

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
JULY 8, 2013

OFFICIALS PRESENT:

Mayor Hubert Gregory
Commissioners:
Gene Branon
Betty Driver
Phillip Graham
Tony Hall
Eddie Norman

STAFF PRESENT:

Town Manager: Christopher Ong
Town Attorney: Benjamin Harding
Chief of Police: Tim Parks
Public Works Director: Perry Williams
Development and Planning: Paul Lowe

CALL TO ORDER

Mayor Hubert Gregory called the meeting to order at approximately 7:00 a.m.

INVOCATION

Commissioner Phillip Graham offered the invocation.

PUBLIC COMMENTS

There were no speakers signed up for public comments.

APPROVAL OF MINUTES

The June 3, 2013 meeting minutes were approved unanimously.

Vote: 5/0

SET PUBLIC HEARINGS

Mayor Gregory requested two public hearings to be set for Monday, August 5:

1. A request to amend the text of the Zoning Ordinance at 6:50 p.m.
2. A request to amend the text of the Town Code prohibiting door-to-door solicitation at 6:55 p.m.

Commissioner Tony Hall requested that staff modify the proposed text prohibiting door-to-door solicitation to exclude the Fire Department from the restrictions. After some discussion, it was the consensus of the Board to exclude "non-profit agencies" from the proposed text.

Commissioner Eddie Norman made a motion to set the public hearings with the text additions discussed added to hearing #2. Commissioner Hall seconded the motion and it passed unanimously.

Vote: 5/0

REQUEST TO DEDICATE ROAD

Developer Robert Baldwin made a request to dedicate the road serving the Parkview Townhomes off of Tennessee Street to the Town. Public Works Director Perry Williams was asked about the road, and reported that the road needs tile under it as there is water running down it. Engineer Mike Gunnell spoke in support of the developer, opining that

there are minimal drainage issues and that the road entrance had been permitted by the state with no tile under it.

Commissioner Gene Branon suggested accepting the road dedication. No action was taken on the request. The consensus of the Board was for Mr. Baldwin to come back to the next meeting with maps and written documentation assigning street and utility values.

CONSENT AGENDA

Commissioner Norman made a motion to approve items 1-12 of the Consent Agenda. The motion was seconded by Commissioner Branon and approved unanimously.
Vote: 5/0

ABC BOARD APPOINTMENT

Mayor Gregory asked the Board to approve an appointment to the Triad Municipal ABC Board. Commissioner Hall made a motion to appoint Tim Hutchens to the Board as the Town's representative. Commissioner Betty Driver seconded the motion and it passed unanimously.
5/0

OUTSIDE SEWER TAP REQUEST

Commissioner Branon brought up a request made by Daryl Williams of Fred Hinshaw Road for Town sewer service. Commissioner Branon acknowledged that Mr. Williams lives outside of the corporate town limits but recommended that the Board give him a tap due to his failing septic system. There followed a discussion on satellite annexation of the Town garage and wastewater plant along with Mr. Williams property. The Board took no action on this request.

FIRE CHIEF'S REPORT

Fire Chief Bryan Southard gave an overview on monthly activities, and presented a slideshow of four trailers that have burned on Locust Street. Town Manager Christopher Ong reported that the mobile homes have been cited as unsafe structures and are in a 30 day time frame to come into compliance.

Commissioner Driver asked Chief Southard about the Trivette properties on Shacktown Road and Unifi Industrial Boulevard. Chief Southard replied that burn dates have been submitted to the state.

DEVELOPMENT AND PLANNING DIRECTOR'S REPORT

Development and Planning Director Paul Lowe updated the Board on projects he is working on.

POLICE CHIEF'S REPORT

Police Chief Tim Parks gave a report on monthly activities.

PUBLIC WORKS DIRECTOR'S REPORT

Mr. Williams came before the Board and asked the Board to approve the dam remediation contract in the amount of \$485,000 to J.F. Garrison and Son, Inc. Mr. Williams described the wet conditions of the dam and said the engineer had recently visited the site and concluded that an additional 3,300 cubic yards of dirt would most likely have to be excavated. Commissioner Norman asked if Don Adams would be doing the work. Mr. Williams acknowledged that Mr. Adams would be doing the work under Mr. Garrison's bond.

Commissioner Norman made a motion to award the contract to J.F. Garrison and Son, Inc. Commissioner Graham seconded the motion and it passed unanimously.

Vote: 5/0

TOWN ATTORNEY'S REPORT

Attorney Harding reported that Holton and Bonnie Shepherd of 325 Chestnut Street had entered into an agreement to settle the lawsuit with the Town. Citing N.C.G.S. 143-318.11 (3), Attorney Harding announced the terms of the settlement, stating that the Shepherds were enjoined permanently from engaging in the sales of new and used motor vehicles from their home, with the exception of one personal vehicle per calendar year. Attorney Harding continued that the Shepherds were also not to engage in any business or activity which is not a permitted or conditional use of the property pursuant to the Town's Zoning Ordinance.

TOWN MANAGER'S REPORT

Mr. Ong presented the Board with conceptual LED sign plans for locations at the Town Park and Highways 601/421. The consensus of the Board was to have AOA Signs create sign concepts for both locations and bring back to the next meeting.

Mr. Ong reported that NCDOT was accelerating the N. Lee Avenue sidewalk project (EB-5529) from 2018 to 2015 and wanted to make sure it is still a viable project on the Town's end. Mr. Ong stated that the original 80/20 match may be fully funded by DOT for construction costs, however the Town would be responsible for right-of-way acquisition and engineered design costs. Mr. Ong added that he was still waiting to hear back if curb and guttering would be required by the state, but that if the Board was still interested in moving forward with the project, he would put a cost estimate together of the Town's share. The consensus of the Board was to get cost estimates.

Mr. Ong reported on continuing issues with storm water runoff at the jail site across Hemlock Street and conversations with the architect representative over the site. Commissioner Norman suggested making the County Manager aware of the problem to resolve it.

COMMISSIONER COMMENTS

Commissioner Hall commented on the runoff at the jail site washing onto Shirley Branson's house. Commissioner Hall requested that Ms. Branson send her pressure washing bill to the Town Manager's office. Commissioner Hall commented that the grass inside the sidewalks on the Lee Avenue right-of-way has grown up and need to be edged.

Commissioner Graham had no comments.

Commissioner Norman had no comments.

Commissioner Branon reported that Bobby Smith who lives on Lincoln Avenue has complained that the retention basin behind Food Lion is clogged and full of mosquitos. Mr. Williams stated that he would look at it.

Commissioner Driver asked Chief Parks if putting a 3-way stop sign at the intersection of Lincoln and Maple Streets. Chief Parks stated that he did not think that a 3-way stop sign would be effective.

CLOSED SESSION

Commissioner Norman made a motion to go into "Closed Session" under the NCGS 143-318-11 (a) (3) (6) to consult with the Town Attorney and personnel matters at 8:06 p.m. Commissioner Betty Driver seconded the motion and the motion passed unanimously.
Vote: 5/0

No action took place during "Closed Session", Commissioner Norman made a motion to come out of "Closed Session" at 8:45 p.m. Commissioner Driver seconded the motion and it passed unanimously.
Vote: 5/0

ADJOURNMENT

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 9:19 p.m.
Vote: 5/0


Hubert Gregory, Mayor