

**TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, AUGUST 3, 2015**

OFFICIALS PRESENT:

Mayor Hubert Gregory

Commissioners:

Betty Driver

Tony Hall

Monta Davis-Oliver

STAFF PRESENT:

Interim Town Manager: Perry Williams

Public Works Director: Perry Williams

Interim Town Clerk: Shelia Weathers

Chief of Police: Tim Parks

Finance Officer: Dina Reavis

Absent:

Eddie Norman

Kelly Oliver

Town Attorney Ben Harding

Quorum (3) is met – Meeting proceeded

PUBLIC HEARINGS (1) & (2)

Public hearing (1) was convened at 6:54 p.m. by Mayor Hubert Gregory. The purpose of the hearing was to consider a request to amend zoning map to rezone PIN #581700174078 (unaddressed lot off of Mackie Road) from R-20 (Rural Residential) to M-1 (Light Manufacturing) Zoning District. No one present spoke about the issue; therefore, the public hearing was closed at 6:56 p.m.

Public hearing (2) was called to order at 6:56 p.m. to consider a request by Marion Welborn, Charles Baity and Estelle Baity for the voluntary annexation of two properties identified as PIN(s) 581609058473 (unaddressed lot off Service Road) and 581609058822 (240 Sharon Drive). No one in attendance spoke about the issue, and the public hearing was closed at 6:59 p.m.

1. CALL TO ORDER

The regular meeting was called to order by Mayor Hubert Gregory at approximately 7:00 p.m.

2. INVOCATION

Mayor Gregory offered the invocation.

3. PUBLIC COMMENT

With no one present wishing to speak, the public comments portion of the meeting was closed.

4. APPROVAL OF MINUTES

Commissioner Tony Hall made a motion to approve the regular monthly meeting minutes and closed session meeting minutes listed below. Commissioner Monta Davis-Oliver seconded the motion and passed unanimously.

Vote: 3/0

- July 6, 2015 (Regular Meeting Minutes)
- July 6, 2015 (Closed Session Minutes)

5. ACTION FOR PUBLIC HEARINGS

Public Hearing (1) Commissioner Monta Davis-Oliver presented the Town Board with a “Statement of Consistency” recommending the approval to amend the zoning map to rezone PIN # 581700174078 (unaddressed lot off Mackie Road) from R-20 (Rural Residential) to M-1 (Light Manufacturing) Zoning Districts. Commissioner Davis-Oliver stated that the amendment was consistent with the Town of Yadkinville’s 2025 Land Development Plan goals, objectives and strategies. Commissioner Oliver explained that even though the amendment is not consistent with the Future Land Use Map, which designates this parcel for residential land use, the Town recognizes that market conditions evolve, and that it is reasonable for the Town to alter the future use of the property to accommodate changes in local market demand while also ensuring that changes do not negatively affect conditions on the adjacent properties.

Commissioner Davis-Oliver made a motion that the Town adopt the “Statement of Consistency.” The motion was seconded by Commissioner Betty Driver and passed unanimously.

Vote: 3/0

Commissioner Davis-Oliver made a motion to rezone PIN #581700174078 from R-20 to M-1. The motion was seconded by Commissioner Tony Hall and passed unanimously.

Vote: 3/0

Public Hearing (2) Commissioner Monta Davis-Oliver made a motion for annexation of PIN #581609058473 and PIN #581609058822. The motion was seconded by Commissioner Betty Driver and passed unanimously.

Vote: 3/0

Approval of Ordinance to Extend Corporate Limits (Attachment #1)

Commissioner Monta Davis-Oliver made a motion to approve the ordinance to extend the corporate town limits for two properties; PIN #581609058473 (unaddressed lot off Service Road) and PIN #581609058822 (240 Sharon Road). The motion was seconded by Commissioner Betty Driver and passed unanimously.

Vote: 3/0

6. FINANCE OFFICER – DINA REAVIS

Finance Officer Dina Reavis addressed the Town Board concerning the budget amendment for the tax value refund presented in the Consent Agenda Items. Mrs. Reavis explained that the fund increase for a new line item was due to the updated county tax map for in-town properties. She stated that some properties were partially in-town, but the owner was taxed on the whole parcel. Interim Town Manager stated that every affected property owner was notified by letter with refund instructions.

7. CONSENT AGENDA ITEM(S) (Attachment #2)

A motion was made by Commission Monta Davis-Oliver to approve all items in the Consent Agenda as presented by Interim Town Manager, Perry Williams. The motion was seconded by Betty Drive and passed unanimously.

Vote: 3/0

8. FIRE CHIEF'S REPORT

Fire Chief Bryan Southard was absent.

9. POLICE CHIEF'S REPORT

Chief Parks presented his monthly report to the Town Board.

10. PUBLIC WORKS DIRECTOR'S REPORT

Interim Town Manager Perry Williams requested, with the approval from the Town Board, to trade the used John Deere Skid Steer on a new CAT Compact Track Loader (trade in allowance=\$12,000) which is a budgeted item.

Commissioner Tony Hall made a motion to trade in the used John Deere Skid Steer on the new CAT Compact Track Loader. The motion was seconded by Commissioner Monta Davis-Oliver and passed unanimously.

Vote: 3/0

11. MANAGER'S REPORT

- **Blue Star Memorial Highway Dedication Event:**

Mr. Perry Williams advised the Town Board that the Board of Transportation, at its July 2015 meeting, approved the addition of US 421 in Yadkin County to the Blue Star Memorial Highway Network. Mr. Williams asked the Town Board if they desired to have a dedication event. He stated that County Manager Lisa Hughes contacted him in regard to the Town and County having a joint dedication service. It was the consensus of the Town Board to join Yadkin County for the dedication service. Mr. Williams stated he would contact Ms. Hughes.

- **Republic Services Recycling Date Change:**

Mr. Williams informed the Town Board that Wednesday was available for recycling pick up if they so desire. The schedule would change to garbage only (Monday and Tuesday) and recycling on Wednesday. Notification of the schedule change would be posted on Yadkinville's website, water bills and flyers attached to the containers. Mr. Williams stated that October would be a good starting date. The pick-up change was requested by Mr. Craddick of Republic Services in hopes

to eliminate multiple garbage truck traffic on the streets and less clutter on the Monday and Tuesday garbage collection.

The Town Board of Commissioners agreed to table the decision until the entire Town Board was present at the next scheduled meeting on September 14, 2015.

- **Lee Avenue Sidewalk Project Land Acquisition:**

Mr. Williams reported that all easements were signed by the property owners on Lee Avenue. Currently, the Town is awaiting final approval from NCDOT before land acquisition disbursements can be made to the proprietors. Mr. Williams requested Town Board approval to authorize payment for land purchase over \$5,000 once approval is given.

A motion was made by Commissioner Monta Davis-Oliver to purchase all the property listed under the land acquisition in order to compensate the property owners at the appropriate time. The motion was seconded by Commissioner Betty Driver and passed unanimously.

Vote: 3/0

- **Yadkin County Water Contract for Highway 601**

Mr. Williams explained that the water contract for the Highway 601 line with Yadkin County expired August 1, 2015. At the July 6, 2015 Board Meeting, Commissioner Eddie Norman requested that Mr. Williams draft a contract to sell water and send to the County Manager for her review. A draft contract was sent to Ms. Hughes on July 23, 2015 via email. On July 30, 2015 a draft Interlocal Agreement was received from the County requesting the Town of Yadkinville to maintain the 601 water line and continue to sell the County water. Mr. Williams suggested to the Town Board to have a work session to discuss both contracts and decide how to proceed. The Town Board directed Mr. Williams to set a date.

12. COMMISSIONER COMMENTS

Mayor Hubert Gregory:

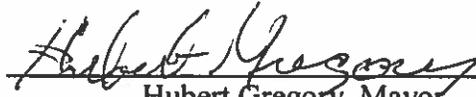
- Requested that the Town Board appoint a Town representative to give a brief interview to WIFM following the Board of Commissioner Meetings.

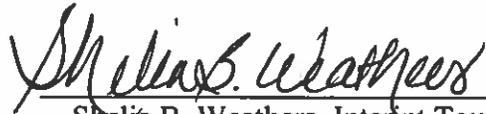
A motion was made by Commissioner Betty Driver to appoint Perry as the Town spokesman. The motion was seconded by Monta Davis-Oliver and passed unanimously.

Vote: 3/0

13. ADJOURNMENT

With no further business to be discussed, Commissioner Betty Driver moved that the meeting be adjourned. Commissioner Monta Davis-Oliver seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 7:30 p.m.
Vote: 3/0


Hubert Gregory, Mayor


Shelia B. Weathers, Interim Town Clerk