

NORTH CAROLINA
YADKIN COUNTY
TOWN OF YADKINVILLE

Commissioners Present: Betty Driver,
Marler Driver, Eddie Norman, Phillip
Graham and Tony Hall
Mayor: Hubert Gregory
Town Attorney: Ben Harding
Manager: Ken Larking

The January meeting of the Town Board was duly held on Monday evening, the 8th, at 7:00 p.m. All Board members were in attendance.

The meeting was called to order by the Mayor and Commissioner Graham offered the invocation.

Motion was made by Commissioner Graham that minutes of the December 4 and 18 be approved with a correction in the spelling of “Wiff’s” in paragraph six of the 18th minutes. Motion was seconded by Betty Driver. All approved.

Upon motion of Commissioner Norman, second by Betty Driver and unanimous approval by the Board, the following invoices were approved for payment:

Charles E. Scott, CPA	\$15,125.00
CB&I Constructors, Inc.	\$34,974.50
Turner Murphy Co., Inc.	\$76,028.00
Hobbs, Upchurch & Associates	\$10,105.09 (CDBG Fund)

Mr. Lloyd Pardue was present at the meeting and addressed the Board during the “Public Comments” segment of the meeting. He expressed concern over the Board’s decision not to open up the back side of the former veterinarian property located on South State Street to allow traffic to exit on Eisenhower Street. Mayor Gregory explained why the decision was made not to allow “thru traffic” on the property.

Mr. Pardue also addressed the Board regarding the annual appreciation dinner for the Planning Board and the Board of Adjustments. He expressed a desire for the Board to consider having the dinner locally instead of going out of the County. Mayor Gregory stated that this matter had already been brought to his attention and would be a consideration for future dinners.

Gary Wirth of Wirth and Associates was present at the meeting to present the completed Master Site Plans for both the Downtown and the Tennessee Avenue parks. Motion was made by Commissioner Norman that the site plan for the Downtown park be approved. Phillip Graham seconded the motion. Motion was unanimously approved.

Motion was made by Commissioner Graham that the site plan for the Community Park (Tennessee Road) be approved. Commissioner Norman seconded the motion. Ayes 5 – Noes 0.

Motion was made by Commissioner Norman to approve a \$500,000 Parks and Recreation Trust Fund grant application and to provide at least \$500,000 in local funding to develop phase one of the Community Park (Tennessee Road). Motion seconded by Tony Hall. All approved.

Bids for the Austin Company Water Line Extension were received on December 18, 2006. (See Attachment #1.) Hobbs, Upchurch & Associates recommends pursuing the Alternate Bid over the Base Bid for the following reasons:

1. Greater control over operation and maintenance
2. Reduced vulnerability to the new Disinfection By-Product Rule Requirements
3. Less Expensive

They also recommend that we deviate from the original plan and run the water line on the North side of Hwy 421 to Billie Reynolds Road and to Fleming Road due to a greater potential of growth there as compared to running the line on Hwy 421 to Austin Co.

Motion was made by Commissioner Norman that the Board accept the Alternate Bid of Ramey, Inc. in the amount of \$339,161.00. Motion seconded by Commissioner Phillip Graham. Approval was unanimous.

A Public Hearing is scheduled for 6:50 p.m. on Monday evening, February 5 for an Amendment to the CDBG Project.

The Tax Collector submitted a request to refund taxes in the amount of \$154.73 to Brenda Blackburn. Ms. Blackburn's property has had the wrong valuation since 2001. Commissioner Graham moved that the refund be approved. Commissioner Hall seconded the motion. All approved.

The Clerk asked the Board to approve the following Budget Amendments: (See Attachments 2 & 3.) Commissioner Norman moved that Budget Amendments No. 12 & 13 be approved. Phillip Graham seconded the motion. Ayes 5 – Noes 0.

The Public Works Director informed the Board about a water problem they are having on Adams Street when we have heavy rains. It seems that water comes from the field behind the Shores and Dixon property as well as from West Main Street and over-flows the ditches and driveway tiles. The Board agreed to install new and larger driveway tile for these residents if they would agree to purchase the tile.

Chief Parks gave an annual statistical report for his department.

Attorney Harding spoke to the Board regarding the City View Trailer Park property. The original contract called for the title to be transferred to Town of Yadkinville on January 31, 2007. He stated that Mr. Snyder had given oral notice to extend the transfer date to March 31 and if he gives notice by March 1, to extend the date to April 30. After considerable discussion, motion was made by Commissioner Norman that the contract be modified to give a closing date of March 31, 2007. Phillip Graham seconded the motion. All approved.

The Manager stated that the Board needed to appoint a member to the Triad Municipal ABC Board. Mayor Gregory tabled the matter until the February meeting and asked that the Board bring some names for consideration.

Mr. Larking informed the Board that he had contacted the Data Center of Yadkinville about the possibility of printing and mailing the Town's utility bills in a letter-sized form. Their service could also be used for the newsletter. He stated that the cost would be slightly higher than our current system. The Clerk stated that her utility billing people were not comfortable with the billing going outside our office. Also, a years supply of billing cards have been purchased and the postage permit has been paid for another year.

Utility Agreements with Yadkin County are still being worked on.

Dollar General is interested in purchasing the property owned by the County on South State Street next to Papa's Pizza. Ken is working with the Planning Board to revise the Town's Official Zoning Map. Should this deal materialize, it would require a change in the zoning map.

He stated that with the damage to the Post Office as a result of the fire at Dollar General, it would be a good time to get resolutions drawn up and forwarded to the proper governmental agencies of our need for a new Post Office. It was suggested that the Chamber of Commerce and the Downtown Business Association might also prepare resolutions.

Commissioner Norman asked if anything could be done about the manhole on South State Street at the Run-In. Perry said he would look and see what, if anything, can be done.

Mr. Norman also asked if any sites had been selected for locating the ABC store. Ken stated that they were looking at a few locations but nothing had been decided.

The Board was reminded that the Chamber of Commerce Dinner will be held on January 23 at 6:00 p.m.

Commissioner Betty Driver stated that the Fire Department should be commended for the job they did with the Dollar General fire.

Nothing further claiming the attention of the Board, Tony Hall moved that the meeting be adjourned. Eddie Norman seconded the motion. All approved.

Hubert Gregory, Mayor

Nancy Hollar, Clerk

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Commissioner Absent: Marler Driver

A public hearing was convened at 6:50 p.m. on Monday evening, February 5, 2007 by Mayor Gregory. The purpose of the hearing was to consider an amendment to the CDBG Economic Development Grant. No one was present to express any thoughts or concerns on the matter. The hearing was declared closed at 7:00 p.m.

The regular monthly meeting was called to order by Mayor Gregory, who asked Commissioner Graham to offer the invocation and reminded all present to remember Commissioner Marler Driver as we pray.

Motion was made by Commissioner Eddie Norman that the minutes of the January 8 meeting be approved as written. Commissioner Hall seconded the motion, which was unanimously approved.

The following invoices were presented for payment approval:

Hobbs, Upchurch & Assoc.	\$ 9,500.00
Hobbs, Upchurch & Assoc.	\$16,375.00
Insituform Technologies	\$75,081.60
T & J Matthews Electric	\$13,250.00

Commissioner Hall moved that these invoices be approved for payment. Eddie Norman seconded the motion. All approved.

No one was present to take advantage of the "Public Comment" segment of the meeting.

Mayor Gregory called for action on the public hearing. The hearing was for an amendment to the CDBG Grant. Said amendment changed the path of the water line to Austin Company by running the line on the north side of Highway 421 to Billie Reynolds Road and Fleming Road rather than running the line along 421 to Austin Company. Phillip Graham moved to submit program amendment as proposed by Hobbs Upchurch and Associates. Tony Hall seconded the motion. Ayes 4 – Noes 0.

Motion was made by Commissioner Norman that the Board enter into a contract with Utility Services for maintenance of the new water tank located on Billie Reynolds Road. Motion was seconded by Commissioner Hall. All approved.

Mayor Gregory scheduled a public hearing for 6:50 p.m. on March 5 to consider a request to rezone approximately 9.099 acres of property located on the east side of North State Street across from the Community College from R-20 to B-2. Request is being made by B-Y Development.

The Clerk had been approached by Ms. Janet Choplin from the Board of Elections Office asking for the Board's intentions pertinent to "Absentee Voting". The Board had adopted a resolution allowing absentee voting for the alcohol referendum held in September, 2006. Motion was made by Commissioner Norman that the Board adopt a resolution recinding absentee voting for future Town elections. Betty Driver seconded the motion. Approval was unanimous.

A "Resolution Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31" to begin annexation proceedings on the property belonging to B-Y Development and being located on North State Street was presented by the Clerk. Mayor Gregory tabled any action on this matter until a later date.

A budget for Capital Project CDBG – CONCENTRATED NEEDS '06 was presented for approval by the Board. Motion was made by Commissioner Graham that the budget be adopted. Eddie Norman seconded the motion, which met with full Board approval. (See Attachment #1.)

The Clerk presented Budget Amendments Nos. 14 through 18 for adoption by the Board. Commissioner Norman moved that these amendments be adopted. Commissioner Hall seconded the motion. Ayes 4 – Noes 0. (See Attachments 2 – 6.)

The Public Works Director informed the Board that Wayne Dixon and Tony and Marjetta Shores had agreed to pay for tile for their driveways on Adam Street to help with solving the surface water flow on said street. This matter was brought to the Board's attention at the January meeting. It was the consensus of the Board that the Town proceed with the undertaking of this project to alleviate the problem.

Chief Parks asked direction from the Board regarding repair of the elevator at the Police Department. It has not worked properly since August when it was damaged by a storm. The company that installed the elevator will not repair it without entering into a contract with them. Chief Parks was instructed to proceed with a contract for repairs.

He also informed the Board about a complaint about the operation of a pool room in a business establishment located in the Big "B" building on West Main Street. They are in violation of a Town Ordinance due to operating without a license. The Ordinance states that the Board is to issue this type of license. The Board was of the consensus that the Manager or Police Chief should issue the license.

Chief Parks brought to the attention of the Board that at the May, 2006 Board meeting it was mutually agreed upon by the Board members to allow the Chief of Police to enter into Mutual Aid Agreements with other law enforcement agencies for the purposes of

drug and crime enforcement in accordance with NCGS 160A-288. Motion was made by Eddie Norman moved that this agreement be put in the form of a motion and made retroactive to the May 1, 2006 meeting. Motion was seconded by Tony Hall and approved by all.

Brian Southard, Fire Chief, submitted his monthly statistical report of their activities.

Attorney Harding stated that he had nothing claiming the Board's attention.

Bobby Todd was present at the meeting to give an Economic Development update. He also asked the Board to adopt a "Resolution of Support" to the Yadkin County Board of Commissioners' request for legislation to adopt a room occupancy tax. Eddie Norman moved to adopt a "Resolution Requesting Legislation to Adopt a Room Occupancy Tax for Yadkin County". Commissioner Graham seconded the motion. Ayes 4 – Noes 0. (See Attachment #7.)

The Manager reported on several matters:

1. 1. Appointment to Triad Municipal ABC Board

Commissioner Norman suggested Dick Steelman and Steve Brown. (Manager to contact)

2. 2. Downtown Master Plan Public Meeting to be held February 15 at Arts Council Building.

3. 3. Dialysis Center

Property for Dialysis Center is currently zoned R-10. Needs to be rezoned to R-0. Mayor scheduled Public Hearing for 6:45 p.m. on March 5, 2007.

4. 4. Tanya Holcomb property on Virginia Drive

Manager to meet with Building Inspector and Tanya within the next two (2) weeks.

5. 5. Potential Tyler Street Rezoning Request

Someone interested in purchasing the property for use as office space for cleaning service and using large garage-type building for housing service vehicles at night. Request would be to rezone property from R-10 to R-0.

6. 6. Explained to the Board a glitch in the utility billing of January 31 due to radio-read meter change-over.

7. 7. Reimbursement Resolution (Town Park Installment Purchase Loan)

Informed the Board about contact with Local Government Commission pertinent to loan for Town Park, and their recommendation to Town.

Motion was made by Commissioner Norman that the following “Declaration of Intent” be adopted. Motion seconded by Tony Hall. All approved. (See Attachment 8.)

8. 8. Trailers are being moved out of City View Trailer Park.

9. 9. Sealed bids for the sale of surplus Town vehicles were opened on January 31. Awarded bids were as follows:

1994 Crown Victoria (Blue Interior) – Billy Myers - \$511.00
1994 Crown Victoria (Red Interior) – Bobby Todd - \$981.00
1992 Toyota Camry – Billy Myers - \$377.00

Bids were awarded upon motion of Eddie Norman, second by Tony Hall and approval by all. (Copy of Bids Attached – No. 9)

10. 10. Received quotes for new phone system at new garage.

Option #1 – Install system similar to that in Town Hall and Police Department -- \$4,492.00.

Option #2 – Install new “state of the art” system which would allow call transfers to any of the Town’s three locations - \$14,674.00

Option #3 – Install Option #2 in all Town buildings - \$32,206.00

Manager was instructed to secure more bids.

Motion was made by Commissioner Norman to go into “Closed” session in accordance with G.S.143-318.11(a)(4) to discuss an economic development issue and G.S.143-318.11(a)(6) to discuss a personnel matter. Motion seconded by Commissioner Graham. Ayes 4 – Noes 0.

Motion was made by Commissioner Graham to come out of “Closed” session. Commissioner Hall seconded the motion. All approved.

Commissioner Graham moved that the Town accept dedication of streets within the Unifi Complex “at fee” as shown on a plat filed in the Town Hall upon approval by the Public Works Director and the Town Manager. Commissioner Tony Hall seconded the motion. (Commissioner Norman asked to be excused from voting on this issue and was thus

excused by the Board.) Following a brief discussion, the motion was approved by a 3 – 0 vote.

All matters having been disposed of, Commissioner Betty Driver moved that the meeting be adjourned. Tony Hall seconded the motion. Approval was unanimous.

Hubert Gregory, Mayor

Nancy Hollar, Clerk

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On Monday evening, March 5, 2007 the Mayor convened public hearings at 6:45 and 6:50, respectively.

6:45 p.m. – Request for rezoning of 17.41 acres located off West Main Street behind Hoots Memorial Hospital from R-10 to R-0, the purpose being to construct a Dialysis Center on the north side of the property. The only persons present speaking against the rezoning were Jim and Larry Long. Their property, which is located at 632 West Main Street, had been considered as a potential site for the Dialysis Center, having been rezoned for that purpose. They felt their property was more suitable than the property proposed for rezoning this evening.

Mayor Gregory declared the hearing closed.

6:50 p.m. – Request for rezoning 9 acres from R-20 to B-2, Highway Business. Request being made by B-Y Development. This property is located across from the Yadkin Center on Highway 601, north of the Town's wastewater lift station. Owners have no anticipated use for this property at present. Wayne Matthews, speaking on behalf of the Yadkin Center, stated that they had no problem with rezoning the property. Bobby Southard, Ina Sheek and Tim Wishon, residents near the property in question, felt that it would be too dangerous for a business location due to the traffic flow and the hills on the highway. Chris Brown, owner of the property, stated that his residence was near the property and he would not allow a business that would be detrimental to the neighborhood to locate there.

Mayor Gregory declared the hearing closed.

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The regular monthly meeting was called to order by Mayor Gregory at 7:00 p.m. with Commissioner Graham offering the invocation. Special mention was made of Commissioner Marler Driver who is absent from the meeting due to serious illness.

Minutes of the February 5 meeting having been reviewed, motion was made by Commissioner Eddie Norman that they be approved as written. Motion was seconded by Commissioner Graham. All approved.

The Clerk presented the following invoices requiring Board approval:

HILL'S PAVING & CONSTRUCTION	\$ 5,400
CB&I CONSTRUCTORS, INC.	\$ 12,000 (#10)
CB&I CONSTRUCTORS, INC.	\$ 55,194 (11F)
TURNER MURPHY CO., INC.	\$273,504 (#8)

Commissioner Hall moved that the invoices be approved for payment. Motion seconded by Eddie Norman. All approved.

Time was allotted for "Public Comment". Jim Long expressed his dissatisfaction over the Dialysis situation.

No other comments from the public, Mayor Gregory called for action on the Public Hearing dealing with the request to rezone 17.41 acres located off West Main Street and behind Hoots Memorial Hospital from R-10, Residential, to R-0, Residential-Office. Purpose for the rezoning request is to allow for the construction of a Dialysis Center.

Motion was made by Commissioner Norman that the property be rezoned from R-10 to R-0 to allow the construction of a Dialysis Center. Commissioner Graham seconded the motion. Ayes 4 – Noes – 0.

Action on the Public Hearing requesting the rezoning of 9 acres of property located on Hwy 601, North from R-20, Residential to B-2, Highway Business was called for by the Mayor. Commissioner Graham stated that he had a problem with rezoning property for business purposes without having some idea as to what the property owners propose to do with the property. He stated that the property owners could come back with their rezoning request at such time as they knew what was going there. Commissioner Norman expressed basically the same concerns as Commissioner Graham, stating that it would help to have some idea as to what plans for the property are in order to encourage public growth.

Motion was made by Commissioner Graham that the property not be rezoned. Eddie Norman seconded his motion, which was approved unanimously.

Mayor Gregory scheduled a public hearing for 6:50 p.m. on April 2, 2007, to consider a rezoning request involving property at 720 E. Main Street. The request will be to rezone the property from R-10 to R-0.

The Town Manager prepared and presented a "Resolution Requesting Improvements to Highway 601 North in Yadkinville from NC Department of Transportation Contingency Funds". Said Resolution calls for three laning Hwy 601 from Yadkinville Elementary School north to the Yadkin Center of Surry Community College and the installation of sidewalk and curb and guttering along Hwy 601 within the Town limits. Motion was made by Commissioner Norman that the Resolution be adopted. Commissioner Betty Driver seconded the motion. All approved.

The Utility Billing Clerk submitted the following delinquent accounts, asking the Board to consider writing them off as uncollectable. All efforts to collect these accounts have been exhausted. Total amount of these accounts is \$1,586.25. (Attachment #1) Motion was made by Commissioner Norman that these accounts be written off as uncollectable. Tony Hall seconded the motion. Ayes 4 – Noes 0.

The Clerk asked the Board to approve the attached amendment to the budget. Amendment deals with the use of Federal Drug monies. Phillip Graham moved that Amendment #20 be approved as requested. Tony Hall seconded his motion. Approval was unanimous. (See Attachment #2.)

The Public Works Director reported that a quote from Embarq for installation of a phone system for the new Town garage was approximately \$200 more than that of Yadkin Valley. It was the consensus of the Board that Yadkin Valley Telephone Corporation install the phone system.

Police Chief Tim Parks presented the Board with a list of dates and reasons they have been called to the Boxwood Motor Court. The last call was recent and dealt with the sale and delivery of cocaine. The Town Manager went with Chief Parks to said motel to have a look at the inside of the rooms. He found them in a bad state of disrepair. With a long history of unlawful behavior at the motel plus the fact that the rooms are dirty and in desperate need of repair, the Manager was instructed to see what could be done towards having it closed.

Attorney Harding reported that he and Mr. Larking are still working on an agreement with the County pertinent to the sewer line to US 421/I-77.

Mr. Harding also reminded the Board that the contract with Bob Snyder dealing with the removal of the mobile homes from City View Trailer Park and the cleaning up of the property expires on March 31. The Board engaged in a lengthy discussion regarding this matter.

The Manager informed the Board that Mark Headen, who resides at 708 South Street, had been suggested by Commissioner Hall to serve on the Triad Municipal ABC Board. Upon contacting him, Mr. Larking said he would accept appointment to the Board. Commissioner Norman had suggested Billy Simpson as a possible candidate too but Ken had not been able to make contact with him. Motion was made by Tony Hall that Mark Headen be appointed to the ABC Board. Commissioner Norman seconded the motion. Ayes 4 – Noes 0.

Mr. Larking approached the Board about the possibility of placing a moratorium on zoning permits for B-3 and RMH districts as the Planning Board and the Town Board complete their work on amendments to the Town's present Zoning Ordinance. He stated that such a moratorium would only need to be in place for three or four months or until the Board decided on the direction it wants to go. Mr. Larking was instructed to proceed

with drawing up the document and Mayor Gregory scheduled a public hearing on same for 6:45 p.m. on April 2.

March 30 was the date decided upon for the annual retreat. The time will be from 8:00 a.m. to 1:00 p.m.

Commissioner Graham had the following concerns:

1. Reason for large bin at Grady Ralph Long property off Vanburen and East Lee Avenue. (No one able to offer any information.)
2. Eisenhour Street has a bad bump near the upper end of the street near Gene Branon's residence.
3. Status of Tanya Holcomb property on Virginia Drive. (Manager stated that she had 90 days to address the situation before the Board gets involved.)
4. Status of 421 water line. (Staging to begin soon, possibly next week.)
5. What is going on at the B-P Station on South State Street and the lot where the Ham and Eggs Restaurant was torn down. (Rumors of a truck stop with a restaurant to be constructed.)
6. What is the status of the tornado sirens. (They have been tested and appear to be working with no problems.)

Motion was made by Commissioner Hall that the Board recess this meeting until March 30, at 8:00 a.m. Commissioner Norman seconded the motion. Approval was unanimous.

Hubert Gregory, Mayor

Nancy Hollar, Clerk

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On Friday morning, March 30, 2007, a recessed meeting was held at Surry Community College prior to the annual "Retreat" which was to convene at 8:30 a.m. As Mayor Gregory was not present at the beginning of the meeting, Mayor Pro-tem Eddie Norman called the session to order.

Mr. Larking presented the Board with a request for voluntary annexation of the Moose Lodge property which is located at the corner of Country Club Road and Tennessee Road. The property is already serviced with the Town's water and sewer. Motion was made by Commissioner Hall that the Board adopt a "Resolution Directing the Clerk to Investigate a Petition Received Under C.S.160A—31" concerning this request. Motion was seconded by Commissioner Driver. All approved the motion.

Motion was made by Commissioner Driver that the Board adopt a resolution for the purchase of City View Trailer Park at a price not to exceed \$375,000. Motion was seconded by Commissioner Hall. Approval was unanimous. (See Attachment #1

The Clerk asked the Board to approve Budget Amendments #21 through #24. Motion was made by Commissioner Graham that the amendments be approved. Motion was seconded by Commissioner Hall. Ayes 4 — Noes 0. (See Attachments #2 - #5.)

Nothing further claiming the Board's attention, motion was made by Commissioner Hall that the recessed meeting be adjourned and proceed with the annual 'Retreat'. Motion was seconded by Betty Driver. All approved.

Nancy B. Hollar, Clerk

Eddie Norman, Mayor Pro-tem

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Commissioner Absent: Marler Driver

A public hearing was convened at 6:50 p.m. on Monday evening, April 2, 2007 by Mayor Gregory. A request for rezoning property located at 720 E. Main Street from R-10 to R-0 to allow for a professional office building for a real estate business for modular home sales. Phyllis Pardue Welborn who has lived beside the property for 39 years was allowed to speak her concerns of being next door to a business. She was concerned about the safety of her grandchildren when they were at her house playing in the backyard. Dale Terry, the proposed buyer of the property, made a suggestion of putting up a privacy fence between the two properties. Mr. Larking displayed a picture of the house and property to show its location. Mr. Terry said that the front yard would be landscaped to allow for a couple of parking spaces in front of the house and that a privacy fence would be negotiable with the Welborns who live next door if they agreed to one being put up. Mayor Gregory called for action on the public hearing. Commissioner Norman's suggestion at this time was that Mr. & Mrs. Welborn, Dale Terry and Lynn Johnson be excused from the meeting to discuss the privacy fence. Mayor Gregory declared this tabled until later in the meeting.

The regular monthly meeting was called to order by Mayor Gregory. Phillip Graham offered the invocation.

Motion was made by Commissioner Eddie Norman that the minutes of the March 5 meeting be approved as written. Commissioner Betty Driver seconded the motion, which was unanimously approved.

The following invoices were presented to the Board for approval:

Ramey, Inc.	\$124,152.40
HSMM	\$ 9,383.75
JCI Jones Chemicals	\$ 5,176.38

Commissioner Tony Hall made a motion to approve the invoices for payment. Motion seconded by Phillip Graham. All approved.

Mayor Gregory set a public hearing date of May 7, 2007 at 6:50 p.m. for Voluntary Annexation Request filed by the Yadkin Moose Lodge #2149.

Commissioner Eddie Norman expressed his sincere thanks to everyone involved in the City View Park cleanup project. He also stated that he had not heard of any negative comments about the project. His only concern was that the trees that were planted along the roadside in front of the park last year will need to be removed eventually. He thought the trees could be sold.

Mr. Larking commended Ben Harding on all the legal issues pertaining to the park.

The Town Clerk, Public Works Director and Police Chief had nothing to be brought before the Board at this time. The Volunteer Fire Department was not present at this meeting.

Attorney Harding stated that the purchase of the City View Park property was officially closed and he was still working on easements for the Austin Co. waterline.

Mr. Larking reported on the following:

- 1) 1) The water plant – filter upgrade was in operation with a few issues to be resolved
- 2) 2) Austin Company water line has begun construction
- 3) 3) No results to report on the Retreat held last week – will report at a later date
- 4) 4) City View Park has been cleaned up somewhat and community service is offering to help in the continued efforts
- 5) 5) Town Hall Day at General Assembly – May 9, 2007. If anyone is interested in going, please let Ken know by April 20th deadline to register.

At this time the Welborns, Mr. Terry and Mr. Johnson were invited back to the meeting. Mrs. Welborn stated that they were in agreement with the buyer and property owner that a fence would not be necessary at this time. Commissioner Norman made a motion to rezone the property from R-10 to R-0 as requested. Phillip Graham seconded the motion. All were in favor.

Commissioner Norman made a motion to go into “Closed” session in accordance with G.S. 143-318.11(9)(6) to discuss personnel matters. Motion seconded by Commissioner Tony Hall. Ayes 4 – Noes 0.

Motion was made by Commissioner Norman to come out of “Closed” session. Commissioner Driver seconded the motion. All approved.

Commissioner Graham had the following concerns to discuss:

- 1) 1) Wanted to know if we could look into getting more Christmas lights
- 2) 2) The tornado siren schedule needs to be put in the newspaper
- 3) 3) Pot holes – need to be addressed
- 4) 4) Light poles need to be marked when out
- 5) 5) PART – find out what role, if any, we should have in this

Mayor Gregory asked Commissioner Norman to appoint a committee to investigate the process of a new post office for the town.

Commissioner Betty Driver voiced her concerns on the Holt Grove Trailer Park on W. Lee Ave. and Carolina Ave.

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

Hubert Gregory, Mayor

Wanda Doss, Secretary

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On Monday evening, May 7, 2007, two (2) public hearings were convened at 6:50 p.m. as follows:

Hearing #1: Voluntary Annexation

Loyal Order of Moose, Yadkin Lodge No. 2149 have asked to be annexed into the Corporate Limits of the Town of Yadkinville. Said property is located on Country Club Road. Gary Myers and Lyn Myers were present favoring the proposed annexation.

Hearing #2: Amendment to Planning and Development Ordinances

To receive citizen input to the proposed revisions to the Planning and Development Ordinances of the Town of Yadkinville. Said revisions include amendments as suggested by the "Yadkinville 2025 Land Development Plan" as well as amendments required by North Carolina State Law. No one spoke to this request.

At 7:00 p.m., Mayor Gregory declared the hearings closed and called the regular monthly meeting to order, offering the invocation himself.

Having reviewed minutes of the March 30 and April 2 meetings, motion was made by Commissioner Norman that they be approved as presented. Commissioner Hall seconded the motion. All approved.

The Clerk presented the following invoices for payment approval:

HOBBS, UPCHURCH & ASSOC.	\$ 8,134.00
RAMEY, INC.	\$106,562.99
TURNER MURPHY CO., INC.	\$ 39,970.00

Motion was made by Commissioner Hall that the invoices be paid. Commissioner Graham seconded the motion which met with full Board approval.

Mr. Larking introduced Joseph Sloop to the Board. Mr. Sloop will be working his internship with the Town this summer. He is a student of Appalachian State University.

At this point, time was allotted for public comment. No one present took advantage of the opportunity.

Mayor Gregory called for action on the public hearings.

Hearing #1 – Voluntary Annexation – Moose Lodge No. 2149

Motion was made by Commissioner Eddie Norman to accept the request from the Moose Lodge to be annexed within the corporate limits of the Town of Yadkinville as of this date, May 7, 2007. Commissioner Tony Hall seconded the motion. Approval was unanimous.

Hearing #2 – Amendments to the Zoning and Subdivision Ordinances

Motion was made by Commissioner Eddie Norman that the following amendments be made to the Zoning and Subdivision Ordinances:

Adopt Article 6: “Table of Uses” with respect to “jails” and Section 9-3-113 (b)(4) as presented by the Town Manager and recommended by the Yadkinville Planning Board.

Motion was seconded by Commissioner Hall. Ayes 4 – Noes 0.

Bobby Todd was present regarding the 2006 property taxes on the Bepco building. Motion was made by Commissioner Norman that the taxes on this property be handled by an economic development grant to YVEDDI equal to the amount of the property tax currently due on the property. YVEDDI will then, in turn, use these funds to pay the tax bill. Motion was seconded by Phillip Graham. Motion was unanimously approved.

Malinda Sells was present representing the Library. She gave the Board a synopsis of the activities of the Library, both past, present and future events. She also expressed appreciation of the Board’s support of the Library.

Mr. Larking presented the Board with the proposed budget for the 2007 – 2008 fiscal year. Mayor Gregory set a public hearing for the adoption of the budget at 6:50 p.m. on June 4, 2007.

Motion was made by Phillip Graham that the Board adopt a “Resolution of Support for the Clean Water Act of 2007”. Motion was seconded by Tony Hall. All approved.

The Manager read a letter of resignation from the Town Board from Marler Driver. Mr. Driver is resigning due to health reasons. (Attachment #1) Attorney Harding informed the Board that even though Mr. Driver had resigned, he was technically still a Board member until such time as he has been replaced.

The Clerk had the following three items claiming action by the Board:

1. Budget Amendment #25 – Transfer of funds from Federal Drug to Police Department Budget for purchase of computers.

Motion made by Commissioner Graham to approve the amendment. Seconded by Tony Hall. All approved. (Attachment #2)

2. Submitted contract from Charles E. Scott, CPA, for auditing the Town's accounts for the fiscal year ending 06-30-07.

Motion was made by Commissioner Norman that the contract retaining Charles Scott, CPA as auditor be approved. Motion seconded by Commissioner Graham. Approval was unanimous.

3. Board ordered the advertising of tax liens for the year 2006 on May 23, 2007. Ordered per motion of Commissioner Hall. Second by Eddie Norman with full Board approval.

The Public Works Director stated that he had nothing to bring to the Board.

Police Chief Tim Parks informed the Board that they would be receiving approximately \$49,000 in Federal Drug monies within the near future.

Fire Chief Brian Southard presented his monthly activity report.

The Manager reported that the filter upgrade at the water plant was near completion and the installation of the Austin water line was moving along in a satisfactory manner.

Attached to the agendas for tonight's meeting were the results of the retreat which was held on March 30.

The Manager was instructed by the Board to keep in contact with Mr. Leonard pertinent to Pinebrook Residential located on Harrison Avenue. Conditions have improved over the past months but there are still areas that need attention.

All matters having been disposed of, motion was made by Commissioner Hall that the meeting adjourn. Eddie Norman seconded the motion. Ayes 4 – Noes 0.

Hubert Gregory, Mayor

Nancy Hollar, Clerk

NORTH CAROLINA
YADKIN COUNTY
TOWN OF YADKINVILLE

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

A hearing was held at 6:30 p.m. on Monday evening, June 4, 2007, to consider an appeal by Tanya Holcomb regarding an order to demolish a house belonging to her and being located at 431 Virginia Drive. Said house is in a state of disrepair and is in violation of the minimum housing code. Randy Lawson from Piedmont Council of Governments was present at the hearing to substantiate the fact that the house is out of compliance with the minimum housing code. Ms. Holcomb was given the opportunity to state her reasons for appealing the order to demolish. She stated that she had until October, 2007 to obtain an attorney and re-open the case in court. It appears that the property is tied up in a litigation process. Attorney Harding informed the Board that their only concern should be whether or not the property is in violation of the minimum housing code. Motion was made by Commissioner Eddie Norman that Ms. Holcomb's appeal be denied, based on her being in agreement that the house is in violation of the minimum housing code. Motion was seconded by Commissioner Hall. Ayes 4 – Noes 0. Mr. Lawson suggested and the Board was in agreement to allow 60 days before taking action on the order to demolish.

Mayor Gregory declared this hearing closed and called a hearing for citizen input on the proposed 2007-2008 Budget to order. This hearing was scheduled for 6:50 p.m. Mr. Larking presented the budget to the Board, calling for a 5 cent increase in the ad valorem tax rate, or 38 cents per \$100 property valuation. The only person present for this hearing was Holton Shepherd. He spoke in opposition to increasing the tax rate stating that any fund balance should be used in lieu of a tax increase. No one else expressing an opinion on the budget, Mayor Gregory declared the hearing closed.

At 7:30 p.m., Mayor Gregory called the regular monthly meeting to order and asked the Lord to bless our time together this evening.

Motion was made by Tony Hall that minutes of the May 7 meeting be approved as written. Eddie Norman seconded the motion. All approved.

The following invoices were presented for payment approval:

Dorsett's Inc.	\$ 6,678.00
Piedmont Chlorinator	\$ 5,766.84
Synagro Centrao	\$ 24,008.40
Hobbs, Upchurch	\$ 6,573.00
Ramey, Inc.	\$128,020.49

Commissioner Norman moved that these invoices be paid. Motion was seconded by Phillip Graham. Approval was unanimous.

Time was given for public comments but no one had signed up to speak.

Action on the 2007-2008 budget hearing was tabled by Mayor Gregory until a recessed meeting on June 27 at 12:30 p.m.

The Board was asked to approve an “Amendment to Reimburse” resolution pertinent to the proposed Yadkinville Community Park. Motion was made by Eddie Norman to approve the amendment. Commissioner Graham seconded the motion. Approval was unanimous.

The Board was also asked to approve a revised “Cost Estimate” for Phase One of the Yadkinville Community Park. Total project cost is \$1,017,625 of which the Town is obligated for \$618,162.00. Commissioner Graham moved that said “Cost Estimate” be approved. Motion seconded by Eddie Norman. Ayes 4 – Noes 0.

A First Addendum to Contract to Sell and Purchase Wastewater and Treated Water Capacity and to Sell Treated Water and Wastewater Treatment Services to Yadkin County was presented to the Board. After some discussion, Commissioner Norman moved that the Addendum be approved contingent on its wording satisfying the Town Manager, the County Manager, Public Works Director Perry Williams and Attorney Ben Harding. Commissioner Graham seconded the motion. Approved by all.

The Clerk presented budget amendments Nos. 26 thru 29 for Board approval. Motion was made by Commissioner Graham that said amendments be approved. Commissioner Tony Hall seconded the motion with full Board approval. (See Attachments #1 - #4.)

The Clerk also presented the board with a request from the Yadkin County Board of Elections to allow absentee voting this election year due to a possible statewide School Bond Referendum and a Constitutional Amendment that would be voted on countywide. The request stated that there would be no extra cost to the town for absentee voting for this election year only. Motion was made by Commissioner Eddie Norman that the Board approve the request to allow absentee voting for this election year only. Commissioner Graham seconded the motion. Ayes 4 – Noes 0.

None of the other department heads had anything of significance to bring to the Board.

Attorney Harding stated that he and the Manager had been working on a refined zoning map. Along with this they have also been working on a proposed ordinance relating to the amortization of mobile home parks. He stated that this proposed ordinance needed to go to the Planning Board for their review and input before coming to the Board for adoption. Motion was made by Tony Hall that the proposed ordinance be referred to the Planning board for their review. Motion was seconded by Eddie Norman. Approval was unanimous.

Mr. Larking brought the following items to the Board’s attention:

1. Zoning & Subdivision Ordinance Amendments

Will go through some of the changes at the June 27 meeting.

2. Boonville Water

Boonville has asked if the Town would be interested in selling water to the Town of Boonville. Board of consensus that request should be given serious consideration.

3. Highway 601 Widening

Letter from DOT indicates they concur that widening 601 from Yadkinville Elementary School to Surry Community College would be a good project but that length of widening would be too costly to do at one time. They asked if the Board would be interested in a phased approach to the project.

4. ABC Store Update

Property has been officially purchased and plans are to have the store completed by November 15, 2007.

Commissioner Graham stated that something should be put in the local paper regarding the testing time of the tornado sirens.

He also stated that some of the flags were dirty and faded and needed to be replaced. He stated they hung too low to the ground and asked if there was some way they could be raised.

Commissioner Driver asked if there was any response from the owners of Pinebrook Nursing Center. Mr. Larking stated that he had received no communication from them.

Motion was made by Commissioner Norman that the Board go into "Closed" session in accordance with G.S.143-318.11(a)(3). Motion was seconded by Commissioner Graham. Ayes 4 – Noes 0.

Commissioner Norman made a motion to come out of closed session. Tony Hall seconded the motion.

Commissioner Norman made a motion to recess to June 27th at 12:30 p.m. Phillip Graham seconded the motion.

Hubert Gregory, Mayor

Nancy Hollar, Clerk

NORTH CAROLINA
YADKIN COUNTY
TOWN OF YADKINVILLE

Commissioners Present: Phillip Graham,
Tony Hall, Betty Driver
Mayor: Hubert Gregory
Manager: Ken Larking
Commissioner Tardy: Eddie Norman

The Mayor convened an adjourned meeting at 12:30 p.m. on Wednesday, June 27, 2007. The purpose of the meeting was to review the proposed budget amendments and adopt the budget for the fiscal year 2007-2008.

Motion was made by Commissioner Tony Hall that budget amendments Nos. 30 through as presented by the Clerk be adopted. The motion was seconded by Commissioner Phillip Graham. (See Attachments.)

While reviewing the proposed budget, Commissioner Norman asked if it would be feasible to reduce the tax rate by 2 cents. (Mr. Larking had originally asked for a 5 cent increase in the tax rate.) After considerable discussion, Mr. Graham moved to adopt the proposed budget as presented with a 4 cent increase in the tax rate. His motion was seconded by Commissioner Norman and was unanimously approved.

Commissioner Graham expressed concern about the burned out Heffner building on West Main Street. Mayor Gregory instructed the Manager to write to Mr. Heffner regarding his plans, if any, on the reconstruction of said building.

Mr. Larking presented the Board with a revision of Chapter 4 of the Planning and Zoning Ordinances for the Town of Yadkinville. Motion was made by Commissioner Phillip Graham to adopt the revision. Betty Driver seconded the motion. All approved.

Nothing further claiming action by the Board, the meeting adjourned upon motion of Eddie Norman, second by Tony Hall and approval by all.

Hubert Gregory, Mayor

Nancy Hollar, Clerk

ADDENDUM:

The Clerk failed to present two invoices needing Board approval before payment. On Thursday morning, June 27, she phoned Commissioners Hall, Graham, Norman and Driver asking for approval. Commissioners Hall, Norman and Driver gave verbal approval to pay the invoices. (A voice mail was left for Mr. Graham.) These invoices are as follows:

DUNCAN-PARNELL	\$12,666.21
KEY CHEMICAL	\$ 6,146.54

NORTH CAROLINA
YADKIN COUNTY
TOWN OF YADKINVILLE

Commissioners Present: Betty Driver,
Phillip Graham and Tony Hall
Mayor: Hubert Gregory
Attorney: Ben Harding
Manager: Ken Larking
Commissioner Absent: Eddie Norman
(Vacation)

The regular monthly meeting of the Town Board of Commissioners was duly held on Monday evening July 2, at 7:00 p.m. The meeting was called to order by Mayor Gregory, who welcomed all those in attendance.

Having reviewed the minutes of the June 4 and June 27 meetings, Commissioner Graham moved that they be approved as written. Tony Hall seconded the motion. All approved.

The Clerk presented the following invoice requiring Board approval for payment:

Ramey, Inc.	\$30,532.60
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Motion was made by Tony Hall that said invoice be approved for payment. Motion was seconded by Betty Driver. All approved.

The floor was then opened for public comment. As the Planning Board had met just prior to this meeting, several citizens who had come to that meeting stayed over for the Town Board meeting. Their concern was the possible rezoning of property located on Fred Hinshaw Road for a new county jail. They are very much opposed to this rezoning. Those speaking for the group were Barbara Bisette, who stated that their neighborhood was a nice quiet neighborhood with several upscale homes. She asked that the Board uphold the Planning Board's recommendation not to rezone the property so a jail cannot be built there.

Mike Williams stated that the County expected the Town Board to go along with their request to rezone the property. He urged the Board to give the matter serious thought before making a decision.

Matt Davis, who also resides on Fred Hinshaw Road, stated that some research had been done on their part and that there were at least 37 other properties available for a jail.

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

Margaret Brown, who resides at 1116 Eaton Place Court, came before the Board asking the Town to take over the water and sewer lines and the street by dedication. She was informed that the water line does not pass the pressure test. She asked why the water was ever turned on if the lines did not pass inspection. The Public Works Director explained to her how this came about. The Town did not turn the water on, it was turned on by the contractor. After some discussion as to whether or not the line had given any problems since being put into use in 1998, motion was made by Commissioner Phillip Graham that the Town take over the water and sewer lines and

the street into its system. His motion died for lack of a second. Commissioner Hall stated that he felt all the Board members should be present before making a decision.

Mayor Gregory set the following dates and times for the following public hearings:

Rezoning of Pardue Property (Fred Hinshaw Road/Old US 421) from R-20 to M-1	August 6 – 6:30 p.m.
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Amortization of Mobile Home Parks	August 6 – 6:15 p.m.
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Flood Prevention Ordinance	August 6 – 6:05 p.m.
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Mr. Larking reported that the committee concerned with the Downtown Master Plan had met last week and looked at various aspects of the proposed plan such as trees, parking, etc. He will schedule a work session for the Board to review the plan.

Brian Southard, Fire Chief, gave a report on the activities of the Fire Department over the past month. He also informed the Board that they had purchased a new fire truck and invited anyone interested to drop by and have a look at it. He hoped to have it in operation by August.

Mr. Larking presented the Board with a preliminary cost estimate for running a 12” water main to Boonville. Total project costs is \$3,300,000. There is a possibility of getting a \$750,000 CDBG Grant for the project. Time limit for applying for this grant is from July 23 to August 31.

Mr. Larking informed the Board that he has been working with the State Historic Preservation Office and the Division of Community Assistance on the possibility of establishing an Historic Preservation Ordinance for the Town. On November 20, 2006 the Board voted to go ahead with an investigation of establishing such an ordinance. He said that the Division of Community Assistance would be glad to work with the Town on this, but that it would be about four months before they can start working on it.

Mr. Larking reported that the work on the Water Plant should be completed this week. There is some question as to whether or not it meets specifications and is satisfactory to the Public Works Director and the Town.

Commissioner Hall stated that another letter should be sent to a residence on West Lee Avenue regarding the mowing of his yard.

Commissioner Graham had nothing to bring to the Board.

Commissioner Driver asked the Manager if he had heard anything from Pinebrook Nursing Center. He stated that a pending matter with the owner should have gone to court this week but he had heard nothing as of this time. Police Chief Tim Parks stated that in regard to Pinebrook, they had had commitments from there last week that should not have been commitments. He stated that they were dealing with it.

Nothing further to discuss, motion was made by Commissioner Hall that the meeting be adjourned. Motion was seconded by Betty Driver. Ayes 3 – Noes 0.

Hubert Gregory, Mayor

Nancy Hollar, Clerk

NORTH CAROLINA
YADKIN COUNTY
TOWN OF YADKINVILLE

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

On Monday evening, August 6, 2007, three (3) public hearings were convened at 6:05 p.m. as follows:

Hearing #1: Flood Prevention Ordinance

A proposed flood prevention ordinance had been reviewed by the Planning Board and a recommendation was made that it should go before the town board for their approval. It would be up to the individual if they wanted to get flood insurance. Nobody spoke for or against the ordinance.

Hearing #2: Amortization of Mobile Home Parks

Mr. Larking explained that the Amortization of Mobile Home Parks Ordinance would require the owners of any non-conforming Mobile Home Park to be brought into compliance with the zoning ordinance within 2 years of notification. Nobody spoke for or against the ordinance.

Hearing #3: Rezoning Request – Fred Hinshaw Road

Mr. Larking said that the county officially withdrew their request for rezoning this property so therefore it is no longer an issue with the Town.

Due to there being additional time available, Mr. Larking presented the Town with a presentation on the proposed amendments to the Official Zoning Map. The official zoning map was completed in 1974 and there had been spotty recording of changes/amendments since then. He explained that once a new map is adopted, it will be available on-line for easy access. He then introduced Joseph Sloop, a planning student at ASU and interim for the summer for the town. Mr. Sloop showed a PowerPoint presentation detailing approximately 145 properties where the zoning was proposed to be changed. In addition, the Town will place two ½ page ads in the Yadkin Ripple and an article in the Town newsletter advertising the proposed changes to the Zoning Map.

Mayor Gregory called the regular meeting to order and ask the Lord to bless our time together.

Minutes of the prior meeting of July 2nd was approved as written by motion made by Phillip Graham and seconded by Tony Hall. All approved.

The following invoices were presented for payment approval:

SPX PROCESS EQUIPMENT	\$15,698.08
HSMM	\$15,014.00
HOBBS, UPCHURCH & ASSOCIATES	\$ 7,525.00
RAMEY, INC.	\$30,532.60
DON ADAMS GRADING	\$15,900.00

Commissioner Norman moved that these invoices be paid. Motion was seconded by Tony Hall. All approved.

Time was given for public comment but no one had signed up to speak.

Mayor Gregory presented a plaque of dedication to Marty Driver the daughter of Commissioner Marler Driver who dedicated himself to the service of the town and served on the board for nearly four years. Mr. Driver died in May. His name plate was removed and is to be given to his granddaughter.

Marty Driver and Margaret Brown were present to discuss the Eaton Place water lines. A request has been made to the board that the town take over the water lines at Eaton Place since all 16 units are now completed. Phillip Graham made a motion to accept the water lines at Eaton Place into the town's system. It is in question as to who actually owns the streets and utilities at Eaton Place, whether it be under a homeowners association or if the contractor owns them. Commissioner Norman suggested that they find out who actually owns Eaton Place and at the next board meeting they would make a decision. Commissioner Graham withdrew his motion.

Action on the two public hearings was made by Commissioner Norman to adopt both the Flood Damage Prevention Ordinance and the Amortization of Mobile Home Parks Ordinance. Tony Hall seconded the motion. All approved.

A motion was made by Commissioner Graham to fill the board's vacancy. Commissioner Norman seconded the motion. Phillip Graham commented that Gene Branon would make a good commissioner and all approved that he finish out the term of former Commissioner Driver. Ayes 4. Noes 0.

Wayne Dixon, Yadkin County Clerk of Court swore in Gene Branon and he officially took the former seat of Marler Driver.

Malinda Sells, Librarian for Yadkin County requested that the board appoint someone to the Library Board. Mr. Larking stated that he was willing to serve along with Patrick Long. Commissioner Norman made a motion that both be appointed to the library board. Phillip Graham seconded the motion. Ayes 5. Noes 0.

Mr. Larking had received two proposals for the engineering and design of the new town park from Wirth & Associates and HSMM to see how they compare. Mr. Larking's recommendation was to go with Wirth & Associates due to the fact that they are most familiar with the project. It was also suggested that the Town Park Committee to continue with the town park and to brief the board on the progress of the park. Commissioner Norman made a motion to go with Wirth & Associates for the proposed town park. Tony Hall seconded the motion. Ayes 5. Noes 0.

Mr. Larking stated that the deadline for any appeals or response to demolish the Tanya Holcomb property on Virginia Drive has expired. Mr. Harding advised the board on how to handle the situation. He stated that an ordinance to demolish would need to be adopted by the board and that a court action by a judge would give the protection the town needed. Commissioner Hall made a motion to adopt an ordinance to demolish the house and to proceed with getting a court order to accomplish it. Eddie Norman seconded the motion. Ayes 5. Noes 0.

The Planning Board for the Town of Yadkinville has three vacancies that need to be filled. Mr. Larking suggested that Joseph Sloop and R. J. Speaks would like to serve on the Planning Board which would leave one vacant seat to be filled. Commissioner Norman made a motion to appoint these two individuals to the Planning Board. Phillip Graham seconded the motion. Ayes 5. Noes 0.

The Clerk presented budget amendments 1, 2 and 3 for Board approval. Motion was made by Commissioner Graham that said amendments be approved. Commissioner Hall seconded the motion with full Board approval. (See Amendments #1, #2 and #3.)

The Tax Collector asked the Board to void the following 2007 Tax Receipts for the reasons indicated:

Dan Beck (County listed in other name for 2007)	Receipt No. 83	\$ 43.36
Helen Kinny (Property was destroyed in December 06)	Receipt No. 837	\$ 15.92
Yadkin Auto Mart (No longer in business)	Receipt No. 1600	\$ 17.77
Revco Discount Drug (County late listed by mistake – issued corrected notice)	Receipt No. 1182	\$1,302.17

Jeannie Lundy (County issued a new property value)	Receipt No. 898	\$ 692.76
US Bancorp Equipment (County issued a new personal property valuation)	Receipt No. 1413	\$ 167.54
Fadean Hawks (County issued a new property value)	Receipt No. 648	\$ 470.54
Hubert Logan (County issued new property value)	Receipt No. 878	\$ 138.34

Motion was made by Commissioner Norman that the tax receipts be voided as requested. Tony Hall seconded the motion. All approved.

The Public Works Director had nothing to report at this time. Eddie Norman suggested that the Town look into revising the limb chipping program because it seemed people were taking advantage of the program.

Police Chief Parks said that Wayne Matthews from the Yadkin Center has asked for patrol protection at the college since more students will be attending for the upcoming school year. He said that the department would be able to handle this without any problem. Chief Parks also made comment of the recent drug bust which amounted to \$25,000. He also indicated that the department was keeping track of residents that blow grass clippings into the streets. Commissioner Driver asked that the downtown parking be monitored more closely due to new businesses in town. Mr. Harding commented on what a good job he felt like the police department was doing.

Fire Chief Brian Southard gave his monthly report. He indicated that a lot of street signs were being stolen.

Mr. Larking stated that Boonville does not qualify for the grant for the water line. He said he is trying to get other grants to help with this situation.

Charles Stone of 1132 Billie Reynolds Rd. has asked for a reduction in his water bill or be granted a leak adjustment. His water hose was left on while out of town which resulted in a \$95.11 water bill. No action was taken by the board concerning this request.

Mr. Larking stated that the General Assembly had passed a law establishing a 6% hotel occupancy tax. Any funds raised with this tax would need to be used for tourism development. In addition, a local Tourism Development Authority may need to be established.

Issues regarding the water plant were brought up by the board. The floor is still not level and the filter wall leaks. The board suggested that payment not be made until everything is satisfactorily fixed. If there are any other concerns of the board, Mr. Larking will pass onto the engineer.

Commissioner Hall stated that the mobile home on the corner of Carolina and Lee Ave. is not liveable and that he had seen a “for rent” sign on it. Commissioner Driver also commented that it was an eyesore and not liveable.

Commissioner Graham along with Commissioner Norman had nothing additional to bring to the Board’s attention.

Commissioner Branon stated that it was an honor to be serving the Town as a Commissioner once again.

Nothing further to discuss, motion was made by Eddie Norman that the meeting be adjourned. Motion was seconded by Phillip Graham. Ayes 5. Noes 0.

Hubert Gregory, Mayor

Wanda Doss, Secretary

NORTH CAROLINA
YADKIN COUNTY
TOWN OF YADKINVILLE

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

A Public Hearing was held at 6:50 p.m. on Monday evening, September 10, 2007, to consider an amendment to the Zoning Ordinance "Table of Uses". No one present spoke concerning the proposed amendment. The Mayor declared the hearing closed at 7:00 p.m.

The regular monthly meeting was called to order with all members being present. Mayor Gregory asked Commissioner Graham to offer the invocation.

Having reviewed minutes of the August 6 meeting, motion was made by Phillip Graham that they be approved. Motion was seconded by Commissioner Norman. Approval was unanimous.

The Clerk presented the following invoices to the Board for payment approval:

Hobbs, Upchurch & Associates, P.A.	\$ 5,450.00
Hobbs, Upchurch & Associates, P.A.	\$ 6,000.00
Hobbs, Upchurch & Associates, P.A.	\$ 6,317.00
Key Risk Insurance Co.	\$42,007.00
Utility Service Co., Inc.	\$ 9,550.00
CMS Insurance	\$45,709.00

Commissioner Norman moved that the invoices be approved for payment. Tony Hall seconded the motion. All approved.

During the "Public Comments" time period, John Matthews asked to be allowed to address the Board. Mr. Matthews expressed concern over property he owns on Walnut Street. It seems that the house beside his property is occupied by known drug dealers. The Police Department has been called there on several occasions for various reasons, the latest being a shooting, which resulted in a person being shot. He asked the Board if there was some way they could help in the situation as he is unable to rent or sell the property under these circumstances. The Board instructed Chief Parks to consult with Attorney Harding to see if the "drug" property could be declared a public nuisance.

Mayor Gregory called for action on the public hearing. Motion was made by Commissioner Norman that the ordinance amending Title 9 Zoning Ordinance "Table of Uses" be adopted. Phillip Graham seconded the motion. All approved.

Messrs. Greg Lambert and George Russell were present at the meeting to bring the Board up to date on the "Gateway and Downtown Master Plan". Members of the Committee in attendance were Floy Nell Garrison, Mark Brandon and Hilda Carlton. They invited anyone interested having comments or suggestions to approach them after the meeting.

Mayor Gregory set a public hearing on the adoption of the Official Zoning Map for Town of Yadkinville at 6:00 p.m. on Monday evening, October 1, 2007.

The Board was presented with a "Change Order" from Turner-Murphy Co., Inc. for work done on the Water Plant filter addition. After considerable discussion, it was the consensus of the Board that any action on this matter be deferred until given further consideration in a "Closed Session".

Request for the Town to accept the water and sewer lines at Eaton Place was again up for consideration. Motion was made by Commissioner Norman that the Town accept the lines into the Town's system with the following stipulations:

As the water lines do not meet the Town's specifications as to pressure testing, if there are problems with breaks in the water lines and it is deemed to be the fault of the contractor, Attorney Harding be asked to proceed with legal action holding said contractor responsible for the cost of repairs.

Motion was seconded by Commissioner Branon. Ayes 5 – Noes 0.

The Clerk asked the Board to approve Amendments No. 4, 5 & 6 per attachments 1, 2 & 3. Commissioner Graham moved that the amendments be approved. Commissioner Hall seconded the motion. Approval was unanimous.

The following 2007 Tax Notices were presented to the Board. They need to be voided for the reasons indicated:

Tommy Brandon, Ireland Insurance
Receipt #119
\$364.97
County issued new personal value

Betty R. Peele
Receipt #1097
\$208.81
County removed elderly exemption

Millard Ashley, Jr.
Receipt #58
\$49.38

Sold business in 2006

NGB Enterprises
Receipt #1049
\$1,143.78
Personal property incorrect

Hanesbrands
Receipt #619
\$416.89
Personal property incorrect

Tony Hall moved that the tax notices be voided per the request. All approved.

Perry Williams, Public Works Director, presented the Board with changes to our Sewer Ordinance. Said changes were mandated by the State. Motion was made by Tony Hall that the changes be approved. Motion was seconded by Eddie Norman. Ayes 5 – Noes 0.

Mr. Williams reported that the water going over the dam at the Water Plant had dropped ½” since August 27. It was the consensus of the Board that the public should probably be asked to voluntarily conserve water until this drought is over by not watering lawns, washing cars, etc. A notice to this affect will be placed in the local paper.

As Police Chief Parks left to attend another meeting, Captain Patrick Long presented the Board with their Activity Summary for the month of August. He also informed the Board that Sgt. Detective Mark Dowell had correspondence from Highland Canine Training regarding narcotic-trained dogs. He stated that our Police Department was going to be able to get one of these dogs at no cost to the Town. Sgt. Dowell has handled previous dogs owned by the Department.

Fire Chief Brian Southard presented the statistical report for the Fire Department for the month of August.

Attorney Harding stated that he was working on securing sewer rights-of-way for Williams Road south to Tennessee Road.

Mr. Larking has two rezoning requests that need to be scheduled for the October meeting. Mayor Gregory set 6:50 p.m. on October 1, 2007 as the time for the public hearings.

Regarding improvements on East Main Street, Mr. Larking reported that there were two property owners objecting to signing the easement. The Mayor offered to go to these owners and explain just what is being asked of them with the easements. He feels that they are not fully aware of the purpose and need of the easement.

Four (4) bids were received for the demolition of houses in connection with the CDBG CON Needs Project. They were as follows:

Bodford Const., Inc.	\$40,100.00
Ashton Sauls	\$41,000.00
Don Adams Grading, Inc.	\$42,000.00
L & H Const. Co.	\$61,060.01

Bids were opened on September 4, 2007 by Mr. Larking and Michael Walser. They awarded the bid to Bodford Construction, being the lowest bidder.

Bobby Todd asked that two members of the Town Board be appointed to attend a meeting regarding Occupancy Tax.

Ken informed the Board that the ABC store had asked for a sign with dimensions in excess of what our ordinance allows. He stated that they withdrew their request for the sign.

Commissioner Graham asked what progress was being made with the Town's park. Mr. Larking stated that Hollar and Associates are doing the surveying of the property and when they are finished the survey will go to the planners.

Commissioner Graham also asked about the flags that are placed on 601 and Main Street on holidays. He asked about the cost of replacing them. The Public Works Director told him that it was possible to have them cleaned.

Commissioner Norman was concerned over the awarding of the bids for demolition of the houses involved with the CDBG CON Needs Project. He stated that the Board had always been the ones to award bids and was not aware that the policy had changed. He also stated that it was his feeling that when projects are put up for bids, if at all possible local companies should be given first consideration.

Commissioner Branon asked the Public Works Director to look at E. Cherry Street, near the Logan's drive-way. The street is rough and has some bad holes that need attention.

Commissioner Driver asked about the status of the Tanya Holcomb house on Virginia Drive. Mr. Larking stated he had heard nothing regarding this issue in the last few weeks.

Motion was made by Commissioner Eddie Norman that the Board go into "Closed Session" in compliance with G.S.143-318.11(a)(3) pertinent to the settlement of a contract. Second by Betty Driver. All approved.

Motion was made by Commissioner Norman that the Board come out of “Closed Session”.
Motion seconded by Tony Hall. All approved.

Motion was made by Tony Hall that the meeting be adjourned. Motion was seconded by Phillip
Graham. Approval was unanimous.

Hubert Gregory, Mayor

Nancy Hollar, Clerk

NORTH CAROLINA
YADKIN COUNTY
TOWN OF YADKINVILLE

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

A Public Hearing on a proposed amendment and revision of the Official Zoning Map for Town of Yadkinville was held at 6:00 p.m. on Monday evening, October 1, 2007. Among those present with questions and offering input to this said revision were:

Ronnie Collins	Johnny Southard
Terry Titus	Ella Speaks
Ned Hood	Donald Johnson
Tim Brown	Dexter Rose
Nolan Brown	Lloyd Pardue
Kay Smith for Ethel Dixon	Andrew Mackie
Floy Nell Garrison	David Heffner
Grady Ralph Long	

This hearing was declared closed by Mayor Gregory at 7:05 p.m. and a brief break was taken before public hearings No. 2 and 3 were declared in session.

Public Hearing No. 2 was then opened to consider a request for the rezoning of approximately .3 of an acre located on the northwest corner of East Main Street and Tyler Street from R-10 to R-8A. Request is being made by Robert Baldwin, owner of the property. His intentions are to build duplex apartments on the property. Johnny Hutchens expressed concern over the width of Tyler Street accommodating the residents in that area with the construction of apartments on the property. Jim Drum, who owns property on the other side of the street, also expressed concern over the traffic flow and parking. Mr. Baldwin stated that he did not feel parking would be a problem. Hearing was declared closed.

Public Hearing No. 3 was to consider a request to rezone approximately .7 of an acre located on Carolina Avenue across from Westridge Townhouses from R-10 to R-8A for the purpose of constructing apartments. Request is being made by Robert Baldwin, who owns the property. The only person speaking on this request was Timmy Hyatt, a resident of Carolina Avenue. He stated that he would prefer having a business rather than apartment housing. Mayor Gregory declared the hearing closed.

It should be noted that the Planning Board had approved the requests of all three of these public hearings.

Having finished with the three (3) public hearings as advertised, Mayor Gregory called the regular monthly meeting to order and asked Commissioner Graham to offer the invocation.

Minutes of the September 10 meeting having been reviewed, Commissioner Hall moved that they be approved as written. Motion was seconded by Phillip Graham and was unanimously approved.

Time was allotted for “Public Comment” at this point of the meeting. No one took advantage of the opportunity.

Mayor Gregory asked for action on the public hearings at this point.

Hearing #1 – Official Zoning Map

After considerable discussion by the Board, motion was made by Commissioner Eddie Norman that the Town of Yadkinville adopt the zoning changes as follows:

1. Any and all properties that were not contested would be adopted tonight. NGB Properties would be worked out between NGB and the Yadkinville Town Manager.
2. Any and all properties that were contested would be tabled at the present time until all property owners were satisfied and the Board would adopt these properties as recommended by the Manager at a later meeting. Said properties being that of

Ronnie Collins	Ella Speaks
Ned Hood	Tim Brown
Dexter Rose	Ethel Dixon
Grady Ralph Long	Holcomb’s Trailer Park

as well as those properties mentioned in the Manager’s presentation during this public hearing.

3. The Town would pursue any and all options to include the rezoning of any and all of the Mackie property on South State Street (US 601).

This motion was seconded by Commissioner Graham. Mayor Gregory called for a vote on the motion. The vote was Ayes 2 – Noes 3 (Voting No were Commissioners Driver, Branon and Hall.)

Hearing #2 – Rezoning of property on East Main and Tyler Street from R-10 to R-8A.

Motion was made by Commissioner Norman that the property be rezoned per the request and in accordance with the recommendation of the Planning Board. Motion was seconded by Commissioner Graham. Ayes 5 – Noes 0.

Hearing #3 – Rezoning of property on Carolina Avenue from R-10 to R-8A

Tony Hall moved that the property be rezoned per the request and in accordance with the Planning Board’s recommendation. Motion was seconded by Commissioner Branon. All approved.

In reference to public hearing #1, Gene Branon moved that further action on the Official Zoning Map be tabled to allow the public more time to respond to the proposals of said map. Commissioner Norman seconded the motion. Approval was unanimous.

Brad Bucy from Hobbs Upchurch and Associates was present to present an update and bids on the Williams Road utility improvements. An amendment to the project will call for a 6” water line to run on Tennessee Road and change Williams Road from a 6” line to a 3” line. Mr. Larking stated that the Change Order will be approximately \$24,855, which should be covered by grant monies.

Bids for the Williams Road project were as follows:

Carolina Grading & Utilities	\$189,800.00
Fuller Contracting Co., Inc.	\$278,720.00
H & C Utilities, Inc.	\$191,050.04
Jimmy R. Lynch & Sons, Inc.	\$259,368.00
LandForm Construction, Inc.	\$227,275.00
Ramey, Inc.	\$210,447.00
Sarealt Plumbing, Inc.	\$286,489.00

Motion was made by Commissioner Norman that the low bid submitted by Carolina Grading & Utilities in the amount of \$189,800.00 be accepted. Phillip Graham seconded the motion. Ayes 5 – Noes 0.

Motion was then made by Commissioner Graham that the \$24,855 Change Order for this project be approved by the Board. Tony Hall seconded this motion. All approved.

Mr. Bucy also presented a change order from Turner-Murphy Company on the Water Treatment Plant Filter Addition. The Change Order was in the amount of \$12,893.00; however a “Negotiated Liquidated Damages Deduction” on Turner-Murphy’s behalf reduced the amount to \$3,893.00. The Public Works Director was asked if he was satisfied with the contents of said “change order” and he stated that he was. Commissioner Graham then moved that the “change order” be approved. Gene Branon seconded the motion. All approved.

There was a request from Wayne Dixon, Mike Williams and James Baity that the water line on Fred Hinshaw Road be accepted by the Town and made a part of the Town’s water system. This water line runs a distance of approximately 2300 feet and has been in use for 15 years, more or less. The Clerk stated that we would need the cost involved in the installation of this line, dates, etc. before it can be incorporated into the Town’s system. This request was tabled until such time as this information is available.

Neither the Clerk nor the Public Works Director had anything to bring to the Board's attention.

Police Chief Tim Parks introduced a "COPS CARE PROGRAM" to the Board. This program tends to partner police officers with senior citizens to promote safety, security and address whatever need that may require law enforcement assistance. There will be no cost to the public for this service. The Board was receptive to this program and commended the Police Department for its concern for the elderly in the community.

Captain Patrick Long presented a request to the Board to allow them to extend the existing berm of their shooting range by approximately 80 feet to accommodate up to 8 or 10 shooting lanes for their annual qualifying in shooting marksmanship. They presently have about 40 feet and can only accommodate 4 lanes of shooting. Extending the berm by the requested 80' would decrease the time spent waiting for open lanes as the range is used by both the Town's police department as well as the Sheriff's department. The Public Works Director stated that he had no problem with the request. The Board was of the consensus to proceed with the extension.

No report was available from the Fire Department for the month of September.

Attorney Harding reported that he was moving ahead with the Tanya Holcomb lawsuit and that suit should be filed by the next Board meeting.

The Manager informed the Board that several changes had been made to the Town's Code of Ordinances and he felt it should be updated. He has been in contact with American Legal Publishing, who do these updates, and they have quoted him a price of approximately \$5,000. As nothing was budgeted for this, a budget amendment would be required. Motion was made by Commissioner Norman to proceed with having the Code of Ordinances updated. Commissioner Hall seconded the motion. Approval was unanimous.

Mr. Larking also reported to the Board that he had checked into the cost of replacing the flags on State Street and Main Street and the replacement cost would be approximately \$600.

Motion was made by Commissioner Norman that the Board go into "Closed Session" in accordance with G.S.143-318.11(a)(4). Motion seconded by Tony Hall. All approved.

Motion was made by Commissioner Hall that the Board come out of "Closed Session". Phillip Graham seconded the motion. Ayes 5 – Noes 0.

Commissioner Hall stated that the old Roller Mill lot at the corner of Hemlock and Birch Street needed to be mowed.

It was also mentioned that the Les Shugart property located on the corner of Washington and West Main Street needed to be cleaned up. A large tree has fallen on the property as well as its need for mowing. Neighbors have complained about rats coming from the property.

Commissioner Graham asked if the issue pertinent to the Water Plant filter had been resolved. He was informed that Recil Wright of Wright and Associates was working on a recommendation.

Mr. Graham also reported the street light at the corner of Coolidge Street and East Lee Avenue was out.

All matters at hand having been disposed of, motion was made by Commissioner Norman that the meeting be adjourned. Motion seconded by Gene Branon. Approval was unanimous.

Hubert Gregory, Mayor

Nancy Hollar, Clerk

NORTH CAROLINA
YADKIN COUNTY
TOWN OF YADKINVILLE

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

The regular monthly meeting of the Town Board was duly held on Monday evening, November 5, 2007 at 7:00 p.m. with all Board members in attendance.

The meeting was called to order by Mayor Gregory with Commissioner Phillip Graham offering the invocation.

Minutes of the October 1 meeting were reviewed and motion was made by Commissioner Graham that they be approved after rewording the last paragraph on page 1 to read:

“It should be noted that the Planning Board has approved the requests for rezoning all three (3) of the above-named properties for which Public Hearings have been held this evening.”

Mr. Graham’s motion was seconded by Tony Hall. All approved.

The following bills were submitted to the Board for payment approval:

67 Hardware	\$ 6,757.95	Adams Street Project
Jones Chemicals	\$ 5,497.02	Chemicals – Sewer Plant
Key Chemicals	\$ 6,554.07	Chemicals – Water Plant
Hobbs, Upchurch	\$10,274.00	Austin Water Line
Ramey, Inc.	\$67,360.02	Austin Water Line
Bodford Const.	\$40,100.00	Demolition of Houses – Proj. 65
J.F. Garrison	\$25,000.00	Napoleon Allison – Proj. 65
Hollar & Assoc.	\$ 5,500.00	Boundary Topo for Park – Proj. 66

Motion was made by Commissioner Norman that the above-mentioned invoices be paid. Motion was seconded by Betty Driver. Ayes 5 – Noes 0.

During the time opened for “Public Comments”, Andrew Mackie presented a petition bearing 71 signatures (some of which are not residents of the Town of Yadkinville) supporting the rebuilding of the Dollar General Store in the West Main Street Shopping Center. The Town is in the process of adopting a new Official Zoning Map and Dollar General is looking at a site that would be properly zoned to accommodate said store if the proposed zoning map is adopted. Thus, the reason for the petition. David Heffner, owner of the old Dollar General site in the West Main Street Shopping Center, had no comments at this time.

Gray Garrison took advantage of the “Public Comments” period to ask the Board if it would be willing to upgrade the parking lot on Jackson Street across from the old Town Hall building. The lot belongs to the Town. Mr. Garrison stated that he might have a potential tenant for the old Yadkin Cleaners building and a “face uplift” of the parking lot might be an enhancement for a new business to locate and possibly utilize the parking lot. The sidewalk is also in need of repair. Mr. Garrison was instructed to meet with the Manager and Public Works Director regarding this project.

In matters of old business, Mr. Larking recommended that the Downtown Master Plan be adopted as presented. Commissioner Graham moved that the “Plan” be adopted by the Board. Tony Hall seconded the motion. Commissioner Branon was concerned as to whether or not DOT had been contacted regarding the traffic circles and was informed by Mr. Larking that they had no problems with them. Commissioner Driver asked if there were any grants available to help with this project. Mr. Larking stated that enhancement grants were available for 80% grant and 20% local funding. No further discussion, the motion was unanimously approved.

There was a request last month that the Town take over the water line on Fred Hinshaw Road. At that time no figures as to cost and length of the line were available. On October 30, the request was resubmitted by Wayne Dixon stating that he, Mike Williams and James Baity are the original owners of the line and they respectfully request the Town of Yadkinville to take over ownership of this water line. The line runs a distance of approximately 2000 feet with an approximate cost of \$20,000 when installed 15 years ago. Said line consists of 2000 feet of 6” line with 4 fire hydrants. All installation and materials used met Town specifications at that time. Commissioner Norman moved that the line be incorporated into the Town’s water system. Motion was seconded by Commissioner Tony Hall.

Regarding the Official Zoning Map that was presented at the October meeting, upon motion of Commissioner Gene Branon, the matter was tabled until such time as the public was given more time to respond to the proposals. Mr. Larking stated that since that time he has had only a couple more property owners express interest in maintaining the current zoning of their property. Attached is a list of the property owners requesting that their zoning remain as currently zoned. Of those, the property owners high-lighted in yellow are the only ones whose zoning will be changed from current zoning to proposed zoning. (See attachment #1) At this point, David Heffner stated that he felt it would be unfair for the Board to act on this matter tonight since the agenda for tonight’s meeting was not posted on the web-site until after 10:30 a.m. this morning. However, the following statement and motion was made by Commissioner Norman:

I have a three part motion that I would like to make regarding the proposed zoning map changes that have been presented by our Planning Board and Town Manager. Our Planning Board and Town Manager have worked very diligently to look at the future of our town and have presented a comprehensive plan that allows for orderly growth yet while maintaining and protecting the landscape of our Town. It is hard to find a balanced resolution that all of our citizens would agree upon but we as a governing body must promote economic growth as a means of protecting and building the finances of our town. I believe that by passing this motion we are making a uniformed approach that will encourage the economic growth of our town while yet protecting its character.

The motion is as follows:

1. Any and all properties in regards to the new zoning classifications that have been presented and have not been contested by the actual property owner(s) would be rezoned as presented and recommended by the Planning Board and the Town Manager. The Town Manager has done an outstanding job of communicating the pending change, however to insure that all property owner(s) are aware of this change, the town Manager shall notify each property owner(s) of the pending change once again and each property owner(s) will have an additional thirty (30) days to request that their property be removed from the new zoning classification as of 11-06-07. The property in question can only be removed for valid reason as determined by the Town Manager and/or the Board of Commissioners.
2. Any and all properties that have been officially contested by the property owner(s) as of 11-05-07 will not be affected by this new rezoning classification upon recommendation of the Town Manager. In addition the Town Manager will contact each property owner(s) to confirm each property owner(s) decision and each property owner(s) will have thirty (30) days to rescind their request not to have the property reclassified as of 11-06-07 if they so choose. If the property owner(s) request to have their properties rezoned after the thirty (30) day period has expired, normal rezoning procedures will be enforced.
3. The Town of Yadkinville will reserve the right to investigate any and all additional properties that may be advantageous to support the growth and economic impact of our community. These properties must be presented back to the Board of Commissioners for adoption into this comprehensive plan by January 1, 2008.

Mr. Norman's motion was seconded by Commissioner Graham. Mr. Graham stated that he was of the opinion that the Town's Zoning Map is in dire need of updating. The proposed map is not about any one particular property. Rather, the updating of the B-3 zoned properties gives the Town better control of the type of buildings that can be constructed within that business zone and will help to increase our tax base. He stated that he felt the property owners have been given ample notice in order to opt out of the proposed zoning if they were not happy with the zoning change. The property in question is owned by Yadkin County and is located on South State Street between Birch Street and Willow Street. The County did not choose to opt out of the proposed zoning change. The Town's only obligation with the proposed zoning change would be to see that any new structures built would be compatible with the zoning. A vote was then taken which was Ayes 5 – Noes 0.

Charles Scott, the Town's Public Accountant, was present at the meeting to discuss and answer any questions the Board might have regarding the financial standing for fiscal year 2006-2007. Since the Town is involved in so many Capital Projects, Fund Balances are considerably lower than they were at the end of last fiscal year.

Mr. Larking reported on the CDBG Concentrated Needs Project. Bids for the rehabilitation of four houses were opened on Thursday, November 1. They were as follows:

William Thompson house:	
JTD Construction	\$29,950
CD Concepts	\$48,502
Dale Terry	\$55,250
Ace Home Repairs	\$38,930

Calvin & Stevie Carter house:	
JDT Construction	\$29,970
CD Concepts	\$50,856
Dale Terry	\$69,706
Ace Home Repairs	\$41,600

Raphael Hauser house:	
JDT Construction	\$29,950
CD Concepts	\$41,625
Dale Terry	\$43,950
Ace Home Repairs	\$33,255

Pauline Hauser house:	
JDT Construction	\$29,975
CD Concepts	\$48,844
Dale Terry	\$62,700
Ace Home Repairs	\$42,860

Michael Walser and Mr. Larking recommend that the bid be awarded to JTD Construction. Mr. Walser has worked with this contractor in the past and says they do very good work. Commissioner Eddie Norman moved to accept the bids of JTD Construction, low bidder, as recommended by the Town Manager. Motion was seconded by Commissioner Graham. Ayes 5 – Noes 0.

The Clerk asked the Board to approve Budget Amendments 7, 8 and 9, and approve the budget for the Town Park, Amendment No. 10. Commissioner Graham moved that the amendments be approved as presented. Commissioner Hall seconded the motion. Approval was unanimous. (See Attachments 2, 3, 4 and 5)

The Public Works Director presented bids for a utility shed at the new garage. They were as follows:

J. F. Garrison & Son	\$41,950
Wishon & Carter	\$60,854

Mr. Williams stated that since the bid is over two months old, Mr. Garrison stated that there may be some minor increases due to gas hikes. Commissioner Norman moved that the bid of J. F.

Garrison & son be accepted by the Board with a small amount of increase due to shipping costs. Phillip Graham seconded the motion which met with full Board approval.

Bids were also presented for the purchase of a high pressure jet trailer to be used by the Public Works Department. Bids were as follows:

Bruder Sharpe, Inc.	\$36,223
Rodders and Jets Supply	\$36,940
Equipment Southwest, Inc.	\$40,490

Commissioner Hall moved to accept the bid of Bruder Sharpe. Phillip Graham seconded the motion. All approved.

Police Chief Tim Parks reported that their new “Cops Care” program was being well received by the community. He also introduced Nathan Williams, an intern from Appalachian State University, who has been working with his department.

Brian Southard was present representing the Fire Department. He reported that the Forestry Service is banning all burning until we have received at least 3 or 4 inches of rain.

The Town Manager informed the Board that Tanya Holcomb had satisfied the liens on her property and is desirous of demolishing the house. He put her in contact with the Fire Department and they are working together to have the house burned. The Fire Chief was instructed by the Board to proceed with the necessary paper work to have the required inspection of the house done so that as soon as the burning ban is lifted they will be ready to burn the house. Ken is to talk with Attorney Harding regarding the lawsuit that is ready to be filed and ask him to hold off a few days to see what transpires with the demolition process.

Mr. Larking reported that DOT had accidentally sprayed specks of tar along the sidewalk and some of the downtown buildings. He stated that none of the businesses had complained but DOT has contacted their insurance carrier and are ready to handle any claims that might be filed as a result of this accidental spraying. Commissioner Norman suggested that Commissioner Driver look at the damages and report back to the Board at their December meeting before taking the matter back to DOT.

Davie County’s Manager’s Office has indicated that they would be willing to work with the Town and County to establish an emergency interconnection on the water line. NCDENR is under the impression that State funding might be available for this type of project. The Manager was instructed to proceed with gathering further information regarding this project.

Mr. Larking was instructed by the Board to proceed with setting up a time and place for the annual appreciation dinner for the Planning Board and Board of Adjustments, preferably on a Tuesday evening.

Gifts for full-time Town employees will be the same as last year – a \$75 Lowes gift certificate and a ham from Honey Baked Hams in Winston-Salem.

The annual Christmas Tree Lighting will be on Friday, November 30 at 5:30 p.m.

Board concerns were as follows:

Tony Hall:

Residents of Taylor-Allen Drive are requesting the Town to take the street into the Town's street system. They also want the street paved. All the street is not within the Town limits. The Manager was asked to look into the request.

He also reported that the street light is out on East Lee Avenue at the lift station.

Phillip Graham:

What is the status of Arby's locating here?

The Manager reported that they had submitted a request for a sign but that is as far as it has gone at this time.

The light that was repaired at the corner of Coolidge and East Lee Avenue is not a sodium vapor light. It doesn't blend with the rest of the lights.

Gene Branon:

Will the ABC sign be consistent with the present sign ordinance?

There is a street light out at the corner of Van Buren and Main Street.

Motion was made by Commissioner Norman that the Board go into "Closed" session in accordance with G.S.143-318.11(a)(4). Motion seconded by Phillip Graham. All approved.

Motion was made by Commissioner Norman that the Board come out of "Closed" session. Commissioner Hall seconded the motion. Ayes 5 – Noes 0.

No further business to come before the Board, Commissioner Norman moved that the meeting be adjourned. Motion was seconded by Gene Branon. Approval was unanimous.

Hubert Gregory, Mayor

Nancy Hollar, Clerk

NORTH CAROLINA
YADKIN COUNTY
TOWN OF YADKINVILLE

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

Two Public Hearings were scheduled for this evening, December 3, 2007, Mayor Gregory convened the first hearing at 6:50 p.m. This hearing was to consider an amendment to the Zoning Ordinance Table of Uses. The proposed amendment would allow for mini-storage businesses in the B-1, Neighborhood Business District, under the condition that it meet stricter buffering requirements when adjacent to residential property. This proposed amendment was approved by the Planning Board at their November 26 meeting. No one present addressed the issue.

The second hearing convened at 6:55 p.m. and was for a proposed amendment to the Zoning Ordinance pertaining to the Sign Ordinance. The proposed amendment would allow for taller signs near the highway interchanges. The Planning Board, however, tabled any action on their behalf, for further study and consideration.

Mayor Gregory declared the hearings closed at 7:00 p.m. and opened the regular monthly meeting of the Town Board, asking Commissioner Graham to offer the invocation.

Having reviewed minutes of the November 5 meeting, motion was made by Commissioner Branon that they be approved as written. Motion was seconded by Commissioner Driver. Approval was unanimous.

Mayor Gregory commended Carmen Headen for the good job she did with the annual Christmas Tree Lighting on November 30. The ceremony was well attended and enjoyed by the public. She was also commended on the project she completed on the history of Town of Yadkinville.

No one had signed up to address the Board with any public comments.

At this time the officials elected on November 6 took their oath of office. The oath was administered by the Clerk of Superior Court, Wayne Dixon. (See Oaths as Attachment #1. As Commissioner Tony Hall was out of town this evening, he was sworn in this morning, December 3rd, by the Town Clerk.)

The following action was taken on the aforementioned Public Hearings:

Hearing No. 1 – Motion was made by Commissioner Norman that the amendment to the Zoning Ordinance Table of Uses be adopted, allowing mini-storage businesses in the B-1 Neighborhood Business District. Motion was seconded by Commissioner Graham. Ayes 4 – Noes 0.

Hearing No. 2 – No action was taken on the proposed amendment to the Sign Ordinance, the Planning Board having tabled any action on same.

The Town Manager presented the Board with a resolution of support and a grant application for a pedestrian grant through NCDOT. The grant would pay for the Town to hire a consultant to conduct a pedestrian plan at a cost of \$20,000. The grant would cover \$16,000 and the remaining \$4,000 would come from local funds. Commissioner Graham moved that the Board adopt the “Resolution Supporting Yadkinville’s Application for a 2007 NCDOT Pedestrian Grant.” His motion was seconded by Commissioner Norman. All approved.

The Board was presented with a request from Vidale Properties, owned by Virgil Dodson, to have the sewer line extended to 1129 West Main Street in exchange for voluntary annexation of the property. The property is located at the corner of West Main Street and Henry Street. His plans are to lease the building for a Mexican restaurant. Mr. Larking stated that he had spoken with our engineer and he projects a cost to extend the line not to exceed \$10,000. Commissioner Norman moved to proceed with seeking the voluntary annexation of this property in exchange for the extension of the Town’s sewer line and instructed the Manager to check with other property owners involved to see how many would be interested in a similar deal. Commissioner Phillip Graham seconded the motion. Ayes 4 – Noes 0.

The Town Clerk presented a list of delinquent water accounts that the Utility Billing Clerk asked to be written off as uncollectable. All efforts to collect these accounts have been exhausted. Motion was made by Commissioner Gene Branon that they be written off per the request. They are as follows:

Julie Hopkins	Acct. #4450	\$ 44.10
Carolyn Pearson	# 3670	\$169.86
Bradley Rose	# 4483	\$230.60
Michelle Spach	# 3577	\$ 11.50
Adrian Torres	# 4458	\$ 26.98

Commissioner Betty Driver seconded the motion. Approval was unanimous.

Ms. Dot Lynch was present at the meeting to make the Board aware that she had opened up a new business on East Main Street beside Ace’s Restaurant. The name of her business is “The Treasure Hut and Floral Boutique”. She invited everyone to come by for a visit. The Board wished her well in her endeavour.

The Town Manager reported on the following:

1. Mr. David Heffner had been notified by the Yadkin County Chief Building Inspector, Gary Hayes, that the burned out abandoned area beside the Post Office was a safety hazard. He was instructed to block it off from public access by a permanent means either until it is rebuilt or torn down and the work needs to be done immediately.

2. A proposed design of the new Dollar General store was included in their Board packet. A Design Hearing is scheduled for December 10th by the Board of Adjustments.
3. A change Order from Ramey, Inc. in the amount of \$34,355 for the Austin Company Water Line was presented to the Board for approval. They are not requesting payment for this amount until such time as the Town has had time to evaluate the additional costs with Hobbs, Upchurch.
4. Asked the Board what they were willing to do to help make the corner of Jackson Street and Cherry Street more presentable for a new business to locate in the old dry cleaner building. It was the consensus of the Board to construct a sidewalk on the south side of Cherry Street along the side of the building.

There was some discussion as to what to do about the parking lot adjacent to Cherry Street and owned by the Town. Commissioner Norman moved that the lot be advertised for sale with the stipulation that the Board reserve the right to reject any and all bids received. Commissioner Betty Driver seconded the motion. All approved.

At this point, Commissioner Norman moved that the Board go into “Closed” session in compliance with G.S.143.318.11(a)(3). Motion was seconded by Commissioner Branon. Approval was unanimous.

Motion was made by Commissioner Norman that the Board come out of “Closed” session. Motion seconded by Gene Branon. Ayes 4 – Noes 0.

Motion was then made by Commissioner Norman that the Clerk be authorized to pay Turner Murphy the balance of what is due them for the Filter Project at the Water Plant, \$54,653, under the condition that the Town receives a 1-year warranty from a date agreed upon by the Town Manager, the Public Works Director and the engineer. Motion was seconded by Phillip Graham. Ayes 4 – Noes 0.

Motion was made by Commissioner Graham that Payment Application No. 6 from Ramey, Inc. in the amount of \$34,355.30 be approved. Motion was seconded by Eddie Norman. All approved.

Bobby Todd presented the Board with a draft resolution and bylaws for Yadkinville’s Tourism Development Authority for their consideration. The Town’s “Authority” will consist of three (3) members appointed to serve three (3) year terms. After some discussion, Commissioner Branon moved that the Board adopt the Resolution. Motion was seconded by Eddie Norman. All approved. Mr. Todd stated that the Chamber will host an information session on December 10, at 1:00 p.m. in the conference room at the Yadkin Center.

Board Concerns:

Commissioner Graham stated that garbage at 617 Coolidge Street failed to be picked up today.

Commissioner Norman commended Chief Parks and his Department on their “Cops Care” program. They met this morning at the Senior Center, serving refreshments to the senior citizens who came out.

Commissioner Branon stated that the Board needed to promote new businesses that locate in Town – possibly making mention of them in the newsletter.

Commissioner Driver stated that garbage was being put out at the Tanya Holcomb property on Virginia Drive on Thursdays and not being picked up until Monday. Garbage is not being placed in the garbage cans. It just set out in boxes.

Nothing further claiming the Board’s attention, motion was made by Eddie Norman that the meeting be adjourned. Betty Driver seconded the motion. Ayes 4 – Noes 0.

Hubert Gregory, Mayor

Nancy Hollar, Clerk