

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC 27055
NOVEMBER 4, 2013

OFFICIALS PRESENT:

Mayor Hubert Gregory

Commissioners:

Gene Branon

Betty Driver

Phillip Graham

Tony Hall

Eddie Norman

STAFF PRESENT:

Town Manager: Christopher Ong

Town Clerk: Absent

Captain Patrick Long

Public Works Director: Perry

Williams

Town Attorney Benjamin Harding

Fire Chief Bryan Southard

CALL TO ORDER

Mayor Hubert Gregory called the meeting order at 7:00 p.m.

INVOCATION

Commissioner Phillip Graham offered the invocation.

PUBLIC COMMENTS

Town resident Rick Gough addressed the Board about the Holcomb Mobile Home Park regarding issues with criminal activity and substandard living conditions. The Board asked Town Attorney Benjamin Harding what action the Town could take to address the reported problems. Attorney Harding gave three options, advising the Board that the Town could take the following actions:

1. Rezone the property and exercise the amortization ordinance
2. Have the building inspector investigate the substandard housing claims
3. Declare the property a public nuisance based on criminal activity

Commissioner Eddie Norman suggested that the Mayor; Town Manager; Town Attorney; Police Chief and Captain meet as a community committee, look at all three options and come back to the Board with a recommendation. Commissioner Norman also recommended funding a part-time officer to patrol around the Mobile Home Park until the issues are resolved.

APPROVAL OF MINUTES

Commissioner Norman made a motion to approve the October 7, 2013 meeting minutes.

Commissioner Tony Hall seconded the motion and it passed unanimously.

Vote: 5/0

RESOLUTION

Town Manager Christopher Ong introduced the next item, explaining that setting a public hearing date by resolution is the next step in the annexation process for Daryl Williams, the Town Public Works Facility and Waste Water Treatment Facility, and the Garrison property.

By consensus, the Board approved the presented Resolution Fixing Date of Public Hearing on Questions of Annexation Petition Filed By Daryl Williams (1541 Fred Hinshaw Road); Town of Yadkinville Public Works Facility (1620 Fred Hinshaw Road) and Waste Water Treatment Plan 1626 Fred Hinshaw Road; Gray Garrison (unaddressed off of Fred Hinshaw and Unifi Industrial Rd.) (see attached) #1

REQUEST TO SET PUBLIC HEARING

The Board set a public hearing for Monday, December 2, 2013 at 6:55 p.m. to hear public comments regarding the proposed annexation petition filed by Daryl Williams, Gray Garrison and the Town of Yadkinville.

CONSENT AGENDA

A motion to accept the Consent Agenda, as presented by the Town Manager, was made by Commissioner Norman. The motion was seconded by Commissioner Gene Branon and passed unanimously (see attached). #2

Vote: 5/0

CONDEMNATION OF HOUSE AT 101 TAFT STREET

Mr. Ong gave the Board an overview of the condemnation process of 101 Taft Street, explaining that the house was condemned by Building Inspector Gary Hayes over the summer and a hearing was held at the end of August to which the property owner did not show up. On September 3, Mr. Hayes sent the property owner an Order including his findings giving the home owner 60 days to comply with the Minimum Housing Code either by repairing or demolishing the home. Mr. Ong continued that the 60 days expired on November 3 without a response so it is now in the hands of the Town Board to determine the next course of action.

Mr. Ong advised that the Code Administrator shall not cause the demolition and removal of any building until the Town Board of Commissioners have by ordinance ordered the Code Administrator to proceed. Mr. Ong presented an ordinance directing the Code Administrator to remove or demolish the property at 101 Taft Street as unfit for human habitation, advising the Board that they would need to adopt the ordinance if they wanted to proceed with demolition, adding that the Town would pay for the demolition which would be attached as a lien on the property.

Mr. Hayes reported the poor condition of the house to the Board, opining that the cost of rehabilitation would exceed the 50% threshold of the home's property value and that demolition would be the option to take. After some discussion, Commissioner Branon made a motion to approve the ordinance and to demolish the home upon the review and approval of the Town Attorney. Commissioner Phillip Graham seconded the motion and it passed unanimously. 5/0

FIRE CHIEF'S REPORT

Chief Bryan Southard distributed the Fire Department's monthly statistical report, adding that the Fire Department gave out 800 bags of candy at Halloween. Chief Southard reported that inspectors from the State Department of the Fire Marshal's office would be coming to Yadkinville for the 9S inspection. Chief Southard also reported that the County was converting to narrow band radio.

POLICE CHIEF'S REPORT

Captain Patrick Long distributed the monthly Police report (see attachment)^{#3} in the absence of Police Chief Tim Parks. Captain Long discussed recent dealings with higher levels of commitments and issues with residents at the Veteran's Home on W. Main Street, adding that the Department had been called out to the home three times that day.

PUBLIC WORKS DIRECTOR'S REPORT

Public Works Director Perry Williams reported on the Dam, stating that the visit by NCDENR completes the state inspection requirements, and that the Dam was starting to fill.

Mr. Williams distributed a sketch plan (see attachment)^{#4} of the new parking lot on W. Main Street showing a capacity of 47 parking spaces along with estimates for asphalt leveling course, striping, and asphalt curbing. Commissioner Norman suggested installing four decorative lights like the ones at the Town Park in each corner of the lot. Mayor Gregory stated the Town should remove the two parking spaces in front of the old florist shop. There was a long discussion regarding these items as well as lighting for the parking lot. Commissioner Norman suggested putting in decorative lights down each side of Main Street from the corner of Jackson at Chris Groce's business eastward to the new parking lot. After further discussion, it was the consensus of the Board to move ahead with asphalt, striping and curbing the parking lot and lighting all four corners of the lot with decorative outdoor with a stronger four- light pole in the center of the lot. Mr. Williams stated that the paving might not get done until spring as the lighting would have to be installed first.

Mr. Williams distributed maps and cost estimates (see attached)^{#5} to run sewer lines down Unifi Industrial Road from Shacktown Road to Old Highway 421. Mr. Williams explained that sewer is already present and can be made available as needed. After some discussion, it was the consensus of the Board to take no action.

Mr. Williams reported that the County is making money off of the Town by charging higher rates on sewer tap fees when the Town is the one putting them in. Mr. Williams expressed frustration in dealing with County management, opining that it needs to all-or-nothing—either the Town should either end the inter-local agreement and let the County do their own operations and maintenance, or the County should turn over ownership of the lines to the Town. Mr. Williams also requested to be taken off as ORC. The Board was in agreement with Mr. Williams. Mayor Gregory suggested a meeting between Town and County officials to figure it out. After some discussion, it was the consensus of the Board that the arrangement of the Town looking after the County's waterline was not working. Commissioner Norman made a motion to meet with the County and end the

terms of the agreement with the County or request the Town turn over the waterlines to the Town. Commissioner Branon seconded the motion and it passed unanimously.
Vote 5/0

The Board discussed widening the curb radius at the Hemlock Street/Hwy. 601 intersection.

MANAGER'S REPORT

Town Manager Christopher Ong presented a Memorandum of Agreement (MOA) between the North Carolina Division of Water Resources (DWR) and the Yadkin-Pee Dee River Basin Association. Mr. Ong requested that the Town to join the MOA, explaining that the Yadkin-Pee Dee River Basin Association is a non-profit organization consisting of member towns and counties as required NPDES permit holders. Mr. Ong referenced a cost-benefit analysis to joining the Yadkin-Pee Dee River Basin Association provided by Town employee Grant Trivette. Mr. Ong explained that the bottom line to joining is that the Town will not have to do anymore sampling, that the Yadkin Pee-Dee River Basin Association has a sample site and they will provide the data on behalf of the Town to satisfy the state's requirements. Mr. Ong reported the membership dues as being between \$3k- \$3.5k annually. The consensus of the Board was for the Town Manager to execute the MOA.

Mr. Ong reported that he and Mr. Williams had been talking with Yadtel about moving to a wireless remote monitoring system at the Town Park where the cameras can be monitored and the signs can be programmed off site. Mr. Ong stated that in the process of requesting cost estimates, it arose that Yadtel was interested in partnering with the Town to provide public Wi-Fi at the Park at a low cost in exchange for a sign if the Town was interested in making this available. The consensus of the Board was that they are interested in providing public Wi-Fi.

Mr. Ong requested permission of the Board to put in an application to the North Carolina Department of Transportation for a bicycle planning grant. Mr. Ong explained that having a bike plan would allow the Town to become more competitive with grant applications for bike/pedestrian trails. Mr. Ong continued that he had spoken with Mr. Marc Allred with the PTRCOG who has agreed to assist with the application and plan. The consensus of the Board was to proceed.

Mr. Ong reported that he has filed a formal request with the Department of Transportation for Industrial Park designation which would route trucks off of 601/Main Street and at the very least signs directing heavy trucks down Shacktown off of Highway 601.

Mr. Ong reported that the Town Hall and Public Works offices will be closed on Thursday, November 29 and Friday, November 30 for Thanksgiving.

COMMISSIONER COMMENTS

Commissioner Hall inquired about Doc Ashley's property. Mr. Ong answered that he had spoken with the neighbor who promised to have it cleaned at the end of last week, but it had not been done yet. Mr. Ong said he would follow up with the neighboring property owner on Tuesday.

Commissioner Graham reported on a visit to the new Dollar Tree store and complimented it as being an asset to the town.

Commissioner Norman had no comments.

Commissioner Branon said that there were not enough businesses locating in town.

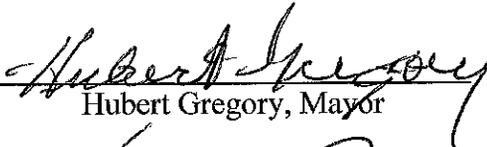
Commissioner Driver inquired about the trailers on Locust Street. Mayor Gregory responded that Mr. William Williams told him that work was progressing until the contractors had their tools stolen on the site recently.

Mayor Gregory complimented the work done by the contractors at the jail site.

ADJOURNMENT

With no further business to be discussed, Commissioner Branon moved that the meeting be adjourned. Commissioner Norman seconded the motion and the motion was approved unanimously. The meeting adjourned at approximately 8:44 p.m.

Vote: 5/0


Hubert Gregory, Mayor


Christopher Ong, Town Manager