

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, OCTOBER 2, 2017

OFFICIALS PRESENT:

Mayor Eddie Norman

Commissioners:

Betty Driver

Tony Hall

Monta Davis-Oliver

Chris Matthews

Scott Winebarger

STAFF PRESENT:

Town Manager: Perry Williams

Public Works Director: Perry Williams

Town Clerk: Shelia Weathers

Finance Officer: Dina Reavis

Town Planning Advisor: Richard Smith

Assistant Police Chief: Patrick Long

Victims Assistance Coordinator: Hannah
Hodge

Town Attorney Ben Harding

Quorum requirements met – meeting proceeded.

1. CALL TO ORDER

The regular meeting was called to order by Mayor Norman at 6:00 p.m.

2. INVOCATION

Mayor Norman asked everyone to remember and pray for all those effected by the mass shooting in Las Vegas the prior night. Mayor Norman followed with the invocation.

3. PUBLIC COMMENT

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

4. APPROVAL OF MINUTES

Commissioner Tony Hall made a motion to approve the following minutes as presented. Commissioner Chris Matthews seconded the motion and the motion passed unanimously.
Vote: 5/0

- September 11, 2017 (Regular Meeting Minutes)
- September 11, 2017 (Closed Session Minutes)

5. SET PUBLIC HEARING(S) *(Attachment #1)*

- **November 6, 2017 at 5:55 p.m.:**
 - ❖ Zoning Map Amendment (ZMA-2017-04) request to rezone 35.01 acres (PIN #581700617346) from B-2 (Highway Business Zoning District) to M-1 (Light Manufacturing Zoning District)
 - ❖ Requested by Gray Garrison

Mayor Eddie Norman asked Mr. Gray Garrison to address the Board of Commissioners regarding the property on Unifi Industrial Road. Mayor Norman stated that Mr. Garrison requested the annexation of parcel PIN #581700617346 (35.01 acres) into the Town of Yadkinville limits. The annexation would allow the town to aid in the development of the industrial park and partner with Mr. Garrison, as well. Mayor Norman noted that there were past zoning issues from the mass rezoning that took place in 2007. The current zoning is B-2 (Highway Business), and Planning Advisor Richard Smith recommended the zoning district change to M-1 (Light Manufacturing) due to the type of business Mr. Garrison is recommending. Mr. Gray Garrison stated that the type of business the renter of the property is implementing meets both the warehouse statute of the M-1 zoning district, and the retail portion of the B-2 zoning district. Mayor Norman stated that a petition request for administrative rezoning was needed to rewrite the zoning classifications for M-1 and B-2. Mr. Garrison and Mr. Smith agreed to work together to rewrite classifications in order to meet the requirements of an array of businesses. The Board of Commissioners agreed for Planning Advisor Richard Smith to issue a temporary permit to start construction upon submittal and review of the site plans. The Board discussed the annexation of the Unifi Industrial property and came to the consensus to continue with the annexation process. A public hearing was set for November 6, 2017 at 5:55 p.m. to hear the Zoning Map Amendment (2017-ZMA-04). Town Manager Perry Williams asked the Board of Commissioners to consider waiving the rezoning fees per Mr. Garrison's request.

Tony Hall made a motion to waive the administrative rezoning fees. Commissioner Chris Matthews seconded that motion and the motion passed unanimously.

Vote 5/0

6. CONSENT AGENDA (ITEM(S) 1) *(Attachment #2)*

Mr. Williams presented the consent agenda item for the Board's consideration.

- Invoices (3) totaling \$30,953.32
- Tax Voids (7) totaling \$959.45

Commissioner Chris Matthews made a motion to approve the items as submitted on the consent agenda. The motion was seconded by Commissioner Betty Driver and the motion passed unanimously.

Vote: 5/0

7. FIRE CHIEF'S REPORT

Fire Chief Jody Doss presented the monthly report. Chief Doss discussed the Fire Department contract and the updates needed. Town Attorney Ben Harding noted that the contract would be discussed during closed session.

8. POLICE CHIEF'S REPORT

Assistant Police Chief Patrick Long presented the Town Board with the Police Department's monthly report. He reported that the crime rate remained at a consistent level, with the exception of several vehicle thefts. Captain Long stated that they recovered the vehicles, and an arrest warrant was issued for the assailants. He introduced Mrs. Hannah Hodges as the Victim Service's Coordinator. Mrs. Hodges is overseeing the Cops Care Program and all victim services. The Board welcomed her to the Town family.

9. PUBLIC WORKS DIRECTOR'S REPORT

Town Manger Perry Williams did not have anything to report.

10. MANAGER'S REPORT

- **Elm Street Closing:**
Town Manager Perry Williams stated that County Manager Lisa Hughes contacted him in regard to the closing of Elm Street. Ms. Hughes conveyed that the County is considering hiring an architect to render drawings for possible façade improvements to the Courthouse. The Town Board discussed whether they wanted to proceed with closing Elm Street. After some discussion, it was the consensus of the Board to involve the business owners in the discussions.
- **Annexation and Rezoning Fees:**
Discussed in Item #5 of the agenda in which a motion was made to waive administrative rezoning fees.
- **Master Meter Radio Read System:**
Mr. Williams reported that the Town's meter reading system warranty expired and needs addressing. Representatives from MasterMeter and Consolidated Pipe & Supply Company, Inc. met with Town Manager Perry Williams and Town Clerk Shelia Weathers and presented possible options for water meter replacements.
 - 1) **Option One:**
Offered the Town 1,400 brand new registers free, without warranties.
 - 2) **Option Two:**
Town buys the meters for \$98.50/meter with a 10-year warranty, including the software and receivers, plus a \$3,900 two-day training.
 - 3) **Option Three:**
Town buys the new Automatic Meter Interface technology at \$125/meter. The AMI meters work using radio frequency, which allows the Town Hall staff to receive a reading without going to the property.

Town Manager Perry Williams asked the Board to table the motion until more information could be gathered.

- **Yadkin Vision Center Ribbon Cutting:**
Mr. Williams reminded the Town Board of the scheduled ribbon cutting for Yadkin Vision Center on Monday, October 9, 2017 from 4:30 to 6:30 p.m.
- **2018 Regular Scheduled Meetings:**
Mr. Williams presented the 2018 Regular Scheduled Meetings for approval.

Commissioner Monta Davis-Oliver made a motion to approve the 2018 Meeting Schedule for the Town of Yadkinville Board of Commissioners. Commissioner Scott Winebarger seconded the motion and the motion passed unanimously.

Vote: 5/0

- **Cops Care Cookout:**
Mr. Williams reminded the Town Board of the Cops Care Cookout on Thursday, October 5, 2017 at 5:30 p.m. located at the Yadkin County Park.

11. COMMISSIONER COMMENTS

The Town Board of Commissioners had no comments.

12. CLOSE SESSION

Commissioner Chris Matthews made a motion to go into "Close Session" at 6:33 p.m. pursuant to N.C.G.S 143.318.11(a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body and N.C.G.S 143.318.11(a)(5)(i) the price and other materials, terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange or lease. Commissioner Tony Hall seconded the motion and the motion passed unanimously.

Vote: 5/0


Commissioner Tony Hall made a motion to come out of "Closed Session" at 8:09 p.m. Commissioner Betty Driver seconded the motion and passed unanimously.

Vote: 5/0

13. ADJOURNMENT

With no further business to discuss, Commissioner Tony Hall moved the meeting be adjourned. Commissioner Chris Matthews seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 8:09 p.m.

Vote: 5/0



Eddie Norman, Mayor



Shelia B. Weathers, Town Clerk