

**YANCEYVILLE TOWN COUNCIL
MEETING MINUTES
Tuesday, May 4th, 2021, 7:00 PM**

The meeting of the Town Council was held in person in the Yanceyville Museum of Art at the Yanceyville Municipal Services Building and due to COVID-19 the meeting was also conducted electronically through the WebEx platform on Tuesday, May 4th, 2021, at 7:00 pm.

Council Members present in person: Mayor- Alvin Foster, Keith Tatum, and Brian Massey

Council Member present electronically: Mayor Pro Tem- Odessa Gwynn and Margie Badgett-Lampkin

Staff present in person: Kamara Barnett, Interim Town Manager/Clerk, Lee Farmer, Town Attorney, Bradley Davis, Planning Services

Item 1: Call to Order

Mayor Alvin Foster called the Town Council Meeting to order at 7:00 PM. The meeting opened with a prayer. He asked all to stand for the pledge of allegiance. Mayor Foster also stated that the Yanceyville Town Council rules and procedures reflect the revisions of the North Carolina open meeting law of the North Carolina General Statutes, a copy of the Yanceyville Town Council rules and procedures are available upon request. Yanceyville Town Council also has rules and procedures for electronic meetings that reflect the revisions of the North Carolina open meeting law of the North Carolina General Statutes, a copy of the Yanceyville Town Council rules and procedures are available upon request.

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

Mayor Foster added Item 4a. Inframark Update and added Economic Development, and Contractual to Item 12: Closed Session. He asked Town Council for a motion to adopt the Agenda as amended. After a short review, Councilman Tatum made a motion to adopt the Agenda as amended. The motion was seconded by Councilman Massey and passed with a unanimous vote.

Item 3: Consent Agenda

a) Minutes from April 6th, 2021 Town Council Meeting

Mayor Foster asked Town Council to review the Consent Agenda. After a short review, Councilman Tatum made a motion to adopt the Consent Agenda as presented. The motion was seconded by Councilman Massey and passed with a unanimous vote.

Item 4: Public Comment

None

Item 5: Public Hearing to Discuss and Consider an Amendment to the Yanceyville Zoning Map

Mayor Foster asked Town Council for a motion to convene to Public Hearing. Councilman Tatum made the motion to convene to Public Hearing. The motion was seconded by Councilman Massey and passed with a unanimous vote.

Interim Town Manager Barnett asked before the start of the Public Hearing that anyone who would like to speak to please provide their name and contact details for the record.

Matthew and Julia Fair, 53 West Main Street, Yanceyville NC 27379

Lisa Anderson, 525 Main Street, Yanceyville NC, 27379

Julian Johnston, 257 Engle Street, Tenafly NJ, 07670

Christopher & Vickie Hastings (Dongola Ventures) 336 Main Street, Yanceyville NC 27379

At the start of the Public Hearing Mayor Foster indicated that there had been some discussion on whether he should recuse himself from the matter to be discussed tonight because of conflict of interest. Mayor Foster explained that he has provided services and worked on this particular property for about eight years. In consultation with the Town Attorney and the Attorney working with Town regarding Planning and Zoning Administration he stated, I am a vendor, and I do not have any financial interest in this property if this Zoning Map amendment is adopted or not. Mayor Foster indicated that he would not be recusing himself from this matter.

Interim Manager Barnett explained that the Town received a Conditional Zoning District Petition for 437 Main Street from property owner, Mr. Zach Stout, Runner Capital. She noted that that Mr. Stout is requesting that his property be rezoned from R-8 Multifamily, Residential Medium Density District to R-8CD Multifamily, Residential Therapeutic Treatment Facility.

Interim Manager Barnett introduced Mr. Stout to Town Council. Mr. Stout explained that about a year ago he met with Mayor Foster, Town Manager Brian Collie, County Manager Bryan Miller, HUD Inspector, and County Inspector to strategize on what use of the vacant building would be beneficial to the Town and Caswell County. Mayor Foster indicated that the Town, Caswell County, Piedmont Community College, and Danville Regional Foundation work in partnership/ funding (\$100,000) to complete a feasibility study to pursue potential opportunities that would benefit this area.

Mr. Stout explained that he felt HUD Housing would be beneficial for area. He added that at this time he has a permit to do HUD Housing, and for the last year he has been working toward completing the project. Mr. Stout explained that if the Zoning Map amendment for R-8CD Multifamily, Residential Therapeutic is not adopted by Town Council he would continue working toward completing the HUD housing project.

Mr. Stout indicated that Runner Capital LLC is currently remodeling the previously abandoned assisted living center at 437 Main Street, Yanceyville, NC 27379 (formerly 336 Main Street West, Yanceyville, NC 27379). He explained that Runner Capital planned to renovate and convert the building into 33 apartments, but an opportunity has come up that would create over

50 new jobs for the Town of Yanceyville. Mr. Stout noted that Eckerd Connects, a large non-profit founded in 1968, has expressed interest in converting the building into a group home for youth. The property was zoned as RA (Residential Agricultural) and then rezoned to R-8 (Residential Medium Density District) Mr. Stout indicated that he would like to keep R-8 but apply for the additional conditional use for the building to be potentially rented to a non-profit for use as a group home for youth as R-8CD Multifamily, Residential Therapeutic Treatment Facility. The use would be essentially the same as the apartments, but the partnership with the non-profit would create numerous new jobs for the Town and the surrounding community. Mr. Stout added that if we didn't ultimately rent it to the Eckerd Connects, non-profit he would continue converting the building into 33 apartments with the target population being 55+ residents. Stout explained that since purchasing this building he has spent a significant amount of money in upgrading this building and the surrounding area. He indicated that he has upgraded every aspect to the building such as the HVAC, Electrical, Roofing and Plumbing. He indicated that he is using local contractors to complete some upgrades to the building. Stout indicated that he believes this particular use would be better for the Town. He asked if anyone had any questions.

Mayor Foster asked if anyone had any questions for Mr. Stout at this time.

Councilman Tatum asked if Mr. Stout was a part of the Eckerd Connects? Mayor Foster noted that Mr. Stout owns the building and will be leasing the building to Eckerd Connects. Mr. Stout added that he would be leasing the building to Eckerd Connects, a well-established nonprofit. Mr. Stout indicated that Eckerd Connects has several other programs in North Carolina and throughout the United States. Councilman Tatum asked if anyone was present from the Eckerd Connects? Interim Town Manager indicated that we do have Mr. David Hardesty, Vice President of Eckerd Connects on the call.

Mrs. Lisa Anderson, 525 Main Street asked about HUD housing. She asked Mr. Stout, what age group are you seeking? Mr. Stout indicated that he could seek any age group for HUD Housing, however he is interested in 55 years and older Mr. Stout indicated that he owns 100% of Runner Capital which owns 100% of the building.

Mrs. Anderson indicated that the age ranging between 11 to 18 is a tough pill to swallow. She said that Mr. Stout will probably get a lot of pushbacks from the community. She added, honestly, I have worked in Chapel Hill, and you are 46 miles away from this building, and there is enough distance between you and what you're trying to do and those uncomfortable moments don't feel so uncomfortable. Mrs. Anderson stated I am the administrator of the Caswell House and been there for several years. I deal with the 55 and older community and what they do not have is income-based housing. She addressed Mr. Stout and said, what you may want to consider is independent/assisted for those that need some more hands on care income based apartments. Mrs. Anderson added, I think what you are going to run into and what we all run into is finding person who are qualified individuals that can do the job. Mrs. Anderson indicated that in her experience it has been very hard to fill vacancies with qualified individuals. Mr. Stout thanked Mrs. Anderson for her comments and concerns.

Mayor Foster asked Mr. Stout to allow the representative from Eckerd Connects to explain the type of program that they are proposing for Yanceyville so that they public can better understand.

Mayor Foster introduced Mr. David Hardesty, Vice President of Operations of Eckerd Connects based out of Clearwater, Florida. Mr. Hardesty explained that Eckerd Connects, is a nonprofit organization who has been in operation since 1968. He explained that Eckerd Connects operates 116 programs nationally. Eckerd has a wide spectrum of programs which include residential programs for youth, large foster care programs, workforce development, and job readiness for youth and dislocated workers. He noted that Eckerd Connects was founded by Jack and Ruth Eckerd (Eckerd Drug store) Mr. Hardesty also noted that Eckerd has been operating in the state of North Carolina since 1977. He added that there are four residential programs throughout North Carolina and caring for about 65 youth in foster care, intensive in-home therapy, five job readiness, and workforce development programs. Mr. Hardesty explained that Eckerd Connects serves about 1200 people annually in the state of NC. He explained that in the world of juveniles there are three levels of youth in the state of North Carolina Level One: Community-Based, Level Two: Residential, and Level Three: Commitment /Adjudicated Status. He mentioned that Eckerd Connects is a Level Two: Residential. Mr. Hardesty explained that in Candor, NC, and Wilkesboro, NC Eckerd Connects operates a 40 -Bed Facility for males between the ages of 13 and 17 who have been involved with the Department of Juvenile Justice through the North Carolina Department of Public Safety. He indicated that both programs have been two long good standing programs. The Eckerd Connects located in Candor has been in operation since 1977, and the Wilkesboro site has been in operation since 2000. The proposed program in Yanceyville will also be a 40-Bed Facility serving males between the ages of 13 and 17. Mr. Hardesty explained that these youth have had issues in their communities, and they are usually two- years behind educationally, and have failed to learn how to be responsible and respectful. He explained that when the youth come to Eckerd Connects, we have a several different curriculum that we follow. He added that Eckerd Connects is also an accredited School. Schooling is done on site as well as other programs, and we use the same curriculum as the North Carolina Department of Instruction. Eckerd teaches youth how to be socially responsible, socially respectful and building self-esteem. Some youth that attend Eckerd have experienced trauma issues, so we work with them on their trauma issues and with the family for the end goal of reunification. The length of stay for this type of program is four to six months. The recidivism rate of these types of programs are about 16% to 18%. Mr. Hardesty explained that schooling is held on site (at the facility) that is accredited just like any other school in the area. There will be four teachers that are certified in the four core subjects Math, Reading, English, and Science. They will be attending school beginning at 8:30 am to approximately 3:30 pm, five days a week year-round so that youth can obtain additional credits because they are usually behind. Mr. Hardesty explained that there are ten children assigned to a group. So, in the afternoon the children may attend anger management, decision making, thinking forward curriculum, financial literacy, recreation inside and outside, and another group maybe working on a community service project, within a rotation. On the weekend there are several other types of programs that the youth would be involved in. He also noted that Eckerd believes that youth should understand the importance of belonging to a meaningful community. We will work with

the community on projects such as a cleanup project, working in the park, picking up trash on the sides of the road. Community engagement is an important component, and we look for meaningful projects on and offsite. We are proposing to do an outdoor greenhouse area hydroponic garden for this facility. Eckerd is willing to create as many opportunities as possible to engage community. Also, on the weekends we offer our Workforce job readiness programs like C-TECH, which is cabling in fiber optic program, OSHA, SERV Safe. On Sundays, we have a nondenominational service for youth that would like to attend. Mr. Hardesty indicated that the program operates on three different stages. When you are admitted to the program you are on stage one. Based on certain performance levels and test you move to stage two then stage three. Each one of those stages have incentives bedtimes are related to those stages. The latest bedtime is 9:30 pm. Quiet time starts at 7:30pm. This program will have 40 youth and 53 staff members working three shifts. The program is very staff intensive. During awake hours it is two staff for every ten youth which is direct care. Program Director, Supervisor and Support staff are also available. At night, the ratio is one staff per ten youth, a roving person, and a supervisor. Mr. Hardesty explained that we have safety concerns about anyone just coming into the facility. There will be a buzzer on the door and if the person is appropriate, they will be able to enter the building.

Mr. Hardesty indicated they the other facilities are in rural areas they are set up a little different they are more campus style and the facility in Yanceyville would be one building. Mr. Hardesty explained that when a youth enters the program Support Staff works with the family and the Juvenile Court Counselor to develop an individualized service plan. The service plan addresses the issues that caused the removal from their home. The end goal is always reunification back to the family. Mr. Hardesty added this facility will have to be inspected and licensed by the North Carolina Department of Health and Human Services to ensure safety and security measures are in place before any youth can be admitted to the program.

Mr. Julian Johnston, 257 Engle Street Tenafly NJ, 07670 thanked Mr. Hardesty for the explanation. Mr. Johnston indicated that he had a few questions. Mr. Johnston indicated that from his perspective he grew up in Caswell County although he does not live here anymore, he does own property here. He noted that over the years this property has been several different things. He noted that he certainly wants the best for the community and would love for the Town of Yanceyville to grow. Mr. Johnston asked with respect to the 53 staff members are those job opportunities for people in the Town and Caswell County. Mr. Hardesty indicated that he has no intentions of bringing staff into this site he would plan on doing 100% of the staff as local as possible. He noted that if he could hire 53 staff members from Yanceyville, he would most certainly try. Mr. Hardesty mentioned that he thinks it would be a benefit to the community, employees, and the program for staff to be local people and invested in the community. Mr. Stout added the Piedmont Community College is committed to assist in any way.

Councilman Tatum asked what type of training, certifications are the staff recommended to have? Mr. Hardesty answered that there are several types of staff persons needed for this facility Clinicians, Youth Counselors, Direct Care Staff Kitchen Staff, etc. All training will be specific to each job type. Councilman Tatum asked what the average salary of staff would be other than

your director and Clinicians. Mr. Hardesty noted that the lowest paid person projected at this time would be around \$15.00/15.50 an hour which would increase over time.

Mrs. Anderson asked what has been the rate of turn over at the other facilities? Mr. Hardesty explained that the female program turnover has been very low. Two staff members have left in the last eight months in the male program it has been a little more difficult, but we do ask for a commitment from staff coming in. Mrs. Anderson asked, have there been any incidents of elopement of youth in other communities Mr. Hardesty explained that there have been children who have attempted or left the program. He noted that its rare but in the event Eckerd would ask the Department of Public Safety to issue a secure pick up order and not have that child returned. Mr. Hardesty explained that when children are interviewed for the program, they must be serious about wanting the help, and willing to participate in the program. Mrs. Anderson asked has there been instances where Law Enforcement has been called to any of your facilities for violent episodes/outburst?

Mr. Hardesty explained that's a tricky question any time that you voluntarily commit a child with mental health issues which sometimes occur with youth in our Program Law Enforcement is called, because legally there are the only persons that can transport the children. He noted these instances are very well contained and staff is very well trained on how to deal with these situations. Mr. Stout ask about how many times a year does this occur within each program. Mr. Hardesty noted that on average in the male program no more than two treating about 200 youth a year.

Mrs. Julia Fair 53 West Main Street, how frequently do these children have outburst within the facility? Mrs. Fair indicated that she had property relatively close to the property and noise is a concern. Mr. Mr. Hardesty explained that youth do experience outburst. Staff is well trained in crisis de-escalation. He mentioned that when a child The child is removed from their peers and other people to try and deescalate the situation. He mentioned that he didn't think it would be a noise factor that would affect people surrounding the property. He indicated that youth would not be outside if they experience an outburst, and if they were they would be quickly escorted into the building. He added that if a youth is very disruptive and not willing to cooperate, they would be removed from the program immediately.

Mr. Stout mentioned that in his experience with HUD housing he receives noise complaints regularly. He added that you can't control who comes into the building or who sits in the parking lot to a certain extent. It's difficult to regulate even with Law Enforcement involved. With Eckerd you have a more controlled environment.

Mr. Hardesty explained that these children remain in their parents legal and physical custody the Department of Public Safety of Juvenile Justice or Eckerd have custody. A judge can order a child to this type of facility they can refer a child. Eckerd is a treatment facility not a correctional facility.

Councilman Tatum asked of out of the 40 children how many are involuntary? Mr. Hardesty included that all of the children would be voluntary.

Mr. Hardesty indicated that the program operates on three different stages. When you are admitted to the program you are on stage one. Based on certain performance levels and test you move to stage two then stage three. Each one of those stages have incentives bedtimes are related to those stages. The latest bedtime is 9:30 pm. Quiet time starts at 7:30 PM. This program will have 40 youth and 53 staff members working three shifts. The program is very staff intensive. During a wake out its two Staff for every ten youth which is direct care. Program Director, Supervisor and support staff are also available. At night, the ratio is one staff per ten youth, a roving person, and a supervisor. Mr. Hardesty explained that we have safety concerns about anyone just coming into the facility. There will be a buzzer on the door and if the person is appropriate, they will be able to enter the building.

Mayor Foster recognized Mr. David Carter, Chief Juvenile Court Counselor, District 9. Mr. Carter thanked Mayor Foster for recognizing him. Mr. Carter noted that he has worked with the Department of Public Safety Juvenile Justice for the last 23 years, and a Caswell County resident. Mr. Carter indicated that he fully supports the Eckerd Connects program and has supported this program throughout his career with Juvenile Justice. He noted that he manages six counties within a judicial district and supervises eleven Juvenile Court Counselors that directly supervise the juveniles in the six counties including Caswell County. Mr. Carter also added that he has personally witness youth being referred into the Eckerd Connects program that truly benefited and became leaders in the program. Mr. Carter mentioned that Eckerd Connect provides a treatment program with structure that most youth need. He added that this program promotes leadership. This program also provides a better future for the youth who are engaged in program. Mr. Carter indicated this program offer 53 staff positions which essentially helps the community.

Mayor Foster asked are the youth violent offenders. Mr. Carter said that these youth are not violent offenders. He noted that youth who are a danger/ threat to the community are placed in secure detention facilities by Judges.

Mrs. Julia Fair, 53 West Main Street, asked are any of the other facilities located within residential communities? Mr. Hardesty indicated that Eckerd has one program in Nashville Tennessee that is situated in a residential community.

Mayor Foster stated at this time we will open the floor for those who signed up to speak during the public hearing.

Mrs. Fair indicated that she is aware of the selling of the property, the Dongola House and the historical preservation surrounding the property. Mrs. Fair asked Town Council to consider acting in the best interest of the surrounding community, because safety is a major concern.

Mrs. Anderson thanked those who provided content and information about the youth program. She explained that being adjacent to the property her concern is safety and well-being. She noted that she doesn't want to be afraid to walk her dog down the walkway at night. Mrs. Anderson explained that behavior is not guaranteed as much as you try to mitigate have proper processes in place. She reiterated that her safety is something she is very concerned about. Mrs. Anderson

noted that she would like for each of the Town Councilmembers to think if they were in her shoes and this facility was placed beside their home, would you give it a second thought?

Mr. Johnston thanked everyone for providing content and information. He added that he wants the best for the Town of Yanceyville and Caswell County. He added that if this type of facility can be done in a way that the people there would be safe/secure and provides opportunities for the children it would be great knowing the alternatives.

Mr. Johnston also mentioned the economic realities. He asked would there be any additional money coming to the Town? Mayor Foster noted that the Town would not be receiving any money at this time. He also asked will landlord going to paying full taxes. Mayor Foster indicated that the landlord would be paying full taxes on the property. Mr. Johnston added that the 53 staff positions seem like they would be a great addition to the community.

Mr. Christopher, and Vickie Hasting 336 West Main Street. Mrs. Hastings stated that they are the new owners of the Dongola, and this facility will truly impact their retirement plans. She added that certainly the reason why they are moving to beautiful Yanceyville was for some peace, quiet, and bird singing. Mrs. Hasting stated so as you can imagine we are very concern with what this facility brings, such as noise level and property value. She added that they intend on investing a lot of money into Dongola to make sure that they restore it to its historic beauty. Mrs. Hasting stated that she feels this is a dynamic program, but not sure with-it being land locked in the middle of the Yanceyville Downtown Historic District it would be in the Town 's best interest.

Mr. Bradley Davis, Yanceyville's Planning and Zoning Consultant explained that the Planning Board meet with Mr. Zach Stout, Property Owner, and Mr. David Hardesty, Eckerd Connects Vice President , and some of the same questions and concerns addressed here tonight were also addressed with the Planning Board. Mr. Davis added that the Planning Board had four recommendations:

- Privacy Fencing (minimum six feet) along all property lines except for Main Street and Hooper Avenue.

- Dark Sky Lighting, designed to direct light to the ground, not up into the sky.

- Enclosed Dumpster

- Vegetation berm barrier along the property line of Barry K. Smith and Hooper Avenue some sort of greenery that would act as both a sight and sound buffer. Mr. Davis noted that staff fully concurs with the Planning Board's recommendation.

Mr. Hardesty also mentioned that if this Zoning Map Amendment is adopted Eckerd would develop a local advisory committee. He encouraged all interested to join to have involvement with the program and gain understanding.

Mayor Foster asked for any last questions or concerns.

Mrs. Hastings ask how long is the lease for this property? Mr. Stout answered that a lease has not been signed or negotiated at this time. Mrs. Hastings asked if this facility doesn't work what is plan B? Mr. Stout indicated that he would move forward with the apartments, HUD Housing

Mayor Foster asked for any last questions or concerns.

Mrs. Joanne Watkins 270 West Main Street asked what is the timeline of this project? Mr. Stout stated he would move forward with getting signed lease by Eckerd Connects and move forward from there.

Mr. Hardesty noted that the program would need to obtain license and the building would need to be inspected and approved through the North Carolina Department of Health and Human Services which can be lengthy. If all goes well October will be the earliest.

Mayor Foster asked Town Council for a motion to go out of Public Hearing. Mayor Pro Tem Gwynn made a motion to go out of Public Hearing. The motion was seconded by Councilman Tatum and passed with a unanimous vote.

Mayor Foster recessed the Town Council meeting for a ten- minute break after receiving Public Comments during the Public Hearing . Restroom Break)

Mayor Foster reconvened the meeting after the ten-minute back.

Mayor Foster asked Town Council for a motion to return to Regular Session Mayor Pro Tem Gwynn made a motion to return to Regular Session. The motion was seconded by Councilman Massey and passed with a unanimous vote.

Item 6: Adjournment of Public Hearing/ Town Council Consideration

Mayor Foster asked, what is the pleasure of Town Council for the Map Amendment to the Yanceyville Zoning Map

Councilman Tatum suggested recessing the meeting until Tuesday May 11th, 2021, to give Town Council an opportunity to review and digest the information given in reference to 437 Main Street.

Mayor Foster asked for a motion to table consideration of this matter until May 11th, 2021, 7pm. Councilman Tatum made a motion to table consideration of the Map Amendment for 437 Main Street until Tuesday May 11th, 2021, at 7pm. The motion was seconded by Councilman Massey and passed with a unanimous vote.

Item 7: Review and Discuss Town' Water/ Sewer Policy

Mayor Foster explained that in December, Town Council voted to suspend the Town's Water/ Sewer Cut Policy. He indicated that Town Council will need decide if to continue not accessing late and administration fees or to resume the current cut off policy July 1st, 2021.

Interim Manager Barnett explained that the Town created a Covid Relief repayment plan for customers that were affected by Covid, she indicated that it was about 53 customers on the plan (these customers will have until December 2021 to pay remaining balance) Those individuals

will still be expected to pay their current bill and repayment bill. All other customers will resume the Town's current Cut- off Policy.

Mayor Foster asked for a motion. Councilman Tatum made a motion to resume the Town's current Cut- off policy July 1st, 2021 (accessing late and administration fees). The motion was seconded by Mayor Pro Tem Gwynn and passed with a unanimous vote.

Item 8: Budget Message FY 2021-2022

Interim Town Manager Barnett read aloud the Budget Message for FY 2021-2022.

As Budget Officer, I am pleased to submit to you this proposed balanced annual operating budget for the Town of Yanceyville, fiscal year beginning July 1st, 2021, and ending June 30th, 2022, for your review and consideration. This budget has been prepared in accordance with the provisions of General Statute 159.17, the North Carolina Local Government Budget, and Fiscal Control Act. All funds within the proposed budgets are balanced, and all revenues and expenditures are identified. This document reflects the efforts Town Council, Town Staff, and me. I express my appreciation to those who have been involved in the process.

Upon submission of the annual budget document, the governing body must schedule a public hearing, detailing that a budget has been submitted and copies of the proposed budget and budget message will be placed on file with the Town Clerk, and on the Town of Yanceyville's website to be available for public inspection (G.S. 159-12(b)). The notice will provide the time, date, and place of the budget hearing. The Town of Yanceyville strives to provide ample time between notice and the hearing date to provide the public an opportunity to attend the hearing. The budget is enacted upon official adoption of the Budget Ordinance, no later than July 1st, 2021.

As we are all aware, our lives have been changed by the COVID-19 pandemic. How and when we can do business has been put on hold as health officials try to manage this pandemic. As part of this message, I want to say Thank you to our front-line workers who have been diligent and have worked tirelessly to keep everyone safe. Our community has worked as one united team, and for that I am grateful. We want to continue to always protect the quality of life of our citizens. To accomplish this, we want to strengthen community, sustain our local economy, maintain quality services, continue strong partnerships, and promote our quality water.

The budget is presented with no changes in the current ad valorem tax rate, water rate, or sewer rate. A conservative approach was used in preparing projections for all six statewide revenue sources: Beer & Wine Tax, Utility Franchise Tax on Electric Service, Sales Tax on Telecommunications, Piped Natural Gas Excise Tax, Local Option Sales Tax, and Powell Bill revenues, while recognizing the economic uncertainties that linger because of the COVID-19 pandemic.

The Town has developed an extremely conservative budget that seeks to maintain current service levels, while also addressing infrastructure needs to maintain our current assets to allow for prolonged use and efficiency.

The proposed budget for the General Fund is approximately 6.9 % higher than the 2020-2021 fiscal year (\$841,700 in 2020-2021 to 899,500 in 2021-2022). Some of the significant changes include increased expenditures in Planning and Zoning Administration, Yanceyville Municipal Airport, a decrease in estimated interest income, and an increase in recovery of NC sales tax.

The proposed budget for the Enterprise Fund is approximately 1.8 % lower than the respective budget for the 2020-2021 fiscal year (\$1,748,310 in 2020-2021 to \$1,717,160 in 2021-2022). This decrease is primarily due to a projected decrease in water & sewer revenues.

The Town will allocate 3% of all water revenues to the repayment of the USDA loan that allowed the Town to install an emergency water line connection/pump station with the City of Danville, Virginia. The Town anticipates the revenues collected from the 3% of water revenues to allow the Town to pay off the debt taken on by the project.

The Special Revenue Fund will be used to track all monies awarded from Powell Bill funds, which are allocated from the State annually and are restricted for use on pedestrian and side-walk projects only, and to track all monies used to help maintain the Yanceyville Municipal Cemetery. The Special Revenue Fund will be tracked as a stand-alone fund and will be shown on the financial statements separate from the General Fund. The Special Revenue Fund's budget is \$40,000 for fiscal year 2021-2022

The total budget amount for all funds in 2021-2022 is \$2,616,600 compared to \$2,590,010 in 2020-2021 (an increase of 4.6 %).

There will be no proposed use of un-appropriated fund balance to balance the budget this year. The Town has made strong efforts to increase the un-appropriated fund balance of the Town and has done so over the past eight budget cycles.

The Town does intend to continue working with third-party contractors for "full service" operation of our Water Treatment and Wastewater Treatment Plants, Planning and Zoning Service's needs, Legal needs, Engineering fees, and extensive water/sewer repair needs.

Some of the major items in this year's budget are outlined below:

- Completion of the re-codification of the Town Code
- Unified Development Ordinance: Land Use Plan
- Full-service operation of Water & Wastewater Plants
- Planning and Zoning Administration
- Town Hall Updates and Maintenance
- Water Tank Maintenance
- Yanceyville Municipal Airport
- Continued repair/replacement of aging water/sewer infrastructure.
- Capital Improvements

Grant Projects:

The Town will continue to be dedicated to increasing our services to the public. We will insistently target grant funding for projects in the areas of water and sewer infrastructure, parks, recreation and memorials, and economic development initiatives. The Town is preparing to submit a grant application in this fiscal year to the North Carolina Department of Environmental Quality Division of Water Infrastructure: Community Development Block Grant -Infrastructure to aid the in the improvements and operations of our Public Water and Sewer Infrastructure.

Budget Format:

This year's budget format presents the revenues and expenditures in a line-item format. The budget is designed to function as a work plan in guiding departmental operations, to accomplish all the goals and objectives outlined by Town Council. The operating budget is divided into the General Fund, Enterprise Fund, and Special Revenue Fund. A description of these funds is included with the proposed budgets.

Manager's Message:

The proposed 2021-2022 budget balances revenues with expenditures in accordance with the North Carolina General Statutes. I believe this budget recommendation makes significant advancements in the pursuit of the Yanceyville Town Council's strategic priorities and responds to key community needs. This budget reflects strong, plans for future community needs, continued investment in our employees, and adequately funds public services. It also reflects the efforts that we have made in these challenging conditions to continue the level of service that we have provided in the past and puts us in a good position to meet the challenges in our future and exceed our current level of service moving forward.

The Town of Yanceyville currently has a dedicated Staff with a great deal of talent and devotion to its citizens. Although funding may be less than desired this fiscal year, our financial needs can be met with a clear and consistent growth plan moving forward.

I am grateful to the Yanceyville Town Council for your engagement, guidance, and direction in preparing this budget. Our public service passion and the core values among Town Staff are reflected throughout this entire budget.

The Town of Yanceyville is in a good financial condition overall. Our fund balance will continue to be healthy. I look forward to working with you all as you review and consider the recommended budget further to ensure it meets the expectations and priorities of the governing body and the citizens of Yanceyville.

Item 9: Town Attorney Report- Lee Farmer

Attorney Farmer explained that based on the information he has received from the North Carolina League of Municipalities it looks like most Towns, Cities, and Villages are returning to in- person meetings. He suggested that at some point Town Council needs to consider also returning to regular meetings and dispense with WebEx or Zoom Platforms. Mayor Foster noted that before returning to regular meeting Town Council needs to decide for an undetermined

amount of time offering virtual meetings to the public. Mayor Foster indicated that he thinks it would be a bit difficult to conduct virtual meetings in Town Council Chambers because of technology. Interim Manager Barnett explained that the same technology platform will also be available in Town Council Chambers. Mayor Pro Tem Gwynn indicated that persons with health issues need to have the virtual option. Mayor Foster explained that we need to decide if we would like to return to in- person meetings and if we would like to continue with the virtual platform for the public and Town Council Members who can return in person. Mayor Foster added that let's see what the Governors orders for July.

Town Attorney Farmer also indicated that at the previous meeting Town Council approved a memo addressed to the Mr. Ryan Strader, Finance Officer to present a progress report to Town Council. Interim Manager Barnett noted that Mr. Strader would present findings to Town Council at the next meeting.

Item 10: Interim Town Manager Report- Kamara Barnett

Interim Manager Barnett explained that Staff is generating a list of properties that are in violation of the current Solid Waste ordinance. She noted that once the list is verified, she will present findings to Town Council.

Interim Manager Barnett updated Town Council on the technology upgrade. She indicated the Town's website will be loaded and live on Friday May 7th, 2021. Emails for Councilmembers have been created at this time.

She also added that the Town has received the entire allocation (\$200,989) from the County in reference to the CARES ACT Funding.

Interim Manager Barnett noted that she had scheduled a meeting with South Boston Memorial to finalize a few details on the Memorial.

She also added that she was contacted by a James Wall, Consultant of Verizon Wireless. The company would like to discuss co- locating on the Water Tower to enhance their service. She explained that a site visit has been scheduled at this time.

Interim Manager Barnett explained that after reviewing the 2021 Town Council Meeting scheduled, she notices that the June Town Council Meeting was scheduled for June 1st the day following a Town observed Holiday (Memorial Day). She recommended that Town Council amend the Town Council Meeting Schedule, scheduling the June meeting for June 8th, 2021, 7pm.

Mayor Foster asked for a motion. Councilman Tatum made a motion to amend the Town Council Meeting Schedule, scheduling the June meeting for June 8th, 2021, at 7pm. The motion was seconded by Councilman Massey.

Item 10a: Discussion of Cellular Tower Dan River Property

Mayor Foster explained that he was contacted by a company from Georgia wanting to leasing a portion of the Dan River Property outside of Milton to also place a cellular Tower for Verizon Wireless. He noted that he would like for the Town Engineers to review the property before moving forward. He explained that he does not want the placement of the Tower to interfere with the future Dan River Intake site. Attorney Famer added that the Dan River Property should be posted as Municipal property and apply for a driveway permit for access to the property.

Item 11: Informal Discussion/ Public Comment – Discussion & Comments must directly relate to agenda items

Mr. Stout indicated if anyone would like to tour the building at 437 Main Street to please let him know so that it can be arranged.

Item 11: Recess Meeting

Mayor Foster asked Council for a motion to recess the meeting. After no further discussion, Councilman Tatum made a motion to recess the meeting until a Tuesday, May 11th, 2021, at 7pm. Councilman Massey seconded the motion that passed with a unanimous vote. Meeting ended at 9:47 pm

Kamara Barnett, Town Clerk prepared the above minutes. They represent a brief description of those matters that were addressed at this meeting.

Respectively Submitted:

Alvin Foster, Mayor

Kamara Barnett, Town Clerk