

**Town of Wallburg, North Carolina**  
**Town Council Meeting - Wallburg Fire Station**  
**TUESDAY 7:00 P.M. NOVEMBER 14, 2006**  
2<sup>ND</sup> TUESDAY OF THE MONTH

**MINUTES**

APPROVED 12-12-06

Mayor Allen Todd called the meeting to order at 7:00 p.m. Present were Mayor Todd, Council members Jerry Weavil, Lynn Reece, Steve Yokeley and Chris Yokeley. Also present were Attorney Aaron Clinard and Town Clerk Lynn McKinnie. Zane Hedgecock came in at 7:05 p.m.

Lynn Reece gave a brief invocation and Steve Yokeley led the Pledge of Allegiance.

MOTION FOR APPROVAL OF AGENDA

**MOTION: TO APPROVE AGENDA AS REVISED WITH THE ADDITION OF ITEM #7 – ITEMS OF GENERAL INTEREST AS ADDED BY MAYOR TODD COUNCIL REGULAR MEETING OF APRIL 12, 2005**

**BY: STEVE YOKELEY**

**SECOND: LYNN REECE**

**VOTE: MOTION PASSED UNANIMOUSLY**  
(S. YOKELEY, REECE, WEAVIL, AND C. YOKELEY)

MOTION FOR APPROVAL OF MINUTES

- OCTOBER 10, 2006

The minutes of October 10<sup>th</sup> were approved on a motion by Chris Yokeley and seconded by Steve Yokeley.  
(S. YOKELEY, REECE, WEAVIL, AND C. YOKELEY)

**PUBLIC SESSION**

PLEASE SIGN UP WITH TOWN CLERK IF YOU WISH TO SPEAK  
Public Session was opened and closed at 7:03 p.m. with no speakers.

**BUSINESS TO BE DISCUSSED AND/OR ACTED UPON:**

1. **NOTE!!!**  
**PUBLIC HEARING FOR TERRY REID PROPERTY HAS BEEN CONTINUED TO THE DECEMBER 12<sup>TH</sup> COUNCIL MEETING**

This Public Hearing was continued until the December 12<sup>th</sup> meeting by consensus of the Council.

(Mr. Hedgecock arrived at 7:05 p.m.)

**2. PRESENTATION OF AUDIT** .....Eddie Carrick  
**AUDIT PRESENTED BY EDDIE CARRICK OF ALLRED AND CARRICK**  
 Mr. Eddie Carrick of Allred and Carrick, the Town’s auditors for Fiscal Year 2005-2006 presented his audit findings to the Council with a brief overview of the finances. Mr. Carrick encouraged the council members to read the Management Discussion and Analysis portion of the audit report, which is really just a layman’s terms for telling the people of Wallburg about the finances of the Town. It’s a very good asset for the council if a councilmember has a question from a constituent of what’s going on in Wallburg from a financial standpoint. A major emphasis Mr. Carrick specified was that he does work for the Council – any time the council has questions concerning finances or audit, to call him. He said the town’s expenses were pretty much in line with what they should be – right now, Wallburg does not have a whole lot going so the expenses are pretty static. All this could and probably will change in the next four or five years when Wallburg finally “becomes a town”. Mr. Carrick said, “I do commend you as a Council for your conservative approach as far as spending is concerned.....Our company deals primarily with smaller municipalities and there’s a lot of them out there that’s struggling right now because they haven’t had good fiscal restraint from the beginning.....I encourage you to continue to show that in the future..... Lynn does an excellent job in getting the numbers together; I want to thank her..... I want to be considered an asset to the town so I’m available any time, any situation. I’d rather make sure we get it right to start off with than have to worry about fixing it later on. Thank ya’ll.”  
 Mayor Todd thanked Mr. Carrick for his superb work and told him we looked forward to working with him in the future. By consensus of the council, the Audit for FY 2005-2006 was approved.

**3. FOR DISCUSSION AND/OR ACTION:**  
**BUDGET AMENDMENT #1**  
**APPROVE BUDGET FOR CAPITAL, RESERVE AND BUILDING FUNDS**  
 .....Chris Yokeley  
 Chris Yokeley stated that in order to comply with N.C.G.S. 159-18 and 159-8(a) and 159-28(e), in the budget we had to show that we put \$100,000 in any of our Property & Building Fund, Capital Fund, and Reserve Fund. We just didn’t carry it out far enough when we started. So this is to comply with the General Statutes. It just shows the move of the money – transfer from the General Fund of \$100,000; Expenses of \$100,000.  
 Mayor Todd said the letter from the North Carolina Department of State Treasurer stresses this issue and asked if this Budget Amendment would be sufficient to satisfy the State Treasurer? Mr. Carrick answered in the affirmative by saying that last year the transfer was authorized and set up these three capital funds. Any time a separate fund is set up, it has to have its own budget. In this case, you were showing from the General Fund you were making a transfer over but then to be in compliance with the General Statutes, within the three funds, each has to reflect that revenue coming in, from the General Fund, and in effect, an authorization of an equal amount of expenditure. That doesn’t necessarily mean you’re going to spend anything out of that fund during the year, but General Statutes require that you do have a balanced budget for each fund.  
 At this point, Zane Hedgecock motioned to approve BUDGET AMENDMENT #1 and Jerry Weavil seconded. The council approved.

4. **FOR DISCUSSION AND/OR ACTION:**  
**FIRST BI-ANNUAL BUSINESS OF YEAR PLAQUE**  
**(WILL PRESENT PLAQUE TO BUSINESS AT LATER MEETING)**

Mayor Todd referred the council members to the Proclamation in the agenda packet and asked for any comments or changes. Lynn mentioned that she was not sure if the vendor doing the plaque could get the entire proclamation on it. He is checking with another vendor to see if he can print the proclamation on a brass plate to attach to the plaque. But, she said, this could cost quite a bit. She asked for some sort of cost parameter of what the council would want to spend. She also suggested putting a proclamation in a frame and then still get a big plaque with a brass plate but put only something similar to "BI-ANNUAL BUSINESS OF THE YEAR – NAME OF COMPANY". She has no cost estimates at this time but will come back with prices as well as the appearance of the plaque. Tabling this item to the December meeting was agreed upon by consensus of the council.

5. **FOR DISCUSSION AND/OR ACTION:**  
**RESOLUTION #06-013**  
**TO APPROVE WALLBURG TOWN COUNCIL REGULAR MEETING**  
**DATES FOR 2007**

Mayor Todd told the council that the council meeting date was set for the second Tuesday of each month but that the subject was open to discussion and/or change as per the council's request. No one had any objection to leaving the meeting as it is and the resolution of 2007 calendar dates was approved on a motion by Chris Yokeley and seconded by Jerry Weavil.

6. **UPDATE: TOWN SEAL PROGRESS**.....Steve Yokeley  
Mayor Todd reminded the council that by unanimous consent of the council Dorcas Weavil, Chairperson of our Seal Committee, sent council-approved seal to a graphic artist to do a refined composite and come up with a "polished" town seal. Steve Yokeley passed around to the council, the town seal composite and introduced Randy Power, a Wallburg resident and graphic artist. Mr. Yokeley said Mr. Power was a lifelong friend and school buddy. Mr. Yokeley said he was very pleased at the way the seal turned out and that he was especially pleased at the cost to the town from Mr. Power – ***exactly nothing*** !!! In his description of the seal, Mr. Yokeley said that there is actually a star that comes down into the state that shows approximately where we're located in North Carolina. Mr. Power said that the stars lining the top of the circle, he thought it was appropriate that you're separate from Winston – separate from High Point – you're in the country – you can see the stars in the country. The building itself is taken from the actual photograph given to him to use as a reference so it's as accurate as possible. Another thing Mr. Power was concerned about was how much detail was in it. Nowadays you can reduce this type of art down to a dime or enlarge as big as you want. He is also working on a black and white version and will save all on a CD for the town. Mr. Yokeley said this seal was very up-to-date and he thought Mr. Power did a very good job of incorporating everything that was in the original sketch. Mr. Yokeley also commended the person who submitted the original sketch, which happened to be Mayor Allen Todd, and he said, "Let it be noted that no names were on any sketches submitted."

At this time, Mayor Todd stated that since the seal design was submitted by himself, he would relinquish the meeting over to Mayor Pro Tem Zane Hedgecock and he would remove himself to another room for voting on approving the Town Seal.

**MOTION:** TO ADOPT THE TOWN SEAL AS RENDERED BY GRAPHIC  
ARTIST RANDY POWER  
**BY:** STEVE YOKELEY  
**SECOND:** CHRIS YOKELEY  
**VOTE:** MOTION PASSED UNANIMOUSLY

Mr. Power said he was happy to have the opportunity to prepare this seal and return a little bit of the favors that Wallburg has given him.

Mayor Todd returned to preside over the meeting.

## **REGULAR MONTHLY AND COMMITTEE UPDATES**

### **1. Planning and Zoning Updates .....Dean Coe**

Mr. Coe said the Planning Board has finally gotten through all of the Wallburg and Davidson County Zoning Ordinances. We have changed a few, but very little, and right now we're going to have one more meeting to discuss whether we want to make any more changes, additions, or whatever. Hope to have it all in booklet form by the end of the year so by the first of January, we should be able to have a Wallburg Ordinance and Zoning booklet and we won't have to deal with Wallburg and Davidson County all at the same time. We were to have the rezoning at our last meeting but, of course, no one showed up so we tabled that.

Attorney Clinard asked if when they get ready to bring their recommended changes to the council, are they all in editable form? Mr. Coe said about half of it is on a disk. Mr. Clinard suggested that it be in "black-line" form, that way the text changes and original could be tracked. Mr. Coe said the changes will be tracked in red. Mr. Coe intends to have a copy for everybody and he intends to go over all the changes.

Mayor Todd said that Mr. Clinard and Mr. Coe and someone out of High Point will be doing a training session for the Zoning Board and for the Board of Adjustment. He said that many times when people are appointed to committees, unless they have been working in that field for a number of years, they don't know the ins and outs. There will be one particular training session, as per our attorney and one of his friends that specialize in that out of High Point, and Mr. Coe and Mr. Clinard will get together and formulate a date both for the Zoning Board and the Board of Adjustment. When that date is established, it will be posted and all the members will be notified – Lynn will notify all the members of those Boards so they will be at that meeting. It will be very important because it's going to be on the General Statutes, what they can and cannot do, especially with the Board of Adjustment.

### **2. Finance Update .....Chris Yokeley**

Chris Yokeley gave the bank account balances for October for each account.

Checking Account:	\$213,381.52
Property & Building Fund	\$ 69,986.07
Capital Fund	\$ 69,986.07

Reserve Fund	\$ 67,394.00
Money Market Fund	\$390,725.72

**3. MPO - High Point** .....Lynn Reece

Mr. Reece gave a brief overview of the MPO. He said they met on October 24<sup>th</sup> and Mr. Don Truill took Mr. Fred Sink's place. They've added some representatives from the freight industry to decide where the freight is going or where the roads are used. They want Wallburg to make a decision where 109 goes.

**4. MPO - Winston-Salem** .....Mayor Todd

Mayor Todd said they did not have an MPO meeting but one is scheduled for the week after Thanksgiving. At the last meeting, nothing concerning Wallburg per se was discussed. There still haven't got funding in place for beltway around Winston – and NC-109 has not been mentioned. This is a hot topic – there was some discussion yesterday morning at the Mayor/Manager breakfast from Fred McClure – he wanted to know what position Wallburg was going to take on the route of NC-109. Mayor Todd questioned him on several issues. Each Wallburg resident received in the mail an updated thoroughfare plan for NC-109 which gives five routes. Mayor's question was, "Are you wanting us to commit as a township, which route the citizens of Wallburg and council would prefer?" Mayor indicated to him it didn't make any difference what route was chosen, somebody would get mad about it. Wallburg is put in a very awkward position to have to make a determination on that. What they are looking for is the Town Council of Wallburg to give their support to the State Legislature in reserving the funds for the 109 project. The route of 109 will probably not be determined for another two or three years. Currently, they are in the environmental stages of all of these routes – they're doing all their studies. Pat Ivey said that when a decision was made, he would directly get into contact with the Town of Wallburg and present a program to us.

Mayor Todd said, "It was indicated to me by John Grey, town manager from Lexington, that we need to be real careful with that because if we indicate that we want to put it at a certain route, and then in four or five years, it doesn't pan out to take care of the needs of the community so far as the traffic flow and the traffic count and all that, then it will fall right back on us. They'll come up with something like, 'Well, we told you so'. It is my opinion, as the mayor, and it doesn't have anything to do with any of the council member, that we need to let the Department of Transportation do their job and any citizens that have any individual input as to where they would like that road to go, I suggest they go to the website and email the NC-DOT and let their wants be known. There are five routes they are looking into. The money presently is not funded for the 13.8 mile strip." He continued that the route 5 that they added back, or changed around, actually was changed on the Thomasville side. It more or less goes to the Friendship-Ledford side instead of making that big loop and just stays parallel with Friendship-Ledford and goes across Ivy Oakley Road and ties in to the 52 interchange – not at 109. It completely bypasses Wallburg. It is the avenue of least resistance and least disturbance so far as housing developments – and that was basically from Mr. Ivey. The mayor was blindsided that the County wanted Wallburg to make a commitment. He said if they want a resolution for supporting funding for 109 from the State Legislature, let it be noted that the mayor is not advocating Wallburg putting any money into the road. He said there could be a possibility funding might not

even be put in place. So it's up to the citizens of Wallburg to contact DOT with their wants.

Mr. Hedgecock asked if they published the questions the citizens that attended the Public Hearings had? Mayor Todd said he'd have to ask about that.

Mr. Clinard said this is a pure political process – what you're talking about is funding the Transportation Improvement Plan – TIP – and it's a political ballgame what gets funded and what doesn't. He agreed that what the mayor said is exactly right. What the town should do is recommend funding for the project be included in the TIP as soon as possible, if that's what the council wants.

Mr. Hedgecock asked if Davidson County has made a resolution for their County Commissioners and Mayor said it was not indicated whether they did or not. Mr. Hedgecock said it affects a whole lot of Davidson County – more so than Wallburg. Steve Yokeley said we need to decide whether we want to support the funding of it. Mr. Reece said there's a lot of thought put behind it – they just don't go put it where they want to -- the environmental studies, impact on surrounding areas, etc. He said they said if it went straight up 109, 70% of the traffic would use it; if they went to 52, 45% of traffic would use it.

Mr. Hedgecock said we need a lot more information and asked if we could get a copy of the citizens' questions and all the things they've accumulated at these meetings.

Mr. Clinard said another thing of importance is whoever our DOT representative is – that is our spokesperson.

## **5. Mayor/Manager Breakfast**

Mayor Todd updated the council on the Mayor/Manager breakfast hosted by the Town of Wallburg on November 13<sup>th</sup>. There were quite a number of folks attending. It's a very vital part of communications between Wallburg and other towns and usually covers items of interest to all.

## **6. Upcoming Presentation**

Zane Hedgecock updated the council on the presentation to be presented at the December council meeting. Mr. Hedgecock said Davidson County recently passed a county-wide ordinance called Voluntary Ag District – there's 100 counties in N.C. and about half have adopted this program. Basically it sets up a district where a farmer in that county or municipality can join this program if the county has adopted the ordinance. This, then creates a Board and that Board is at the table when discussions are made on land use in the County.. It doesn't have a whole lot of teeth in the beginning. One thing that's important is if they want to annex a farmer who owns road frontage and is in an area that is targeted– it doesn't make the farmer pay the footage for water and sewer. Now, if it's not an agricultural district, he would have to pay the footage from the town putting water and sewer out there. If he decides he wants to use water and sewer, then he has to pay that fee. At some point, when his farm is sold or whatever he has to pay to hook-up. Other things it does, if there's 10 acres of farmland and a developer get land all around his farm, the developer could actually put wells around the edge of his property, whether he was going to use them or not, and what it would do is create a buffer for the farmer on their land because the developer put his well there to create the buffer on the farmers land --- but if you're in this district, and you're there first, then when that developer comes in, he realizes that the farmer was

here first and if a buffer is formed it would be on the developers land. It also does things like, someone moves into the area and the farmer's running an irrigation pump at night or running tractors at night or his cows are mooing, he's got manure odor – those kinds of things – it just gives him a little help when his neighbor complains about that. He can say, "Well, I was here first." It happens all across the country. Next month, the gentleman from the Department of Agriculture, is going to talk about farmland preservation. There's a lot of tax dollars being spent on preserving open space. Dept. of Agriculture has set up a fund and the only problem is they only put \$50,000 in it – and the Farm Land Preservation Board picks certain projects and those projects can range from a variety of things. One is a farmer can add value-added (meaning he wants to add a processing facility for eggs or goat cheese) then he can ask for funding. The presenter is going to give you an overview of all the different funds that's out there and the different groups that will go in with a landowner (doesn't have to be a farmer but a person who has a tract of land) and they can ask for grants and they get payments periodically to put the land in for preservation. Most grants tie up the land for perpetuity and that area will stay an open space forever. The state funds the grants money to that land owner. This new funding is set up for 20 or 30 years so a farmer who wants to preserve his farm but doesn't want to tie it up for his children has that option...

He is going to talk about farmland preservation and then at the next meeting, I would like to have a gentleman from NC-State Extension come and talk – they're the ones that will teach us about Voluntary Ag District. It will be something that all we would have to do is adopt an ordinance that the County has in place. We would be the 3<sup>rd</sup> or 4<sup>th</sup> town in the state to join this project it gives the Wallburg landowner an option other than sell to a developer.

## **7. Other**

Mayor Todd said that we will be one year into this at our next meeting, in the last year, we have taken the reserve approach to growth – we've tried to manage the money as we can and take in everybody's wants and needs. We are blessed with the fact that we have some excellent people in this community that love the community and are trying to be stewards and look after that community – all your council members, your citizens, Zoning Board, Board of Adjustment, real estate developers, etc. He continued: Last year we were almost threatened to the point that if the moratorium was removed, then this place was going to go crazy. That boom in building has not taken place. He congratulated everyone who took part in making sure that the decisions made were the correct decision at this point and in the proper perspective. Mayor Todd said if any citizen had any concern, he was available for talking. He can be reached at 813-3905.

## **ANNOUNCEMENTS:**

- **TOWN COUNCIL MEETINGS:** (2<sup>ND</sup> TUESDAYS)  
7:00 p.m. at the Fire Station on:  
**DEC 12**
- **PLANNING BOARD MEETINGS** (3<sup>RD</sup> MONDAYS)  
**7:00 P.M. AT WALLBURG COMMUNITY CENTER**

**ADJOURNMENT:**

On a motion by Steve Yokeley and seconded by Chris Yokeley the meeting was adjourned at 8:00 p.m.

**VISIT THE TOWN'S WEBSITE:**

**[www.townofwallburg.com](http://www.townofwallburg.com)**

**ATTEST:**

**TOWN OF WALLBURG**

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**Lynn McKinnie  
Town Clerk**

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**Allen Todd  
Mayor**