

TOWN OF YADKINVILLE, N.C.
BOARD OF COMMISSIONERS
MINUTES OF REGULAR MEETING
7:00p.m. September 6, 2011

OFFICIALS PRESENT:

Mayor Hubert Gregory

Commissioners:

Gene Branon
Betty Driver
Phillip Graham
✓ Tony Hall
Eddie Norman

Absent: None

STAFF PRESENT:

Attorney-Ben Harding
Clerk to the Board/Finance Officer-Nancy Hollar
Chief of Police -- Tim Parks
Deputy Clerk-Carmen Headen
Interim Manager-Charles Mashburn
Public Works Director-Perry Williams
Fire Chief, Brian Southard

Mayor Hubert Gregory called the meeting to order at 7:13 p.m. in the Town Hall. The meeting was called to order late due to a public hearing lasting longer than scheduled. Commissioner Phillip Graham gave the invocation.

PUBLIC COMMENTS

Holton Shepherd reported that the grass clipping ordinance is being unfairly enforced. He recommended the ordinance allow property owners time to collect clippings from the street prior to being cited. Commissioner Driver asked Charles Mashburn to review the ordinance and report back to the Board.

AGENDA APPROVAL OR AMENDMENT

Commissioner Eddie Norman made a motion to accept the agenda as presented. This motion was seconded by Commissioner Betty Driver and unanimously approved.

PARKVIEW TOWNHOMES LIGHTING

The Board was advised that Mr. Robert Baldwin is proceeding with construction of townhouses on Tennessee Avenue and he has requested authorization to install three light fixtures with the town assuming the monthly power cost.

Upon motion by Commissioner Norman and second by Commissioner Branon the Board voted unanimously to defer approval of the lighting request pending acceptance of the street and waterlines.

HOOTS ROAD WATER LINE CONSTRUCTION BIDS

Perry Williams reported that base and alternate (ductile iron) bids for the construction of a water line were opened and publicly read at 2:00 p.m. on August 25, 2011, with the two lowest base bids as follows:

Payne McGinns and Cummings, Inc.	\$287,823.51
Ramey, Inc.	\$287,883.50

Mr. Williams reported that Payne McGinns and Cummings, Inc. presented the low base bid of \$287,823.51, had included an appropriate bid bond, and was properly licensed. The Board discussed the desire to award bids to local contractors but reached the conclusion that by statute the contract had to be awarded to the lowest responsible bidder, even if from out-of-state. The Board was advised that funds were available but that a budget amendment would be necessary to proceed with the project.

Commissioner Norman made a motion to accept the low base bid of \$287,823.51 by Payne McGinns and Cummings, Inc. for the construction of a water line on Hoots Road, to authorize the mayor and finance officer to execute the appropriate contracts, and to approve Budget Amendments #3 and #4 (See Attachments). This motion was seconded by Commissioner Branon and was approved unanimously.

NEW JAIL-STORM WATER RUNOFF

Public Works Director Perry Williams reported that he met with Haden Stanziale Engineering Firm and evaluated alternatives for jail storm water runoff to either Hemlock or Van Buren Street. He received a quote from this company in the amount of \$13,200.00 for engineering with an out of pocket cost of \$1,000 plus 10%. The Board instructed Mr. Williams to secure additional proposals on this project for the next meeting.

RESERVIOR AND DAM REMEDIATION

Perry Williams inquired if the Board desired to proceed with Schnabel Engineering for the next phase of the dam remediation project. That phase would include geotechnical and geophysical investigations, seepage and slope stability analysis, and a report on the investigation. The estimated cost of this phase is between \$30,000 and \$50,000. This next phase needs to be completed so that the design and remediation phases could begin. The remediation cost will be known only then. The Board instructed Mr. Williams to secure a firm quote for the next meeting.

MAPLEWOOD& BELIEVERS BAPTIST CHURCH SEWER TAPS

Mr. Williams advised the Board that the sewer taps for Maplewood Baptist Church and Believers Baptist Church are more expensive than usual because the pipes are larger and require road bores at an estimated cost of \$5437, plus supplies costing \$527. This cost exceeds the current tap fees. Mr. Williams suggested the Board consider charging higher fees for larger taps and when road bores are required.

Commissioner Norman made a motion to authorize Mr. Williams to install sewer taps at Maplewood Baptist Church and Believers Baptist Church in accordance with current Town policy and procedures regarding taps, and to approve related Budget Amendment #2 (See Attachment). Commissioner Driver seconded the motion and the motion passed unanimously.

SURPLUS VEHICLE DISPOSITION (Agenda Addendum)

Upon motion by Commissioner Branon and second by Commissioner Driver the Board voted unanimously to declare as surplus and approve the disposition of vehicles as follows:

2004 Ford Crown Vic	VIN 2FAHP71W94X102274
2001 Ford Crown Vic	VIN 2FAFP71W21X200226
2003 Ford Crown Vic	VIN 2FAHP71W63X217607

NELSON MILLER ESTATE 640 LINCOLN STREET PROPERTY CLEAN UP

Mr. Williams presented slides of the Nelson Miller property located at 640 Lincoln Street. The property is overgrown with kudzu. Mr. Williams and Mr. Harding will send a certified registered letter to the property owner.

MINUTES

Upon motion by Commissioner Branon and second by Commissioner Hall the Board voted unanimously to approve the minutes of the regular meeting held on August 1, 2011 and closed meeting held on August 1, 2011 as presented by the Deputy Clerk to the Board.

SPECIAL INVOICES

Upon motion by Commissioner Branon and second by Commissioner Norman the Board voted unanimously to approve special invoices as follows:

Don Adams Grading, Inc.	\$10,500.00
Charles Underwood	\$8,194.83
Charles Underwood	\$6,299.01

TAX RELEASES, VOIDS, & REFUNDS

Upon motion by Commissioner Branon and second by Commissioner Norman the Board voted unanimously to approve tax releases, voids & refunds per attachment.

BRIAN SOUTHARD SEWER REPAIR INVOICE

Brian Southard reported that he paid \$212 to have a sewer line repaired that later was determined to be Town responsibility.

Commissioner Norman made a motion that the Town pay the \$212 cost incurred by Brian Southard to repair a sewer line. This motion was seconded by Commissioner Driver and passed unanimously.

PUBLIC HEARINGS-NEXT MEETING

The Board was advised that public hearings are tentatively scheduled for October 3, 2011 that include the special events ordinance, the recreation facilities regulations, and a taxicab application.

REPORTS:

- Chief Tim Parks presented a monthly police activity report (see file).
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- Brian Southard presented the fire department activity report (see file).
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- Deputy Town Clerk Carmen Headen advised the Board that Tax Collector Joy Hutchens has collected delinquent taxes from Alnoor (Days Inn) in the amount of \$19,722.67. Board members asked that Ms. Hutchens be commended for her accomplishments.
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- Upon inquiry the Board directed that Perry Williams, Charles Mashburn, and Mayor Gregory meet with John Willingham at the Yadkin Arts Council to evaluate a solution to the curb and gutter problem.
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TOWN COMMISSIONER COMMENTS:

Commissioner Graham inquired/reported on the following:

- Overgrown lot located on the corner of Virginia Drive and Van Buren Street. Charles Mashburn reported that he had mailed a second notice of violation to the property owner.
- Reminded everyone that the Harvest Festival is Saturday, September 17th.

Commissioner Norman inquired/reported on the following:

- Clyde Dinkins lot located on the corner of Main Street and Van Buren Street. He asked Charles to secure an appraisal on the lot and evaluate if the lot can be condemned.
- Encouraged consideration of establishing a Greenway from the Town Community Park to the YMCA, and asked Charles to explore if grant money is available for this project.

Commissioner Driver inquired/reported on the following:

- Prim Property – October 9th will be one year since the house has burned. Board agreed for Town Attorney to pursue with this issue.
- Old Post Office – Spoke with Cindy Kerley at Sun Trust Bank. Mrs. Kerley informed her that Dan Adams has the contract to demolish the old Post Office Building and he is waiting on permits from the State.
- Asked Chief Parks to speak with the managers at Pinebrook Residential Home regarding their patients begging on the streets and at local businesses.

CLOSED SESSION

Commissioner Norman made a motion that the Board enter into closed session pursuant to N.C.G.S. 143-318.11(a)(6) to consider the qualifications, competence and performance of employees. Upon second by Commissioner Branon the motion passed unanimously.

RECONVENE

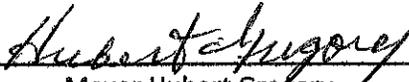
Mayor Gregory reconvened the regular session at 9:56.

TOWN MANAGER CONTRACT

Upon motion by Commissioner Norman and second by Commissioner Driver the Board voted unanimously to approve a contract with Charles Mashburn to be the interim town manager effective retroactively to August 1, 2011

RECESS

Commissioner Graham made a motion to recess until Thursday, September 15th to meet in the Town Hall at 9:00 a.m. to review town manager applications and to consider any other issue that might arise. This motion was seconded by Commissioner Driver and unanimously approved.



Mayor Hubert Gregory

Deputy Town Clerk Carmen Headen