

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONER CHAMBER
213 VAN BUREN STREET
YADKINVILLE, NC
FEBRUARY 3, 2014

OFFICIALS PRESENT:

Mayor Hubert Gregory

Commissioners:

Gene Branon

Betty Driver

Tony Hall

Eddie Norman

Kelly Oliver

STAFF PRESENT:

Town Manager: Christopher Ong

Town Clerk: Carmen Headen

Police Captain: Patrick Long

Public Works Director: Perry

Williams

Town Attorney: Benjamin Harding

Quorum (4) is met – Meeting proceeded.

PUBLIC HEARINGS (1) & (2)

Public hearing (1) was convened at 6:50 p.m. by Mayor Hubert Gregory. The purpose of the hearing was to consider the rezoning of properties located on West Lee Avenue, PIN(s) 5807(19)51-9155 and 5807(19)61-1297 from MHP – Mobile Home Park District to R10 – Residential District.

Comments from the Public:

David Snider, owner of said properties, asked the Board to delay their vote in order for him to confer with legal counsel.

The following residents from West Lee Avenue spoke in support of the proposed rezoning: Debby Gough, Rick Gough, Allen Church and Bruce Mulligan for the Triad Group Inc.

This public hearing was closed at 7:00 p.m.

Public hearing (2) was called to order at 7:00 p.m. to consider the rezoning of two contiguous properties located on Hwy 601 South. The properties were identified as Parcel Identification Number(s) (PIN) 5806(00)94-2303 and 5806(00)93-2948 and the proposal was to rezone the parcels from R20-Residential District to B2- Highway Business District.

Comments from the Public:

The following residents spoke in opposition of the rezoning: Robin Kelly of 120 Walnut Avenue, Lupton Wood of 1041 South State Street, Ken Mabe of 117 Walnut Avenue, Allen Hauser of 2128 Hamptonville Road (owner of one of the properties) and Chris Matthews of 114 Walnut Avenue.

This public hearing was closed at 7:10 p.m.

1. CALL TO ORDER

The meeting was called to order by Mayor Hubert Gregory at 7:10 p.m.

2. INVOCATION

Mayor Gregory offered the invocation.

3. PUBLIC COMMENTS

No one present signed up to speak during the public comment section of this meeting.

4. APPROVAL OF MINUTES

Commissioner Eddie Norman made a motion to approve the following Minutes as presented:

January 6, 2014 Regular Minutes

January 6, 2014 Closed Minutes

January 9, 2014 Special Called Meeting – Regular Minutes

January 9, 2014 Special Called Meeting – Closed Minutes

Commissioner Kelly Oliver seconded the motion.

Vote: 5/0

5. REQUEST TO SET PUBLIC HEARING FOR MARCH 3, 2014

A public hearing was called for March 3, 2014 at 6:55 p.m. to discuss the issuance of the Recreational Facilities Revenue Bonds for the YMCA of Northwest North Carolina.

6. 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 Brannon.

Vote: 5/0

See Attachment #1 – Agenda #6

7. ACTION FROM PUBLIC HEARINGS

Public Hearing (1): Commissioner Norman made a motion to rezone the properties located on West Lee Avenue as presented by the Town Manager. The motion was seconded by Commissioner Tony Hall.

Vote: 5/0

Public Hearing (2): No action was taken on rezoning the properties located on Hwy 601 South.

8. VERNIA WILSON – RPO COORDINATOR FOR NCDOT – UPDATE ON YADKIN COUNTY CTP

Ms. Wilson presented the Board with an update on the Yadkin County Comprehensive Transportation Plan. Ms. Wilson will prepare the suggestions, changes and ideas that were given to her by the Board and will email them to the Town Manager. Mayor Gregory suggested a future workshop with DOT representatives and the Town Board to discuss traffic concerns and issues.

Commissioner Branon inquired about a traffic light

9. EVERETT STILES – N.C. HOUSING FINANCE AGENCY – PRESENTATION ON FORECLOSURE PREVENTION FUND

Mr. Everett Stiles of the North Carolina Housing Finance Agency briefly described the Foreclosure Prevention Fund program and the assistance in avoiding foreclosure provided to homeowners across the state.

10. YADKIN VOLUNTEER FIRE DEPARTMENT

- Fire Chief Brian Southard reported monthly activities.

Chief Southard reported that four properties were inspected to burn and three of the inspections came out good. The Hughes property on Maple Street has got asbestos in it which will have to be removed before it can be burned. Commissioner Driver asked Chief Southard about the pack house on Carolina Avenue. Chief Southard replied that it has been cleared to be burned when the weather gets better.

11. POLICE DEPARTMENT

- Captain Patrick Long had nothing to report.

Commissioner Driver asked Captain Long if there have been any issues at the Veterans Home located on West Main Street. Captain Long replied that there have been several incidents with the residents at this home. Commissioner Norman asked the Town Manager to send a letter to someone to address these issues. The Town Manager replied that he could send a letter to Doug Barrack, the policy regulator at the Division of Health and Human Services. Mr. Barrick issued the state permit for the home. Commissioner Norman suggested sending the letter certified. Commissioner Norman also suggested contacting the Building Inspector to see if there can be anything done locally regarding electrical and overcapacity issues with no sprinkler at the home.

12. PUBLIC WORKS DEPARTMENT

- Public Workers Director Perry Williams had nothing to report.

13. TOWN MANAGERS REPORTS/UPDATES

- Mr. Ong presented a proposed 2014-2015 Budget Development Calendar – Commissioner Norman made a motion to approve the 2014-2015 Budget Calendar. The motion was seconded by Commissioner Brannon and passed unanimously
Vote: 5/0
- Mr. Ong reported that he will be out of the office at the NCCCMA Winter Conference from February 5-7.
- Chamber of Commerce requested that the Town Board reappoint Sandy Thomas to the TDA Board for a three-year term. Commissioner Brannon made a motion to reappoint Mrs. Thomas. Commissioner Driver seconded the motion.
Vote: 5/0
- Commissioner Hall suggested appointing Perry Snow of Wilson Street to the ABC Board. Commissioner Hall made this in the form of a motion. Commissioner Norman seconded the motion.

Vote: 5/0

During this section of the meeting, Commissioner Driver suggested Chris Matthews of 114 Walnut Avenue to be appointed to the Board of Adjustment. Mr. Ong will contact Mrs. Matthews to discuss the responsibilities of this position.

14. COMMISSIONER COMMENTS

Commissioner Hall asked the Town Attorney about the status on the Heffner Lawsuit. Town Attorney Ben Harding replied that he thinks that the lawsuit has been settled. Mr. Heffner was offered \$3,375, which is the Town's estimate for putting the curb cut in. If any curbs are installed, Mr. Heffner will have to have prior authority from the DOT, and it has to be built to DOT specs and meet the Town's specs in order to replace the curbs.

Mayor Gregory asked about the status of solar farms. Mr. Ong replied that he had given the Planning Board a solar farm ordinance template for them to review to look at development regulations. Commissioner Norman and Mayor Gregory told the Town Manager to meet with the Planning Board and bring it back to the next meeting.

Commissioner Norman made a motion to go into "Closed Session" under the NCGS 143-318-11 (a) 3 to consult with the Town Attorney at 8:29 p.m. Commissioner Driver seconded the motion.

Vote: 5/0

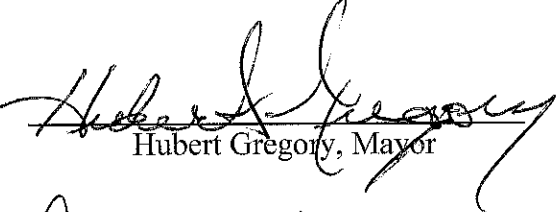
With no action taken place, Commissioner Norman made a motion to come out of "Closed Session" at 9:30 p.m. The motion was seconded by Commissioner Driver.

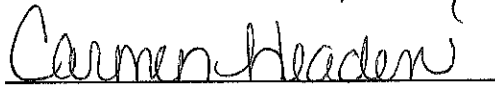
Vote: 5/0

14. ADJOURNMENT

With no further business to be discussed, Commissioner Norman moved that the meeting be adjourned. Commissioner Oliver seconded the motion and the motion was approved unanimously. The meeting adjourned at approximately 9:31 p.m.

Vote: 5/0


Hubert Gregory, Mayor


Carmen Headen, Town Clerk