

WORKSHOP MEETING  
WALKERTOWN TOWN COUNCIL  
THURSDAY –FEBRUARY 10, 2022  
6:00 P.M. – Online Via Zoom

Present: Mayor Davis, Council members Vernon Brown, Wesley Hutchins, Peggy Leight and Marilyn Martin, Town Manager Scott Snow and Town Clerk Rusty Sawyer.

Mayor Davis calls the meeting to order at 6:00 pm and opens with a prayer.  
Doc: Any additions to the agenda? *NO*.

**Discussion Items for the February 10, 2022 Meeting**

**1. DISCUSSION OF STATE GRANT PROJECTS**

Doc: We have been awarded two grants within the state budget adopted in 2022. The town is eligible to receive \$80,000 for the Sullivantown Road sewer line extension and \$250,000 for economic development.

Scott: The state is pushing to finalize by 2/17. The scope for the funds use must be included. The funds must be spent by December 2023.

Doc: Representative Donny Lambeth is responsible for the town getting the funds. They could be spent on the Main Street project. Also, the corner building needs upgrades. We need to find uses for it or sell it.  
The sewer line project is set and easy so let's do it first.

**MOTION: TO ACCEPT THE \$80,000 GRANT FOR THE SEWER LINE  
PROJECT ON SULLIVANTOWN ROAD**

**BY: VERNON BROWN**

**SECOND: PEGGY LEIGHT**

**VOTE: UNANIMOUS**  
(BROWN, HUTCHINS, LEIGHT, MARTIN)

Peggy: What is the difference between state and federal funds?

Scott: We must submit the scope of the work, what the funds will be used for.

Peggy: Not A, B or C?

Scott: Correct. They are asking for a specific use.

Marilyn: And finished by 12/2023.

Scott: The money must be spent by 12/2023.

Vernon: Would taking the money effect the sidewalk project?

Scott: No.

Marilyn: Could the funds be used to start a new meeting space?

Doc: No.

Peggy: The sidewalk project money comes from?

Scott: MPO, federal funds.

Wesley: What would \$250K get us at the cycle shop?

Scott: We could make improvements to the interior. Create spaces to be leased. Improve the façade. You could make improvements to make it more marketable to a business if you sell or lease it.

Wesley: When inspected by our engineer, structurally, did he say it was in good shape?

Scott: Yes, the structure of the building is ok. Some water damage and still some leaks.

Peggy: How much have you spent on the roof so far?

Scott: \$17K.

Peggy: And it's still not fixed?

Scott: No, still some leaks.

Wesley: Still no parking. Not for us or for buyers if we sell it.

Scott: The town has parking at the Booe House and Town Hall. Still have the option of tearing down the back of the building to gain a few more parking spaces.

Wesley: Any other use?

Scott: We have a very short time to submit the forms to the state, they want to release the funds quickly.

Peggy: Would installing a stop light qualify?

Scott: No. Must support or improve economic activity. Can't be used to pave roads or install stoplights. Must include scope of the work with regular reports.

Doc: We don't have to take the money.

Peggy: That might upset Donny.

Vernon: We should accept the money and spend it on the corner building.

Wesley: What about installing lights at the Little League fields?

Doc: When lighting came up before, the neighbors were strongly against.

Wesley: We bought the building for ROW not to improve it.

Vernon: We have spent \$167K there so far.

Peggy: What about improving Walnut Pavilion for a farmers market?

Vernon: The town may need money later. I say yes let's accept the money, upgrade the building for use/lease or sell it.

Doc: It would be a good spot for a coffee shop or a sandwich shop.

Marilyn: We should upgrade as far as the money goes but the building is not good for a meeting space.

Scott: The corner is a good location. Using town parking amenities could make parking work. Improvements to the building could generate economic activity in the future.

Wesley: Paid \$150K, \$17 for roof repairs, \$250K grant equals a \$417 investment.

Doc: The grants come with guidelines to follow.

Scott: It would be simpler to use the funds on a capitol expense.

**MOTION: TO ACCEPT THE \$250,000 GRANT TO RENOVATE AND  
REPAIR TOWN OWNED BUILDING AT THE CORNER OF  
SULLIVANTOWN ROAD & MAIN STREET TO STIMULATE  
ECONOMIC DEVELOPMENT**

**BY: VERNON BROWN**

**SECOND: PEGGY LEIGHT**

**VOTE: BY ROLL CALL VOTE: 2 TO 3**

**FOR: BROWN, LEIGHT**

**OPPOSE: HUTCHINS, MARTIN, DAVIS**

Scott: Motion denied for using the funds for the building renovation.

Doc: We rarely have a split vote. I can't vote my conscience and force the decision if the council is not in consensus on how to use the funds.

Peggy: We want the money.

Wesley: I would vote to accept the money.

Scott: The state is asking for a plan for how the town will use the money before they release the funds.

Peggy: Could we use the grant on other town properties along Main Street?

Doc: Would we then rent those properties?

Scott: We could submit a project scope as "*economic development along the Main Street Corridor*". That would leave the town with some options. If that's not acceptable the State will let us know and we can then work off of how they respond.

**MOTION: TO ACCEPT THE \$250,000 GRANT FOR ECONOMIC  
DEVELOPMENT ALONG THE MAIN STREET CORRIDOR**

**BY: PEGGY LEIGHT**

**SECOND: VERNON BROWN**

**VOTE: UNANIMOUS**  
(BROWN, HUTCHINS, LEIGHT, MARTIN)

Wesley: Could the money be used to attract business?

Peggy: Could it be used to develop an economic plan?

Marilyn: We discussed building a parking lot down at the Baptist Church.

Doc: The parking lot would be built if we decide to build on the land beside the park.

**MOTION: TO ADJOURN WORKSHOP MEETING @ 7:10**

**BY: MARILYN MARTIN**

**SECOND: PEGGY LEIGHT**

**VOTE: UNANIMOUS**  
(BROWN, HUTCHINS, LEIGHT, MARTIN)

Submitted by: Rusty Sawyer  
Town Clerk