

MAYOR

CLARENCE R. JERNIGAN

BOARD OF ALDERMEN

GARY B. BETTS, SR.,
Mayor Pro-Tempore

MELISSA BLALOCK
RENEE BRYANT

KEITH D. FOGLEMAN
NANCY HENDERSON

CITY OF RANDLEMAN

204 S Main Street
Randleman, NC 27317
(336) 495-7500/ Fax: (336) 495-7503
www.cityofrandleman.com



CITY ADMINISTRATION

NICHOLAS HOLCOMB
City Manager

ZACHARY L. HEWETT, MBA
Finance Director

MELODY R. HANCOCK, CMC, NCCMC
City Clerk / Purchasing Coordinator

November 14, 2017

7:00 PM

The Randleman Board of Aldermen held a scheduled meeting on the above date with the following members present:

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

Reverend Kay Frye from the Mt. Lebanon Methodist Church led the assemble in prayer.

Meeting Called to Order

Mayor Jernigan called the meeting to order.

Consent Agenda

Approval of October 03, 2017 Minutes and Pre-Agenda Minutes November 06, 2017

Financial Reports

Departmental Reports

Budget Amendment No. 4 - Transfer money for approved Administrative Asst./Accounting Technician position

Budget Amendment No. 5 – Transfer money from fund balance to NRHS for completion of restroom facility

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

Public Comment

No one in attendance wished to address the Board.

Ordinance Revision Manufactured Homes 4.2.7

Upon guidance from Attorney Wilhoit, he strongly suggested that the age requirement found in City Ordinance 4.2.7 Manufactured Homes (on individual lots) Section C. be removed from the ordinance.

He stated that similar court cases have determined municipalities may not discriminate against mobile homes on age or value.

Open Public Hearing

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

Alderwoman Blalock asked if pictures could be submitted to verify the conditions of said manufactured homes. Alderwoman Bryant questioned the protocol that would determine approval.

Attorney Wilhoit informed the Board that appearance standards would be taken into consideration before the Board of Adjustment would grant a Conditional Use Permit. At a quasi-judicial hearing the final approval or denial would then be issued by the Board of Adjustment.

No one present wished to speak at the Public Hearing.

Close Public Hearing

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

Revised Ordinance 4.2.7 Manufactured Homes

A motion to approve the Revised Ordinance 4.2.7 was made by Alderman Henderson seconded by Alderman Fogleman and unanimously approved.

Ordinance 4.2.7 shall now read “The Manufactured home shall meet or exceed the construction standards promulgated by the US Department of Housing and Urban Development that were in effect at the time of construction. This regulation shall also apply to non-conforming replacement manufactured homes that are approved by the Randleman Board of Adjustment through a Special Use Permit.”

“Deep River Greenway Expansion” Ordinance Amendments Capital Project Budget Amendment and Close Capital Project

Grant funds were received from Duke Community Foundation and Clean Water Management Trust Fund in the amount of \$400,000 making the purchase of 157 acres located on the Deep River in the Worthville community possible. This area is located within the limits of the City of Randleman.

The City paid \$14,000 for surveys along with other expenses pertaining to the acquisition. The balance of funds in the amount of \$26,000 will be transferred to the General Fund. The land is designated as part of the “Deep River Greenway Expansion” Capital Project.

A motion to approve the Ordinance Amendment was made by Alderwoman Bryant seconded by Alderman Fogleman and unanimously approved.

Insert: Ordinance Amendment to Capital Project (Deep River Greenway Trail)

A motion to close the Capital Project Ordinance (Deep River Greenway) was made by Alderwoman Bryant seconded by Alderman Fogleman and unanimously approved.

Insert: Ordinance to Close Capital Project Budget (Deep River Greenway Trail)

Rental Deposit Ordinance (Fee Schedule)

A discussion was held by the Board centering around the maintenance of the improved Civic Center. It is the desire of the Board to establish a better policy requiring a more stringent implementation concerning the facilities upkeep. The staff has received several complaints regarding the conditions of the building when they arrive to plan their events. The fee increase will help to offset cleaning of the Civic Center (Hughes and Ferguson Rooms).

Alderwoman Blalock questioned how the facility handled cleaning and who inspected before another person took possession. Alderman Betts stated that the income from the facilities were barely covering our costs pertaining to utilities.

He would like to find the funds to upgrade our table and chairs and make this venue live up to its potential.

The Staff is recommending a \$500.00 per day deposit for groups that desire to use alcohol in our facility. A representative will need to obtain approval from the Police Department in order to provide alcohol at events. The rental fee will also increase by \$100.00.

A motion to approve the Budget Amendment increasing the facility rentals was made by Alderwoman Bryant seconded by Alderwoman Blalock and unanimously approved.

Insert: Budget Amendment Fee Schedule

Manager's Report & Council Updates

The installation of the Restroom at NRHS (St. Paul's) has been completed and Alderman Fogleman asked that everyone thank Alderwoman Henderson. Alderwoman Bryant thanked her for her generosity.

November 13 – Timken award presentation and Lunch 12:00PM Civic Center
November 16 – Brownfields Meeting 12:00PM Council Chambers
November 16 – Mega Site Meeting 4:30PM Providence Grove High School
November 20 – Wayfinding and Signage Discussion 10:00AM
November 27 – Pre-Agenda Meeting
December 7 – Christmas Parade - Bicycle Give-Away – Tree Lighting
December 15 - Movie Night in Commerce Square

Closed Session Personnel - § G.S. 143-318.11 (6)

A motion to enter into a closed session was made by Alderwoman Blalock seconded by Alderman Fogleman and unanimously approved.

Adjourn

A motion to adjourn the meeting was made by Alderwoman Bryant seconded by Alderman Betts and unanimously approved.

Bucky Jernigan, Mayor

Melody R. Hancock, CMC-NCCMC City Clerk