

MINUTES
YANCEYVILLE TOWN COUNCIL
August 2nd, 2016
7:00 PM

The meeting of the Town Council was held in the Council Chambers at the Yanceyville Municipal Services Building on August 2nd, 2016 at 7:00 PM.

Council members present: Alvin Foster, Mayor, Odessa Gwynn, Mayor Pro Tem, Margie Badgett-Lampkin, Brian Massey, and Keith Tatum.

Staff: Brian Collie, Town Manager, Lee Farmer, Town Attorney

Item 1: Call To Order

Mayor Alvin Foster called the meeting to order at 7:00 PM. Meeting opened with silent prayer. He asked all to stand for the pledge of allegiance. Mayor Foster also stated that copies of the Town's Rules and Procedures were available if anyone needed a copy.

Item 2: Review and Adoption of Agenda – Mayor & Council

Mayor Foster then asked Council for a motion to approve the agenda as presented. Mayor Pro Tem Gwynn made a motion to approve the agenda as presented. The motion was seconded by Councilman Tatum and passed with a unanimous vote.

Item 3: Consent Agenda- July 5th, 2016 Minutes

Mayor Foster asked Council to review the minutes from the July 5th, 2016 Town Council Meeting. Mayor Pro Tem Gwynn made a motion to adopt the consent agenda for July 5th, 2016 as presented. The motion was seconded by Councilwoman Badgett-Lampkin and passed with a unanimous vote.

Item 4: Public Comment

Mayor Foster stated that no one had sign up to speak during public comments, and asked the audience if anyone would like to approach Council for comments.

Item 5: Public Hearing & Approval of Resolution to Close Public Right of Way

Mayor Foster asked for a motion to go into public hearing. Mayor Pro Tem Gwynn made a motion to go into public hearing. The motion was

seconded by Councilwoman Badgett-Lampkin and passed with a unanimous vote.

Mayor Foster opened stating that Council had reviewed the subdivision map of the property known as the “Brian Center”. He said that there is a dedicated public right of way located on the vacant lot that connects to NC Hwy 86 & Ninth Ave. Mayor Foster stated that the right of way was adopted back in the 1970’s and has never been developed for use. Mayor Foster stated that the property owners would like for the public right of way to be closed and that it takes Council approval of the presented resolution after a public hearing to close any public right of way. He stated that he feels the right of way would not serve the town any purpose and doubts it would ever be developed for any reason. Mr. Gilbert Anderson addressed Council and asked about the exact location of the right of way. Mayor Pro Tem Gwynn showed Mr. Anderson the location of the right of way from a draft copy of the survey map. Mr. George Sistron and addressed Council stating that he was the attorney representing the property owners and was involved with trying to get the subdivision survey & deed recorded. He stated that he was in attendance to answer any questions anyone may have.

After further review Councilman Massey made a motion to go out of public hearing. The motion was seconded by Councilwoman Badgett-Lampkin and passed with a unanimous vote.

Mayor Pro Tem Gwynn made a motion to approve the resolution to close the public right of way as presented. The motion was seconded by Councilman Massey and passed with a unanimous vote.

Item 6: DEEDS Update- Chairwoman, Gladys Graves

Chairwoman Graves of the Dillard Educational & Economic Development Services came before Council to provide an update on the incorporations recent activity. Chairwoman Graves presented a powerpoint presentation to Council. She went over recent board & committee meetings that have been focused on the vacant Dillard Middle School building located on Dillard School Dr. She discussed several funding opportunities to renovate the building and several potential uses that could benefit the community. She stated that they are currently focused on closing up the building, which included fixing the roof, doors, and windows from the outside elements.

After further discussion and review, Mayor Foster thanked Chairwoman Graves and asked her to keep Town Council updated and that hopefully the town can help in DEEDS efforts.

Item 7: Water/Sewer Policy Amendment Discussion

Manager Collie recalled the discussion from last month's meeting with Suburban Mobile Home park manager, Monty Peltó. He stated that Mr. Peltó had requested that he come before Council to discuss a recent problem he had at the park. Mr. Collie stated that the park has one town owned master meter that services several privately owned water meters that go to each individual trailer. He stated that within the past year that the park has had two water leaks coming from two different trailers. Mr. Collie stated that the town's water policy states that a leak adjustment can only be granted once per twelve-month period for each water service and that the park's master meter was considered one service. Manager Collie stated that Mayor Foster stated at that meeting to put a hold on the accounts overage portion due to the leak and look into a possible amendment to the water/sewer use policy for circumstances like this within mobile home parks.

Manager Collie stated that he has drafted an amendment that he believes will remedy this issue. Mr. Collie read the amendment as highlighted on page seven of the water/sewer policy draft: Permitted Mobile Home Parks having one master meter owned by the town that serves multiple privately owned meters within the park may be eligible for a credit or leak adjustment once per each twelve month (12) period for each privately owned meter. Provided that the parks operator submits a monthly up to date report of each privately owned meters usage.

After further review and discussion, Councilwoman Badgett-Lampkin made a motion to approve the amendment as presented. The motion was seconded by Councilman Massey and passed with an unanimous vote.

Item 8: NCDOT Pedestrian Plan Discussion- Mayor Foster

Mayor Foster discussed recent meetings with the NCDOT concerning the town/county pedestrian plan. He went over what the group has recently been working on and discussed several future projects that may come together if funding is present. Mayor Foster asked for additional input on what others thought may be good potential pedestrian based projects. Town citizen Gilbert Anderson stated that he has went to several of the community meetings and was surprised at the amount of people that come into town to walk. Ms. Monroe stated that it would be nice to have a sidewalk starting at Hwy 62 S extending to Piedmont Community College. Other project ideas discussed included Thomas Bros. Oil to the Middle School, the multi-use path project, extension of sidewalks to the County Park, and sidewalk paths on Hwy 86 connecting housing to commercial stores.

Item 9: Broadband Infrastructure Endorsement Letter- Attorney Farmer

Attorney Foster stated that he was recently approached by USA Burley Tobacco associate George Ward, who owns a tobacco warehouse in town off of County Home Rd. about the lack of high speed internet in town and asked if the town would consider endorsing a letter for him stating that the need for broadband infrastructure. Mr. Farmer stated that it is difficult for businesses to conduct day-to-day operations without high-speed internet and the lack thereof hinders future economic development. Attorney Farmer provided a draft letter of endorsement for Council's potential approval. Attorney Farmer stated that for shipping and logistics it is a necessity to have high-speed internet. After Council discussion and review, Mayor Pro Tem Gwynn made a motion to approve the endorsement letter as presented. The motion was seconded by Councilman Massey and passed with an unanimous vote.

Item 10: Security System Quote Review

Manager Collie went over a quote he received from Carolina Video Security to install security alarms, cameras, card access doors & gates at town hall, water plant, sewer plant, and Maud Gatewood Park. He stated that Council had specifically budgeted for this to take place during this fiscal year and it is a security measure he felt that town needed. He stated that the company provided two payment options, which included buying the products outright or leasing to own over a three-year period. Mr. Collie stated that funding is in the budget that would cover buying it outright and that it would be cheaper in the end to do it this way. Mayor Pro Tem Gwynn asked about the town's legal liabilities not having this in place. Attorney Farmer talked about recent election changes, Flynt Michigan's water problems, potential terrorist attacks, and increasing state regulations, stating that he believes these are measures that are must to help safeguard the town and provide a higher level of security. Councilman Massey asked about additional cameras around the outside of the building. Manager Collie stated that we could always expand the system in the future but he was focused on getting the necessities covered first and then possibly expanding the system when future funds are available. Mayor Pro Tem Gwynn asked about getting other quotes and did the town need to do an RFQ for this project. Manager Collie stated that he had a hard time finding a company willing to do the work in town and that they came highly recommended by other town's that have used them. He also stated that an RFQ was not needed on projects under \$25,000.

Councilman Massey made a motion to approve moving forward with the project as presented. Councilwoman Badgett-Lampkin seconded the

motion, which passed with a unanimous vote. Manager Collie stated that he would let the company know so that they could move forward with developing the system and that he would bring the exact price back before Council before final approval.

Item 11: Town Manager Report

Manager Collie discussed a potential Habitat for Humanity project house in town, the future Wi-Fi expansion, housing violations at 400 Parkway Dr., and future interviews for the Assistant Town Clerk position. Mayor Foster asked Manager Collie about the hiring process for the Economic Development position. Manager Collie stated that all interviews had been completed and that the interview committee unanimously selected an applicant that will be offered the position this week. He stated that he would keep the Council up to date on that position.

Item 12: Informal Discussion/Public Comment- Discussion & Comments must directly relate to agenda items

Gilbert Anderson asked about the broadband letter and if the town knew of any grant money to expand high-speed internet. Attorney Farmer stated possible funding through RDA but that it was very slim picking. Albert Tardy asked about late fee being a percentage of customers bill instead of a flat rate fee. Manger Collie stated that after his discussions with Mr. Tardy he has not had time to talk with the town's billing software company to see if their software had the ability to calculate late fees based off percentage but that he would be looking into it as time allowed.

Item 13: Adjournment

After no further discussion, Councilman Massey made a motion to adjourn. Councilwoman Badgett-Lampkin seconded the motion that passed with a unanimous vote.

Brian Collie, Town Manager/Clerk, prepared the above minutes. They represent a brief description of those matters that were addressed at this meeting. A detailed account of this meeting is available for review on tape at the Yanceyville Municipal Services Building.

Respectively Submitted:

Alvin Foster, Mayor

Brian Collie, Town Clerk

Yanceyville Town Council
Meeting August 2nd, 2016