

## **MINUTES SEPTEMBER 14, 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 HEARING – 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.

The Board of Commissioners for the Town of Jonesville held a public hearing on September 14, 2015, for providing explanation and description of the FY2015 North Carolina Department of Environment and Natural Resources (DENR) Community Development Block – Infrastructure Grant (CDBG-I). Members present were: Mayor Pardue, Council Member Darnell, Council Member Wall and Council Member Moore.

R.J. Mozeley of McGill Associates was present to discuss the purpose of the public hearing for the Town of Jonesville's CDBG-I funding application. R.J. Mozeley stated that the purpose of the public hearing was to obtain citizen's views and to respond to funding proposals and answer any questions posed by citizens. R.J. Mozeley also stated that the public hearing must cover the Town's community development needs, development of the proposed activities, and a review of program compliance before the submission of the Town's CDBG-I funding application to the state of the North Carolina.

The Town of Jonesville proposes requesting funding from NCDENR'S CDBG-I program for Water Distribution System Improvements. The purpose of the CDBG-I grant program are:

To improve the quality of life for low to moderate income people by providing a safe, clean environment and clean drinking water through water and sewer infrastructure improvements and extensions of service.

- To benefit a residential area where at least 51% of the beneficiaries are low to moderate income as defined by the United States Department of Housing and Urban Development.
- To perform eligible activities.
- To minimize displacement, and
- Provide displacement assistance as necessary.

For the fiscal year of the CDBG-I funding available is expected to be \$26 million, split in two rounds of \$13 million each the maximum available grant \$2.0 million over a 3 year period. Applications for funding are received September 30, 2015.

The CDBG program is able to fund a wide variety of community development activities. The State of North Carolina has chosen to fund two activities: water and sewer infrastructure, and economic development projects that lead to job creation or retention. The infrastructure program, or CDBG-I program can fund a range of water and sewer infrastructure and economic development activities, including, but not limited to the, following:

Water:

- Projects that resolve water loss in distribution systems.
- Projects that extend public water to areas with contaminated wells.
- Projects that extend water lines to areas with dry wells.
- Projects that assist with low water pressure in public water systems.
- Projects that regionalize two or more water systems.
- Project that rehabilitate or replace a water treatment plant.

Wastewater:

- Projects that resolve inflow and infiltration to collection systems and surcharges from pumps stations and manholes.
- Projects that extent public sewer to areas with failed septic tanks.
- Projects that rehabilitate a wastewater treatment plant to allow for greater efficiency/compliance with regulations.

The Town of Jonesville is seeking an amount in CDBG-I funds not to exceed \$2 million for Water Distribution System Improvements. The purpose of the Town's request is to replace existing water lines, hydrants, valves, and water services in the Town's distribution system in an effort to reduce maintenance and operations costs and to reduce the Town's volume to unaccounted for water.

Informal community meetings and interviews are being held in the project area to inform citizens of the potential project, and get feedback from the residents while obtaining income data.

A total of 100% of the CDBG- I funding will be used to benefit Low to Moderate Income (LMI) people. The project area in the Town of Jonesville has been determined to have an Income survey area of at least 51%. The project area includes Mineral Springs Street, Pinnix Street, River Road, N. Mineral Springs Drive, Cemetery Drive, Pickett Street, and Vestal Avenue.

The range of activities covered by the CDBG-I funds for the Water Distribution System Improvements includes:

- Construction.
- Environmental Review
- Engineering Design
- Construction Administration and observation.
- Legal activities.
- Surveying.
- Grant Administration.

If Town of Jonesville is awarded a CDBG-I grant, the town is required to adhere to federal procurement requirements and other federal regulations which include:

- American with Disabilities Act/Section 504 Survey
- Davis-Bacon & Related Labor Acts
- Adoption/Submittal of a Citizen's Participation Plan
- Adoption/Submittal of an Equal Opportunity Plan
- Adoption/Submittal of a Fair Housing Plan
- Adoption/Submittal of a Language Access Plan
- Adoption/Submittal of a Relocation Assistance Plan
- Adoption/Submittal of a Section 3 Plan
- Excess Force Provision

The State of North Carolina requires that the if the Town of Jonesville receives CDBG grant funding that the town will certify that they will comply with the requirements of the general displacement and relocation policy for CDBG grant funding. This policy assists low to moderate income people with costs associated with relocation or displacement, should such relocation become necessary due to the project activities. CDBG funds can be used for those costs, if necessary. If no displacement and relocation will occur as a result of the proposed CDBG grant activity, then the Town of Jonesville confirms that during this public hearing.

In the past, the Town of Jonesville has applied for and received for the following completed CDBG project:

Name Project: 1995 Housing and Utility Revitalization...\$610,000

The Town of Jonesville will submit its CDBG-I application for the Water Distribution System Improvements on September 30, 2015. The CDBG-I application will be available for review during normal business hours at 1503 NC Hwy 67, Jonesville, NC 28642. Additional information is available from Town Manager Scott Buffkin at 336-835-3426. Should you have any complaints or grievances regarding the subject public hearing, they should be addressed to the addressee mentioned above within 10 business days or by September 28, 2015 and a written response to the written complaints and/or grievances will be sent by the Town within 10 business days, where practicable.

Council Member Darnell made the motion to close the public hearing after no comments from the public and Council Member Moore seconded the motion, passed unanimous 3-0.

Council Member Moore made the motion to recess the meeting to obtain the public hearing minutes from the Clerk and Council member Wall seconded the motion, passed unanimous 3-0.

Council Member Darnell made the motion to go back into the regular meeting and Council member Wall seconded the motion, passed unanimous 3-0.

Council Member Moore made the motion to approve the public hearing minutes from the regular meeting September 14, 2015 and Council Member Darnell seconded the motion, passed unanimous 3-0.

### **APPROVAL OF MINUTES**

Council Member Darnell made the motion to approve the minutes from the regular meeting August 10, 2015 and Council Member Wall seconded the motion, passed unanimous 3-0.

### **PUBLIC FORUM**

Judy Wolfe commented on the Discover Jonesville brochures. The Board were very excited about the brochures.

### **PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT**

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 should also be included.

This is the time and date set for a public hearing on the matter. Following the public hearing the Council can consider approval of the proposed amendment.

Council Member Moore made the motion to amend the ordinance as proposed and Council Member Darnell seconded the motion, passed unanimous 3-0.

### **REQUEST TO ADDRESS THE TOWN COUNCIL – DANNY LEWIS**

Mr. Lewis addressed the Board with his concerns for the continued planning of a remodeled library and the continued planning for maintenance at the Jonesville Greenway. He would love to see more individuals get involved to make these two projects happen.

### **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.

The draft agreement included in the agenda packet contains a number of amendments from the previous document as recommended by the Town Attorney and/or our insurance agent.

Council Member Moore made the motion to approve the lease agreement for the old Town Hall property and Council Member Darnell 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 Moore made the motion to approve the lease agreement with YVEDDI for another 5 year lease and Council Member Darnell seconded the motion, passed unanimous 3-0.

### **OCTOBER MEETING DATE**

The Council's next regular meeting date is October 12, 2015. This is also the date for the North Carolina League of Municipalities annual conference which is being held in Winston-Salem. As some of the Town's officials may be attending the conference, we may need to consider changing the date of the next meeting.

Council Member Darnell made the motion to approve the date change for October's meeting from October 12<sup>th</sup> to October 19<sup>th</sup> and Council Member Wall seconded the motion, passed unanimous 3-0.

## **SPEED TABLES**

As requested by a number of residents and/or property owners along Triplett Street, Town staff has looked into the possibility of placing speed tables in an effort to reduce the speed of traffic traveling in that area. We believe that two speed tables placed at the proper locations could help in this effort. Council will find a map of the locations that Town staff feels would work well. At this point Town staff needs final approval from the Council to place the speed tables as presented (or as the Council may otherwise direct.)

Council Member Darnell made the motion to approve the speed tables on Triplett Street after contacting Mr. Blackburn first and Council Member Moore seconded the motion, passed unanimous 3-0.

## **EXISTING NON-CONFORMING USES UNDER THE TOWN ZONING ORDINANCE**

While working with the Code Enforcement official over the past several months we have identified a number of existing, non-conforming uses located around Town. Some of these have been present for several years. Town staff would like to recommend that the Town consider taking a more active role in identifying and seeking to gateway areas.

With Town Council approval, staff will begin identifying the properties in question, describe the nature of the non-conformance and investigate all possible legal remedies to seek their removal. Staff recommends that our initial efforts concentrate on those located in high traffic and/or gateway areas of Town.

Council Member Wall made the motion to start taking a more active role with our non-conforming uses located around Town and Council Member Moore 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 August financial reports and Council Member Moore, seconded the motion, passed unanimous 3-0.

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

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Gene Pardue, Mayor

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Lynn Trivette, CMC, NCCMC

