

NORTH CAROLINA  
YADKIN COUNTY  
TOWN OF YADKINVILLE

Commissioners Present: Gene Branon,  
Betty Driver, Phillip Graham, Tony Hall &  
Eddie Norman  
Mayor: Hubert Gregory  
Attorney: Ben Harding  
Manager: Ken Larking

A public hearing was convened at 6:50 p.m. on Monday evening, July 7, 2008 by Mayor Gregory. The purpose of the hearing was to consider a Rezoning Request from Chad Eller – Gallimore, Gallimore and Eller for 9.5 acres at 200 Memorial Drive from B-2, Highway Business to M-2, Heavy Industrial. Doug Butler, owner of the property adjacent to the Rezoning Request parcel, was not able to attend the meeting but wrote a letter objecting to the rezoning request (See Attachment 1). Town Manager Ken Larking read letter to the Board. Max Carlton, another property owner adjacent to the Rezoning Request parcel also objected and voiced his concerns about the rezoning request. With no one else voicing a concern, Mayor Gregory declared the hearing closed.

The July 7, 2008 meeting of the Town Board was duly held at 7:00 p.m. Commissioner Graham offered the invocation.

Motion was made by Commissioner Norman to accept the June 2<sup>nd</sup> and June 27<sup>th</sup> minutes. Commissioner Graham seconded the motion. All Approved.

Upon motion of Commissioner Graham, second by Commissioner Hall and unanimous approval by the Board, the following invoices were approved for payment:

JDT Construction	\$ 5,500.00
JDT Construction	\$ 14,232.00

Mayor Gregory called for action on the public hearing.

Commissioner Norman made a motion to rezone the property located at 200 Memorial Drive from B-2, Highway Business to M-2, Heavy Industrial. Motion was seconded by Commissioner Graham. Ayes 5 – Noes 0

No one was present to take advantage of the “Public Comment” portion of the meeting.

Mike Orsillo from Yadkin Arts Council updated the Board on the new Yadkin Cultural Art Center. He thanked the Board for their continued support of the new center. He also left a copy of the plans so the Board can review them.

Tim Mongeon, Developer at Lakewood Development, was present to speak to the Board regarding dedication of a waterline and for forgiveness of a \$1,550 debt. Mr. Mongeon installed a waterline at Little Lake Drive in November 2005 with the understanding that the Town will take over maintenance after a year. Mr. Mongeon failed to formally request for the line to be taken over by the Town. Recently the waterline had a leak and was repaired. Mr. Mongeon was invoiced for the repairs in the amount of \$1,550.05. Commissioner Graham made the motion to accept the dedication of the waterline at Little

Lakes Drive and forgiveness on the debt of \$1,550.05 Motion was seconded by Commissioner Branon. Ayes-2, Noes-3. Commissioners Driver, Hall and Norman did not approve the motion. Motion Failed. Commissioner Norman made the motion to accept the dedication of the waterline and for Tim Mongeon to incur the debt of \$1,550.05. Motion was seconded by Commissioner Hall. Ayes – 5, Noes – 0.

On behalf of Mr. Roy Helm, Wesley Community Development, Town Manager Ken Larking thanked the Board members that came to the open house of their new development off of Taylor Street.

Rusty Crissman and Van Shore from CMS Insurance and Financial Services presented the Board with a proposal for the Town Employees Health Insurance. Due to a 20% increase in Health Insurance the Town Manager was forced to review the health insurance options. Commissioner Norman made a motion to accept the new Health Savings Account (HSA) plan with the Town giving each full time employee \$1,000 to set up a Health Savings Account (HSA). Motion was seconded by Commissioner Hall. All were in favor.

Town Manager Ken Larking presented the latest Economic Development Strategic Plan proposal from Sanford Holshouer. A work session will be set up at a later date to discuss the proposal.

The Town Clerk presented Budget Amendment No. 01 for adoption by the Board. Commissioner Norman moved that this amendment be adopted. Commissioner Graham seconded the motion. Ayes 5 – Noes 0 (See Attachment 2)

The Public Works Director had nothing to report.

Capt. Patrick Long requested an Ordinance Clarification or Amendment to Yadkinville Code of Ordinances, Chapter 1, Article P, Section 7-1-172, Subsection (b) (1). His request was to remove “for a period of ninety (90) days” and replace it with “issued on at least three separate days.” Commissioner Branon made the motion to accept the changes as suggested by Capt. Long. Motion was seconded by Commissioner Driver. All approved. (See Attachment 3)

Mr. Larking and Police Chief Tim Parks requested approval to adjust the posted parking time on the following locations.

- 1) Elm Street from the entrance of the parking lot to Tammy’s Restaurant – change to no limit on parking time.
- 2) The north side of West Elm Street from State Street to Idlewild Realty – change from 1 hour parking time to a 2 hour parking time.

Commissioner Hall made the motion to accept the requested posted parking times as suggested. Commissioner Drive seconded the motions. All were in favor.

Commissioner Norman made the comment that he wanted the Town parking lot behind the Chamber of Commerce marked off with all junk vehicles removed from the property by the next meeting. Mayor Gregory suggested that the Public Works Director, Police

Chief and the Town Manager review the parking lot and present a solution by the next meeting.

Fire Chief Brian Southard submitted his monthly statistical report of their activities. He made the Board aware that he has been voted in to continue as Fire Chief for the next two years.

Attorney Harding had nothing to report.

Mr. Larking informed the Board that when a property owner plans to build on property that is outside the Town Limits and has access to water and sewer, the property owner is forced to connect to the utility lines. In addition, when requesting sewer, the property owned must petition the Town for annexation.

Mr. Larking said that he spoke with Yadkin County Chairwoman Kim Phillips about waterline extension on the Hoots Road water line. He said that she offered to come to the meeting and apologize for the fact that the County received state approval to make an extension to the Town-owned line without first getting approval from the Town.

Commissioner Hall asked the Town Manager to see if the property owner at the end of Taylor Alan Drive is using the Town Garbage Service. This property is not located within the Town Limits.

Commissioner Graham inquired about the landscaping issue at the new Dollar General Store. The Town Manager replied that the problem will be fixed in the Fall.

Commissioner Norman asked the Town Manager to have the trees that were cut at the site for the new park removed and cleaned up.

Mayor Gregory said he attended the Grand Opening of the Dollar General. He said they were pleased with the customer turn out and they thanked Yadkinville for their support.

Commissioner Branon asked the Town Manager the status of widening East Main Street from Progress Lane to Unifi Industrial Road. The Town Manager replied that the NCDOT no longer has funds for this project.

Commissioner Driver expressed her concern about a perceived rat problem on George Street and asked the Town Manager to see if the land owner is violation of any kind of Town Ordinance.

Bobby Todd, Chamber of Commerce informed the Board that the Yadkin Valley Stomp GNCC Racing event brought several thousand people to our community. He also mentioned the opening of a new winery called Shadow Springs, located in the Buck Shoals area.

Commissioner Norman made a motion that the Board enter into "Closed" session pursuant to NC G.S. 143-318.11(a)(5) to discuss a matter protected by attorney-client privilege. Commissioner Branon seconded the motion. All approved.

Commissioner Branon made the motion to come out of "Closed" session. Commissioner Driver seconded the motion. All were in favor.

Commissioner Norman made the motion to sell a 2.36 acre tract of land (description attached) to Millard "Doc" Ashley for \$3,500. Said property will be advertised for upset bid. Motion was seconded by Commissioner Driver. Ayes-5, Noes-0.

With no further business to be discussed, Commissioner Branon moved that the meeting be adjourned. Commissioner Driver seconded the motion. Approval was unanimous.

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Hubert Gregory, Mayor

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Carmen Headen, Deputy Town Clerk