

April 04, 2023

6:00 P.M.

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

|                 |   |                      |
|-----------------|---|----------------------|
| Gary Betts      | ( | Mayor                |
| Renee Bryant    | ( | Mayor Pro-Tempore    |
| Michael Dawkins | ( | Alderman At-Large    |
| Melissa Blalock | ( | Alderwoman           |
| Nancy Henderson | ( |                      |
| Greg Patton     | ( | Interim City Manager |
| Bob Wilhoit     | ( | Attorney             |

The President of the Randleman Chamber of Commerce, Jeff Freeman, led the assembly in prayer.

### **Meeting Called to Order**

Mayor Betts called the scheduled April 04, 2023 Board of Alderman meeting to order.

### **Pledge of Allegiance**

Everyone in attendance stood to recite the Pledge of Allegiance.

### **Amend Agenda**

Alderwoman Blalock made a motion to amend the agenda to include Item #5(a) Resolution to Adopt Water Shortage Response Plan to the agenda, seconded by Mayor Pro-Tempore Bryant and unanimously approved.

### **Consent Agenda**

Mayor Pro-Tempore Bryant made a motion to approve the Consent Agenda as submitted, seconded by Alderwoman Blalock and unanimously approved.

#### **Insert: Consent Agenda**

### **Public Comment**

Mr. Jeff Freeman of the Randleman Chamber of Commerce spoke on behalf of the Chamber. Mr. Freeman reviewed some upcoming Chamber events. The Chamber fishing tournament will be held the first weekend in June, the golf tournament will be held at Holly Ridge on October 19<sup>th</sup>, the Cash Draw Down will occur in September and NASCAR Days will take place on September 30, 2023. The Mayor and Board thanked Mr. Freeman for the updates.

### **Rezoning Requests**

On March 20, 2023, the Planning & Zoning Board held a meeting to hear two rezoning requests.

Castor Creek, L.L.C., of 948 New Salem Road, Randleman, N.C. requested a rezoning of 1.46 acres located at 239 North Main Street, Randleman, N.C., from R-1 to B-1. (PIN# 7765147114 / DB 2809 Pg 1365). This request comes with a unanimous recommendation for approval from the Planning Board.

**Open Public Hearing**

Alderwoman Blalock made a motion to open the Public Hearing, seconded by Alderman Dawkins and unanimously approved.

Mr. Evan Cates from 948 New Salem Road, Randleman, N.C. was present to speak for the rezoning request. Mr. Cates expressed his interest in opening a small multi-lease business center on the property with the possibility of small apartments on the top level. He stated that the property would be a clean, safe and well-maintained area.

There was no one present to speak against the rezoning request.

**Close Public Hearing**

Alderwoman Blalock made a motion to close the Public Hearing, seconded by Mayor Pro-Tempore Bryant and unanimously approved.

Alderwoman Blalock made a motion to accept the Letter of Consistency, seconded by Mayor Pro-Tempore Bryant and unanimously approved.

**Insert: Letter of Consistency**

Mayor Pro-Tempore Bryant made a motion to approve the rezoning request citing Policy 5.11 of the Commercial Development Section of the Randleman Land Development Plan, seconded by Alderwoman Blalock and unanimously approved.

**POLICY 5.11: GREATER CONNECTIVITY AMONG PLANNED COMMERCIAL DEVELOPMENTS SHALL BE ENCOURAGED.**

Richard Lane Frazier of 1064 Turner Dairy Road, Randleman, N.C. requested a rezoning of approximately 10.75 acres of a 21.35-acre tract located at 4214 Heath Dairy Road, Randleman, N.C. from R-1 to I-1. The northeastern half of the property is currently zoned I-1. (PIN# 77544476361 / DB 1246 Pg 1463 / Back Creek Watershed). This request comes with a 4 -1 vote for approval from the Planning Board.

**Open Public Hearing**

Alderwoman Blalock made a motion to open the Public Hearing, seconded by Alderman Dawkins and unanimously approved.

Mr. Richard Frazier of 1064 Turner Dairy Road, Randleman, N.C. was present to speak for the rezoning request. Mr. Frazier relayed that he would like to place a storage building on the land. He would include a gate and lights on the property and an area for rent to park vehicles such as campers and RV's on. The storage building would not require water or sewer.

Present to speak against:

Ray Parrish  
4106 Heath Dairy Road  
Randleman, NC 27317

Dawn Gentry  
542 Country Acres Drive  
Randleman, NC 27317

Elizabeth Bullins  
724 Hollingsworth Road  
Randleman, NC 27317

Wesley Paschal  
4156 Heath Dairy Road  
Randleman, NC 27317

Diane Paschal  
4156 Heath Dairy Road  
Randleman, NC 27317

Carol Smith  
3933 Heath Dairy Road  
Randleman, NC 27317

Jeff Freeman  
3533 Heath Dairy Road  
Randleman, NC 27317

The concerns addressed by those speaking against the rezoning request included noise, lights, the need to remain a residential area, the appearance of a storage building in a residential area, environmental concerns, attracting crime, increased traffic and people having access to the storage buildings at all hours.

A petition against the rezoning request was submitted to the Board of Aldermen.

**Close Public Hearing**

Alderwoman Blalock made a motion to close the Public Hearing, seconded by Alderman Dawkins and unanimously approved.

After Board discussion, Alderman Dawkins made a motion to deny the rezoning request citing Policies 4.1 and 4.6 of the Industrial Development Section of the Randleman Land Development Plan, seconded by Mayor Pro-Tempore Bryant. Alderwoman Henderson opposed the denial. Roll Call was made:

|                          |                      |
|--------------------------|----------------------|
| Yes:                     | No:                  |
| Mayor Pro-Tempore Bryant | Alderwoman Henderson |
| Alderwoman Blalock       |                      |
| Alderman Dawkins         |                      |

Alderman Dawkins read the policies cited aloud for those in attendance.

**POLICY 4.1: INDUSTRIAL DEVELOPMENT SHOULD NOT BE LOCATED IN AREAS THAT WOULD DIMINISH THE DESIRABILITY OF EXISTING AND PLANNED RESIDENTIAL USES, NOR SHOULD MAJOR SUBDIVISIONS BE ALLOWED TO ENCROACH UPON EXISTING OR PLANNED INDUSTRIAL SITES WITHOUT APPROPRIATE BUFFERS.**

**POLICY 4.6: WAREHOUSING, STORAGE, AND DISTRIBUTION FACILITIES SHOULD HAVE DIRECT ACCESS TO APPROPRIATE THOROUGHFARES AND SHOULD BE VISUALLY BUFFERED ACCORDING TO THEIR LOCATION.**

Mayor Pro-Tempore Bryant made a motion to accept the Letter of Consistency, seconded by Alderwoman Blalock. Alderwoman Henderson opposed the vote. Roll Call was made:

|                          |                      |
|--------------------------|----------------------|
| Yes:                     | No:                  |
| Mayor Pro-Tempore Bryant | Alderwoman Henderson |
| Alderwoman Blalock       |                      |
| Alderman Dawkins         |                      |

The Letter of Consistency was approved.

## **Insert: Letter of Consistency**

### **Resolution 23-10: Resolution to Adopt Water Shortage Response Plan**

Resolution 23-10, "Resolution to Adopt Water Shortage Response Plan", was added to the Agenda for the Board's review.

Alderwoman Blalock made a motion to approve Resolution 23-10, Resolution to Adopt Water Shortage Response Plan for the City of Randleman, seconded by Alderman Dawkins and unanimously approved.

**Insert: Resolution 23-10 Resolution to Adopt Water Shortage Response Plan for the City of Randleman, North Carolina**

### **Resolution 23-08: Resolution Awarding Badge and Service Sidearm to Gene Henderson**

Interim City Manager, Greg Patton, noted that N.C.G.S. §20-187.2 allows governing Boards of municipalities to transfer at the time of retirement the badge worn and the service sidearm carried by a retiring officer. Staff requested approval of Resolution 23-08 which transfers Detective Gene Henderson's badge and service sidearm to him at the time of his retirement.

Alderman Dawkins made a motion to approve Resolution 23-08, Resolution Awarding Badge and Service Sidearm to Retired Police Detective Gene Henderson, seconded by Alderwoman Henderson and unanimously approved.

**Insert: Resolution 23-08 Resolution Awarding Badge and Service Sidearm to Retired Police Detective Gene Henderson**

### **Resolution 23-09:**

#### **Resolution Authorizing the Disposition of Certain Surplus Personal Property by Private Sale to Gene Henderson**

In the Board's Agenda Packets, a resolution was attached authorizing the Interim City Manager, Greg Patton, to sell one item of person property owned by the City of Randleman to former Police Detective, Gene Henderson. Detective Henderson was given an iPhone XR when he joined the organization to carry out his duties with the Randleman Police Department.

Mr. Patton stated that N.C.G.S. §160A-267 authorizes the sale of surplus property, valued to be less than \$30,000.00 by private sale with Board approval. Sale will be subject to a ten-day notice to be published after approval by the City of Randleman Board of Aldermen.

Alderwoman Blalock made a motion to approve Resolution 23-09, "Resolution Authorizing the Disposition of Certain Surplus Personal Property by Private Sale to Gene Henderson", seconded by Mayor Pro-Tempore Bryant and unanimously approved.

**Insert: Resolution 23-09: Resolution Authorizing the Disposition of Certain Surplus Personal Property by Private Sale to Gene Henderson**

### **Proclamation: Richard Petty Day**

The Mayor and Board of Aldermen requested that April 15<sup>th</sup> be designated as “Richard Petty Day”, in honor of his accomplishments and contributions given over the years. A proclamation declaring April 15<sup>th</sup> as “Richard Petty Day” was included in the Board’s Agenda Packets for their review. Mayor Betts read the proclamation aloud.

Alderwoman Blalock made a motion to approve the proclamation declaring April 15<sup>th</sup> as “Richard Petty Day”, seconded by Alderman Dawkins and unanimously approved.

### **Insert: Proclamation Declaring April 15<sup>th</sup> as “Richard Petty Day”**

### **Amendment to the Budget Calendar**

Finance Director, Elizabeth Sechriest, requested from the Board that the Budget Calendar be amended to allow Administration additional time to work with the Department Heads and prepare and finalize the Fiscal Year 2023-2024 Budget. The date for Department Heads to turn their budgets in to Ms. Sechriest was also requested to be changed from Friday, March 17<sup>th</sup> to Wednesday, April 12<sup>th</sup> and the Budget Retreat date be changed from Tuesday, March 27<sup>th</sup> to Tuesday, April 25<sup>th</sup>. The Budget Retreat will begin at 9:00 AM the morning of the 25<sup>th</sup>.

Alderwoman Blalock made a motion to amend the 2022-2023 Budget Calendar, seconded by Alderwoman Henderson and unanimously approved.

### **Insert: Fiscal Year 2022-2023 Budget Calendar**

### **Fire Department – Ladder Truck Hydraulic Repair**

Fire Chief, Steve Lovette, stated that the hydraulic system on the Fire Department’s Ladder Truck is currently non-functioning causing the truck to be unusable. Fire Chief Lovette requested that he be authorized to take the truck to Oakboro, N.C., for assessment to determine what repairs will be required to fix the truck.

Consensus of the Board was to allow Chief Lovette to take the truck for assessment and repairs not to exceed \$20,000.00.

Mayor Pro-Tempore Bryant made a motion to approve Chief Lovette taking the Ladder Truck to Oakboro, N.C., for assessment and repairs not to exceed \$20,000.00, seconded by Alderwoman Blalock and unanimously approved.

### **Wastewater Treatment Plant Project Funding Update**

Mr. Charlie McGougan of MBD Consulting was present to speak to the Board about the Wastewater Treatment Facilities Upgrades Project. Mr. McGougan updated the Board on the cost of the project being \$1,706,300.00 with a shortfall of funding in the amount of \$221,300.00 that the City of Randleman would need to approve by resolution. The corrections on the resolution will be made and a copy will be forwarded to Mr. McGougan within in the next week.

Alderwoman Blalock made a motion to approve the cost of the bridge disc filter only of \$1,706,300.00 and the supplemental funds of \$221,300.00 necessary, seconded by Mayor Pro-Tempore Bryant and unanimously approved.

### **Firestone Building Roof Replacement**

Interim City Manager, Greg Patton, relayed that the roof on the Firestone Building is in need of replacement. Davis Roofing submitted a quote for \$130,200.00, McRae Roofing submitted a quote for \$204,562.00 and Parks and Recreation Director, Randall King, contacted a third vendor that did not submit a quote. The two submitted quotes were included in the Board's Agenda Packets for their review.

After discussion, Alderwoman Blalock made a motion to accept the quote from Davis Roofing at \$130,200.00, seconded by Alderman Dawkins and unanimously approved.

### **PARTF Grant Update**

Parks and Recreation Director, Randall King, provided pictures showing different options of splashpads and playground equipment for the Board's review. Mr. King is awaiting dimensions and specs for the splashpad and playground equipment in order to move forward with the clearing and grading of the land at the Stout Street Park.

### **Mayor / Manager Updates**

Mayor Betts updated the Board on the Richard Petty Tribute Park. The Petty Tribute dedication ceremony will be held on Saturday, April 15<sup>th</sup>

The Randleman Lions Club will meet in the Council Chambers every third Tuesday of each month.

The Clean Sweep was held at the Worthville Beach on Saturday, March 18<sup>th</sup> from 9:00 AM until 12:00 PM.

The Boat Ramp Ribbon Cutting Ceremony was held at Worthville Beach on Saturday, March 25<sup>th</sup> and had approximately 40 people in attendance.

A Spring Vendor Event was held on March 18<sup>th</sup> from 10:00 AM – 1:00 PM in Commerce Square.

The Market and Music's first concert event will be held Friday, May 5<sup>th</sup> with the band Red Dirt Revival performing.

A Shred Event will be held at Hillside Plaza in Asheboro on May 20<sup>th</sup> from 8:00 AM – 12:00 PM.

An AIA meeting will be held on April 30<sup>th</sup> via Zoom and Interim City Manager, Greg Patton, will update the Board after the meeting.

Library Director, Donna Toomes, submitted the requested three quotes for the library roof repairs. Allied Roofing, McRae Roofing and Davis Roofing submitted quotes. After review, Mayor Pro-Tempore Bryant made a motion to accept the lowest, responsible bid from Davis Roofing, seconded by Alderwoman Blalock and unanimously approved.

**Adjourn**

As there were no further discussions to be held, Alderwoman Blalock made a motion to adjourn, seconded by Alderman Dawkins and unanimously approved.

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Gary B. Betts, Mayor

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Connie M. Cross, City Clerk