

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, NOVEMBER 6, 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

Chief of Police: Tim Parks

Town Attorney Ben Harding

Quorum requirements met – meeting proceeded.

PUBLIC HEARING(S)

Mayor Eddie Norman introduced Zoning Map Amendment 2017-04, PIN #581700617346, upon Gray Garrison's request to rezone +/- 34 acres from B-2 to M-1. Planning Advisor Richard Smith presented an overview of the property at the corner of Unifi Industrial Road and East Main Street. Mr. Smith noted that the plan of development does meet the Comprehensive Plan Strategies for Development of the Town. He also informed the Board that Mr. Garrison has filled out an application to have the property annexed into the Town. Mr. Smith stated that the rezoning request also met the five standards of the Zoning Ordinance.

Mayor Norman continued the public hearing into the regular meeting.

1. CALL TO ORDER

The regular meeting was called to order by Mayor Norman at 5:58 p.m.

2. INVOCATION

Mayor Norman offered the invocation.

3. PUBLIC COMMENT

- Mr. Jerry Carlton noted that the eighth annual Music in the Park was a success. He thanked the Commissioners for their support of the event. Mr. Carlton informed the Board that next year Mr. Brian Southard will organize the Fourth of

July parade. Furthermore, he offered to continue the fireworks display if they so desire. It was the consensus of the Board for Mr. Carlton to continue doing the fireworks display for the Fourth of July.

4. APPROVAL OF MINUTES

Commissioner Chris Matthews made a motion to approve the following minutes as presented (listed below). Commissioner Tony Hall seconded the motion, and the motion passed unanimously.

Vote: 5/0

- October 1, 2017 (Regular Meeting Minutes)
- October 1, 2017 (Closed Session Minutes)
- Amend July 10, 2017 (Regular Meeting Minutes)

5. ACTION ON PUBLIC HEARING(S)

Commissioner Chris Matthews made a motion that the Zoning Map Amendment (ZMA-2017-04) is consistent with the Town of Yadkinville's Comprehensive Plan Goals and Growth Strategies LU1, SI1, and SI2, the Future Land Use Map land use designations and the intent of the M-1 Zoning District. The motion was seconded by Commissioner Tony Hall, and the motion was unanimously approved.

Vote 5/0

Commissioner Chris Matthews made a motion to approve the Zoning Map Amendment 2017-ZMA-04 request to rezone approximately 35.01-acre parcel on Unifi Industrial Road and Fred Hinshaw Road, near the intersection with East Main Street/Old Highway 421, PIN #581700617346, from B-2 Highway Business to M-1 Light Manufacturing Zoning District. The motion was seconded by Commissioner Tony Hall, and the motion was unanimously approved.

Vote 5/0

6. REQUEST FOR VOLUNTARY ANNEXATION

Town Manager Perry Williams presented the Board with a request for Voluntary Annexation by Mr. Gray Garrison for property located on Unifi Industrial Road.

- Clerks "CERTIFICATE OF SUFFICIENCY" for Voluntary Annexation request by Gray Garrison on Unifi Industrial Road PIN #581700617346.
- "Resolution for Fixing Date of Public Hearing on Annexation Petition File"- Gray Garrison

Commissioner Scott Winebarger made a motion to approve the "Resolution for Fixing Date of Public Hearing on Annexation Petition File." The motion was seconded by Commissioner Tony Hall, and the motion was approved unanimously.

Vote 5/0

7. REQUEST TO SET PUBLIC HEARING(S)

- **December 4, 2017 at 5:50 PM:**
 - ❖ ZMA-2017-05 rezone PIN #580612873238 and PIN #580612873451, intersection of Carolina Avenue and Maple Street, from B-1 Neighborhood Business to M-1 Light Manufacturing Zoning District.

- **December 4, 2017 at 5:55 PM:**
 - ❖ Voluntary Annexation Request by Gray Garrison- Unifi Industrial Road
PIN #581700617346.

8. CONSENT AGENDA (ITEM(S) (1-2)

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

- Budget Amendments #5 and #6- Police Department totaling \$300.
- Invoices (5) totaling at \$67,419.72.

Commissioner Tony Hall made a motion to approve all the items as submitted on the consent agenda. The motion was seconded by Commissioner Betty Driver, and the motion passed unanimously.

Vote: 5/0

9. ANNUAL AUDIT REPORT BY CANNON & COMPANY- Presenter Ms. Valerie Kiger

Ms. Valerie Kiger from Cannon & Company presented the Town's financial statements and Supplementary Information for year ended June 30, 2017. The financial statements of the government activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information were audited.

Financial Highlights:

- The assets and deferred outflows of resources of the Town of Yadkinville's exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$20,294,107 (net position).
- The government's total net position increased by \$418,263, primarily due to increases in net position of the governmental fund activities (\$283,523) and business-type activities (\$134,740), respectively.
- As of the close of the current fiscal year, the Town of Yadkinville's governmental funds reported combined ending fund balances of \$2,642,882 an increase of \$375,508 in comparison with the prior year. Approximately 24.7 percent of this total amount, or \$652,675 is non-spendable or restricted.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$1,990,207 or 75.3 percent of total general fund expenditures for the fiscal year.
- The Town of Yadkinville's total debt decreased by \$49,163 during the current fiscal year.

Ms. Kiger apprised the Town Board of the property tax collection rate (excluding motor vehicles) was 97.18% at the end of the fiscal year. She emphasized that the collection rate was very good.

Ms. Kiger reported that the Tourism Development Authority (TDA) audit showed a \$6,100 increase in their net position with 81.3 percent of that being unrestricted by the State. Total revenue increased 26 percent, and total expenses increased 37.5 percent.

Mayor Eddie Norman praised Town Manager Perry Williams and staff for the great job they were doing.

10. FIRE CHIEF'S REPORT

Fire Chief Jody Doss presented the Board with his monthly report. Chief Doss informed the Board that Mr. Jerry Carlton and Mr. Brian Southard are revamping the Yadkinville Fire Department website for the Christmas Parade. Chief Doss reported that the number of emergency calls has decreased from 146 the prior month to 125 for the month of November.

11. POLICE CHIEF'S REPORT

Police Chief Tim Parks presented the Board with the Police Department's monthly report. Chief Parks noted that the Christmas Parade would be December 2, 2017. He further stated that the Cops Care Christmas Dinner would be determined at a later date.

12. PUBLIC WORKS DIRECTOR'S REPORT

Town Manger Perry Williams did not have anything to report.

13. MANAGER'S REPORT

- **General Rules Signage:**
Town Manager Perry Williams apprised the Town Board regarding his visit to Holly Spring Town Hall for a demonstration of their water meter program. During his visit, he noted signage posted at the Town Hall regarding rules for customer behavior. Mr. Williams asked for permission to post a general rule's sign in the Yadkinville Town Hall. It is the consensus of the Board to allow the signage.
- **Street Light Request at Yadkin Wellness & Massage- 120 S. State Street:**
Mr. Perry Williams noted that he had a conversation with Ms. Melinda Styers on placing a streetlight near the intersection of Elm Street and Main Street for safety measures. The price of that street light would range from \$15 to \$30 a month. Mayor Norman and the Board recommended following Duke Power's guidelines.
- **Ethics Training Date:**
The Board agreed on December 8, 2017 from 11:30 a.m. to 1:30 p.m. for Ethics Training.
- **Town Closings:**
Mr. Perry Williams informed the Board that Town Hall and facilities will be closed Friday November 10, 2017 for Veteran's Day, as well as Thursday November 23, 2017 and Friday November 24, 2017 for Thanksgiving.
- **Upcoming Festivities for December:**
 - ❖ Christmas Tree Lighting- Friday, December 1, 2017 at 6:00 p.m.
 - ❖ Christmas Parade- Saturday, December 2, 2017 at 10:00 a.m.

- ❖ Board Appreciation Dinner- Friday, December 8, 2017 at 5:30 p.m, with dinner at 7:00 p.m.
- ❖ Employee Appreciation Lunch Tentative Date- Friday, December 15, 2017 at 12 p.m.
- **Employee Christmas Gift:** The Board agreed to give employees \$100.

14. COMMISSIONER COMMENTS

Mayor Norman:

Mayor Norman stated that the Main Street sidewalk looks wonderful and the guys are doing an excellent job.

Commissioner Tony Hall:

Mr. Tony Hall noted he had a conversation with Mr. Coy Norman regarding a dispute pertaining to his water bill. After discussion of the situation, Town Manager Perry Williams said he would follow up with Water Billing Clerk Rebekah Brown. He further stated that the Town was available 24/7 to cut water off in emergency situations.

15. CLOSE SESSION

Commissioner Tony Hall made a motion to go into “Close Session” at 6:32 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, which privilege is hereby acknowledged; NC.G.S 143-318-11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, N.C.G.S. 143-318-11(a)(5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; and N.C.G.S. 143-318-11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee. Commissioner Chris Matthews seconded the motion and the motion passed unanimously.

Vote: 5/0

Commissioner Betty Driver made a motion to come out of “Closed Session” at 8:35 p.m. Commissioner Chris Matthews seconded the motion and the motion passed unanimously.

Vote: 5/0

Commissioner Scott Winebarger made a motion to give Town Manager Perry Williams and Town Attorney Ben Harding the authority to negotiate a disclosed purchase price as discussed in “Close Session” on a said property with the understanding it must have a clean deed. Commissioner Tony Hall seconded that motion, and the motion passed unanimously.


Vote 5/0

The Town Board of Commissioners directed Planning Advisor Richard Smith, Town Manager Perry Williams and Town Attorney Ben Harding to prepare an ordinance dealing with the agricultural use in the Town of Yadkinville jurisdiction. After some discussion, it was determined that the ordinance could possibly be completed and ready to be voted on by April 2018.

13. ADJOURNMENT

With no further business to discuss, Commissioner Chris Matthews moved the meeting adjourned. Commissioner Scott Winebarger seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 7:35 p.m.

Vote: 5/0



Eddie Norman, Mayor



Shelia B. Weathers, Town Clerk