

**MINUTES
YANCEYVILLE TOWN COUNCIL
October 6th, 2015
7:00 PM**

The meeting of the Town Council was held in the Council Chambers at the Yanceyville Municipal Services Building on October 6th, 2015 at 7:00 PM.

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

Staff: Brian Collie, Town Manager, & Pamela Durham, Billing Clerk/Administrative Assistant

Item 1: Call To Order

Mayor Pro-Tem 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. The Mayor-Pro Tem 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 Pro-Tem & Council

Mayor Pro-Tem Foster asked Council for a motion to approve the agenda as presented including an amendment to add an introduction of the new Billing Clerk/Administrative Assistant, Pamela Durham as agenda item 4(a). Mrs. Odessa Gwynn made a motion to approve the agenda as presented including an amendment to add an introduction of the new Billing Clerk/Administrative Assistant, Pamela Durham as agenda item 4(a). The motion was seconded by Mr. Brian Massey and passed with a unanimous vote.

Item 3: Consent Agenda

Mayor Pro-Tem Foster asked Council to review the minutes from September 1st, 2015 Town Council Meeting. After review Mrs. Odessa Gwynn made a motion to adopt the minutes as presented. The motion was seconded by Mr. Keith Tatum and passed with a unanimous vote.

Item 4: Public Comment

Keith Blalock, landlord within Town came before Council to discuss how the water bills are administered. Mr. Blalock informed Council that the water at his rental home at 278 Atwater Street had recently been cut off because Town workers noticed that the water meter was on and was showing in the system as a vacant account. He said the Town's records indicated that the On August 10th, 2014 the Town of Yanceyville turned

off the water service to address 278 Atwater Street, Yanceyville, N.C. 27379 due to non-payment. The amount owed at that time to reconnect service was \$189.87. The account remained vacant due to non-payment since that date. The last payment received from this account was on June 9th, 2014. Mr. Blalock said that when they read the meter it had been cut back on and showed that 44,000 gallons of water had been used since the Town cut the meter off in August of 2014. Mr. Blalock said that he was not aware that the meter had been turned back on and that he thought the tenants were paying the water bill. Mr. Blalock said that he felt he should not have to pay the current balance and that Council should consider letting owners put the water bills into the renters name so that issues like this aren't a burden on the landowners. Mayor Pro-Tem informed Mr. Blalock that the Town Manager would look into the situation and get back to him.

Ms. Jamie Gardner residing at 278 Atwater Street came before Council. She stated that she has been residing at the home owned by Mr. Blalock for 6 months. Ms. Gardner stated that she had no idea that the account wasn't active and she was led to believe that her monthly payments to Mr. Blalock included the water/sewer service. She said that she was now aware that since the water service was disconnected in August of 2014 there have been 2 separate tenants at the referenced property. She stated that it is only her daughter and herself living in the home but before her there were 6 people living in the home and she doesn't feel that she should have to pay for past water she did not use. Mrs. Gwynn asked Ms. Gardner if anything concerning the water bill was referenced in her rental contract. Ms. Gardner said that it was not. Mrs. Gwynn informed that the policy states that the water bills are to be in the property owners name and responsibility. Ms. Gardner stated that she needs water and that she doesn't know what to do. Mayor Pro-Tem Foster informed Ms. Gardner that the Town Manager would look into the situation and get back with her.

Mr. Wayne Wood came before Council and stated that he also has a problem with the policy that requires water bills to be in the owner's name. He says that it puts additional un-needed stressors on the landlords in Town. He suggested and asked if Council would consider changing the policy to require a security deposit for renters so that the bill could be put in their names.

Mr. Darren Wood came before Council to also complain about the Town's current water policy and how the water bills should be able to be placed in the renter's names.

Item 4(a): Introduction of New Billing Clerk/Administrative Assistant- Pamela Durham

Manager Collie introduced Mrs. Pamela Durham as the Town's new Billing Clerk/Administrative Assistant. Council welcomed Mrs. Durham and Mrs. Durham thanked them for the opportunity and said she was excited about the new position.

Item 5: Approval of Option to Purchase Property for Economic Development Feasibility Study

Manager Collie gave a summary of the project to the citizens. He stated that it is a collaborative effort between the Town, Caswell County, the UNC School of Government, and the Danville Regional Foundation. He said that all 4 groups have approved \$25,000 in funds to go into securing an option to purchase the "Pinnacle Studio" property for the School of Government to complete an economic feasibility study to determine what would be the best economic use for the property. He said that the end goal would be for the School of Government to use their findings from the study to seek private investors to purchase the property and develop.

Mr. Collie said that since our last discussions on the matter at the Special Meeting with the Commissioners on September 15th, he has had a conference call with Bryan Miller, County Manager & Jordan Jones with the School of Government. Mr. Jones stated that he talked with Tyler Mulligan at the SOG about the 2 Boards signing the purchase contract. He said that the Boards can legally jointly sign the purchase contract. However, only one entity can be identified as the entity that would potentially take title of the property. Therefore, either the County or Town must be specifically identified as the one entity that would take title. The other entity would be signing the purchase contract for symbolic reasons. If both entities were going to sign the purchase contract, then the County and Town would need to agree to an interlocal agreement that would essentially state the roles and responsibilities of your two governments (I.e. Town invests \$25k for earnest money, County invests \$25k to DFI for planning study, ___ entity takes title, etc.). Manager Collie stated that the Town is taking a chance with this money but it is a project could be a huge benefit to the Town.

Mr. Collie said that once we all determine the entity to take title, it is important to remember the procedures of local governments acquiring property for economic development (GS 158-7.1). Mr. Collie indicated that County Manager, Bryan Miller said that he thought it would be better that the Town be the entity to sign since the property

was located within the Town limits. Mr. Collie stated that he asked Mr. Jones that if the Town choses to sign the contract could anything during the course of the option require the Town to spend any additional funds outside of the \$25K that we have previously agreed to allocate towards the project. Mr. Collie said that Mr. Jones confirmed that we would not and that there would be no binding contract to purchase the project after the option was over. He also said that Attorney Lee Farmer confirmed this and is aware of the current proposal. Manager

Mayor Pro-Tem Foster stated that this is an attempt to take vital property in Town and make it useful and hopefully creates jobs. After further discussion Mr. Massey made a motion to approve the Town to sign the option to purchase the property located at tax map 0068 parcel 057. The motion was seconded by Mrs. Gwynn and passed with a unanimous vote.

Item 6: Town Manager Report

Mr. Collie stated that the previously discussed penalties from the NC Division of Environmental and Natural Resources for violations at the Town's sewer plant have been agreed to be paid by Envirolink under the Town's service contract. Mr. Collie stated that he informed Envirolink of the penalties and argued that he felt the penalties occurred due to negligence on the previous Envirolink staff member over the sewer plant. He stated that they have since hired a new operator for the plant and that the new employee seemed to be doing an outstanding job.

Manager Collie then stated that the NC League of Municipalities annual conference would be in a week and that himself along with Mayor Pro-Tem Foster, and Mrs. Gwynn would be attending. Mr. Collie then said he wanted to inform Council that he had recently purchased a new service truck for the Town's Public Works Department. He said that it was one of this year's budgeted capital improvement plan expenditures and that it will replace the old and unreliable Ford F-150. He stated that it is a 2015 Ford F-150 extended cab purchased from Barkhouser Ford in Danville, V.A.

Mr. Collie then informed Council of recent inquiries concerning the Town's ability to accept outside solid waste at the Town's sewer plant. He said that some other Town's do allow it but it requires certain state permits and of course would put additional stressors on the sewer plant. He gave an example of a septic tank company being able to dispose of private sewer tank materials. He asked Council if this was something they wanted to consider to help out the people in the County. Manager Collie then gave Council an update on the in-progress re-codification project. He stated that Mrs. Ginger Booker, Attorney Farmer, and himself have been working together over the past two months and are making good progress.

He then informed Council that the CDBG grant application for the sewer plant upgrade grade project was completed and submitted on time to the NC Department of Commerce. He said that the Town will not get a response until the middle of January 2016. He then informed Council that he had recently received a quote for the proposed alert system and that he thought it was a little high but would be contacting other companies before a decision was made.

Item 7: Informal Discussion/Public Comment

During informal discussion/public comment Mr. Gilbert Anderson spoke about the Economic Development project that was earlier discussed and said that he felt it was a worthwhile project and that we may never know that properties potential without taking a step forward in the right direction. He also spoke highly of the collaborative efforts of the four involved entities. Mr. Anderson also commented on Mr. Blalock's water bill issue and wondered why it took the Town so long to realize the water meter was illegally turned on. Manager Collie responded and informed Mr. Anderson that the Town's meter readers do not check vacant meters because they are legally supposed to remain off and untouched by anyone other than Town staff. He said that it's not very difficult to turn a water meter on/off with common handheld tools. Mr. Collie stated that this issue was addressed because he had requested the Town's meter readers to check every meter the Town owned in the past month. He has since instructed Public Works staff to place a lock or remove (whichever was more convenient) every vacant water meter in Town. He said that this is something that he did not want to do but that this particular case was not the only water meter to be found illegally turned on. He said that if we cannot trust people to not tamper with the Town's meters then we have to take measures to ensure the Town's drinking supply is not put in jeopardy.

Mr. Wayne Wood spoke and also felt that the economic development project sounded like a very good idea for the Town. Ms. Williamson asked who would advertise the property once the study was completed. Mayor Pro-Tem Foster stated that the UNC School of Government will be responsible in seeking possible private investors once completed. Ms. Margie Badgett-Lampkin stated that movie production is become very progressive and lucrative in the state of N.C. and that she too believes that this project sounds like a good idea. Mayor Pro-Tem Foster said that he doesn't care what happens to the property within reason as long as it provides jobs to people in this community.

Item 8: Adjournment

After no further discussion Mr. Tatum made a motion to adjourn. Mrs. Gwynn seconded the motion which 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 Pro Tem

Brian Collie, Town Clerk