



MINUTES
REGULAR MEETING OF THE TOWN
OF WALKERTOWN TOWN COUNCIL
NOVEMBER 19, 2020 @ 7:00 P.M.
ONLINE via ZOOM

Mayor Doc Davis **called the meeting to order** at 7:00 p.m. Present by Roll Call were the Mayor, Council Members Vernon Brown, Wesley Hutchins and Peggy Leight, Town Manager Scott Snow, Town Clerk Rusty Sawyer.

The Invocation was given by Mayor Davis.

**THE AGENDA WAS APPROVED AS WRITTEN BY MOTION MADE BY PEGGY LEIGHT AND SECONDED BY VERNON BROWN.
THE ROLL CALL VOTE WAS UNANIMOUS.
(BROWN, HUTCHINS, LEIGHT)**

APPROVAL OF MINUTES

- **September 24, 2020**
- **October 8, 2020**

**THE MINUTES WERE APPROVED UNANIMOUSLY BY ROLL CALL VOTE BY MOTION MADE BY PEGGY LEIGHT AND SECONDED BY WESLEY HUTCHINS.
(BROWN, HUTCHINS, LEIGHT)**

PUBLIC SESSION

THIS SESSION IS FOR NON-PUBLIC HEARING 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 Comments May Be Submitted by Email at: rustysawyer@triad.rr.com or Voicemail at: 336-595-4212 ext. 21.

Public Session Comments for the November 19th meeting must be submitted by 5:00 pm, November 18th.

Mayor Davis opens the **Public Session @ 7:04.**

We have the Chairperson of the Board of Directors for the Walkertown Fire Department, Mr. Jason O'Ferrell, with us tonight via Zoom.

My name is Jason O'Ferrell. I am the chairperson of the Board of Directors for the Walkertown Fire Department. The address is 5225 Main Street, Walkertown, NC 27051. I have been asked to speak today about the contract that the Walkertown Fire Department has with the Town.

Recently, we received an email notification from Scott Snow (Town Manager) that our funds would be decreased. We responded to this via USPS in a letter from our legal team. This letter outlines the reasons why we believe we should be fully funded based on the agreed amount. We also feel that the contract has been breached.

Cutting funding for the Walkertown Fire Department in order to finance inspections is not the best decision. It is our request that the Council not cut funds from the Walkertown Fire Department and the full quarterly payment be made to the Walkertown Fire Department.

I would also like to take this opportunity to thank Mayor “Doc” Davis on his meeting with us this past Tuesday. It is my opinion that Mayor “Doc” Davis really loves the Fire Department and loves the Town of Walkertown.

We all agreed that we had a failure that has been identified. This failure is communication. I feel that both the Town of Walkertown and Walkertown Fire Department could improve in communications. The best way for this to happen is to have a meeting with the full Council and the full Walkertown Fire Department Board of Directors. An actual in person conversation is preferred but understands the current pandemic must improve first. The Board of Directors of Walkertown Fire Department would like to make sure that it is known that we are more than willing to meet with the Town. We share the same desire to serve the community and be good stewards of the resources.

Mayor Davis: Thank you Mr. O’Ferrell.

Mr. Sawyer, do you have any Public Session Comments submitted by email or voicemail?

Mr. Sawyer: No Mayor I don’t.

With no Public Session Comments by email or voicemail, the Mayor closes the **Public Session @ 7:08.**

BUSINESS FOR DISCUSSION AND/OR ACTION:

1. Review of proposed UDO Amendment WA-UDO 27

(December Public Hearing Item)

Doc: This text amendment is proposed by the Town of Walkertown and would modify Chapter B, Article II, Section 2-6 of the Walkertown *Unified Development Ordinances*, pertaining to the use of manufactured homes as detached accessory dwellings.

This amendment would not remove this important affordable housing option but would ensure that any future detached accessory dwellings would comply with the NC State Building codes, rather than the less stringent HUD codes.

Scott: The Planning Board will hear the Public Hearing on WA UDO-27 on 12/1 and make a recommendation to the Town Council. This UDO closes a loop hole in the 2007 original code.

Peggy: One per lot?

Scott: Yes. Renovating a garage would be an accessory dwelling.

Wesley: Mobil home or modular home?

Scott: Must meet NC State building codes. Class C does not meet NC State building codes.

Peggy: Could I put one on my lot?

Scott: Lot must be zoned RS 40 and requires a Special Use Permit.

Council is in agreement to send WA-UDO 27 to the Planning Board for their recommendation on 12/1.

2. Fire Service Discussion

Doc: We reduced their payment so they returned the check and may cancel

the contract.

Wesley: I agree with Mr. O'Ferrell that there is a breakdown in communication. I'm disappointed it came to this. Our charge is to provide the best service for the residents of Walkertown. I move to make a budget amendment to correct the quarterly payment.

There was no malice intended.

Vernon: I agree. The people should be first. We will have to add inspections to our budget.

Doc: Not the full cost.

Vernon: The amount above the usual cost.

Doc: Yes. The county wants to start charging for inspections.

Wesley: They first charged \$74K.

Scott: We started discussions with the county in February or March.

Wesley: We requested an itemized break down of services and costs from the county. Did we ever get that?

Scott: No.

Doc: The county is basing costs on population. They reduced their charge to \$37K which is still twice our budgeted amount.

Wesley: I make a motion for a budget amendment to restore our payment to the Fire Department to the original amount.

Peggy: I disagree. I think it is wrong. Is code enforcement not a part of fire service?

Wesley: It is confusing. I read the contract 4 times. The contract is for fire suppression, not investigations or inspections.

Scott: The county agrees.

Peggy: Scott, this should be sent to our lawyer.

Wesley: I say go forward now.

Vernon: I agree with Wesley. Protecting the public is more important.

**MOTION: TO APPROVE A BUDGET AMENDMENT TO RESTORE
PAYMENT TO THE WALKERTOWN FIRE DEPARTMENT TO
THE ORIGINAL AMOUNT**

BY: WESLEY HUTCHINS

SECOND: VERNON BROWN

ROLL CALL VOTE: 2 TO 1

FOR: HUTCHINS, BROWN

AGAINST: LEIGHT

(BROWN, HUTCHINS, LEIGHT)

3. Street Renaming Policy Discussion

Doc: Not an issue until now.

Scott: We went 12 years without a name change and then 3 this year.

The petitioner initiated street naming / renaming application is included in your agenda.

The procedure is the same as in Winston Salem & the county.

MOTION: TO APPROVE THE PETITIONER INITIATED STREET NAMING /

RENAMING APPLICATION

BY: WESLEY HUTCHINS
SECOND: PEGGY LEIGHT
ROLL CALL VOTE: UNANIMOUS
(BROWN, HUTCHINS, LEIGHT)

4. 2021 Planning Board Appointments Discussion

Doc: Chuck Anas's 3 year term ends in December as does Steve Fowler's 1 year term as alternate. Chuck has agreed to stay on as a full Planning Board member and Steve has agreed to a 1 year term as alternate.

MOTION: TO APPROVE THE APPOINTMENT OF CHUCK ANAS TO A 3 YEAR TERM ON THE WALKERTOWN PLANNING BOARD AND STEVE FOWLER TO A 1 YEAR TERM AS AN ALTERNATE ON THE WALKERTOWN PLANNING BOARD

BY: WESLEY HUTCHINS
SECOND: VERNON BROWN
ROLL CALL VOTE: UNANIMOUS
(BROWN, HUTCHINS, LEIGHT)

5. School Choice Week Proclamation

Doc: We do this every year.

MOTION: TO OFFICIALLY RECOGNIZE JANUARY 24 - 30, 2021 AS SCHOOL CHOICE WEEK IN WALKERTOWN

BY: WESLEY HUTCHINS
SECOND: PEGGY LEIGHT
ROLL CALL VOTE: UNANIMOUS
(BROWN, HUTCHINS, LEIGHT)

6. Holiday Light Display Discussion

Doc leads this discussion.

Council unanimously agrees by Roll Call Vote to place the large Santa display at the library and to place the other displays and the large Christmas Tree at Walnut Pavilion.

7. Review of FY 2018 – 2019 Financial Statements

Scott: leads this discussion.

Financial Highlights

- The assets and deferred outflows of resources of the Town of Walkertown exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$9,172,556 (new position)
- The government's total net position increased by \$169,452, primarily due to increases in the governmental and business-type activities net position.

- As of the close of the current fiscal year, the Town of Walkertown's governmental funds reported combined ending fund balances of \$4,810,072 with a net change of \$325,967 in fund balance.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$3,678,728, or 176.68% of total general fund expenditures for the fiscal year.
- The Town of Walkertown's total debt decreased by \$486,587 (62.22%) during the current fiscal year. The key factor in this decrease was the payments on the sewer system loan.

Scott: In 2019 we paid DENR off early for the sewer debt which will eliminate the sewer multiplier on sewer bills.

Peggy: We should get the payment (\$247,824) in writing from CCUC.

Council is in agreement to have Scott resolve agreements with the CCUC.

MOTION: TO ACCEPT THE TOWN OF WALKERTOWN MANAGEMENT'S OVERVIEW AND ANALYSIS OF THE FINANCIAL ACTIVITIES OF THE TOWN OF WALKERTOWN FOR THE FISCAL YEAR ENDED JUNE 30, 2019.

BY: VERNON BROWN

SECOND: PEGGY LEIGHT

ROLL CALL VOTE: UNANIMOUS

(BROWN, HUTCHINS, LEIGHT)

8. FINANCIAL STATEMENTS

October & November, 2020

Doc: We are ~33% into the new year. Surprisingly, Sales Tax is up.

Peggy: Why is 10-335-0000 MISCELLANEOUS REVENUE AT 12269%.

Scott: The initial figure was a best guess at the time. That was the "Cares Act" Covid-19 revenue. We may need to reclassify 10-335-0000.

Doc: Unrestricted Funds for October @ \$4,039,303.07 and Restricted Funds @\$841,690.97 for a Grand Total Fund Balance of \$4,880,994.04.

MOTION: TO APPROVE FINANCIAL STATEMENTS FOR OCTOBER & NOVEMBER, 2020 AS PRESENTED

BY: WESLEY HUTCHINS

SECOND: PEGGY LEIGHT

ROLL CALL VOTE: UNANIMOUS

(BROWN, HUTCHINS, LEIGHT)

Council agrees to hold the December 17th Town Council meeting at 3 pm in the gazebo in Town Center Park.

ADJOURNMENT:

MOTION: TO ADJOURN REGULAR MEETING AT 8:27 P.M.

BY: WESLEY HUTCHINS

SECOND: PEGGY LEIGHT

ROLL CALL VOTE: UNANIMOUS
(BROWN, HUTCHINS, LEIGHT)

ANOUNCEMENTS:

Town Hall will be closed Thursday and Friday November 26th & 27th.

RECYCLING SCHEDULE - every other week

DECEMBER- 2020

ROUTE A – 7th & 21st

ROUTE B – 14th & 28th

Submitted by:

Rusty Sawyer

Town Clerk

Visit the Town's website at:
www.townofwalkertown.us