

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
JANUARY 5, 2015

OFFICIALS PRESENT:

Mayor Hubert Gregory

Commissioners:

Betty Driver

Tony Hall

Eddie Norman

Kelly Oliver

Monta Davis-Oliver

STAFF PRESENT:

Town Manager: Christopher Ong

Chief of Police: Tim Parks

Public Works Director: Perry

Williams

PUBLIC HEARINGS

At approximately 6:50 p.m., Mayor Hubert Gregory opened the first of two public hearings. The purpose of the hearing was to consider a request from petitioner Jamie Sparks to rezone property located at 313 Virginia Drive from the R-10 (Residential) Zoning District to the B-1 (Neighborhood Business) Zoning District for the purpose of using the property for multi-unit assisted housing with services which is not an allowable use in the R-10 Residential Zoning District. Town Manager Christopher Ong gave an overview of the rezoning petition, and reported that the request was heard by the Planning Board on November 24, 2014 where it was recommended unanimously for denial. Petitioner Jamie Sparks addressed the Board, explaining that the intent of the rezoning request is to provide in-home care service for the elderly similar to Share-A-House in Boonville. Ms. Sparks stated that the traffic impact would not be as it would a storefront business. Ms. Sparks stated that there was an elderly woman currently housed at the property and a 24/7 staff. Commissioner Betty Driver asked about the staffing, to which Ms. Sparks replied that the home was only licensed for 5 residents, therefore there would only be one employee per shift. With no one else wishing to speak on the rezoning, Mayor Gregory closed the public hearing.

At approximately 6:55 p.m., Mayor Gregory opened the second public hearing. The purpose of the hearing was to consider a request from petitioner Jay Martin to rezone property located at 101 Woodlyn Drive from R-O (Residential-Office) to B-2 (Highway Business) for the purpose of constructing a sign for his business. Town Manager Christopher Ong gave an overview of the rezoning petition, and reported that the request was heard by the Planning Board on November 24, 2014 where it was recommended unanimously for approval. With no one in attendance wishing to speak on the issue, Mayor Gregory closed the public hearing.

1. CALL TO ORDER

The regular meeting was called to order by Mayor Hubert Gregory at approximately 6:56 p.m.

2. INVOCATION

Mayor Gregory offered the invocation.

3. PUBLIC COMMENT

With no one present wishing to speak, the public comments section portion of the meeting was closed.

4. APPROVAL OF MINUTES

Commissioner Eddie Norman made a motion to approve both the regular monthly meeting minutes and closed session meeting minutes from December 1, 2014.

Commissioner Betty Driver seconded the motion and it passed unanimously.

Vote: 5/0

5. REQUEST TO SET PUBLIC HEARINGS

A public hearing was set for Monday, February 2, 2015 at 6:55 p.m. at the Yadkinville Town Hall regarding a request from petitioners Thomas and Mary Jo Dorsett to rezone a portion of unaddressed property located off of Woodlyn Drive (PIN# 5816(09)15-2551) from M-1 (Light Industrial) to B-2 (Highway Business)

At this time Mayor Gregory asked the Board to switch agenda item number six (presentation on proposed apartments off Beamer/Berorth Street) with item number seven (action from public hearings).

7. ACTION FROM PUBLIC HEARINGS

Commissioner Tony Hall made a motion to deny the rezoning request for the property located at 313 Virginia Drive from R-10 to B-1. The motion to deny was seconded by Commissioner Norman and passed unanimously.

Vote: 5/0

Commissioner Norman made a motion to approve the rezoning request for the property located at 101 Woodlyn Drive from R-0 to B-2. The motion to approve was seconded by Commissioner Hall and passed unanimously.

Vote: 5/0

6. PRESENTATION ON PROPOSED APARTMENTS OFF BEAMER/BEROTH STREET

Mr. Ong introduced the agenda item, stating that he had met in December with Mr. Harris Gupton and representatives from the Woda Development Group regarding a multi-family development proposed on Mr. Gupton's land on Beamer Road. Mr. Ong stated that the zoning was already in place at the location, but that Mr. Gupton had requested agenda time in hopes of getting the Town's support for the project prior to applying to the North Carolina Housing Finance Agency. With that, Mr. Ong ceded the floor to Mr. Gupton and Woda Senior Vice-President Denis Blackburne.

Mr. Gupton explained that he had partnered with the Woda Development Group on the project, and did the design engineering work on it. Mr. Gupton continued that it was designed to the Town's ordinance guidelines and would include constructing a 400' public street and forty-two unit apartment complex to be built on a 4.65 acre site.

Woda Senior Vice-President, Mr. Denis Blackburne addressed the Board, stating that the Woda developments are rent-controlled and target workforce housing for families. Mr. Blackburne thanked the Board and requested their support for the application to the North Carolina Housing Finance Agency.

Mr. Blackburne was asked what type of housing was being proposed to which he responded that it was affordable housing—not public or high end housing—aimed at 30%-60% of the area's median income rate. Commissioner Norman commented that any kind of new growth that we do not currently have--such as this project--would be good for the Town. Mr. Blackburne stated that they would use local architects and contractors for the work.

The Board clarified that the support that the developers were asking for would be for the Town Manager to write a letter of endorsement on behalf of the Town Board supporting the project.

8. CONSENT AGENDA (ITEMS 1-4)

Mr. Ong presented the consent agenda for the Board's consideration.

Commissioner Norman made a motion to approve only the first three items of the four items presented in the consent agenda and to take out item number four for discussion. The motion was seconded by Commissioner Monta Davis-Oliver and passed unanimously.

Vote: 5/0

The Board discussed item number four – the 2015 Town Holiday Calendar. Commissioner Davis-Oliver stated that upon review of the proposed 2015 Town Holiday Calendar, she had noticed that the Town employees are not given Veteran's Day. Commissioner Davis-Oliver made a motion to amend the 2015 Town Holiday Calendar to include Veteran's Day--Wednesday, November 11. Commissioner Norman seconded the motion which passed unanimously.

Vote: 5/0

9. FIRE CHIEF'S REPORT

Fire Chief Bryan Southard presented the Town Council with a monthly statistical report. Chief Southard reported on the Henry Davis house on W. Main Street, informing the Board that they are waiting on the college to burn the house.

10. POLICE CHIEF'S REPORT

Police Chief Tim Parks did not have anything, but requested to come back in closed session.

11. PUBLIC WORKS DIRECTOR'S REPORT

Public Works Director Perry Williams did not have anything to report.

12. MANAGER'S REPORT

Mr. Ong spoke on the Dam lawsuit, reporting that mediation with Geometrics was held on December 17th of 2014. Hobbs, Upchurch was there to join in the mediation. Mr. Ong reported that after a long day of negotiation, a tentative agreement to settle with both defendants for a total of \$250,000 was reached. Mr. Ong stated that the settlement number is higher than expected and that the recommendation of Town Attorney Ben Harding is to take the settlement with both parties at \$250,000. Mr. Ong said that the settlement is subject to the approval of the Town Board who would need to vote on it tonight if this is agreeable with everyone. Commissioner Norman made a motion to approve the settlement offer. Commissioner Davis-Oliver seconded the motion and the motion to take the settlement offer of \$250,000 from both defendants passed unanimously.

Vote: 5/0

Mr. Ong stated that the Town needed an extra check signer for all of the checking accounts since Phillip Graham used to be the backup. By consensus of the Town Board, Commissioner Davis-Oliver was appointed as the backup check signer.

Mr. Ong gave an informational presentation to the Board regarding providing health care coverage for retirees. Mr. Ong stated that procedurally, it would require amending the Town's annual health Plan to allow retirees to remain on the plan. The time to amend the health plan is typically once a year and most likely done in June. At that time the Town would notify BCBSNC that it allow retirees to remain on the Town's health plan until they become eligible for Medicare which is at the age of 65 years old. The key will be in establishing set parameters to define eligibility. Other options to consider include: determining the extent of how much the Town wants to cover; offering a separate plan for the retiree pool; and considering a tiered system. Commissioner Norman suggested a work session for this topic that would be incorporated into the budget workshop and suggested that the Town Manager bring back a recommendation to the Board that would be fair and equitable to both the Town and its employees.

Mr. Ong brought forth a request from John Willingham to consider waiving the development fees for Indera Mills on a 50,000 square foot addition to its existing Distribution Facility at 350 W. Maple Street that it is planning on constructing shortly. The cost of the new building is estimated to be around \$1,000,000 and the request to waive the fees is based on the fact that additional property taxes will be generated from the new facility and up to 10 additional seasonal employees will be hired to work there. Commissioner Norman suggested that the Town Manager direct Mr. Willingham through the Yadkin Economic Development Council which provides various incentives including town assistance.

Mr. Ong reported that town offices will be closed in observance of the Martin Luther King, Jr. day holiday on Monday, January 19.

13. COMMISSIONER COMMENTS

Commissioner Driver asked Public Works Director Perry Williams if he was free from ORC duties for the County. Mr. Williams stated that the contract will expire in February. Commissioner Driver also inquired about the Town looking into a part-time building inspector. This can be discussed during the budget talks.

Commissioner Hall asked staff to make sure that the employees working outside had adequate winter clothing.

CLOSED SESSION

Commissioner Norman made a motion to go into closed session at 7:27 p.m. under NCGS 143-318.11(a) (7). Commissioner Oliver seconded the motion.

Vote: 5/0

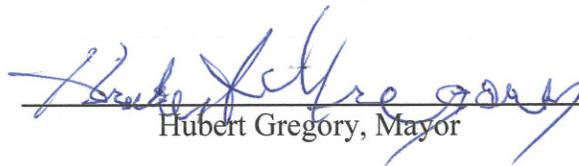
Without any action taken, the Board came out of closed session at approximately 7:38 p.m.

Vote: 5/0

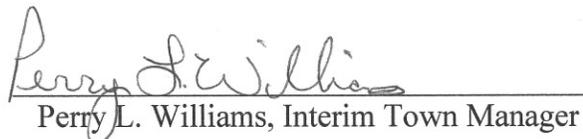
14. ADJOURMENT

With no further business to be discussed, Commissioner Norman moved that the meeting be adjourned. Commissioner Driver seconded the motion and the motion was approved unanimously. The meeting adjourned at approximately 7:39 p.m.

Vote: 5/0


Hubert Gregory, Mayor

Christopher Ong, Town Manager


Perry L. Williams, Interim Town Manager