

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

The September meeting of the Town Board was duly held at 7:00 p.m. on September 8, 2008. Commissioner Phillip Graham offered the invocation.

Motion was made by Commissioner Gene Branon to accept the August 4th minutes. Motion was seconded by Mr. Phillip Graham. All Approved.

Upon motion by Commissioner Eddie Norman, seconded by Commissioner Tony Hall and unanimous approval of the Board, the following invoices were approved for payment:

Carolina Grading & Utilities	\$ 46,436.50
Hobbs, Upchurch & Associates, P.A	\$ 5,000.00
JDT Construction	\$ 24,850.00
Key Risk	\$ 41,983.00
Mitchell Sandblasting & Painting	\$ 35,000.00
Tri-County Development	\$ 6,500.00
Utility Service Co., Inc	\$ 10,600.50

Mr. Mark Headen, the Yadkinville appointee to the Triad Municipal ABC Board of Directors, gave a report to the Board on the gross sales and net profit from the Yadkinville ABC Store. He said that the quarterly distributions that have, so far, resulted in \$19,669 in revenue to the Town of Yadkinville.

Mr. Roy Helm of Wesley Community Development thanked the Board for their support and for attending the open house of their new affordable housing development off of Taylor Street.

With no one else desiring to speak, the period of public comment was closed.

Mayor Gregory opened a public hearing for the purpose of receiving public comment on the possibility that the Town may apply for CDBG funds within the next year. Mr. Larking said that this public hearing is a necessary step that must be taken if there is any possibility that the Town would request CDBG funds. With nobody present to speak on this subject, Mayor Gregory declared the public hearing closed.

Mayor Gregory opened a public hearing for the purpose of receiving public comment on a budget amendment to the Town's CDBG-Concentrated Needs Project. Michael Walser, the Town's consultant for the CDBG Concentrated Needs project, recommended that the budget for the project be amended to make additional funds available for the rehabilitation of homes on Williams Road. Mr. Norman made a motion to approve the

budget amendment to the CDBG Concentrated Needs Project, which was seconded by Mr. Branon. Ayes 5 – Noes 0.

Mayor Gregory scheduled a public hearing for 6:45 p.m. on October 6th to consider a request to rezone property located at Highway 601 South from R-20 Residential Office to B-2, Highway Business. The request was made by Matt Kirby on behalf of the property owner, Wilson Hauser.

Mayor Gregory scheduled a public hearing for 6:45 p.m. on October 6th to consider a request to rezone property located off Beroth Drive, consisting of about 20 acres owned by Harris Gupton and Ted Ashley. The Planning Board recommended that the Town rezone portions of the properties from B-2, Highway Business to R-8A, Multi-Family and to rezone other portions of the property from R-8A, Multi-Family to B-2, Highway Business. A map of the proposal is available at Town Hall.

Crystal Morphis with Sanford Holshouser presented a revised proposal to conduct a Strategic Plan for Economic Development for the Town of Yadkinville. Mr. Norman made the motion to hire Sanford Holshouser to conduct the plan according to their proposal. The motion was seconded by Commissioner Phillip Graham. Ayes 5 – Noes 0.

Police Chief Tim Parks reported that the Parking Enforcement Officer issued 86 parking tickets and the Town collected about \$800 for the month of August. He also reported that there have been several break-ins this month and that they are investigating.

The Town Clerk presented Budget Amendments 5 and 6 for adoption by the Board. Mr. Graham moved that these amendments be adopted as presented. Mr. Hall seconded the motion. Ayes 5 – Noes 0. (See Attachment 1)

The Town Clerk informed the Board that the estate for Gladys Vestal is several years behind in paying property taxes for Mrs. Vestal's home on Harrison Avenue. The total amount of taxes due to the Town, including the current year, is \$899.31. She said the Tax Collector sent several letters and had no response. There are also outstanding taxes due from 2006, 2007 and 2008 owed by her son, L.C Vestal, in the amount of \$239.83 for his property on West Main Street. Town Attorney Ben Harding said that, if directed by the Board, he will start the process of a tax foreclosure on both properties. Commissioner Tony Hall made the motion to have the Town Attorney start the tax foreclosure process on both properties. Commissioner Gene Branon seconded the motion. All Approved.

The Tax Collector asked the Board to void the following 2008 Tax Receipts for the reasons indicated:

In-Store Opportunities	Receipt #786	\$2.74
Property listed through leasing company		
Ricardo Tereza	Receipt #1398	\$85.18
Mobile Home is not inside town limits		

Johnny Myers	Receipt #1047	\$892.94
Value was reduced - modular building was removed from property		
Triology Leasing	Receipt #1432	\$20.47
Charged late listing penalty		
Quality Finish Carpentry	Receipt #1158	\$22.06
Property is not inside town limits		

Mr. Norman made a motion to accept the voids and was seconded by Commissioner Betty Driver. Ayes 5 – Noes 0.

The Deputy Town Clerk requested approval on a tax refund for Mr. Earl Andrews in the amount of \$19.98. The property is not inside the town limits. Commissioner Eddie Norman made the motion to approve the tax refund. Motion was seconded by Mrs. Driver. All Approved.

The Public Works Director presented a drawing and an estimate on beautifying the town parking lot at Birch and Elm Street. Mr. Eddie Norman suggested that the parking lot needs two new drives, instead of one. Mrs. Driver was concerned about the lighting and suggested that Ken Larking and Perry Williams look at this issue. Mr. Norman made a motion to direct Perry Williams and Ken Larking to implement the plan for increasing parking and beautifying the downtown parking lot at a cost not to exceed of \$20,000. Motion was seconded by Mrs. Driver. Ayes – 5, Noes – 0.

Fire Chief Brian Southard submitted his monthly statistic report.

Attorney Harding reported that the property the Town is selling to Mr. Ashley would be closed this week. He also said that he would have a report on the status of negotiations with Brent Brown regarding the Amortization of Holt Grove Trailer Park.

Mr. Larking said that the level of South Deep Creek is being monitored daily and is currently not a concern.

Mr. Larking received a letter from the Interim County Manager regarding taking over the water and sewer lines to Courtney and a sewer line along Hoots Road. He said that the County may be interested in giving the infrastructure to the Town. Mr. Larking also said that the County would like to make an extension to the Hoots Road water line to their proposed jail site. Mr. Larking recommended that this situation be treated in the same manner that the Town would treat a waterline extension by a private developer.

Mr. Larking said that the Town has mistakenly picked up trash for Marvin Speaks, who lives at 1016 Speaks Street, even though his property is outside the Town Limits. When this was discovered, the service was discontinued. Mr. Speaks is now asking about how to be annexed inside the town limits. He currently does not have town sewer, but the service is available. Mr. Larking said that Mr. Speaks does not pay his county taxes and is more than likely not to pay the town taxes.

Mr. Larking spoke with officials at the North Carolina Rural Center regarding funding for an emergency interconnection with Davie County. The Director of the Rural Center said that in order to qualify for grant funding, the Town would need to raise its water and sewer rates to about \$40 for 5,000 gallons of water and sewer service. Mr. Larking said that if Board decided to raise rates, the additional revenue could be set aside in a capital projects fund for future capital projects. The Board expressed no interest in proceeding with this at the present time.

Mr. Larking said that Bill Curlings, the property owner at the end of South Street, is not happy with the proposed location of a new cul-de-sac at his property. He wants the new cul-de-sac to extend further south into his property and is willing to give an easement to the Town. Mr. Branon said that it should be fixed the way he wants it.

Mr. Larking said that Roger Willbrandt, the owner of Yadkin Valley TV located at 216 East Main Street, has complained about his parking tickets. Apparently, his business requires him to load and unload televisions for his customers and he does not have access to Elm Street. He has requested that a parking spot be designated as a loading zone. Mr. Norman suggested that a parking space be assigned as a loading zone on each side of the street.

Commissioner Tony Hall notified the Town Manager that the hole on Lee Avenue is fixed. He also said that the grass needs to be cut along the sidewalks along Lee Avenue. In addition, he said that he believes a resident on Taylor Allen Drive that is outside the Town Limits is getting trash pick-up. He asked the Mr. Larking to check into this situation.

Commissioner Phillip Graham said that the light at East Lee Avenue below Progress Lane is fixed. He also thanked Perry Williams for doing a great job on the new sidewalks at the Town Hall.

Commissioner Eddie Norman suggested that the Town put an article in the next town newsletter regarding leaf pick up and the open burning law.

Commissioner Gene Branon also thanked Perry Williams for doing a great job on the sidewalks at Town Hall.

With no further business to be discussed, Mr. Gene Branon moved that the meeting be adjourned. Mr. Eddie Norman seconded the motion. Approval was unanimous.

Hubert Gregory, Mayor

Carmen Headen, Deputy Town Clerk