

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
June 4, 2012

OFFICIALS PRESENT:

Mayor Hubert Gregory

Commissioners:

Gene Branon

Betty Driver

Phillip Graham

Tony Hall

Eddie Norman

STAFF PRESENT:

Town Manager: Christopher Ong

Town Clerk: Carmen Headen

Chief of Police: Tim Parks

Finance Officer: Dina Reavis

Public Works Director: Perry

Williams

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 a Zoning Map Amendment Request for a portion of PIN # 5816(05)29-3232 located on the eastern side of Progress Lane by owner, Ranzie Brown, from a R8A to M-2. The Planning Board recommended denying the request at a meeting on April 23, 2012. The following people/neighbors were present to speak in opposition of the rezoning request:

Frank Zackary of 1342 Cross Creek Drive, Yadkinville NC 27055

Foy Brown of 1336 Cross Creek Drive, Yadkinville NC 27055

Bill Wooten 1408 Cross Creek Drive, Yadkinville NC 27055

A letter was read by the Town Manager from Margie Miller of 1332 Cross Creek Drive, Yadkinville NC 27055.

Annette Vestal, daughter of land owner, spoke in favor of the rezoning request. Mr.

Ranzie Brown spoke in favor of the rezoning request.

Public hearing closed at 7:05

Public hearing (2) was called to order at 7:05 p.m. to consider the Lydall Economic Development Incentive Grant. No one spoke on this issue. Public hearing closed at 7:06

CALL TO ORDER

Meeting called to order by Mayor Hubert Gregory at 7:06 p.m.

INVOCATION

Commissioner Phillip Graham offered the invocation.

PUBLIC COMMENTS

- Mr. Bruce Mulligan of Triad Group, Inc stated that he is attending the meeting to gather more information and complaints regarding Holcomb Mobile Home Park.
- Rick Gough of 628 West Lee Avenue asked what can be done about Holcomb Mobile Home Park and expressed his concerns about the noise and trash in the park.

- Chris Brown of 115 West Elm Street and Meadow Apartment owner would like to know if anything can be done regarding the Holcomb Mobile Home Park.

Commissioner Eddie Norman made the public aware that there is a complaint process and that complaints need to go through the Town Manager and the Town Manager will bring the issues to the Board of Commissioners

- Debra Wilkins of 652 West Lee Avenue spoke about issues with Holcomb Mobile Home Park. She is concerned about the noise, trash, stray animals and the conditions of the trailers.
- Debbie Gough of 628 West Lee Avenue complained about the noise from the park and other issues within the park.
- Commissioner Branon made the public aware that he appreciates all who showed up expressing their concerns with Holcomb Mobile Home Park and the Board of Commissioners are doing all they can regarding this issue.

Commissioner Betty Driver thanked the people for attending the meeting.
Public Comments closed at 7:22 p.m.

APPROVAL OF MINUTES

Commissioner Eddie Norman made a motion to approve the May 7, 2012 Regular Meeting Minutes. Commissioner Phillip Graham seconded the motion.
Vote: 5/0

ACTION FOR PUBLIC HEARINGS

Ranzie Brown Public Hearing (1) – Commissioner Norman made a motion to deny the rezoning request from R8-A to M-2 for property located on Progress Lane but, asked for a text amendment to Zoning District R-O that will allow a parking lot that will fit Mr. Brown's needs. It was asked that the Town Manager review amending the zoning ordinance and bring back to the Board at the August 6th meeting. Motion was seconded by Commissioner Gene Branon.
Vote: 5/0

Lydall Economic Development Incentive Grant (2) – no action was taken at this time.

Mayor Gregory called for a five minute break.

Mayor Hubert Gregory thanked Commissioner Gene Branon for his dedication and diligence in getting the Town a Flag. Mayor Gregory presented Commissioner Branon with the first official Town Flag that flew over the Town Hall.

REQUEST TO SET PUBLIC HEARINGS

1. Adoption of FY 2012-2013 Town Budget – June 25, 2012 9:00 a.m.

2. Zoning Map Amendment for Touched by Angels PIN# 5817(17)21-4912 from R-10 to B-2 – July 9, 2012 at 6:50 p.m.
3. Removed from list.

CONSET AGENDA

A motion to accept the Consent Agenda, as presented by the Town Manager, was made by Commissioner Norman. Motion was second by Commissioner Graham.

Vote: 5/0

See Attachment #1 – Agenda #7

YADKIN VOLUNTEER FIRE DEPARTMENT

- Fire Chief Brian Southard reported monthly activities.
- Fire Chief Brian Southard reported that he has been elected Fire Chief for another two year term.

POLICE DEPARTMENT

- Chief Tim Parks reported monthly activities.

FINANCE DEPARTMENT

Finance Officer Dina Reavis reported revenues collected for the current fiscal year thus far.

Revenues for May:

General Fund \$14,300

Water/Sewer \$172,000

Expenses for May:

General Fund \$187,000

Water/Sewer \$149,000

Cash balance is 1.2 million

Mrs. Reavis made the Board aware that we will be upgrading Citipak software August 6th and 7th. The Town of Yadkinville will be hosting the training and will receive half off the price, which will cost us \$1,800.

PUBLIC WORKS DEPARTMENT

Public Workers Director Perry Williams had nothing to report.

TOWN MANAGERS REPORTS/UPDATES

The Manager reviewed the 2012-2013 proposed budget, including:

- Budget Total \$4,343,161 for all town operations, capital improvements and debt service requirements. This represents an increase of 5.2% from the FY 2011-2012 Adopted Budget of \$4,129,518
- 2.15 million Budget for General Fund
- 2.19 million Budget for Water Sewer
- Property tax revenue estimated at \$851,925
- Property Tax Base is estimated at \$220.1 million
- Reduce Fund Balance Appropriation from \$118,000 to \$26,000
- Reducing Water/Sewer inter fund transfer from \$150,000 to \$95,000

COMMISSIONER COMMENTS

Commissioner Graham:

1. Street light at Lee and Coolidge – still has not been changed out to the sodium light that we pay for.
2. The house located at the corner of Hwy 601 and Lee Avenue has had several yard sales he asked the Town Manager to look into this.
3. Town Manager needs to look are the homes surrounding the Town Hall that are not in compliance with ordinances on grass and refuse in yard.

Commissioner Branon:

1. Thanked everyone for their cards, phone calls, prayers and thoughts during his time of need.

Commissioner Betty Driver: Asked the Town Manager to follow up on the following:

1. Shred Day – are we going to have shred day?
2. Follow up on 525 Virginia Drive
3. El Sarape Mexican Restaurant
4. Any response from the letter that was sent to Holt Grove Trailer Park owner?
5. Asked for Public Works Director Perry Williams and Chief Tim Parks to look at the parking spaces from Blue Ridge Medical down to Edward Jones Building and come back at the July 9th Board Meeting.

13. CLOSED SESSION

Commissioner Norman made a motion to go into “Closed Session” under the NCGS 143-318-11(a)(6) to discuss a matter with the Town Attorney. Commissioner Driver seconded.

Vote: 5/0

No action was taken place in “Closed Session”. Commissioner Norman made a motion to come out of “Closed Session”. Commissioner Driver seconded the motion.

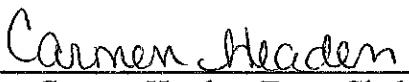
Vote: 5/0

OLD DOLLAR GENERAL STORE – MR. HEFNER

Mr. David Hefner, property owner of the old Dollar General Store, was present to speak to the Board of Commissioners regarding the old Dollar General Store. A discussion followed regarding concerns about the siding and exposed wire. Mr. Hefner stated the purpose of the wire fence is to deter graffiti and prevent the wind from blowing the siding down. The Board requested the Town Manager to set up a meeting with Commissioner Driver, Public Works Director, Town Manager and Mr. Hefner to find an agreeable solution.

With no further business to be discussed, Commissioner Norman moved that the meeting be adjourned. Commissioner Driver seconded the motion and the motion was approved unanimously. The meeting adjourned at approximately 9:46 p.m.
Vote: 5/0


Hubert Gregory, Mayor


Carmen Headen, Town Clerk