

JONESVILLE TOWN COUNCIL

**REGULAR MEETING
SEPTEMBER 14, 2015
7:00 P.M.**

AGENDA

1.) CALL TO ORDER / INVOCATION / PLEDGE OF ALLEGIANCE

2.) PUBLIC COMMENT PERIOD

Each speaker is asked to limit comments to **3 Minutes**, and the total comment period will be 30 minutes or less. Although the Council is interested in hearing your concern, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment Period. Topics requiring further investigation will be referred to the appropriate Town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff and other speakers.

3.) ADOPTION OF MINUTES (TAB 1)

August 10, 2015 regular meeting.

4.) PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (TAB 2)

The Planning Board met recently to discuss the proper zoning location(s) for solar farms (photovoltaic power stations). Town staff has been approached by a firm that locates solar farms (photovoltaic power stations) that desires to place such a facility on a property within the Town's planning jurisdiction. The Town's zoning ordinance does not list such uses anywhere in the table of permitted uses, probably because the zoning ordinance was written before the advent of solar farms. Therefore, the Planning Board was asked to make a recommendation to the Town Council for an amendment to the zoning ordinance to list such uses.

The Planning Board voted to recommend to the Town Council that the Zoning Ordinance be amended to list solar farms (photovoltaic power stations) as a

conditional use in the R-20 district. Additionally, the provisions listed in the table of uses for Public works and Public utility facilities should also be included.

This is the time and date set for a public hearing on the matter. Following the public hearing the Council can consider approval of the proposed amendment.

5.) **PUBLIC HEARING – COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION** (TAB 3)

Town staff has been working with an engineering firm on an application package for a Community Development Block Grant (CDBG) application. We have identified a number of locations in Town that are in need of water line replacement and/or repair. The CDBG program is designed to assist areas with predominantly low to moderate income households. The Town is working with the Piedmont Triad Regional Council to conduct surveys of the homes in these areas to confirm the number of persons living in the home and the total income for the household. This information is necessary to include with the application and will be kept strictly confidential.

The areas that we are surveying include Catherine Lane, Cedarbrook Road, Cemetery Street, Cherry Street, Hamby Lane, Mineral Springs Drive, North Main Street, Pickett Street, Pinnix Street, River Road and Shaw Street. Depending on the results of the surveys, some or all of these areas will be submitted for utility line replacement and/or repair.

The next step in the process is to conduct a public hearing to allow the public to provide input on the proposed application. No other action is needed at this time.

6.) **REQUEST TO ADDRESS THE TOWN COUNCIL – DANNY LEWIS**

Mr. Lewis has requested the opportunity to address the Town Council on the public library and the greenway.

7.) **CONTINUED DISCUSSION – OLD TOWN HALL BUILDING** (TAB 4)

Town staff has met with Dr. Judy Wolfe and Town Attorney Neil Finger since the last Council meeting to work through a draft lease agreement for the old Town Hall property. The draft agreement is included in your packet. After discussion, Dr. Wolfe feels that a lease term of one year may be appropriate so they can evaluate the building to determine its stability and uses. There are other details that must be worked out such as the timeline for the Town to remove and/or relocate the items we have stored in the building or in the storage bays. However, we believe that these items can be worked through to our mutual advantage.

The draft agreement included in the agenda packet contains a number of amendments from the previous document as recommended by the Town Attorney and/or our insurance agent.

8.) CONSIDERATION OF LEASE AGREEMENT – YVEDDI (TAB 5)

The lease agreement for YVEDDI's use of the old Arlington Community building for the Head Start facility expired at the end of June 2015. Town staff has spoken with YVEDDI Head Start Director Rhonda Wrenn and they do wish to continue using the Town facility and propose another 5 year lease agreement. The proposed lease is substantially similar to the previous one.

In order to comply with state law (NCGS 160A-272), staff has caused a notice to be published no less than ten day prior to the meeting of the Town's intent to execute the lease agreement. Therefore, the lease may be approved at this time.

9.) OCTOBER MEETING DATE

The Council's next regular meeting date is October 12, 2015. This is also the date for the North Carolina League of Municipalities annual conference which is being held in Winston-Salem. As some of the Town's officials may be attending the conference, we may need to consider changing the date of the next meeting.

10.) SPEED TABLES (TAB 6)

As requested by a number of residents and/or property owners along Triplett Street, Town staff has looked into the possibility of placing speed tables in an effort to reduce the speed of traffic traveling in that area. We believe that two speed tables placed at the proper locations could help in this effort. Council will find a map of the locations that Town staff feels would work well. At this point Town staff needs final approval from the Council to place the speed tables as presented (or as the Council may otherwise direct.)

11.) EXISTING NON-CONFORMING USES UNDER THE TOWN ZONING ORDINANCE (TAB 7)

While working with the Code Enforcement official over the past several months we have identified a number of existing, non-conforming uses located around Town. Some of these have been present for several years. Town staff would like to recommend that the Town consider taking an active a more active role in identifying and seeking to eliminate as many of these as possible, especially those located in high traffic or gateway areas.

With Town Council approval, staff will begin identifying the properties in question, describe the nature of the non-conformance and investigate all possible legal remedies to seek their removal. Staff recommends that our initial efforts concentrate on those located in high traffic and/or gateway areas of Town.

12.) **DEPARTMENTAL REPORTS**

(TAB 8)

The departmental reports are included in your agenda packet behind Tab 8. The Council will need to make a motion to approve the monthly financial report.

13.) **CLOSED SESSION – PERSONNEL MATTER**

14.) **ADJOURN**

JONESVILLE TOWN COUNCIL

**REGULAR MEETING
SEPTEMBER 14, 2015
7:00 P.M.**

AGENDA

- 1.) **CALL TO ORDER / INVOCATION / PLEDGE OF ALLEGIANCE**
- 2.) **PUBLIC COMMENT PERIOD**

Each speaker is asked to limit comments to **3 Minutes**, and the total comment period will be 30 minutes or less. Although the Council is interested in hearing your concern, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment Period. Topics requiring further investigation will be referred to the appropriate Town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff and other speakers.
- 3.) **ADOPTION OF MINUTES**
- 4.) **PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT**
- 5.) **PUBLIC HEARING – COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION**
- 6.) **REQUEST TO ADDRESS THE TOWN COUNCIL – DANNY LEWIS**
- 7.) **CONTINUED DISCUSSION – OLD TOWN HALL BUILDING**
- 8.) **CONSIDERATION OF LEASE AGREEMENT – YVEDDI**
- 9.) **OCTOBER MEETING DATE**
- 10.) **SPEED TABLES**
- 11.) **EXISTING NON-CONFORMING USES UNDER THE TOWN ZONING ORDINANCE**
- 12.) **DEPARTMENTAL REPORTS**
- 13.) **CLOSED SESSION – PERSONNEL MATTER**
- 14.) **ADJOURN**

