

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, OCTOBER 7, 2024

OFFICIALS PRESENT:

Mayor Eddie Norman

Commissioners:

 Tony Hall

 Monta Davis-Oliver

 Chris Matthews

 Scott Winebarger

 Richie Parker

Town Attorney Ben Harding

STAFF PRESENT:

Town Manager: Mike Koser

Town Clerk: Alex Potts

Finance Director: Hunter Gooden

Event Planner: Lauren Willard

Police Commander: Cleatus Shores

Quorum requirements met – meeting proceeded.

1. CALL TO ORDER

The regular meeting was called to order by Mayor Eddie Norman at 5:57 p.m.

2. INVOCATION

Manager Mike Koser offered the invocation.

3. ADOPTION OF AGENDA (MOTION)

Commissioner Chris Matthews made a motion to adopt the agenda as presented.

Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 5/0

4. PUBLIC HEARING(S)

 ○ **Code Text Amendment 2024-03:**

 A request to amend Title 6, Chapter 3, Permit to Conduct Special Events Ordinance in the Town of Yadkinville Code of Ordinances.

Mayor Norman postponed this Public Hearing until November 4th, at 6:00 p.m.

5. PUBLIC COMMENTS

No one signed up for this section of the meeting.

6. APPROVAL OF MINUTES (MOTION)

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

Vote: 5/0

- September 9, 2024 (Regular Meeting Minutes)
- September 9, 2024 (Closed Session Minutes)

7. FIRE CHIEF'S REPORT

Manager Koser presented the monthly report for the Fire Department due to the absence of Chief Doss. Chief Doss was in Western North Carolina helping with post-Hurricane Helene relief.

8. POLICE CHIEF'S REPORT

Police Commander Cleatus Shores presented the Police Department's monthly report to the Board.

9. PUBLIC SERVICES DIRECTOR REPORT

Manager Mike Koser informed the Board that Jacob Swaim is currently in Western North Carolina assisting with Hurricane Helene relief efforts. He discussed the possibility of adopting a city affected by the hurricane to provide resources. Event Planner Lauren Willard mentioned that Spruce Pine, Mars Hill, and Banner Elk are among the cities being considered. She noted that she has contact information for these communities. Mayor Norman requested additional information on the process of adopting a city.

10. EVENT PLANNER REPORT

Ms. Willard expressed her gratitude to everyone who participated in National Night Out on October 1st, noting that the attendance was excellent. She plans to meet with the library staff to finalize arrangements for Halloween Downtown, scheduled for Thursday, October 31st, from 3:00 p.m. to 5:00 p.m. Additionally, she is in the planning stages for Yuletide in Yadkinville, which will feature events at several downtown businesses during the first weekend of December.

Ms. Willard informed the Board that she had booked all five bands for the 2025 Live After Five concert series. She proposed allowing sponsorships to fund the band for the July 4th event, and the Board agreed to this suggestion. Additionally, she mentioned the possibility of selling concessions to help replenish event funds.

11. TOWN ATTORNEY BEN HARDING

Town Attorney Ben Harding had nothing to report.

12. PLANNING REPORT

Manager Koser gave an overview of Planning activity.

13. MANAGER'S REPORT

- **R-5909 East Main Street:**
Manager Koser provided the Board with details about Project R-5909, which involves narrowing the lanes on East Main Street and adding curbs and gutters to the sidewalk. He inquired if any Board members were interested in participating in future meetings regarding this project. Mayor Norman nominated Commissioner Monta Davis-Oliver, and she accepted the nomination.
- **High Rock Lake Regulations:**
Manager Koser apprised the Board of the High Rock Lake Regulations, which will impact future developments in Yadkinville. These regulations will constitute the amount of stormwater runoff produced by new construction.
- **Fernwood Entrance and Pine Valley Road Discussion:**
Mr. Koser explained that Gray Garrison developed Phase 1 of the Fernwood Development, located off Virginia Drive, while Robert Baldwin developed Phase 2. Both developers still own right-of-ways and common parcels within the development. Mr. Garrison expressed interest in donating the common parcels to the Town. After some discussion, the Board decided not to take responsibility for maintaining the common areas in Fernwood.
Mr. Koser recently discovered that Pine Valley Drive is not owned by the Town. Although the Town has maintained the road in the past, there is only an easement. Mr. Garrison has agreed to dedicate the street to the Town, and Attorney Ben Harding will prepare a deed for this purpose.
- **Powell Bill (Attachment #2):**
Manager Koser presented the first half of the 2024 Powell bill check in the amount of \$57,427.

14. COMMISSIONER COMMENTS

Commissioner Richie Parker: Commissioner Parker praised the Town employees who are currently in Western North Carolina. He asked how the devastation from Hurricane Helene would impact NCDOT projects. Additionally, he emphasized the need for the Town to explore the possibility of requiring new business developers to build sidewalks that will eventually connect to the existing sidewalk network.

15. CLOSE SESSION

Commissioner Monta Davis-Oliver made a motion to go into "Close Session" at 6:30 p.m. pursuant to N.C.G.S. § 143-318.11 (a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded. Commissioner Tony Hall seconded the motion and the motion passed unanimously.

Vote: 5/0

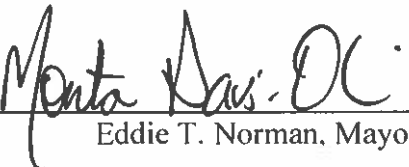
Commissioner Chris Matthews made a motion to come out of "Close Session" at 6:53 p.m. Commissioner Monta Davis-Oliver seconded the motion, and the motion passed unanimously.

Vote: 5/0

16. 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 6:53 p.m.

Vote: 5/0



Eddie T. Norman, Mayor



Alex Potts, Town Clerk