

February 07, 2017

7:00 PM

The Randleman Board of Aldermen held a regularly scheduled meeting 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)	
Nick Holcomb)	City Manager
Zach Hewett)	
Bob Wilhoit)	Attorney

Prayer

Reverend Don Hurlburt pastor of the First Wesleyan Church led the group in prayer.

Meeting Called to Order

Mayor Jernigan called the meeting to order.

Consent Agenda

Approval of Minutes – January 03 and 30, 2017

Investment Report

Department Reports

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

Randleman Civitan Club Recognition – President Keith Wall

President Wall addressed the Board and provided information relating to the newly formed Randleman civic organization. The organization consists of 40 members and is one of 9 in Randolph County.

They have generously offered at no cost to our City to monitor and clean Commerce Square two times per month starting in April 2017. The group is fully insured. This is a service project that would continue to give back to our community, noting that Commerce Square is the heart of our City and is constantly used during the summer months (Market & Music, Food Truck Championship and NASCAR Day etc.).

President Wall requested signage be placed such as the “Adopt A Highway” recognizing the efforts of the organization.

Mayor Jernigan and Alderman Fogleman stated this was an excellent idea and Alderwoman Bryant added “no cost” was a great thing.

Alderwoman Blalock requested a coordinator from the City be named and City Manager Holcomb volunteered.

A motion to approve the monitoring of Commerce Square by the Civitan’s and Mr. Holcomb as the coordinator was made by Alderwoman Blalock seconded by Alderman Fogleman and unanimously carried.

Randolph County Economic Development Corporation Annual Update

Bonnie Renfro, President, Kevin Franklin, Vice-President and John Grey, Chairman presented various elements of the 2016 Annual Report. Skip Marsh, Secretary - Treasurer was in attendance as well.

Ms. Renfro stated that the promotion of the West Randleman Business Park would continue to be a high priority for the EDC. She added that on July 01, 2017 she would be retiring.

The Mayor and Board thanked the group for the good information provided and Alderwoman Blalock added her congratulations on Ms. Renfro’s retirement.

Insert EDC Annual Report:

Public Comment

No one present wished to speak.

Budget Amendment No. 12

Our City along with many other Municipalities was required to participate in an audit of records provided to the Local Government Employee Retirement System. This information was not provided to us until after the 2017 Budget was approved.

The original line item was approved at \$22,000.00 and an additional \$3,600 is needed to satisfy accounting procedures, increasing the line item to \$25,600.00.

A motion to approve Budget Amendment No. 12 was made by Alderwoman Blalock seconded by Alderman Betts and unanimously carried.

Insert Budget Amendment No. 12

Rezoning Request – 103 Davis Street- R-1 to R-2

Mr. Christopher D. Beane and wife of 3953 Kidds Mill Road, Franklinville, are owners of the property located at 103 Davis Street. The property is 0.43 acres and they are requesting a rezoning of said property from R-1 to R-2. The previous house was removed leaving water and wastewater still available to the property. The rezoning is needed to accommodate a larger dwelling and meet the setback requirements. Both businesses and residential properties are located in this area.

The Planning and Zoning Board met on January 17, 2017 and a favorable recommendation to the rezoning request was presented to the Randleman Board of Aldermen for consideration.

Acceptance of Letter of Consistency

The Planning and Zoning Board unanimously approved the request citing from 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.** And **Policy 7.5 The continued viability of single family homes as a major housing source shall be encouraged.**

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

Insert Letter of Consistency:

Open Public Hearing – Rezoning Request – 103 Davis Street

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

Mr. Beane addressed the Board and stated that he and his wife were “empty-nesters” now and would like to move into the city and build a new home on this property. They are looking forward to becoming residents of our City.

No one appeared in opposition.

Close Public Hearing

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

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

Surplus Property – Polecat Creek Property – Negotiated Offer – 8 Acres

The City has received an offer submitted by Mickey and Donna Frazier for property owned by the City of Randleman, Randolph County PIN 7765837955. The property is located between 3847 Creekrige Country Road and 2609 Creekrige Country Road. The offer submitted is in the amount of \$28,000 (\$3,500 per acre). The Frazier’s are adjoining property owners.

Alderwoman Bryant led a discussion relating to the marketability of the 8 acres in conjunction with the total acreage (51 acres) of the Polecat Dam property, voicing concerns that the property might be of more value if offered as one purchase. This issues was previously addressed by Alderwoman Blalock who is a realtor.

Resolution Authorizing Negotiated Offer, Advertisement, and Upset Bid Process Disposing of Surplus Real Property Located between 3847 Creekrige Country Road and 2609 Creekrige Country Road

A motion to approve authorization of the Resolution (8 acres Creekridge Country Road) was made by Alderwoman Blalock seconded by Alderman Betts and unanimously approved.

Insert Resolution Randolph County PIN 7765837955:

Earmarking of Funds

A motion to earmark funds received in lieu of property sales to the Stout Street Park Project was made by Alderman Betts seconded by Alderwoman Bryant and unanimously approved.

Resolution Authorizing Negotiated Offer, Advertisement, and Upset Bid Process Disposing of Surplus Real Property Located Between 501 Worthville Street and 523 Worthville Street

The City has received an offer submitted by Phil Burgess Construction for property owned by the City of Randleman, Randolph County PIN 7765426870. The property is located between 501 Worthville Street and 523 Worthville Street. The offer submitted is in the amount of \$63,000 (\$17,696 per acre).

The property is zoned R-2 and accessible to water and wastewater services. It is the desire of Mr. Burgess to build homes on the property.

A motion to approve authorization of the Resolution (3.56 acres Worthville Street) was made by Alderman Betts seconded by Alderman Fogleman and was unanimously approved.

Redaction of Earmarked Funds

Upon the suggestion of Finance Director Hewett and others it is the consensus that the earmarking of funds should take place after receipt of property sales. This would allow for specific amounts.

Alderman Betts redacted the motion to earmark the funds.

Manager's Report and Council Update

Upcoming Dates:

Feb. 9 th 5:00 – 7:00	Your Place at the Table (Admin., Council, Public Works)
Feb. 11 th 6:00 -8:00	Father Daughter Valentines Dance

Feb. 20th 7:00 Planning and Zoning Meeting
Feb. 27th 5:00 – 8:30 Visioning Exercise and Pre-Agenda Workshop
March 29th Town Hall Day (RSVP)

Other Items:

Sale of 2 Police vehicles to the City of Ramseur

Ramp completed at Randleman Civic Center

Fence installation at Re-cycle Center and addition of 4th container

Transportation Planning Meeting Update – Greg Patton

Greg Patton, Planning and Zoning Director attended the Transportation meeting and explained the point system used to evaluate the submitted requests.

The City has submitted three requests.

Caudle Road to 311 Extension (divided medium)

Academy Street (Pedestrian Project) sidewalks to Randleman Middle School

Russell-Walker sidewalks tie in with greenway

Alderwoman Bryant asked what chances we had of approval noting we had been bumped before. Greg stated, if approved some of the projects could begin as early as 2018.

Alderwoman Bryant suggested that the City designate by signage “Safe Place” locations for our children.

All Department heads in attendance spoke of ongoing activities underway in their respective departments.

Adjourn

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

Bucky Jernigan, Mayor

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