

TOWN OF YADKINVILLE  
BOARD OF COMMISSIONERS  
**MONTHLY MEETING MINUTES**  
LOCATION: COMMISSIONERS CHAMBERS  
213 VAN BUREN STREET  
YADKINVILLE, NC  
**MONDAY, APRIL 2, 2018**

**OFFICIALS PRESENT:**

Mayor Eddie Norman

Commissioners:

    Tony Hall

    Monta Davis-Oliver

    Chris Matthews

    Scott Winebarger

**STAFF PRESENT:**

Town Manager: Perry Williams

Public Works Director: Perry Williams

Town Clerk: Shelia Weathers

Finance Officer: Dina Reavis

Police Chief: Tim Parks

Town Attorney Ben Harding

Quorum requirements met – meeting proceeded.

**1. CALL TO ORDER**

The regular meeting was called to order by Mayor Norman at 5:00 p.m.

**2. INVOCATION**

Mayor Norman offered the invocation.

**3. CANDIDATE INTERVIEWS**

Mr. Bryan Southard, Mr. Johnny Southard and Mr. Jacob Wagoner were interviewed for the Board of Commissioner's vacant seat.

**4. PUBLIC COMMENTS**

Mr. Max Cranfill with Westridge Townhouses addressed the Board with a requested additional street lights on Westridge Drive. He noted burglaries in the past few months. After some discussion, it was the consensus of the Board to request Duke Power to add lighting.

Commissioner Chris Matthews made a motion for recess. The motion was seconded by Commissioner Scott Winebarger and the motion passed unanimously.

Vote: 4/0

Mayor Eddie Norman reconvened the meeting at 5:48 p.m.

Mayor Norman explained that Roadway Project U-5809 was not a Town nor County project. North Carolina Department of Transportation made the recommendation,

therefore, will oversee the implementation. The floor was opened for public comment and is as follows:

- **Christina Poppie:** Ms. Christina Poppie introduced herself and her husband as the owners of the Yadkinville McDonald's. She explained that they valued business in Yadkinville, but Roadway Project U-5809 will make it harder for customers to access the restaurant. Ms. Poppie noted her conversation with Mr. Dean Ledbetter regarding ways to prevent the project. She stated that construction of a median usually decreases business by thirty (30) percent. Ms. Poppie presented the Board with a petition to stop road construction on Highway 601. The petition consisted of eighty-six (86) signatures, within two days.
- **Mike White:** Mr. White introduced himself as the Yadkinville Bojangles Franchisee. He presented the Board with a print out of his script. Mr. White stated his concerns about Highway 601 road construction. He noted that change in the flow of traffic will harm business. He proposed adding an additional turning lane and more stop lights in order to make intersections safer.
- **Gus Jones:** Mr. Jones agreed with the prior statements.
- **Marty Koon:** Mr. Koon, associate at Food Lion, asked the Board to speak on behalf of the affected businesses. He noted the biggest reason a business would fail is due to inadequate access. Mr. Koon stated that property values and economics will be greatly impacted.
- **Bryan Southard:** Mr. Southard requested a meeting with a Town Representative on April 12, 2018 at 7 p.m. Mayor Norman stated that Commissioner Tony Hall is the representative for the Fire Department.
- **Johnny Ray:** Mr. Ray, a property owner on Beroth Road noted that roundabouts would decrease business and jobs.
- **Mark Wood:** Mr. Wood stated that he disagreed with Roadway Project U-5809. He noted that it would be a waste of money.
- **Dale Holcomb:** Mr. Holcomb stated that Highway 601 is a daily route for him. He noted that roundabouts are good in some locations, but not in Yadkinville.

Mayor Norman stated that the Town Board would look at everyone's suggestions and take them into consideration.

##### **5. APPROVAL OF MINUTES**

Commissioner Chris Matthews made a motion to approve the following minutes as presented. Commissioner Tony Hall seconded the motion, and the motion passed unanimously.

Vote: 4/0

- March 5, 2018 (Regular Meeting Minutes)

##### **6. CONSENT AGENDA ITEM(S)**

Mr. Perry Williams presented the consent agenda items for the Board's consideration.

- Invoices (6) totaling at \$48,103.29

- Budget Amendments #13 and #14- Sewer Line Extension and Books for Yadkinville Schools
- Capital Project Ordinance
- Resolution Authorizing Sale of Real Property by Upset Bid
- Cannon & Company- Audit Contracts (Town & TDA)

Commissioner Chris Matthews made a motion to approve items one (1) and two (2) in the consent agenda. Commissioner Tony Hall seconded the motion, and the motion passed unanimously.

Vote: 4/0

Commissioner Scott Winebarger made a motion to approve items three (3) through five (5) of the consent agenda. Commissioner Tony Hall seconded the motion, and the motion passed unanimously.

Vote: 4/0

### **7. FIRE CHIEF'S REPORT**

Fire Chief Jody Doss was not able to attend.

### **8. POLICE CHIEF'S REPORT**

Police Chief Tim Parks presented the Board with his monthly report. Chief Parks gave an overview of the new outline.

### **9. PLANNING ADVISOR'S REPORT**

Town Manager Perry Williams apprised the Board that former Planning Advisor Richard Smith sold his portion of Benchmark Planning. He stated that Yvonne Janssen would be the new Planner, Steve May will continue doing Code Enforcement, and Ben Barcroft will oversee permits. It was discussed that the Benchmark Planning contract expires June 30, 2018.

Mr. Williams reminded the Board of a Planning Board meeting on April 16, 2018 for Zoning Map Amendment 2018-01.

Mr. Williams stated that the Long Range Planning Committee approved Collide Church's Downtown Façade grant. He noted Robert Logan had also submitted an application for façade improvement.

### **10. TOWN ATTORNEY BEN HARDING**

Attorney Ben Harding gave an overview of Mr. John Johnson's request for property PIN #580711663585. He read a letter sent to Mr. Johnson stating the process of purchase. The letter stated, "under the conditions set out below, the Town is willing to sell you a small portion of this land:"

- The boundaries must be approved by the Town
- The tract must be surveyed at the purchasers cost
- The bid starts at \$1,000
- Purchaser must reimburse the Town for all advertisement costs

Attorney Harding gave an overview of Harrison Street property donation. He communicated with Ms. Joyce Hicks that the title has to be clear for the Town to accept the donation.

Attorney Harding recalled Utility Managements offer to do an audit on Duke Energy bills for the Town. He gave an overview of the contract terms. Attorney Harding noted that the original contract was four (4) years with an automatic renewal, but was reduced to three (3) years without an automatic renewal. Mr. Perry Williams stated that no other municipalities had contracted with Utility Management. After some discussion, it was the consensus of the Board to table until more information is presented.

## **11. MANAGER'S REPORT**

- **Electronic Sign on Highway 421:**  
Town Manager Perry Williams presented the Board with quotes regarding electronic signage on Highway 421. Mr. Williams noted his conversation with NCDOT Engineer, Brandon Whitaker. Mr. Whitaker informed him that there are designated areas along Highway 421 for electronic billboards. Mr. Williams stated that he received a quote of \$80,000 not including the post for the sign or property. He apprised the Board that he was supposed to meet with the owner of Toby Outdoors to discuss possible electronic billboard options. It was discussed that the Town's Ordinance does not allow electronic billboards, but seasonal signage could be added.
- **Sycamore Circle Surplus Properties: (Parcel #133346, Total acreage .710, Value of \$8,100):**  
Mr. Williams apprised the Board of a \$2,000 bid placed by Mr. Frank Hauser. Mr. Hauser agreed to dedicate the end of James Street to the Town, if he wins the bidding process.
- **ARC Grant (Downtown WiFi)- Bid Information Update:**  
Mr. Williams apprised the Board that Trificient Technology won the bid for the Downtown WiFi Grant.
- **Pay & Classification Study Update:**  
MAP Group will start the pay and classification study for the Town in May 2018, and the study will be complete July 2018.
- **Speaker of the House Letter Update:**  
Mr. Williams gave an update on the letter sent to the House of Representatives. He noted his conversation with Senator Joyce Krawiec.
- **Fiscal Year 2018-2019 Budget Workshops:**  
It was the consensus of the Board to cancel the April 6, 2018 budget meeting. Mr. Williams noted that the budget meeting will be held April 27, 2018 at 12:00 p.m. He presented the Board with a lunch menu.

## **12. COMMISSIONER COMMENTS**

### **Commissioner Tony Hall:**

Commissioner Tony Hall stated his concern about round-a-bouts on Highway 421. He noted that it will upset business along Highway 601.

**Commissioner Scott Winebarger:**

Commissioner Scott Winebarger requested research on how the addition of medians and roundabouts will effect businesses.

**Commissioner Monta Davis-Oliver:**

Commissioner Monta Davis-Oliver asked if any other options were available to help make Highway 601 safer. Mr. Dean Ledbetter from NCDOT gave an overview of the project. He noted that round-a-bouts are the safest solution.


**Added Item:**

Mayor Norman asked for the Board's consensus on the Judy and Nato Garcia water bill adjustment. After some discussion the Board agreed not to adjust the water bill.

**13. ADJOURNMENT**

With no further business to discuss, Commissioner Monta Davis-Oliver moved the meeting adjourned. Commissioner Chris Matthews seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 7:24 p.m.

Vote: 4/0

  
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Eddie Norman, Mayor

  
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Shelia B. Weathers, Town Clerk