

**MINUTES  
YANCEYVILLE TOWN COUNCIL  
FEBRUARY 5<sup>th</sup>, 2019**

The meeting of the Town Council was held in the Council Chambers at the Yanceyville Municipal Services Building on Tuesday, February 5<sup>th</sup>, 2019 7:00 PM.

**Council Members present:** Alvin Foster- Mayor, Odessa Gwynn- Mayor Pro Tem, Brian Massey, and Margie Badgett-Lampkin,

**Council Member absent:** Keith Tatum

**Staff:** Brian Collie- Town Manager/Clerk, Kamara Graves-Assistant Town Clerk, Lee Farmer- Town Attorney, and Ryan Strader- Finance Officer

**Item 1: Call to Order**

Mayor Alvin Foster called the meeting to order at 7:00 PM. Meeting opened with a silent 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.

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

Town Attorney Farmer asked for Item 7: Town Attorney Report be changed to Closed Session-Real Estate per request of Councilman Tatum. Town Manager Collie added Personnel to Closed Session. After a short review, Mayor Pro Tem Gwynn made a motion to adopt the agenda with the correction of Item 7: Closed Session-Real Estate and Personnel. The motion was seconded by Councilman Massey and passed with a unanimous vote.

**Item 3: Consent Agenda- January 8<sup>th</sup>, 2019 Minutes**

Mayor Foster asked Town Council to review the minutes from the January 8<sup>th</sup>, 2019, Town Council Meeting. After a short review, Mayor Pro Tem Gwynn made a motion to adopt the minutes from the January 8<sup>th</sup>, 2019 Town Council Meeting as presented. The motion was seconded by Councilman Massey and passed a unanimous vote.

**Item 4: Public Comment**

None

**Item 5: Fiscal Year 2017-2018 Financial Report- Patricia Rhodes, Stout, Stuart, McGowen, & King LLP**

Mayor Foster introduced Patricia Rhodes from Stout, Stuart, McGowen, and King LLP to come before council and discuss the Town's 2017-2018 audit financial reports. Mrs. Rhodes thanked Town Council for allowing her to come before them. Mrs. Rhodes stated that she would like to provide Town Council a summary of the report, and then answer any questions that Town Council may have.

After giving a brief summary, she directed Council to turn to page three, and she went over the Independent Auditors Report. Mrs. Rhodes informed Council that the Town received an un-modified opinion, which is the best opinion that can be received. She asked Council to turn to page six the Management Analysis Report, in which she spoke very highly of the job staff had performed.

Mrs. Rhodes stated that in this fiscal year revenues exceeded expenditures. She stated the Town's solvency ratio was above the average percentage required by the LGC and was very high compared to similar towns in the state of North Carolina.

Finally, Mrs. Rhodes went over two letters one concerning the segregation of duties and the other indicating that the auditors had no problems nor disagreement with Town Management. Mrs. Rhodes thanked Council for allowing her company to be the auditors for the Town.

Mrs. Rhodes thanked Town Council, Town Manager Collie, Finance Officer Ryan Strader, and other Town Staff for their assistance during the audit.

Mayor Foster thanked Mrs. Rhodes for her work.

**Item 6: Discussion to Set Public Hearing Date for Zoning Ordinance & Map Amendments**

Town Manager Collie updated Town Council on the Recodification project. He stated that the Planning Board, Town Staff, and private contractor having be working on the Code of Ordinances and Zoning Map in an effort to update them to the current North Carolina General Statues. Town Manager Collie noted that the Code of Ordinances was last amended in 1997. He stated that things have changed with the Ordinances and Zoning Maps over the years, such as language, table of uses, etc. Town Manager Collie noted that two Public Forums have taken place at this point. The purpose of the Public Forum is to offer public comment on the proposed changes to the Code of Ordinances and Zoning Map. He noted that North Carolina General Statues requires Town Council to take several steps when making changes to zoning. Town Manager Collie explained that a Public Hearing has to take place where property owners are able to ask questions and address concerns on the proposed changes. Town Manager Collie recommended that the Public Hearing be scheduled for next Town Council Meeting, March 5<sup>th</sup>, 2019 to address

all questions and concerns that the public may have, and potentially re-adopt the Code of Ordinance and Zoning Map at the April 2<sup>nd</sup>, 2019 Town Council Meeting. He noted that there are about 130 parcels that have been re-zoned. Town Manager Collie explained that because the parcels are located throughout Town, he will be sending letters to property owners. The letter would include the date of the Public Hearing as well as a summary explaining the proposed zoning changes. There will also be signs posted throughout Town, as well as an advertised in the local newspaper announcing the Public Hearing for Zoning Amendments.

Mayor Foster asked a motion. Mayor Pro Tem Gwynn made a motion to set the Public Hearing on Zoning Ordinance and Map Amendments for March 5<sup>th</sup>, 2019. The motion was seconded by Councilman Massey and passed a unanimous vote.

### **Item 7: Closed Session G.S. 143-318.11 Real Estate and Personnel**

Mayor Foster asked for a motion to go into Closed Session General Statues 143-318.11 Real Estate and Personnel. Mayor Pro Tem Gwynn made a motion to go into Closed Session General Statues 143-318.11 Real Estate and Personnel. The motion was seconded by Councilman Massey and passed with a unanimous vote.

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

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

Mayor Foster noted that there was nothing discussed during Closed Session that needed to be reported at this time.

### **Item 8: Town Manager Report**

Town Manager Collie announced:

He would be attending the North Carolina City and County Management Seminar on February 6-8, 2019 at The Benton Convention Center.

Joint Council Meeting Thursday, February 7<sup>th</sup>, 2019 6:00pm hosted in The Town of Milton.

Pre- Bid Advertisement for upgrades to the Waste Water Treatment Plant Wednesday, February 6<sup>th</sup>, 2019 at 10:00am.

**Item 9: Informal Discussion/ Public Comment** – Discussion & Comments must directly relate to agenda items

None

**Item 10: Adjournment**

Mayor Foster asked Town Council for a motion to adjourn the Town Council Meeting. After no further discussion, Mayor Pro Tem Gwynn made a motion to adjourn the Town Council Meeting. Councilman Massey seconded the motion that passed with a unanimous vote.

Brian Collie- Town Manager/Clerk and Kamara Graves- Assistant Town 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:

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Alvin Foster, Mayor

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Brian Collie, Town Manager / Clerk

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Kamara Graves, Assistant Town Clerk