

January 28, 2020

6:00 P.M.

The Randleman Board of Aldermen held a scheduled Pre-Agenda 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)	
Sharon Leonard)	
Zachary Hewett)	City Manager
Bob Wilhoit)	Attorney

Meeting Called to Order

Mayor Jernigan called the meeting to order.

Solid Waste Ordinance Updates

City Manager Hewett presented the Board with a copy of the Solid Waste Ordinance that he has been reviewing with items that needed possible updates and changes.

The open discussion began with Alderman Betts asking if this was the previous Solid Waste policy that the City of Randleman has been using and Manager Hewett answered that the Solid Waste Ordinance for Randleman was approximately two pages and lacked details that could help the Code Enforcement Officer, Public Works Department and the Police Department enforce the ordinances.

Manager Hewett reviewed topics such as Container Requirements, Customer Groups and Service Responsibilities, Container Guidelines, Storage and Removal of Rubbish, and Authorized Rules and Regulations. While these items were discussed, the Board members asked for clarification on some components listed. Alderwoman Blalock asked for an example of when a business would require a dumpster and what criteria constitutes the need for a dumpster. Public Works Director, Don Peeler, answered that if generally more than 2 containers were needed regularly to service a business, a dumpster is required.

Alderman Betts and Alderwoman Bryant made mention that all the requirements made should be consistent between the Board and the City Manager. Manager Hewett then asked for guidance from the Board in order to allow him to carry out the Board's decisions.

Alderwoman Blalock asked that the wording in definition 8, Multi-Residential Units, regarding duplexes be altered because not all duplexes have dumpsters, and some have one meter, and some have separate meters and separate containers per unit. Attorney Wilhoit and Zack will develop new wording for this request and bring it back to the Board.

Manager Hewett communicated that for Container Guidelines, it is difficult to issue a blanket statement or a one-size fits all on this subject, but it is an issue and there is a need for some type of resolution. The Board discussed many options pertaining to hours, calendar days, business days, and times to roll the residential containers out and then in after pickup.

Alderwoman Blalock expressed her concerns regarding assigning times for placement and removal of the rollout containers. It was agreed that the implementations of such structured rules would be of no use to have on the books if they would be unenforceable. Further discussion led to the Board deciding to review this at a later date.

The Board continued discussing items dealing with the Storage and Removal of Rubbish, the Authorization of Rules and Regulations and Guidelines for Solid Waste Brush and Limb Removal. The consensus of the Board was that Manager Hewett and Attorney Wilhoit would continue working on this Ordinance and revisit this subject next month.

Updates

City Manager, Zack Hewett, communicated to the Board that the Police Department Renovation Project on 100 Hilliary Street was complete with the exception of a few items on a punch list. 101 Hilliary Street demo should be done by January 29, 2020 and then the framing for the walls will begin. Zack stated that the project was still on track for completion on time.

Zack informed the Board that the waterlines are laid for Mill Street and the pressure testing will begin Friday, January 31, 2020, weather permitting. The lines for Back Street will be laid after that and taps will occur after both lines are pressure tested.

Manager Hewett stated that contact has been made to both the Randleman High School and Randleman Middle School regarding presenting each team with a Resolution honoring their achievements. In order for all players, coaches and supporters to attend, the City has contacted Randleman High School Principal, Dennis Hamilton, to ask for the use of the High School gymnasium. Mr. Hamilton has given the option of February 13th, 2020 at 7:30 P.M., or sometime during early March. Zack reminded the Board that the City has a prior engagement for Your Place at the Table at 6:00 P.M. on February 13th. It was the Board's consensus that Thursday, February 13th, 2020 at 7:30 P.M. would be the better option and could be accomplished after Your Place at the Table. A Special Meeting would need to be set for Thursday, February 13, 2020

at 7:30 P.M. to be held in the Gymnasium at Randleman High School located at 4396 Tigers Den Road, Randleman, N.C. 27317.

Alderwoman Blalock requested that Zack contact Coach Shane Handy, who has recently accepted another position at another school, and inform him of the event and ask if he would like to attend.

Alderman Betts mentioned that the Randleman Middle School Girls Basketball team has won the Co-Championships for the County and suggested a Resolution be done to acknowledge them at the March Board of Aldermen meeting.

Manager Hewett stated that per the Personnel Policy the Pay and Classification Study is to be reviewed at a maximum of every 5 years and the last study was done in 2015. He has contacted PTRC to begin the process in March 2020 and scheduled to be finalized by June 2020.

Planning and Zoning Director, Greg Patton, informed the Board that he had attended a class regarding a new Chapter that has been added in the N.C. General Statutes. The new Chapter 160-D of the North Carolina General Statutes consolidates current city and county enabling statutes for development regulations [now in Chapters 153A (County) and 160A (City)], into a single, unified Chapter. All city (and county) zoning, subdivision, and other development regulations, including unified-development ordinances will need to be updated by that date to conform to the new law by January 1, 2021. Alderwoman Blalock asked Mr. Patton if small housing was addressed and Mr. Patton answered that it had not. Manager Hewett advised the Board that it will be the City's obligation to have these new ordinances printed and it could be a rather large expenditure.

Land for Petty Project

Attorney Wilhoit stated that if the Board of Aldermen chooses to designate the land at the intersection of West Naomi and West Academy Streets to dedicate to the Richard Petty Tribute Park, it would need to be surveyed. Attorney Wilhoit asked the Board if they would like for him to draft a Resolution that states that the City of Randleman is dedicating that parcel of land to be used for the Richard Petty Tribute Park. Mayor Jernigan suggested reaching out to Carolina Bronze to find out exactly how much land will be needed and then have it surveyed. Alderwoman Bryant asked if the Resolution was adopted and the project was not completed in a timely manner, could the City redact the Resolution and not be bound by the Resolution to only use that land for the Petty Tribute. After discussion, it was decided that after the next Richard Petty Tribute Park Committee meeting in February, more information could be provided, and this subject could be revisited in late February.

Daily Deposits Resolution

City Manager Hewett reported to the Board an update to N.C. §159-32 was made by the Local Government Budget and Fiscal Control Act approximately a year ago that would allow municipalities to do a daily deposit when the moneys on hand amount to \$500.00 or greater, as opposed to the \$250.00 previous limit. The Board agreed with Zack's request to draft a resolution stating that the amount required for the daily deposit would be \$500.00 or greater.

Waterline Projects

City Manager, Zack Hewett, explained to the Board that there are three streets that are in need of new waterlines due to frequent waterline breaks over the past two years. Zack and Public Works Director, Don Peeler, reached out to Charlie McGougan with MBD Consulting Engineers and got an estimate to have the waterlines on Worthville Street, Hammond Street and Swaim Street replaced using PVC lines. Manager Hewett presented the Board with a handout from MBD that gave a projected amount of the total project at approximately \$555,000. Zack noted that there is already \$120,000 in this years' budget for waterline replacements and \$100,000 contingency funds also in this years' budget. Manager Hewett recommended that, with the Board's approval, the City could go forward with the Engineering Design Firm cost of \$32,500.00 and afterwards begin to accept bids to bring before the Board. The consensus of the Board was to move forward with the engineering of the waterlines.

Alderwoman Bryant asked if there were any other projects within any department in the City that had a higher priority than the waterline replacements on the aforementioned Streets. Zack answered that waterline breaks have occurred consistently on the 3 named streets and that any time the City can give the citizens the best services available, it would naturally be a priority.

Alderwoman Blalock asked if Swaim Street would need to be done during Randleman Elementary School's summer break since the school is located on Swaim Street and Public Works Director, Don Peeler answered that would be the best and safest option.

The Board discussed several options regarding timelines, loan and financing options and whether or not to separate the project or do the three projects as one. Manager Hewett offered the option of opening a Capital Project that would remain open until the entire project reaches completion and the Board was in agreement.

Budget Retreat

Manager Hewett communicated to the Board that he had received an e-mail from the NCLM offering to come to the City of Randleman and play the role of facilitator for the Board for a full day or a half day retreat to aid in setting goals, priorities and a vision for the future of the City of Randleman. Manager Hewett explained that it could be a good way to gain insight from an

outside source that understands the inner workings of municipalities across North Carolina. The League recommends that their services be provided prior to the Budget Retreat in order to better align the visions and goals of the Board with budgetary needs.

Alderwoman Bryant asked for Mr. Hewett's recommendation and Zack commented that a lot of professional and useful information could possibly be gained from a day of facilitation from the NCLM.

Alderwoman Blalock asked if the NCLM would meet with just the Board members, Mayor and the City Manager and Manager Hewett said that was his understanding. A discussion began at that time about how Board members would like the Department Heads to be involved in the process due to their day to day knowledge of their jobs and whether proposed visions could be accomplished or not. The consensus of the Board was to have the Budget Retreat and then give them the option to decide if they would like the NCLM to come at a later date. The Board requested that Zack reach out to the League and gather some available dates and bring the information back to the Board.

City Properties:

Manager Zack Hewett, Alderman Betts and Mayor Jernigan met with the Randolph County Economic Development Corporation (EDC) regarding the Firestone Building and available options they may recommend as far as what the building could be used for. Alderwoman Bryant asked if there had been any interest from anyone about the building and Zack answered that a few people had shown interest, but nothing has been definite.

East Brown Street and Polecat Creek Dam

Manager Hewett informed the Board that appraisals are currently being worked on for East Brown Street and Polecat Creek Dam. Zack stated that it will be approximately 3 – 4 weeks before receiving the appraisals back.

Bill Routh Day – Proclamation

Mayor Jernigan and the Board of Aldermen would like to honor Mr. Bill Routh for his service and dedication to the City of Randleman throughout the years. The Board requested that Manager Hewett draft a Proclamation on behalf of the Mayor that cites the achievements of Mr. Routh's career and service to the City. The Proclamation will be presented to Mr. Routh at the next scheduled Board of Aldermen Meeting on February 4, 2020.

Motor Braking within City Limits

Mayor Pro-Tempore Betts brought the issue of motor braking within city limits to the attention of the Board. He reported that he had received complaints from citizens about the noise level

of the trucks that motor brake. Alderman Betts asked Police Chief Leonard if he had any knowledge of an ordinance banning motor braking or if he knew how other municipalities have handled similar situations. Police Chief Steve Leonard informed the Board that he did know of some cities that have signs posted stating “No Jake Braking Within City Limits”. Alderwoman Bryant asked if signs could be posted without an ordinance being adopted. Attorney Wilhoit answered that an ordinance would need to be adopted before placing signs. After some discussion about where to place the signs and how the ordinance would be enforced, the Board decided to revisit this issue at a later time.

Health Concerns at City Properties

Alderwoman Blalock addressed the Board with concerns about viruses and different strains of flu being passed through city properties such as the Community Center and the Library where there is a larger pool of people coming and going. Alderwoman Blalock suggested some masks and hand sanitizers be made available for the public as a precautionary measure. Alderwoman Bryant offered to contact the Director of Randolph County Public Health, Susan Hayes, and bring back information regarding how and what is being done in the County to ensure health safety issues.

Branding

Alderman Gary Betts suggested that the Board consider a committee to set appropriations for the funds that will be used to roll out the City’s new brand and logo. Alderman Betts conveyed that he felt it would be appropriate to have budgeted line items to be used for branding, specifically. Mayor Jernigan noted that the City Manager has the authorization to spend up to \$15,000 before he is required to bring a purchase before the Board.

Alderwoman Blalock said that she felt that the Board should give the City Manager some leeway so that the Board is not micro-managing him.

More discussion was held regarding how and what should be spent on the roll out of the new logo. The Board agreed that they did not want to micro-manage the City Manager. Alderman Betts stated that he did not want to put all of the responsibility of making all the branding roll out decisions on Manager Hewett alone. Alderwoman Bryant stated that she felt that painting the walls of City Hall was a major change and was surprised that the Board had not been informed beforehand and questioned Manager Hewett about the decision to paint and the color choice. Manager Hewett replied that the walls needed maintenance, so he made the decision to have the walls painted and used that opportunity to roll out the color scheme of the new logo.

Alderwoman Bryant stated that while it is understood that the City Manager has discretion of approving expenditures up to \$15,000.00, she also realizes that the initial roll out of the branding logo could possibly be \$40,000.00 or more and therefore, the City Manager would need a set amount to help guide the decisions made for the roll out. Alderman Betts stated he believes a budget should be set to monitor and control the amount of money spent each year on branding for the Manager to have guidelines to go by. Alderwoman Blalock relayed that recommendations had been made by the marketing firm that developed the brand for the city to use as guidelines.

Alderwoman Bryant inquired about the cost of Wayfinding signs and Manager Hewett stated that \$10,000.00 had originally been set aside for the expense of the Wayfinding signs, but as he researched more, he found that the cost for those signs were considerably higher.

Alderwoman Bryant asked Manager Hewett about the funds that were allocated for the playground at Commerce Square and if any progress had been made to complete that project. Zack answered that the funds are in the Phase III of Commerce Square Capital Project and 4 different grants had been applied for, but the City of Randleman had not been awarded any to date.

The Board then returned to the discussion of branding and that a specific budget would be set in a line item for branding and Manager Hewett will continue to manage the roll out of the logo.

Executive Session – NCGS 143-318.11 (5)

Alderwoman Blalock made a motion to enter into Executive session pursuant to North Carolina §143-318.11 (5); establish or instruct the staff or agent concerning the negotiation of the price and terms of a contract concerning the acquisition of real property; seconded by Alderwoman Henderson and unanimously approved.

Re-Open Regular Session

A motion to re-open the regular session was made by Alderman Betts, seconded by Alderwoman Blalock and unanimously approved.

Adjourn

As there was no further Board discussion, Alderwoman Blalock made a motion to adjourn, seconded by Alderwoman Bryant and unanimously approved.

Clarence R. Jernigan, Mayor

Connie M. Cross, Interim City Clerk