



Town of Youngsville

Board of Commissioners

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MINUTES BOARD OF COMMISSIONERS

OCTOBER 10, 2019
7:00 PM

REGULAR MEETING

YOUNGSVILLE COMMUNITY HOUSE

Mayor Fonzie Flowers called the Board Meeting of the Town of Youngsville Board of Commissioners to order at 7:01pm. Commissioner Hedlund gave invocation. In attendance were Commissioners Catherine Redd, Graham Stallings, Larry Wiggins, Joseph Johnson, and Terry Hedlund. Others in attendance were Town Administrator Phillip Cordeiro, Town Clerk / Tax Collector Emily Hurd, Town Attorney Edward Bartholomew, Interim Police Chief Joseph Kimball, Assistant Fire Chief Justin Graney, and Assistant Planning and Zoning Administrator Erin Klinger. A representative from the Franklin Times was also present.

MOTION: TO APPROVE THE AGENDA

The motion was made by Commissioner Wiggins and was seconded by Commissioner Johnson. The motion passed unanimously.

The next item on the agenda was citizens' comments. Scott Anderson, 217 E Main Street, presented a proposal from his mother-in-law. He explained she was interested in the back parcel behind the old Town Hall. Mr. Anderson understood that public parking was proposed for that lot but wanted to make the Board aware there were interested parties should they wish to sell. He also took this opportunity to express his concerns about having public parking right behind his home. He asked that it be constructed in such a way as to protect adjacent property by not allowing it to become a throughway, perhaps with fencing. Mr. Anderson asked the Board to keep them up to date on when the construction of the parking lot would begin.

The next item on the agenda was the Financial Report. Cordeiro noted the audit was nearly complete and hoped to have it no later than December. He explained the auditors have all the necessary information and things are going well. Commissioner Wiggins noted that he had read the financials. Attorney Bartholomew stated he will submit his letter to the

auditors in the morning and left a copy for Patterson. Mayor Flowers was pleased with the progress, noting it has not always been easy.

The next item on the agenda was the approval of the Consent Agenda. The Consent Agenda consisted of:

- Minutes from the Regular Board Meeting – September 12, 2019
- Minutes from the Special Called Meeting #1 – September 26, 2019
- Minutes from the Special Called Meeting #2 – September 26, 2019
- Minutes from the Joint Work Session – October 1, 2019
- Tax Collector’s Report
- Police Department Report
- Youngsville Fire Department Report

MOTION: TO APPROVE THE CONSENT AGENDA

The motion was made by Commissioner Wiggins and was seconded by Commissioner Redd. The motion passed unanimously.

The next item on the agenda was Old Business. There was no Old Business.

The next item on the agenda was New Business. The first item under New Business was to appoint an In-Town Planning Board Member. There were two applicants, Scott Anderson and Keith Tew. Mayor Flowers noted Scott Anderson has served on the Planning Board for several years. He stated the Board could only choose one candidate. Commissioner Redd asked how long the term was for and Hurd stated three years. Mr. Anderson was present and willing to take questions.

MOTION: TO APPOINT SCOTT ANDERSON AS THE IN-TOWN PLANNING BOARD MEMBER, TERM TO EXPIRE OCTOBER 31, 2022

The motion was made by Commissioner Stallings and was seconded by Commissioner Hedlund. Commissioner Wiggins noted that Mr. Anderson was the only candidate to attend the meeting. Mayor Flowers noted that Mr. Anderson has also been very involved in the creation of the Development Ordinance as well. The motion passed unanimously.

The second item under New Business was the presentation of an Annexation Petition 2019-3, for Peconic Properties. Mayor Flowers noted the information was included in the agenda packet.

The third item under New Business was to adopt the Resolution to direct the Clerk to investigate the sufficiency of the Annexation Petition, 2019-3, for Peconic Properties. Hurd explained this petition was received based on the new Policy with Franklin County Public Utilities (FCPU). The owner of the property has petitioned for annexation based on the purchasers need for water and sewer allocation. Hurd stated the owner may request a delay in the Public Hearing and adoption of the Annexation Ordinance dependent upon FCPU approval for allocation. She noted the owner did not want to annex the property if the developer was unable to build.

MOTION: ADOPT THE RESOLUTION TO DIRECT CLERK TO INVESTIGATE SUFFICIENCY OF THE ANNEXATION PETITION 2019-3 – PECONIC PROPERTIES

The motion was made by Commissioner Hedlund and was seconded by Commissioner Wiggins. The motion passed unanimously.

The fourth item under New Business was to adopt a Resolution authorizing the sale of government property by negotiated offer and upset bid. Attorney Bartholomew explained the process to the Board. He stated the Town has negotiated an offer with an interested party. Attorney Bartholomew explained the laws require local governments sell property in one of four ways, noting the Board had to go through the upset bid process if they were to do a negotiated offer. He stated the sections one through six of the Resolution details the requirements and section seven gives details on closing.

Attorney Bartholomew explained earnest money will be paid for each bid cycle. If the current bid has not upset, then the Town can close on the property. This process can take significant time, ten days every bid cycle. Attorney Bartholomew stated this was great for the Town as it should bring in higher bids, nothing they have other interested parties. When asked, Cordeiro explained the negotiated offer was based on the opinion of a professional appraiser. He explained the theory as expressed by the Board, though it was still open for discussion, was the property would be rehabilitated and the lot behind the building that is still owned by the Town would become public parking based on the lack of parking downtown. Cordeiro stated the Town always welcomes and solicits feedback from adjoining property owners. Attorney Bartholomew noted there would be required buffering and zoning compliance.

Cordeiro outlined the process from this point if the Resolution was adopted. He explained the upset bid would be advertised next week and there will be a ten-day period for bids to be dropped off at Town Hall. Cordeiro noted the purchaser has asked for sixty days for closing to allow for due diligence, including an environmental study. Once the upset bid process has been completed, the Board will then have to approve the final sale.

MOTION: ADOPT RESOLUTION AUTHORIZING THE SALE OF GOVERNMENT PROPERTY BY NEGOTIATED OFFER AND UPSET BID

The motion was made by Commissioner Stallings and was seconded by Commissioner Johnson. The motion passed unanimously.

The next item on the agenda was Reports and Other Business. Mayor Flowers reminded the Board of the Candidate's Forum on Monday, October 14th at 7pm at the Youngsville Community House.

Mayor Flowers stated there is a Brunswick stew sale on October 26th at the Masonic Lodge on Main Street as a fundraiser which benefits the Oxford Orphanage.

Mayor Flowers thanked the Board for all their participation over the last month. He noted there was a lot going on with the Development Ordinance and Chief of Police candidates. Mayor Flowers noted that he was unable to attend the Chief of Police Presentations on September 26th as he was at the Kerr-Tar Regional Council of Governments Banquet to present Hurd with the Outstanding Clerk of the Year Award.

Cordeiro stated there would be a Public Hearing on Monday, October 28th at 6:00pm for the Development Ordinance. The Public Hearing will be at the Youngsville Community House. Cordeiro noted there will also be a public auction on Saturday, November 2nd at Town Hall for surplus police vehicles and other assorted items. The Town has retained an auctioneer that will bring staff members and equipment to facilitate the transfer of titles so that winning bidders can take legal ownership that day.

Cordeiro stated the next Farmers' Market would be held on October 23rd, noting they are held on the second and fourth Wednesdays each month through November. He stated the Farmers' Market has been successful and hopes it continues to grow.

Cordeiro stated the website was now live at www.townofyoungsville.org, though .net and .com also work. The Parks and Recreation subpage also works with their old page. Cordeiro asked for feedback, noting that Staff can edit the website.

Cordeiro stated the basketball goals were installed this week and the court should be striped by the end of next week. He noted striping will include basketball and pickleball.

Commissioner Hedlund stated the Fall Festival went well. He stated they had double the number of cars from last year in the Car Show and attendance seemed to have doubled as well. Commissioner Hedlund stated the children had a great time. He thanked the Police Department and Fire Department for coming out and helping. He also thanked the Franklinton Soccer Team, noting they were a good group of kids.

Commissioner Hedlund stated their next road cleanup will be October 25th and 26th. They will also do a road cleanup on Friday, December 6th along the Christmas Parade Route.

Commissioner Hedlund stated there will be a Halloween event at the Luddy Park at 6:00pm. He noted the community has been really involved this year. He stated they will have a costume contest, booths, and games. This will be held right after Trick or Treat on Main.

Commissioner Hedlund stated the Christmas Parade Meeting went well and the committee would meet again soon.

Cordeiro reminded the Board that Parks and Recreation offered art classes on the fourth Monday each month. This month, they will hold their art class at the Luddy Park since the Public Hearing will be at the Community House. Cordeiro stated this month's class was pumpkin carving.

Cordeiro stated the Christmas Parade will be on Saturday, December 7th. He noted there was a lot of people involved in the planning stages. Cordeiro stated that NC DOT has approved the parade route.

Commissioner Hedlund stated the Christmas Tree Lighting Ceremony will be held on December 7th from 5:00pm to 6:00pm at the Youngsville Animal Hospital.

Chief Kimball stated the Police Department responded to 27 reports last month, for a total of 463 this year.

Chief Kimball reminded the Board of the Police Department's Blood Drive on November 9th at Faith Baptist Church. He stated the Police Department would be out for the Trick or Treat on Main at the Community House.

Assistant Fire Chief Graney stated the Fire Department would celebrate their 75th anniversary on Saturday, October 12th from 11:00am – 2:00pm at Fire Station #1 on Wheaton Avenue.

Assistant Fire Chief Graney noted they have completed their final full-time hire. This will have three full-time firemen on staff 24/7, plus two volunteers, staffing Fire Station #1. The hope is for faster response times.

Assistant Fire Chief Graney stated they have had 843 calls year to date. This is a 3% increase from last year.

Assistant Fire Chief Graney stated they will participate in both the Halloween events along with the Christmas Parade.

Assistant Fire Chief Graney thanked Mayor Flowers and Smith for honoring first responders on September 11th at the Kickball games. They had the ladder truck, complete with flag, and sang the nation anthem. Assistant Fire Chief Graney stated it was a nice night.

Mayor Flowers stated that Smith was at a Baseball Championship game tonight and noted it was a successful season. Commissioner Johnson asked for an update on the North Wake Project and Cordeiro stated they had a meeting scheduled for Wednesday. They have received an appraisal on the land and a quote for construction. They have also received the geotechnical survey. Once he has all the information, Cordeiro stated he would put a financial agreement together. He will have an update at the next Board Meeting.

Mayor Flowers stated that baseball registration was open.

Commissioner Hedlund stated that Smith has done a great job organizing the Halloween Trail and Mayor Flowers agreed that he has done an excellent job.

Hurd stated that she had placed copies of the Comprehensive Development Plan (CDP) for the Board to place in the Development Ordinance (YDO). This new YDO includes sections for other plans so that everyone will have all the information in one place.

Cordeiro stated the Maintenance Department was doing good and the leaf machine was running. He stated they are advertising for a part-time position in anticipation of leaf season. This position will be seasonal and can be brought on full-time when needed. Cordeiro stated that Randy Smith was doing great so far, and he was happy to have him on board.

The next item on the agenda was Closed Session. Mayor Flowers stated there was no reason to go into Closed Session.

The meeting adjourned at 7:37pm.