

## **MINUTES AUGUST 10, 2015**

### **REGULAR MEETING 7:00pm**

Mayor Pardue and all Council Members were present except Council Member Green.

Mayor Pardue called the meeting to order and led the invocation followed by the Pledge of Allegiance.

### **PUBLIC FORUM**

Judy Wolfe handed out brochures for the Labor Day Weekend Flea Market for September 5 – 7.

### **APPROVAL OF MINUTES**

Council Member Moore made the motion to approve the minutes from the regular meeting June 8, 2015 and a special meeting June 29, 2015 and Council Member Darnell seconded the motion, passed unanimous 3-0.

### **REGIONAL HAZARD MITIGATION PLAN**

Local governments are required to adopt a Hazard Mitigation Plan in order to maintain eligibility to receive federal or state assistance in the event of a declared disaster. Each unit of local government may develop its own plan or participate in a county or regional plan. Yadkin County has worked with officials from Caswell, Davie, Forsyth, Rockingham, Stokes, and Surry Counties to develop a regional plan for each of those counties and the municipalities within those counties that choose to participate.

Yadkin County Emergency Services Director Keith Vestal attended the meeting to answer any questions about the plan that the Council may have. The entire plan is over 1,600 pages and, therefore, is not included in the minutes. It may be viewed online at:

<https://atkins.box.com/s/nx2fj1n4zyn5m5mbebcvyyagwtb0mwz0>

Council Member Wall made the motion to adopt the Hazard Mitigation Plan in order to maintain eligibility to receive federal or state assistance in the event of a declared disaster and Council Member Moore seconded the motion, passed unanimous 3-0.

### **AGREEMENT FOR LANDSCAPE DESIGN AND MAINTENANCE**

The Town has received a proposal from the NC Department of Transportation to design and install plantings at the roundabout on NC 67 and SR 1432 (PVH Quality Way) in Jonesville. As with other previous agreements, the NCDOT proposes to pay the entire cost for installing and

maintaining the landscaping for a period of one (1) year. Following the one year warranty period the Town would be responsible for any maintenance and/or replacement of the landscape materials. Town staff has reviewed the proposed design and they do not feel that any of the plantings should be very difficult to maintain nor too expensive to replace if needed.

Council Member Darnell made the motion to execute the contract from the NC Department of Transportation to design and install plantings at the roundabout on NC 67 and Council Member Wall seconded the motion, passed unanimous 3-0.

### **RESOLUTION AUTHORIZING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION**

Town staff has been working with an engineering firm on an application package for a Community Development Block Grant (CDBG) application. We have identified a number of locations in Town that are in need of water line replacement and/or repair. The CDBG program is designed to assist areas with predominantly low to moderate income households. The Town is working with the Piedmont Triad Regional Council to conduct surveys of the homes in these areas to confirm the number of persons living in the home and the total income for the household. This information is necessary to include with the application and will be kept strictly confidential.

The areas that we are surveying include Catherine Lane, Cedarbrook Road, Cemetery Street, Cherry Street, Hamby Lane, Mineral Springs Drive, North Main Street, Pickett Street, Pinnix Street, River Road and Shaw Street. Depending on the results of the surveys, some or all of these areas will be submitted for utility line replacement and/or repair.

Council Member Moore made the motion to execute any documents necessary to submit an application package for the community development block grant (CDBG) and Council Member Wall seconded the motion, passed unanimous 3-0.

### **CONTINUED DISCUSSION – OLD TOWN HALL BUILDING**

Town staff has met with Dr. Judy Wolfe on a number of occasions since the last Council meeting to work through a draft lease agreement for the old Town Hall property. After discussion, Dr. Wolfe feels that a lease term of one year may be appropriate so they can evaluate the building to determine its stability and uses. There are other details that must be worked out such as the timeline for the Town to remove and/or relocate the items we have stored in the building or in the storage bays. However, we believe that these items can be worked through to our mutual advantage.

Council Member Moore made the motion to table any decisions concerning the old town hall building until next month's meeting and Council Member Wall seconded the motion, passed unanimous 3-0.

## **CONSIDERATION OF LEASE AGREEMENT – YVEDDI**

The lease agreement for YVEDDI's use of the old Arlington Community building for the Head Start facility expired at the end of June 2015. Town staff has spoken with YVEDDI Head Start Director Rhonda Wrenn and they do wish to continue using the Town facility and propose another 5 year lease agreement. The proposed lease is substantially similar to the previous one.

In order to comply with state law (NCGS 160A-272), we must publish a notice ten day prior to the meeting when we intend to execute any lease agreement for a term longer than one year. Therefore, we can vote at this meeting to direct that a notice be published in advance of next month's meeting of the Council's intent to execute the lease agreement at that time.

Council Member Darnell made the motion to publish the notice in advance to comply with state law so the Town can execute the lease agreement with YVEDDI and Council Member Moore seconded the motion, passed unanimous 3-0.

## **WATER RATE DISCUSSION**

During budget discussions for the current fiscal year, the Council decided to delay any water rate increase until we had a full twelve months history with the current rate structure so that we may more accurately gauge any additional revenues that may be needed.

The water rate established last year collected a total of \$682,884 during the twelve month period from August 2014 until July 2015, a shortage of \$12,073 (1.77%) from the projection for fiscal year 2014-15 and \$20,116 (2.95%) below the projections for fiscal year 2015-16 (current year.) Accordingly, Town staff is proposing that the Town Council increase water rates by approximately 5% to make up for the shortfall and to help build up reserve funds. The proposed increase is outlined below.

<u>Current Rate</u>	<u>Proposed Rate</u>		
1 <sup>st</sup> 2,000 gallons	\$19.50	\$20.00	
Each additional 1,000 gallons	\$6.10	\$6.50	

Council Member Moore made the motion to approve the water rate increase and Council Member Wall seconded the motion, passed unanimous 3-0.

## **SET DATE FOR PUBLIC HEARING – SOLAR FARMS**

The Planning Board met recently to discuss the proper zoning location(s) for solar farms (photovoltaic power stations). Town staff has been approached by a firm that locates solar farms (photovoltaic power stations) that desires to place such a facility on a property within the Town's planning jurisdiction. The Town's zoning ordinance does not list such uses anywhere in the table of permitted uses, probably because the zoning ordinance was written before the advent of

solar farms. Therefore, the Planning Board was asked to make a recommendation to the Town Council for an amendment to the zoning ordinance to list such uses. The Planning Board voted to recommend to the Town Council that the Zoning Ordinance be amended to list solar farms (photovoltaic power stations) as a conditional use in the R-20 district. Additionally, the provisions listed in the table of uses for Public works and Public utility facilities also be included.

Council Member Moore made the motion conduct a public hearing at next month's meeting to amend the Zoning Ordinance for photovoltaic power stations and Council Member Darnell seconded the motion, passed unanimous 3-0.

### **RESOLUTION DECLARING SURPLUS PROPERTY**

A 2001 model Ford Ranger pickup that has been used primarily by the water department is in need of repairs and is probably not of sufficient value to the Town to warrant the expense. Therefore staff is recommending it be declared surplus and its sale be authorized.

Council Member Darnell made the motion to declare the 2001 Ford Ranger as surplus and authorize its sale and Council Member Wall seconded the motion, passed unanimous 3-0.

### **DEPARTMENTAL REPORTS**

The departmental reports are included in your agenda packet. The Council will need to make a motion to approve the monthly financial report.

Council Member Darnell made the motion to approve June and July financial reports and Council Member Moore, seconded the motion, passed unanimous 3-0.

### **CLOSED SESSION – PERSONNEL MATTER**

Council Member Moore made the motion to go into close session and it was seconded by Council Member Darnell, passed unanimous 3-0.

Council Member Moore made the motion to go back into regular session and it was seconded by Council Member Wall, passed unanimous 3-0.

With no pending business to discuss Council Member Moore made the motion to adjourn and Council Member Wall, seconded the motion, passed unanimous 3-0.

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Gene Pardue, Mayor

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Lynn Trivette, CMC