

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, JUNE 4, 2018

OFFICIALS PRESENT:

Mayor Eddie Norman
Commissioners:
 Tony Hall
 Monta Davis-Oliver
 Richie Parker
 Chris Matthews
 Scott Winebarger

STAFF PRESENT:

Town Manager: Perry Williams
Public Works Director: Perry Williams
Town Clerk: Shelia Weathers
Finance Officer: Dina Reavis
Police Chief: Tim Parks

Town Attorney Ben Harding

Quorum requirements met – meeting proceeded.

PUBLIC HEARING(S)

Mayor Norman opened the public hearings at 5:40 p.m. The purposes of the hearings were to consider special fund allocation requests by Surry Community College and Hospice Home (Yadkin), the 2018-2019 Fiscal Year Budget, and a Zoning Map Amendment (ZMA-2018-01) request to rezone property from R-10 to B-2 (PIN #580608988601) located at 104 E. Lee Avenue.

5:40 p.m.: Special Fund Allocation for SCC (Yadkin)

Town Manager Perry Williams gave an overview of the special fund request by Surry Community College in the amount of \$25,000 each year for four (4) years to assist in the construction of the new industrial center on the Yadkin campus. This will be the Town's **third contribution** towards the project. No one spoke during the public hearing.

5:45 p.m.: Special Fund Allocation for SECU Hospice Care Center of Yadkin

Town Manager Perry Williams gave an overview of the special fund request by SECU Hospice Care Center in the amount of \$20,000 each year for five years to assist in the construction of a Hospice Home located on N. Lee Avenue. This will be the Town's **third contribution** towards the project.

Ms. Marty Driver updated the Board of Commissioners on the Hospice Home during the public hearing portion. She noted to date, five of the six beds were serving patients and their families. Ms. Driver enthusiastically remarked on how proud she was of the town,

the community and county for supporting this facility. She thanked the Town Board for their continued support.

5:50 p.m.: Manager's Recommended Budget for Fiscal Year 2018-2019

Town Manager Perry Williams presented the Recommended Budget for Fiscal Year 2018-2019 for adoption. He noted that the recommended budget was available for public view in the clerk's office for the (30) thirty-day period. No one spoke during the public hearing.

5:55 p.m.: Zoning Map Amendment Request (ZMA-2018-01)

Town Manager Perry Williams presented the Board with an overview of the zoning map amendment request for 104 E. Lee Avenue from R-10 to B-2. He reported that the Planning Board heard the request on April 16, 2018, and recommended unanimously for approval to the Town Board.

Ms. Janice Adams, an adjacent landowner inquired about the rezoning and if any development was coming to that area.

ADDED ITEM(S):

WATER AND SEWER LINE RELOCATION FOR NCDOT-STIP PROJECT #U-5809 – U.S. 601 IMPROVEMENT PROJECT

Town Manager presented the Board of Commissioners with a map prepared by Mr. Michael Koser, Engineer with Withers & Ravenel for the Water and Sewer line relocation on U.S. 601 Highway. He asked that the Town Board give their input on areas of coverage (extensions) and upsizing of pipe, etc. Mr. Williams stated he had to present to NCDOT by July 2018. It was the consensus of the Town Board for Town Manager Perry Williams to make the suggestions to NCDOT.

Mayor Norman closed the public hearings at 5:55 p.m.

1. CALL TO ORDER

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

2. INVOCATION

Mayor Norman offered the invocation.

3. PUBLIC COMMENTS

Ms. Marty Driver signed up for public comments and Mayor Norman requested she speak during the public hearing portion of the meeting regarding the SECU Hospice Care Center of Yadkin.

Mr. Earl Dunn arrived after the regular meeting had started (6:08 p.m.), and Mayor Norman allowed him to sign in and address the Town Board on an issue he had. Mr. Dunn gave history on several water bills he received in 2017 when the liner of his pool was leaking. He emphasized his dissatisfaction with a sewer charge on the water leak and felt the Town Board should revise the Water and Sewer Policy to eliminate this excess charge. Town Manager Perry Williams explained the adopted policy to the Town

Board and further noted that no exceptions have been allowed in the past. Mayor Norman inquired about the legal aspects and asked Attorney Ben Harding to interject. Attorney Harding stated that if a policy change was adopted, then all citizens would have equal rights in having adjustments made to their water bill. He further noted the purpose of the policy is to give the staff direction. After some discussion, the Town Board agreed to look at the current policy and see if changes were possible for sewer adjustments on water leaks.

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

- May 7, 2018 (Regular Meeting Minutes)
- May 7, 2018 (Closed Session Meeting Minutes)

5. ACTION ON PUBLIC HEARING(S) *(Attachment #1)*

- **5:40 p.m.: Surry Community College Special Fund Allocation:**
Commissioner Chris Matthew made a motion to approve the special fund allocation of \$25,000 for Fiscal Year 2018-2019 and future allocations be reviewed at each fiscal year's budget work session. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously. Vote: 5/0
- **5:45 p.m.: Hospice Home Special Fund Allocation:**
Commissioner Scott Winebarger made a motion to approve the special fund allocation of \$20,000 for Fiscal Year 2018-2019 and future allocations be reviewed at each fiscal year's budget work session. Commissioner Tony Hall seconded the motion, and the motion passed unanimously. Vote: 5/0
- **5:50 p.m.: 2018-2019 Fiscal Year Budget Adoption:**
Commissioner Chris Matthews made a motion to approve the Fiscal Year 2018-2019 Budget. Commissioner Tony Hall seconded the motion, and the motion passed unanimously. Vote: 5/0
- **5:55 p.m.: Zoning Map Amendment Request (ZMA-2018-01):**
Commissioner Richie Parker made a motion to approve the zoning map amendment request (ZMA-2018-01) to rezone property located at the 104 E. Lee Avenue from R-10 to B-2. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously. Vote: 5/0

Commissioner Chris Matthews read the Statement of Consistency "The Town Board finds that the proposed map amendment is consistent with the future land use designation in the Town of Yadkinville Comprehensive Plan, is consistent with

B-2 district intent, and considers the action to be reasonable and in the public interest” and motioned for approval. Commissioner Richie Parker seconded the motion, and the motion passed unanimously.

Vote: 5/0

6. CONSENT AGENDA (ITEM(S) 1-5) (Attachment #2)

Mr. Williams presented the consent agenda items for the Board’s consideration.

- Invoice (1) – \$8,992.75
- Utility Billing Write-Off’s (2) totaling \$137.53
- North Carolina Housing Finance Agency (NCHFA) (2) Grants totaling \$19,910
- VC3 Incorporated Website Partnership Plan Down Payment - \$9,995
- Charles E. Scott Pre-Audit Agreement

Commissioner Monta Davis-Oliver made a motion to approve all items as submitted by the Town Manager on the consent agenda. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote: 5/0

7. FIRE CHIEF’S REPORT

Fire Chief Jody Doss presented the Town Board with his monthly report and noted that the call volume was up from last month.

8. POLICE CHIEF’S REPORT

Police Chief Tim Parks presented the Town Board with his monthly report. Chief Parks advised that two people were charged at the Yadkinville Town Park for buying and selling of heroin after suspicious activity was reported.

9. TOWN ATTORNEY BEN HARDING

- **Town Property Acquisition Update (PIN #580711663585 request by Mr. John Johnson):**
Attorney Harding stated that progress was being made toward the purchase of the property. He noted that Mr. Johnson was very satisfied with what the Town is doing.

10. MANAGER’S/PUBLIC WORKS DIRECTOR’S REPORT

- **Bids for U.S. Highway 601 North Sewer Line Extension Project:**
Town Manager Perry Williams informed the Town Board that bids were taken Friday on the sewer line extension. The Town received one (1) bid from Mr. Randy Griffith. Mr. Williams inquired to whether the Board wanted to rebid or accept the bid as received.

Commissioner Scott Winebarger made a motion to accept the bid given by Mr. Randy Griffith. Commissioner Tony Hall seconded the motion, and the motion was approved unanimously.

Vote: 5/0

- **Façade Grant for Signage – John Willingham**
Town Manager Perry Williams apprised the Town Board that John Willingham had completed the signage project and submitted an invoice for payment.
- **Policy Updates (Adoption):**
 - Water and Sewer Service Policy
 - Solid Waste Policy

The adoptions of the two policies presented were tabled until further investigation and discussions could be held on the sewer charge on water leaks.
- **Main Street Sidewalk Update:**
Town Manager Perry Williams stated that the brick work on the sidewalk was completed. The tasks left to accomplish was to powder coat the railing, stripe parking spaces, and pressure wash the brick for a crisper look.
- **Town Banners:**
Town Manager Perry Williams advised that four (4) large banners arrived and were placed in high-traffic intersections within the Town.
- **July 2nd Board Meeting moved to July 9th:**
Town Manager Perry Williams reminder the Town Board that Monday, July 2nd Board of Commissioners meeting was changed to July 9th to accommodate the 4th of July holiday.

ADDED ITEM(S):

- **Sycamore Circle Property Sale:**
Town Manager Perry Williams informed the Board that the Town closed on the second property located on Sycamore Circle, and transferred the deed to the new owner.
- **Future Expansion with Yadkin County (Water and Sewer Line):**
Town Manager Perry Williams apprised the Board regarding future partnership with Yadkin County on projects to enhance economic development. Topics for discussion are:
 - Addition of a new pump station at new and old 421 Highway to West Yadkin Elementary School and water line extension to West Yadkin.
 - Hoots Road to I-77 to connect with Jonesville.

Mr. Williams asked for representatives from the Board to serve on a joint committee with County Manager Lisa Hughes, County Commissioner Gilbert Hutchens and County Commissioner Kevin Austin. Mayor Eddie Norman, Commissioner Chris Matthews and Commissioner Richie Parker volunteered to work with the committee to devise economic development strategies.

- **Town Planning:**
Town Manager Perry Williams advised that he was negotiating the Town's planning needs for the next fiscal year with Benchmark Planning. He noted that advertisements would be forthcoming for the position of Planning/Assistant Town Manager.

11. COMMISSIONER COMMENTS

- **Mayor Norman:**
Read a "Thank You" note from Commissioner Richie Parker to the Board of Commissioners.
- **Tony Hall:**
Inquired about mowing of field past Ford Street off Lee Avenue. Town Manager Perry Williams stated that regulations were different for fields, but would investigate.
- **Commissioner Richie Parker:**
Thanked the Board of Commissioners for their support.

12. CLOSE SESSION

Commissioner Chris Matthews made a motion to go into "Close Session" at 6:36 p.m. under NCGS 143.318.11(a)(5)(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. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 5/0

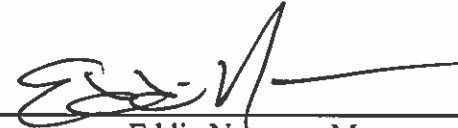
Commissioner Monta Davis-Oliver made a motion to come out of "Close Session" at 6:52 p.m. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote: 5/0

13. RECESS

With no further business to discuss, Commissioner Monta Davis-Oliver moved the meeting be recessed until Friday, June 29, 2018 at 9:00 a.m. Commissioner Chris Matthews seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 6:53 p.m.

Vote: 5/0



Eddie Norman, Mayor



Shelia B. Weathers, Town Clerk