

YANCEYVILLE TOWN COUNCIL
MEETING MINUTES
Tuesday, November 1st, 2022
6:00pm

The meeting of the Town Council was held in the Yanceyville Town Council Chambers at the Yanceyville Municipal Services Building located at 158 East Church Street, Yanceyville NC and streamed through the WebEx platform on Tuesday, November 1st, 2022, at 6:00pm.

Council Members present: Mayor- Alvin Foster, Mayor Pro Tem- Odessa Gwynn, Keith Tatum, and Brian Massey

Staff present in person: Kamara Barnett-Town Manager/Clerk, Gerogetta Carden- Deputy Clerk, Lee Farmer- Town Attorney, and Bradley Davis Planning/Zoning Services Consultant

Item 1: Call to Order

Mayor Alvin Foster called the Town Council Meeting to order at 6:00 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 Personnel to Item 8 Closed Session G. S. 143-318.11. After a brief review, Mayor Pro Tem Gwynn made a motion to adopt the agenda as with said amendment. The motion was seconded by Councilman Massey and passed with a unanimous vote

Item 3: Consent Agenda

- a.) Minutes from October 4th, 2022, Town Council Meeting

Mayor Foster asked Town Council to review the Consent Agenda. After a short review, Mayor Pro Tem Gwynn 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 Comments

None

Item 5: Public Hearing – Rezoning of 290 Main Street

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

Mr. Bradley Davis, Planning & Zoning Consultant noted that the Town received a Rezoning request from Mr. Anthony Parker to rezone 290 Main Street from RR8 Restricted Residential to R8 Medium Density Residential, Multifamily. He explained that the present owner wishes to construct a two-story apartment complex consisting of 14 units. The first floor will consist of eight units at 750 square feet each. The second story will consist of 6 units @ 1,000 square feet each. Two existing building will remain: barber shop (approximately 700 sq.ft.) and an unoccupied house (approx. 1,200 sq.ft.) .Mr. Davis indicated that staff finds that the proposed medium-density apartment complex consistent with our newly adopted Comprehensive Land Use Plan combined with Section 3.5 of the Yanceyville Zoning Ordinance Furthermore, the proposed apartment complex facility is consistent with Goal #2 in our Comprehensive Land Use Plan with the development of quality medium density housing within the Yanceyville Downtown District (YDD) area. In addition, successful development of the property will increase the local tax base. A primarily undeveloped parcel located at the confluence of Third Avenue with Main & Church Street that had multiple mobile homes removed nearly a decade ago.

Town Manager Barnett noted that the Yanceyville Planning Board found the proposed rezoning compatible with the Adopted Comprehensive Land Use Plan 2022 and recommends approval. The Planning Board approved the rezoning on August 17th, 2022, with a unanimous vote. (RR8 Restricted Residential to R8 Medium Density Residential, Multifamily) She also mentioned that all abutting property owners were notified and encouraged to contact the Town with any questions or concerns.

Mr. Davis noted that the conditions and recommendation made by staff and Planning Board are as follows conditions: Fence and Vegetation Barrier, Night/Dark Sky lighting on newly developed parcel, Sub-divide property into three parcels, and Contained Dumpster on-site. Recommendations: Security Camera System and Parking Spaces numbered.

Councilman Tatum asked if there are any proposed drawing of the apartments at this time. Town Manager Barnett indicated that Mr. Parker wanted to be sure that the property could be rezoned before developing drawings and plans. Councilman Tatum also asked would this be low-income housing. Town Manager Barnett indicated that Mr. Parker doesn't have a target population at this time.

Mayor Foster asked for questions.

Mr. Matthew Hoagland of 291 West Main Street Yanceyville, NC 27379 asked would this be a Conditional Rezoning, and with the parcel being relatively small would the property owner be able to achieve the required setbacks?

Town Manager Barnett noted that the dwellings (barber shop and house) located on the parcel would be grandfathered in with setbacks. The concern for setbacks would be centered around the Multifamily Apartment Building (R8 Medium Density District).

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

Mayor Foster asked Town Council for a motion. Mayor Pro Tem Gwynn made a motion to follow the recommendation of the Yanceyville Planning Board which consist of Rezoning 290 Main Street from RR8 Restricted Residential to R8 Medium Density Residential, Multifamily. Conditions: Fence and Vegetation Barrier, Night/Dark Sky lighting on newly developed parcel, - sub-divide property into three parcels, and a contained dumpster on-site. Recommendations:- Security Camera System Parking Spaces numbered. The motion was seconded by Councilman Massey and passed with a unanimous vote.

Item 6: Water and Wastewater Treatment Facilities Update: Gary Stainback, Inframark Representative

Mayor Foster introduced Gary Stainback, Inframark. Mr. Stainback updated and presented Town Council the monthly update as follows:

Yanceyville Water Treatment Plant:

Had two excursions for the third quarter of 2022. Exceeded the Disinfection by Products on the providence line and failure to meet Total Organic Carbon reduction requirements. The new carbon feed system should greatly improve TOC removal.

SCADA system is still down from lightning strike. Awaiting parts for repair. Staff can obtain the tank level readings so this can still be monitored when offsite. Estimated time of repair is November.

Dwayne Lowry , Regional Technical Manager, was onsite to assist with initiating the DBP Plan to improve performance in this area.

Chemist was onsite from Chemtrec to confirm that our chemical dosage is optimized, and we are feeding the best chemical for our needs.

Inframark has ordered equipment for the carbon feed system upgrade.

Yanceyville Wastewater Treatment Plant:

No excursions for the month of October

Sprayed down and cleaned out Influent Wet Well.

Mayor Foster thanked Mr. Stainback for presenting a detailed report.

Item 7: Town Manager Report- Kamara Barnett

Town Manager Barnett reminded Town Council of Election Day on Tuesday, November 8th, 2022 (5:00am- 8:00pm) to be held at the Yanceyville Municipal Services Building.

Town Manager Barnett presented Budget Amendment I for Fiscal Year 2022-23. She noted that at the previous meeting Town Council approved sectioning off a small portion of the Raw Water Pump Station at the Water Treatment Plant with a floor-to-ceiling demising wall, as you enter the single man-door at the right of the building at a cost estimate of \$43,334.43.

Be it Ordained by the Yanceyville Town Council that the following amendment be made to the Budget Ordinance for the fiscal year ending June 30, 2023:

Section 3. To amend the Enterprise Fund, the revenues are to be changed as follows:

	<u>Decrease</u>	<u>Increase</u>
Appropriation from Fund Balance		\$43,334.43

This will result in a net increase of \$43,334.43 in the revenues of the Enterprise Fund Budget.

Section 2. To amend the Enterprise Fund Budget Ordinance the expenditures are to be changed as follows:

	<u>Decrease</u>	<u>Increase</u>
Capital Improvement Plan		\$43,334.43

This will result in a net increase of \$43,334.43 in the expenditure of the Enterprise Fund Budget.

Copies of this Budget Amendment shall be delivered to the Budget Officer and the Finance Officer for their direction.

Mayor Foster asked Town Council for a motion. Councilman Massey made a motion to approve Budget Amendment I for Fiscal Year 2022-23. The motion was seconded by Councilman Tatum and passed with a unanimous vote.

Town Manager Barnett also presented the Grant Project Ordinance for the Execution of the 2022 Supplemental Grant for the Yanceyville Fire Department.

Be it ordained by the Governing Board of the Town of Yanceyville, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1: The grant project authorized is a Town grant provided from the North Carolina Department of Insurance.

Section 2: The grant project will be complete in accordance with the requirements set by grant requirements and all relevant North Carolina state statutes.

Section 3: The following amounts are appropriated for the project:

Account Name	Total Budget
Council Special Appropriation	\$35,000
Total Project Appropriation	\$35,000

Section 4: The following revenues are anticipated to be available for the project:

Account Name	Total Budget
Grant Revenue	\$35,000
Total Project Revenue	\$35,000

Section 5: The Finance Director is hereby directed to maintain within the grant project fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 6: Funds may be advanced from the General Fund as necessary for the purpose of making payments as due. Reimbursement requests shall be made in an orderly and timely manner.

Section 7: The Finance Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and Section 4.

Section 8: The Finance Director is further instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Governing Board.

Section 9: Copies of this grant project shall be furnished to the Town Clerk, Finance Director, and Town Manager for direction in carrying out this project

Mayor Foster asked Town Council for a motion. Councilman Tatum made a motion to approve the Grant Project Ordinance for the Execution of the 2022 Supplemental Grant for the Yanceyville Fire Department. The motion was seconded by Mayor Pro Tem Gwynn and passed with a unanimous vote

Item 8: Closed Session- G. S. 143-318.11 Contractual, Attorney Client Consultation and Personnel

Mayor Foster asked Town Council for a motion. Mayor Pro Tem Gwynn made a motion to go into Closed Session NC General Statues 143-318.11 Contractual, Attorney Client Consultation and Personnel. The motion was seconded by Councilman Massey and passed with a unanimous vote.

After Town Council returned from Closed Session, Mayor Foster asked for a motion to come out of Closed Session. Councilman Massey made a motion to come out of Closed Session. The motion was seconded by Mayor Pro Tem Gwynn and passed with a unanimous vote.

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

Mayor Foster noted that while in Closed Session Town Council does not have any information to present at this time.

Item 9: Consideration and Adoption of Resolution Authorizing Issuance and Sale of Multifamily Housing Revenue Bonds to Finance the Acquisition, Construction, Rehabilitation and Equipping of Dillard School Apartments

Town Manager Barnett made a recommendation to table the Resolution Authorizing Issuance and Sale of Multifamily Housing Revenue Bonds to Finance the Acquisition, Construction, Rehabilitation and Equipping of the Dillard School Apartments until all matter are resolved regarding fire flow requirements and water infrastructure improvements.

Mayor Foster asked Town Council for a motion. Councilman Massey made a motion to table the Resolution Authorizing Issuance and Sale of Multifamily Housing Revenue Bonds to Finance the Acquisition, Construction, Rehabilitation and Equipping of the Dillard School Apartments until all matter are resolved regarding fire flow requirements and offsite water infrastructure improvements. The motion was seconded by Mayor Pro Tem Gwynn and passed with a unanimous vote.

Item 10: Informal Discussion/Public Comment- Discussion & Comments must directly relate to agenda items

None

Item 11: Adjournment

Mayor Foster asked Town Council for a motion to adjourn the November 1st, 2022, Town Council Meeting. After no further discussion, Councilman Tatum made a motion to adjourn. Mayor Pro Tem Gwynn seconded the motion that passed with a unanimous vote. Meeting ended at 7:34pm.

Kamara Barnett, Town Clerk and Georgetta Carden, Deputy 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

Georgetta Carden, Deputy Clerk