN MCKINNIE
TOWN CLERK**

ANNOUNCEMENTS:

- **TOWN COUNCIL MEETINGS:** (2ND TUESDAY OF MONTH)
7:00 P.M. (AT NEW TOWN HALL)

CALENDAR 2011:

SEPTEMBER	13
OCTOBER	11
NOVEMBER	15 *DUE TO ELECTION
DECEMBER	13

- **PLANNING BOARD MEETINGS** (1ST TUESDAY OF MONTH)

2011 CALENDAR

7:00 P.M. (AT NEW TOWN HALL)

SEPTEMBER	6
OCTOBER	4
NOVEMBER	1
DECEMBER	6

VISIT TOWN WEBSITE: www.townofwallburg.com