



MINUTES
REGULAR MEETING OF THE TOWN
OF WALKERTOWN TOWN COUNCIL
JUNE 28, 2018
@ 7:00 P.M. IN THE BOOE HOUSE

Mayor Doc Davis **called the meeting to order** at 7:00 p.m. Present were the Mayor, Council Members Peggy Leight, Marilyn Martin, Randy Mendenhall, Sarah Welch and Town Manager Scott Snow and Town Clerk Rusty Sawyer.

The Invocation was given by Mayor Davis and the **Pledge of Allegiance** was led by Boy Scout Avery Sherrill. Avery is in Troop 922 and is earning his “Citizenship in Community” merit badge.

THE AGENDA WAS APPROVED AS WRITTEN WITH 2 ADDITIONS; #6 SPECIAL ANNOUNCEMENT & #7 SECURITY BY MOTION OF RANDY MENDENHALL AND SECONDED BY PEGGY LEIGHT. THE VOTE WAS UNANIMOUS. (LEIGHT, MARTIN, MENDENHALL, WELCH)

APPROVAL OF MINUTES

- **MAY 10, 2018**
- **MAY 24, 2018**
- **JUNE 14, 2018**

THE MINUTES WERE APPROVED UNANIMOUSLY ON A MOTION BY PEGGY LEIGHT AND SECONDED BY MARILYN MARTIN. (LEIGHT, MARTIN, MENDENHALL, WELCH)

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.

Mayor Davis opens the **Public Session @ 7:05.**

With no speakers coming forward, the Mayor closes the **Public Session @ 7:06.**

BUSINESS FOR DISCUSSION AND/OR ACTION:

1. PUBLIC HEARING: WA-054

A rezoning amendment proposed by All in Self Storage of Walkertown, LLC to rezone 8.59 acres located on the southeast side of Rocky Branch Road, north of Poindexter Street from HB-S to HB-S to allow for a pervious gravel parking area.

Mayor Davis introduces Project Planner Gary Roberts, with WS/FC Planning.

Gary: Thank you Mayor Davis. (Gary uses the projector to show Growth Management

Areas and Activity Centers, aerial view of the property included in request and property within 500' mail notification radius not included request. Aerial view of Walkertown Area Plan Update, 2014)

The petitioner, All In Self Storage of Walkertown, is requesting a Site Plan Amendment for HB-S zoned property at 2875 Rocky Branch Road to add pervious gravel parking areas to an existing Storage Services, Retail facility. The 8.59 acre property is located at the southeast side of Rocky Branch Road, north of Poindexter Street.

Because the site plan proposes an impervious coverage amount which is less than 24%, no Special Intense Development Allocation (SIDA) is needed. Two small areas totaling ~ ½ acre are to be graveled.

The proposed site plan amendment is in response to the recently adopted text amendment which allows some gravel surface applications within the Salem Lake Watershed, to be considered as pervious through the special use rezoning process (WA UDO-22). The approved uses and the HB-S zoning designation will not change with the current request.

The text amendment includes installation specifications for *pervious* gravel areas along with a post installation engineered certification that the gravel areas were installed correctly.

Site Plan Amendment meets UDO requirements.

The request is consistent with the commercial land use recommended for the site in the area plan update.

The existing trees on the eastern portion of the site will remain undisturbed.

The developer shall install Primary Evergreen Plants along the western edge of the new 22,230 sf gravel parking area at seven feet on center as shown on the site plan.

STAFF RECOMMENDS APPROVAL

(For more information visit www.cityofws.org/planning)

Gary: The Planning Board approved WA-054 on June 5th. Any questions from the council?

Doc: Will you be adding a chain link fence?

Scott Kehiaian: Yes. The fence is already there for the ½ acre site. The smaller lot isn't fenced yet but will be.

Doc: Any other questions for Gary from the council? *No*.

PUBLIC HEARING:

PLEASE SIGN UP TO SPEAK. YOU ARE ALLOWED 3 MINUTES TO ADDRESS THE COUNCIL ON THE PUBLIC HEARING ISSUE. THE MAYOR WILL CALL YOUR NAME WHEN IT IS YOUR TURN TO SPEAK. COUNCIL WILL NOT NORMALLY DISCUSS THE ISSUE WITH YOU. RULES MAY BE MODIFIED AT DISCRETION OF COUNCIL OR MAYOR.

With no more questions from the Council, the **Public Hearing** is opened by Mayor Davis @ 7:17 to those wishing to speak for or against WA-054.

With no speakers coming forward Mayor Davis closes the **Public Hearing** at 7:17.

Doc: Any other questions from the Council?
Randy: How far off the road are the shrubs?
Gary: About 120 feet.
Doc: Any other questions? *NO*. Then we need a motion.

MOTION: TO APPROVE WA-054; A REZONING AMENDMENT PROPOSED BY ALL IN SELF STORAGE OF WALKERTOWN, LLC TO REZONE 8.59 ACRES LOCATED ON THE SOUTHEAST SIDE OF ROCKY BRANCH ROAD, NORTH OF POINDEXTER STREET FROM HB-S TO HB-S TO ALLOW FOR A PERVIOUS GRAVEL PARKING AREA.

BY: RANDY MENDENHAL
SECOND: PEGGY LEIGHT
VOTE: UNANIMOUS
(LEIGHT, MARTIN, MENDENHALL, WELCH)

2. PUBLIC HEARING
FISCAL YEAR 2018-2019 TOWN OF WALKERTOWN BUDGET HEARING

PUBLIC HEARING:

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The **Public Hearing** is opened by Mayor Davis @ 7:26 to those wishing to speak for or against the 2018-2019 budget.

With no speaker coming forward Mayor Davis closes the **Public Hearing** at 7:26.

Doc: This year's budget is again a responsible, well within our means budget. We don't spend more than we have like so many towns do. Walkertown has been doing business this way for 34 years and we haven't had to raise taxes yet.

MOTION: TO APPROVE ORDINANCE #18-2014 FOR FISCAL YEAR JULY 1, 2018 THROUGH JUNE 30, 2019 TOWN OF WALKERTOWN BUDGET TO PROVIDE FOR REVENUE AND EXPENDITURES

BY: PEGGY LEIGHT
SECOND: MARILYN MARTIN
VOTE: UNANIMOUS
(LEIGHT, MARTIN, MENDENHAL, WELCH)

Doc: Thanks you Scott for an excellent job!

3. COUNCIL OF GOVERNMENTS UPDATE

Peggy: The COG sponsors quite a few health type classes. Diabetes, general health, balance classes. In fact, the balance class was so popular with seniors they have started a second class.

Scott: They adopted their budget in June. Last month's topic was outdoor recreation.

I have included in the agenda a July calendar for the PTRC.

4. FINANCIAL STATEMENTS

JUNE, 2018

Doc: We are completing our twelfth month of the year which ends our year and puts us at 99%.

Expenditures are under budget @ 73% and Revenue slightly ahead @103%.

Mostly from interest and taxes. Interest is still up.

Utilities are low at 83%. When does this come in?

Scott: We get it at the end of June.

Doc: Unrestricted Funds @ \$3,457,784.32 and Restricted Funds @ \$940,629.44 for a Grand Total Fund Balance of \$4,398,413.76.

Every department came in under budget.

MOTION: TO APPROVE FINANCIAL STATEMENTS FOR JUNE, 2018 AS PRESENTED

BY: PEGGY LEIGHT

SECOND: RANDY MENDENHALL

VOTE: UNANIMOUS

(LEIGHT, MARTIN, MENDENHALL, WELCH)

5. SET WORKSHOP MEETING DATE FOR JULY, 2018

July 12, 2018.

6. SECURITY

Doc: The town has contracted with "North State Security" to provide additional security for town properties.

Here tonight from North State is Lt. Bowles.

Lt. Bowles: Thanks for the invitation and warm welcome.

Doc: North State will "Patrol" town properties on a 12 hour shift by sworn officers.

North State also patrols WS/FC schools.

Scott: This was their first week and they did a good job of patrolling town properties.

Doc: Thank you Lt. Bowles for coming.

7. SPECIAL ANNOUNCEMENT

Doc: It is my honor to make a special announcement tonight. Our Town Manager, Scott Snow, has been our manager for 10 years. That sets an all-time record for Walkertown. What a blessing! We've never had a manager stay so long. Nor has any previous manager done such an excellent job. Scott was here for our first 4th of July celebration. We would like to thank you for your service, loyalty and good work with this gift.

Scott: Thank you Mayor and Town Council for this gift. I've been blessed to work with a good town council that cares about what's best for Walkertown and by loyal, hardworking coworkers. That's rare these days. I hope to watch the continued growth of the town for many years to come. Thank you!

Doc: I'd like to thank Scott's family for coming tonight. His parents Keith & Shirley

Snow, his wife Amie and lovely daughter Emma.
I hope everyone will stay for cake after the meeting adjourns.

PUBLIC SESSION

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Mayor Davis opens the **PUBLIC SESSION** at 7:48.

With no speaker coming forward the Mayor closes the **PUBLIC SESSION** @ 7:48.

ADJOURNMENT:

MOTION: TO ADJOURN REGULAR MEETING AT 7:48 P.M.

BY: SARAH WELCH

SECOND: MARILYN MARTIN

VOTE: UNANIMOUS
(LEIGHT, MARTIN, MENDENHALL, WELCH)

ANOUNCEMENTS:

Town Hall closed: July 4th, 2018

Fall Festival Meeting: July 9, 2018 @ 4pm

Planning Board Meeting – July 10th – 3pm

RECYCLING - every other week

July – 2018

ROUTE A – 9th & 23th

ROUTE B – 2nd, 16th & 30th

Submitted by:

Rusty Sawyer

Town Clerk

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