

March 07, 2017

7:00 PM

The Randleman Board of Aldermen met on the above date with the following members present:

Bucky Jernigan	)	Mayor
Gary Betts	)	Mayor Pro-tempore
Melissa Blalock	)	Alderwoman
Renee Bryant	)	
Nancy Henderson	)	
Keith Fogleman	)	Alderman
Nick Holcomb	)	City Manager
Zach Hewett	)	Finance Director
Bob Wilhoit	)	Attorney

### **Prayer**

Pastor Kaye Frye minister of The Mt. Lebanon Methodist Church led the group in prayer.

### **Meeting Called to Order**

Mayor Jernigan called the meeting to order.

### **Consent Agenda**

Approval of Minutes – February 07, February 27, 2017 Visioning and Pre-Agenda Workshop

Investment report

Department Reports

Budget Amendment No. 13 (Reimbursement for Pet Waste Containers Grant – Stormwater PTWQ Partner)

A motion to approve the Consent Agenda was made by Alderwoman Blalock seconded by Alderman Fogleman and unanimously approved.

### **Public Comment Period**

Mr. James McDaniel, 869 Stout Road, Randleman, NC addressed the Board requesting information on sewer connections to his property. He stated that he currently was having issues with his septic system.

He also stated that he has acreage that he would like to develop and water and sewer availability would benefit him as he proceeded.

Alderwoman Blalock stated that she would hope that before any services were extended to outside residents that voluntary annexation requirements should be explored.

Alderwoman Bryant offered to help in gathering information for Mr. McDaniel. She stated she would be willing to meet him at City Hall and together they could discuss the required procedures which may help alleviate his situation.

Scout Leaders Ray Hudson and Randy Duncan from troop 532 Level Cross along with Scouts Logan, Ayden, Zeke, Logan and Jakob were in attendance. Board Meeting attendance is a requirement in obtaining their Citizenship in Community Merit Badge.

Mr. Hudson spoke on behalf of the group and thanked the Board for helping the group as they continue to work toward their badges.

### **American Rivers Land Access License and Agreement**

The American Rivers organization is a non-profit group that has identified the Polecat Dam as a potential dam removal project. American Rivers has previously partnered with US Fish and Wildlife, SM&E Engineering and Piedmont Conversation Council.

The Land Access License Agreement will begin the process of removing the dam and protect the City from maintenance and engineering costs thus allowing the City to protect the remaining 43 acres and water quality of the stream.

Alderwoman Bryant questioned the agreement citing Clause 4, asking Attorney Wilhoit for guidance. Upon receiving advice from Mr. Wilhoit the consensus of

the Board was to take “no action” at this time but allow the organization permission to do studies. Mr. Wilhoit distributed his letter of review of the contract to Board members. The Board suggested that Mr. Wilhoit and Nick consult with the organization and explore the Boards concerns before a new contract is presented for review.

**Insert: Mr. Wilhoit’s letter of review and copy of rejected License Agreement**

**Condemnation Bids – 407 East Naomi Street**

The property located at 407 East Naomi Street was deemed unfit for human habitation on December 06, 2016. The owner was given 90 days to file for a building permit to restore the property or demolish the house.

Harold Cheek, owner of the property, has made no effort to comply with condemnation or rehabilitation procedures. March 10<sup>th</sup>, 2017 will fulfill the 90 day time period. The City will proceed with the demolition of said house and liens will be placed on the property.

The following bids were received for demolition:

Hamlet Construction	\$3,500.00
Timmy Causey Demolition	\$5,000.00
Ricky Frazier Construction	\$5,499.00
Terry’s Plumbing & Utilities	\$8,500.00

A motion to authorize Nick Holcomb to accept the lowest responsive bid, Hamlet Construction (\$3,500.00) to proceed with an associated Budget Amendment, proceed with demolition and lien procedures was made by Alderman Betts seconded by Alderwoman Bryant and unanimously approved.

**Insert Bids Tabulations:**

**Rezoning Request – 1120 North Main Street – R-1 to I-1 – Myers Quality Machine Shop – 2.32 acres**

Myers Quality Machine Shop, Inc. (Jane Myers) located at 1120 North Main Street Randleman, NC is requesting a rezoning of 2.32 acres located adjacent to the

same address from R-1 to I-1. The owners desire to have the remainder of the property zoned consistent with the existing business zoning.

The Planning and Zoning Board met on February 20<sup>th</sup> 2017 and approved the rezoning request of 2.32 acres from R-1 to I-1 as a favorable recommendation for consideration to the Board of Aldermen.

### **Acceptance of Letter of Consistency**

The Planning and Zoning Board citing from the Randleman Land Development Plan, **Policy 1.2 The City should encourage a variety of small and medium sized industries and businesses as opposed to a few large industries** and **Policy 4.4 The City should actively recruit light industry to take advantage of available services to reduce home – to- work distances. Careful design or buffering shall be required to insure compatibility with surrounding areas.**

A motion to accept the Letter of Consistency was made by Alderwoman Bryant seconded by Alderwoman Henderson and unanimously approved.

### **Open Public Hearing**

A motion to open the Public Hearing was made by Alderwoman Blalock seconded by Alderman Betts and unanimously approved.

No one was present representing Myers Quality Machine Shop, Inc.

Mr. Monroe Gaines, 432 Lamb Street, adjoining property owner asked for clarification on the effects if any the rezoning would have on his property. Greg Patton, Planning and Zoning Director advised Mr. Gaines that he would not face any restrictions on his property and a 15 ft. vegetative buffer would be installed.

Mr. C.R. Evans, 541 Providence Church Road, adjoining property owner, questioned the property owners request and was informed that the building was part R-1 and Part I-1 and by rezoning this might allow the Myers to market the property more efficiently to perspective byers.

No one appeared in opposition.

### **Close Public Hearing**

A motion to close the Public Hearing was made by Alderwoman Henderson seconded by Alderwoman Blalock and unanimously approved.

During Board discussion questions were raised concerning voluntary annexation on the portion that was not inside the city limits and the designation of I-1 zoning which would allow for light manufacturing such as metal works and low pollution industries.

Alderwoman Bryant asked if they could be asked to Voluntary annex. This would not be part of the rezoning request. Alderman Betts asked about city services and was informed that they were water and wastewater customers.

Ray Hudson, Chairman of the Planning and Zoning Board was in attendance and stated his support for annexation.

A motion to approve the rezoning was made by Alderwoman Henderson seconded by Alderman Betts and unanimously approved.

**Insert Letter of Consistency:**

**Amend and Close Main Pump Station Capital Project**

The total projected budget for the WWTP was \$250,000.00 and to satisfy general accepted accounting principles \$10,000.00 should be returned to the Wastewater Capital Project Fund.

A motion to approve the Ordinance to Amend Capital Project and Ordinance to Close Capital Project Budget was made by Alderwoman Blalock seconded by Alderman Fogleman and unanimously approved.

**Insert:**

**Budget Amendment No. 14**

The Wastewater Treatment Plant has encountered yet another need for funds. The failure of a blower warrants a budget amendment in the amount of \$7,000.00. Michael Glass, ORC advised the age of the old blower indicates replace instead of repair.

A motion to approve Budget Amendment No. 14 in the amount of \$7,000.00 was made by Alderwoman Bryant seconded by Alderman Fogleman and unanimously approved.

**Insert Budget Amendment No. 14:**

## **Leak Adjustment Policy**

Our leak adjustment policy offers a sewer adjustment based on previous bills and then averaged for a credit to the account (1 per year) after the issue is repaired. Customers that do not have sewer, which are many of the outside water consumers do not have any relief.

The suggested amendment to the policy is as follows:

Customers who are outside of the city limits with an abnormally high usage rate that have proof that they have had a leak and have repaired said leak, may have their utility charges reduced to the current inside rate of consumption upon determination by the Finance Department staff.

A motion to amend the leak adjustment policy was made by Alderwoman Bryant seconded by Alderwoman Henderson and unanimously approved.

## **Insert Leak Adjustment Policy Amendment:**

### **ABC Board Travel Policy**

The City of Randleman is the appointing authority for the City of Randleman Alcoholic Control Board. House Bill 1717 states that the travel policy for the ABC Board must conform to the appointing authority's travel policy.

The local ABC Board submits their policy yearly for the Board's approval.

A motion to approve the ABC Board Travel Policy was made by Alderwoman Blalock seconded by Alderwoman Henderson and unanimously approved.

## **Manager's Report and Council Updates**

Presented summary of the Visioning Meeting held on February 29, 2017, highlighting key points of discussion.

Gave a Surplus Property Update – Worthville Road and Creekridge Country Road.

Reminded all that March 22, 2017 at 8:30 our Budget Workshop would be held.

Mulch Sale April 01, 2017 - 7:00 AM until - Applewood Road

Easter Egg Hunt – April 08, 2017 – 5:00 PM – Big Park

E-Cycle/Pill Drop – April 29, 2017 – 8:00 AM – 12:00 – Randolph Mall

Alderman Fogleman thanked all that helped to install the new fencing at the Stout Street Park and thanked all employees for the great job they continue to do.

**Adjourn**

A motion to adjourn was made by Alderwoman Blalock seconded by Alderman Fogleman and unanimously approved.

**Bucky Jernigan, Mayor**

**Melody R. Hancock, CMC-NCCMC  
City Clerk**