

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

JERRY ROTHROCK
Interim City Manager

ZACHARY L. HEWETT, MBA
Finance Director

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

April 03, 2018

6:00 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 |) | Alderwoman |
| Renee Bryant |) | |
| Nancy Henderson |) | |
| Keith Fogleman |) | Alderman |
| Jerry W. Rothrock |) | Interim City Manager |
| Zach Hewett |) | Finance Director |
| Bob Wilhoit |) | Attorney |

Prayer

Reverend Jenna Grougan representing First United Methodist Church, Randleman, NC led the assembly in prayer.

Meeting Called to Order

Mayor Jernigan called the meeting to order.

Consent Agenda

- | | | |
|----------------------|----------------|--------------------|
| Approval of Minutes: | March 06, 2018 | Regular Meeting |
| | March 07, 2018 | Reconvened Meeting |

March 12, 2018 Reconvened Meeting
March 21, 2018 Budget Retreat
March 21, 2018 Reconvened Meeting
March 26, 2018 Pre-Agenda Meeting

Investment Report – Finance Reports – General Fund & Water/Sewer Fund

Department Reports

Budget Amendments – No. 8 and No. 9

Budget Amendment No. 10 – Approval of Police vehicle and Insurance Buy-Back

Budget Amendment No. 11 – Approval of Purchases - Mizelle Construction and Creative Resurfacing

Water Shortage Resolution and Response Plan

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

Information from the March 06, 2018 Board Meeting

Ms. Debbie O'Brien former owner of Shapes and several of her former clients attended the March 06, 2018 Board meeting. Ms. O'Brien requested the Board to explore the possibility of a dedicated room for her former clients. The **Silver and Fit** program was mentioned by the group and would like the Parks and Recreation Department to consider providing this service as well. The **Silver Sneakers** program is already offered.

At the March 06, 2018 Board Meeting Alderwoman Bryant spoke on behalf of the Board stating that segregation in a Public facility might not be the correct option. She assured the group that their opinions mattered and their concerns would be given consideration.

Shapes Discussion – Alderwoman Bryant and Alderman Betts

Alderwoman Bryant and Alderman Betts participated in providing information to the ladies in attendance. The following talking points were presented:

The Community Center is friendly to all age groups

Lack of space for room designation (may not meet public facility requirements)

As new equipment is purchased – will be sourced to accommodate all age groups

Machines are under service contract

Designation of a Fitness Ambassador to illustrate use of equipment could be a possibility

Center already has “Silver Sneakers” designation – “Silver and Fit” would provide a challenge to staff

Alderwoman Bryant and Alderman Betts assured those in attendance that it was the intention of the Board to give the matter additional consideration at a later date.

Public Comment

Ms. Wanda Mintz, 121 Depot Street, addressed the Board and expressed her concerns to them that the property located at 123 Depot Street was deplorable. She cannot enjoy her home citing the stench and unsightly conditions. The situation prevents her from using her yard and deck area. The lack of grass, animal waste and the large number of animals continue to be a problem.

Ms. Mintz has resided at her home for 23 years and has worked hard to keep her property properly maintained.

On another note she praised the Parks and Recreation staff and facility and stated that they always treated her in an excellent manner.

Mr. Rodney Hardy, proprietor of PCC Guns & Ammo, 127 Depot Street, described his experiences with the residents of 123 Depot Street stating the conditions could hardly be tolerated. He stated that he counted 9 dogs and a duck and while holding a concealed carry class one of the dogs tried to bite one of his students.

It is his contention that the house is not fit to live in. Trash, lack of grass and smell were prevalent. He stated the children residing there were being subjected to unsanitary conditions.

He recognized the fact that Alderwoman Bryant had tried to help without any response from the residents of 123 Depot Street.

Alderwoman Bryant added that the residents were not abiding by the tethering ordinances that the Board had passed and a fifty-pound dog was being housed in an area that was not suitable for his size and could not move around at all.

Ms. Beverly Coble, 113 Evans Trail stated that the City ordinances were not being enforced per codes. She would like for the Board to review all ordinances and put more bite into penalties. She contends that not everyone takes pride in their

homes and she would like to form a beautification committee and she would be willing to help.

She noted some residents were residing in homes with lack of water and this was in violation of City code. She voiced her displeasure with the company Municode that host our Code of Ordinances on our website, she did not like her tax dollars spent in this manner. She noted that some of her neighbors do not keep their property in the manner in which she does.

Water Distribution Improvements MBD Project No. 17003 - Charlie McGougan

Mr. Charlie McGougan of MBD Consulting Engineers, PA presented the following information for Board review.

Scope of Contract:

Contract for construction – scope of work approximately 1,800 linear feet of 8” and 1,150 linear feet of 6” water main along Hinshaw Street and Sunset Drive

Bid Solicitation:

Sealed bids were received on March 22, 2018 at 2:00 PM - 4 bids were received SKC, Inc., Seagrove, NC submitted the lowest responsive and responsible bid of **\$271,513.25** Terry’s Plumbing and Utilities Inc. of Asheboro, NC submitted the second lowest bid in the amount of **\$290,993.50**.

Mr. McGougan advised the Board that their firm had worked with SKC, Inc. in the past on similar projects and projects were completed in an acceptable manner.

Alderwoman Blalock questioned the time frame of the project. Mr. McGougan advised her that work should begin in approximately 30 days and the projected completion should be in approximately 150 days.

Insert Certified Bid Tabulation:

A motion to award the Water Distribution Project No. 17003 bid to SKC in the amount of \$271,513.25 was made by Alderwoman Blalock seconded by Alderman Fogleman and unanimously approved.

Ordinance to Amend Water and Sewer Fund and Capital Project Fund Budgets – Waterline Replacements – Hinshaw Street and Sunset Drive

A motion to approve the Budget Ordinance and Fund Transfer was made by Alderwoman Blalock seconded by Alderman Fogleman and unanimously approved.

Insert Budget Ordinance:

Fee Waiver Commerce Square – Backpack PALS – Randleman Elementary School

Per the City of Randleman’s Fee Schedule non-profit organizations are allowed to rent our facilities at ½ the required fee. The Randleman Elementary School has used Commerce Square in the past as part of the Backpack PALS Program.

They are requesting the waiver for August 18, 2018 from 9:00 AM thru 12:00 PM.

A motion to approve the request was made by Alderwoman Bryant seconded by Alderwoman Blalock and unanimously approved.

Public Hearing – Rezoning Request – B-2 to R-3 C.U.(Quasi-judicial) Wynnefield Properties, Inc.

It is the desire of the applicant to develop 3.36 acres located in the 600 Block of South Main Street, Randleman, NC.

The development will consist of 2 apartment Buildings with a total of 48 units and a clubhouse.

The Randleman Planning and Zoning Board unanimously approved the request sending a positive review to the Randleman Board of Aldermen.

Open Public Hearing – Rezoning Request

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

Mr. Davis Ray a representative of Wynnefield Properties, Jamestown, NC was administered the oath by Mayor Jernigan and proceeded to provide detailed information concerning the request to the Board.

According to Mr. Ray the complex would be a 6.5 million-dollar investment in our community. One, two and three-bedroom apartments are planned for the 48-unit complex along with a Clubhouse for residents. All appliances will be furnished. A laundry center will be available for residents and the complex will provide an on-site manager.

Mr. Ray used as an example the Sunset Place Apartments located on Sunset Drive, Asheboro, NC as being developed and sold by Wynnefield Properties.

Mr. Ray stated that he had been in contact with the NCDOT District Engineer and the entrance to the property off of Business 220 would not be a problem. He also indicated that none of the surrounding property owners had voiced concerns.

Alderwoman Blalock questioned Mr. Ray concerning Section 8 clients. It was his contention that these apartments would not meet Section 8 criteria.

Alderwoman Blalock asked about fencing and parking. Mr. Ray advised her that a vegetation buffer and landscaping would be used and no fencing would be added. He also stated that 2 parking places per unit would be provided.

Ms. Judy Kassel, 106 Salem Court was administered the oath by Mayor Jernigan and proceeded to advise the Board that these apartments are very much needed, people moving to our area have no decent places to live until they can find and purchase a home. She also pointed out the Sunset Place Apartments in Asheboro as the type and quality that could be expected from this firm. She said she would be proud to have them in our community.

No one appeared in opposition.

Close Public Hearing

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

Letter of Zoning Consistency

The Randleman Planning and Zoning Board approved the zoning request and it to be consistent with the Randleman Land Development Plan. The following policies were cited in making their decision:

- 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 uses.
- 7.7 Factors in determining preferred locations for high density residential development shall include close proximately to employment and shopping centers, access to major thoroughfares and transit systems, and availability of public services and facilities.

A motion to approve the Letter of Zoning Consistency citing Policy 7.2 and 7.7 was made by Alderwoman Blalock seconded by Alderman Fogleman and unanimously approved.

Insert Letter of Zoning Consistency:

A motion to approve the Rezoning Request (B-2 to R-3 C.U.) was made by Alderwoman Blalock seconded by Alderwoman Bryant and unanimously approved.

Mayor, Manager and Department Updates

Mayor Jernigan began by thanking Interim City Manager Jerry Rothrock for the excellent guidance given by him not only to the Board but the employees and citizens of Randleman.

Interim City Manager Rothrock thanked the Board for the opportunity to once again be of service to our City. He advised all in attendance if further service was needed he would do his best to accommodate.

Dates to remember:

The kick off of Market & Music Concert Series Friday, April 20th Silk Groove
Clean Sweep Saturday, April 14th NRHS Genealogy Program April 14th
E-Cycle Randolph Mall April 28th

Executive Session – Personnel – NCGS § 143-318.1 (6)

A motion to enter into Executive Session was made by Alderwoman Bryant seconded by Alderwoman Henderson and unanimously approved.

Re-Open Regular Meeting

A motion to re-open the meeting was made by Alderwoman Bryant seconded by Alderwoman Henderson and unanimously approved.

Designation of Interim City Manager – NC GS § 160A-149

A motion to appoint Melody R. Hancock, CMC-NCCMC, City Clerk to serve as Interim City Manager was made by Alderwoman Bryant seconded by Alderwoman Blalock and unanimously approved.

Adjourn

A motion to adjourn the meeting was made by Alderwoman Henderson seconded by Alderwoman Blalock and unanimously approved.

Bucky Jernigan, Mayor

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