

The Randleman Board of Aldermen held a scheduled Pre-Agenda Meeting on the above date with the following members present:

Gary Betts)	Mayor
Renee Bryant)	Mayor Pro-Tempore,
Mike Dawkins)	Alderman At-Large
Melissa Blalock)	Alderwoman
Nancy Henderson)	
Greg Patton)	Interim City Manager
Bob Wilhoit)	Excused

Meeting Called to Order

Mayor Betts called the April 25, 2023 Pre-Agenda meeting to order.

Public Comment

There was no one present to speak at Public Comment.

Amend Agenda

Alderwoman Blalock made a motion to amend the agenda to include a Closed Session pursuant to N.C.G.S. §143-318.11(a)(6), Personnel, seconded by Mayor Pro-Tempore Bryant and unanimously approved.

Appreciation Plaque – Carole Lamb / Planning & Zoning Board

Interim City Manager, Greg Patton, stated that Ms. Carole Lamb will be present at the May 02, 2023, Board of Alderman meeting to receive an appreciation plaque for her service on the Randleman Planning and Zoning Board. Ms. Lamb served for over 30 years on the Planning Board.

Rezoning Request

Mr. Patton reviewed that a rezoning request was heard by the Planning and Zoning Board on April 17, 2023. Bruce Hughes Properties, L.L.C. along with McKenzie – Lucas Properties, requested that property located at 4676 Old High Point Street, Randleman, N.C., be rezoned from I-1 to R-3 (C.Z.). The owners have requested placing an apartment complex with 348 units on the property. The Planning and Zoning Board recommended approval for the request with a 5 – 1 vote, citing policies 7.2, 7.3 and 7.6 from the Housing and Residential Development Section of the Randleman Land Development Plan.

POLICY 7.2: RESIDENTIAL NEIGHBORHOODS WHICH HAVE BECOME INFUSED OR SURROUNDED BY NON-RESIDENTIAL USES MAY UNDERGO AN ORDERLY CONVERSION FROM RESIDENTIAL USE TO HIGHER RESIDENTIAL USE OR OTHER COMPATIBLE ALTERNATIVE LAND USES.

POLICY 7.3: EFFORTS TO PROVIDE GREATER CONNECTIVITY IN PLANNED RESIDENTIAL DEVELOPMENTS SHALL BE ENCOURAGED.

POLICY 7.6: INNOVATIVE AND FLEXIBLE LAND PLANNING TECHNIQUES SHALL BE SUPPORTED AS A MEANS OF ENCOURAGING DEVELOPMENT CONFIGURATIONS WHICH ARE MORE DESIRABLE AND WHICH MAY BETTER SAFEGUARD EXISTING NATURAL LAND AND WATER RESOURCES.

Resolution 23-07 – Wastewater Treatment Plant

Greg Patton, Interim City Manager, requested that the Board review the revised Resolution 23-07, “Resolution Authorizing the City of Randleman to Execute an Installment Purchase Contract”, for the Wastewater Treatment Plant Project. The City of Randleman intends to construct a wastewater treatment works project described as “Wastewater Treatment Plant Upgrades and Repairs – Project # CS370662-04,” including a new Tertiary Disc Filter.

Alderman Dawkins made a motion to approve Resolution 23-07, Resolution Authorizing the City of Randleman to Execute an Installment Purchase Contract, seconded by Alderwoman Henderson and unanimously approved.

Insert: Resolution 23-07 – Resolution Authorizing the City of Randleman to Execute an Installment Purchase Contract

2023 Insurance Policy

Finance Director, Elizabeth Sechriest, spoke to the Board about revising the City’s Personnel Policy regarding insurance benefits / requirements for retirees to reflect the policy as it was in 2017. Employees must meet State requirements as well as requirements set forth in the Personnel Policy to receive these insurance benefits. After Board discussion, Ms. Sechriest stated she would bring more detailed information to the May 02, 2023 Board of Aldermen meeting.

Manager and Mayor Updates

Interim City Manager, Greg Patton, stated that after meeting with representatives from Randolph County, an offer was presented for the county to construct a radio tower that will alleviate service problems for the City of Randleman with the agreement that the tower will be placed on donated land from the city.

The ABC Board Travel Policy was included in the Board’s packets for review. The policy will be added to the May 02, 2023 Board of Aldermen meeting for approval.

Closed Session – Personnel N.C.G.S. §143-318.11(a)(6)

Alderman Dawkins made a motion to enter into Closed Session pursuant to N.C.G.S. §143-318.11(a)(6), seconded by Alderwoman Blalock and unanimously approved.

Close Closed Session

Mayor Pro-Tempore Bryant made a motion to close Closed Session, seconded by Alderwoman Blalock and unanimously approved.

Re-enter Open Session

Mayor Pro-Tempore Bryant made a motion to re-enter Open Session, seconded by Alderwoman Blalock and unanimously approved.

Adjourn

As there was no further discussion to be held, Mayor Pro-Tempore Bryant made a motion to adjourn, seconded by Alderwoman Blalock and unanimously approved.

Gary B. Betts, Mayor

Connie M. Cross, City Clerk, CMC, NCCMC