

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	(Aldерwoman
Renee Bryant	(
Nancy Henderson	(
Keith Fogleman	(Alderman
Zachary Hewett	(City Manager
Bob Wilhoit	(Attorney

Prayer

Jeremiah Johnson of Bethany United Methodist Church led the assembly in prayer.

Meeting Called to Order

Mayor Jernigan called the October 8, 2019 scheduled Board of Aldermen meeting to order.

Consent Agenda

A motion to accept the consent agenda as written was made by Alderwoman Blalock.

Alderman Fogleman made a motion to amend the regular meeting agenda to exclude Item #7: Police Department Buildings Renovations Capital Project. There was no second made for Alderman Fogleman's motion.

Alderwoman Blalock again made the motion to accept the consent agenda as written, seconded by Alderwoman Henderson and unanimously approved.

INSERT: Consent Agenda Items

Public Comment

No one was present that requested to speak during the public comment period.

Rezoning Request: PIN# 7765241728 (300 Block of North Main)

Mr. Ryan Snipes of 2572 Caraway Springs Trail, Sophia, N.C. 27350, requested a rezoning of 2.82 acres of land located in the 300 Block of North Main Street, Randleman, N.C. 27317, from B-1 to R-3 (PIN# 7765241728/Db 1689/Pg. 1229).

Planning and Zoning Director, Greg Patton, informed the Board of Aldermen that the Planning and Zoning Board approved the rezoning request unanimously at their meeting on September 16, 2019.

Rezoning Request: Public Hearing

Alderwoman Blalock made a motion to open the Public Hearing for the rezoning request, seconded by Alderwoman Bryant and unanimously approved.

Ryan Snipes was in attendance to speak regarding his request for rezoning. He presented the Board with a draft of the proposed site layout plan. He relayed to the Board that he wanted to build condo/townhouse style homes with access to the Deep River Greenway Trail.

No one was present to speak against the rezoning request.

Alderwoman Bryant made a motion to close the public hearing, seconded by Alderwoman Blalock and unanimously approved.

Rezoning Request: Letter of Consistency

A motion to approve the Letter of Consistency was made by Alderwoman Blalock, seconded by Alderman Betts and unanimously approved.

INSERT: Letter of Consistency

Rezoning Request

Alderwoman Bryant made a motion to approve zoning request for property with PIN# 7765241728, seconded by Alderwoman Blalock and unanimously approved.

Sunset/Hinshaw Waterlines Project – Capital Project Budget Amendment

Manager Hewett stated that the waterline replacements on Hinshaw and Sunset Street have been completed. A budget amendment was presented that would increase the Water/Sewer Fund's and Capital Project Fund's budgets by \$19,000.00, each. Manager Hewett recommended that the project remain open until a future Board of Aldermen Meeting to allow for proper accounting.

Alderwoman Henderson made a motion to approve the Ordinance to Amend Water and Sewer Fund Budget and Capital Project Fund Budget (Waterline Replacements – Hinshaw and Sunset: Fund 66) as presented, seconded by Alderwoman Blalock and unanimously approved.

INSERT: Ordinance to Amend Water and Sewer Fund Budget and Capital Project Fund Budget (Waterline Replacements – Hinshaw and Sunset: Fund 66)

Alderwoman Henderson made the motion to approve the transfer of funds for \$19,000.00 from the Water and Sewer Fund to the Capital Project Fund 66 (Waterline Replacements – Hinshaw and Sunset), seconded by Alderwoman Blalock and unanimously approved.

Waterline Installation – Hwy 311 Project

City Manager Hewett explained that the Waterline Installation along Highway 311 has been completed. He stated that all payments and loan reimbursements have been completed and that a budget amendment should be approved to be able to close the project.

Manager Hewett stated that the project was approximately \$45,000.00 less than anticipated and if the budget amendment is approved, the Board could approve a transfer of the remaining money from the Capital Project Fund into the Water and Sewer Fund and close the project.

Alderman Betts made a motion to approve the Ordinance to amend Water and Sewer Fund Budget and Capital Project Fund Budget (Waterline Installation – Hwy 311: Fund 67), as presented, seconded by Alderwoman Blalock and unanimously approved.

INSERT: Ordinance to Amend Water and Sewer Fund Budget and Capital Project Fund Budget (Waterline Installation – Hwy 311: Fund 67)

Alderman Betts made a motion to approve a transfer of funds remaining in the Capital Project Fund 67 (Waterline Installation – Highway 311 Project) into the Water and Sewer Fund, seconded by Alderwoman Bryant and unanimously approved.

Alderman Betts made a motion to approve the Ordinance to Close the Capital Project Budget, seconded by Alderwoman Henderson and unanimously approved.

INSERT: Ordinance to Close Capital Project Fund Budget (Waterline Installation – Hwy 311: Fund 67)

Police Department Buildings Renovations Capital Project

Alderman Fogleman made a motion to table Item #7 – Police Department Building Renovations Capital Project for 30 days. Alderwoman Bryant inquired as to Alderman Fogleman's reasoning to table the item. Alderman Fogleman stated that he did not want to tell a lie to the citizens and would like to wait until after the election to vote on this item. Alderman Fogleman said that he did not want the citizens of Randleman to think he would be approving everything requested by the Police Department because the Police Chief's wife was running against him in the upcoming election and he wants to be up front with people to let them know how he feels .

Alderman Fogleman made mention of an alcohol item that was up for approval that occurred in the past and he made a motion to table that matter until after that election and requested the same thing be done on this item. Alderwoman Bryant asked if he was referencing the prior election two years ago when Alderman Fogleman requested that that item be tabled until after that election.

Alderwoman Blalock stated that at that particular meeting she said if voting on that item was what removed her from the Board, then she was okay with that. She also said that the City has been dealing with the Police Department's renovations for a long time and since bids have already been received, it makes more sense to vote on it now and if any Board Member did not agree, it was their right to vote against the item.

Alderwoman Bryant expressed that she felt that the election did not have anything to do with the police department's renovations and that it has been an unresolved issue that the City has been looking into for some time.

Alderman Betts said that Manager Hewett and Police Chief Steve Leonard had done a diligent job in the planning of the forecasted facility. He stated that they have come up with a feasible plan that the Board has encouraged them to pursue over the past few months. Alderman Betts also said that he did not see the election conflicting with the decision regarding the Police Department and he thought that the Board should decide now.

Alderwoman Bryant stated that if the decision made affected her in this election, she was okay with that and Alderman Betts said he was okay with that, as well.

Alderwoman Bryant asked Manager Hewett how long the City had been working on this project. Zack answered that two budget cycles ago, Police Chief Leonard had gathered quotes for a building addition to the current police department building located at 101 Hilliary Street and that item got tabled until budget planning for the current fiscal year. He said that the next set of quotes the City received during the budget cycle for the current fiscal year were higher than the previous quotes and the Board decided to look at other options for the department. Alderwoman Bryant asked for confirmation of the reason that caused the City to consider remodeling the police department was lack of storage space and lack of room for employees. Manager Hewett confirmed that was the case.

Alderman Betts asked City Manager Hewett how delaying the decision would affect the contractors that had already sent quotes and bids based on the beginning date of the project being on or before November 1, 2019. Manager Hewett answered that if the Board were to take the necessary steps to initiate the project, then a potential completion date for both buildings (100 & 101 Hilliary Street) of May 5, 2020 could be recognized. He also stated that if the decision was delayed then it could possibly affect pricing and the estimated time frame.

There was no second to Alderman Fogleman's motion to table Item #7 – Police Department Building Renovations Capital Project for 30 days, therefore the motion failed.

Mayor Jernigan requested that Manager Hewett review the steps taken on the project thus far. Zack stated that a Request for Proposals for the Randleman Police Department Renovations was

issued on September 3, 2019. The deadline for RFP Submission was September 23, 2019 at 9:00 A.M. with a Bid Opening held afterwards. Proposals were received from three contracting firms:

John Dunlap Construction and Utilities, LLC	\$309,000.00
Todd Allred Construction	\$367,095.00
A&M Construction Services, Inc.	\$369,011.00

INSERT: Bid Tabulation Sheet and Proposals

City Manager Hewett informed the Board that along with the costs of construction, the proposed capital project ordinance includes a budget of \$100,000.00 for furnishings and a contingency of \$41,000.00 (10%). He also stated that in order to initiate this Capital Project, the Board would need to approve the Adoption of Capital Project Ordinance, approve Budget Amendment No.5, and accept the proposal from the lowest, responsible bidder.

Alderwoman Bryant made the motion to approve the adoption of Capital Project Ordinance: Police Department Renovations (Fund 34), seconded by Alderwoman Blalock. Alderman Fogleman voted against the motion, and the motion was approved 4 to 1.

INSERT: Capital Project Ordinance: Police Department Renovations (Fund 34)

Alderwoman Bryant made a motion to approve Budget Amendment No. 5 as presented, Alderwoman Blalock seconded the motion. Alderman Fogleman voted against the motion, and the motion was approved 4 to 1.

INSERT: Budget Amendment No. 5

Alderwoman Bryant made a motion to approve the transfer of funds for \$451,000.00 from the General Fund to the Capital Project Fund and was seconded by Alderwoman Blalock. Alderman Fogleman voted against the motion, and the motion was approved 4 to 1.

Alderwoman Blalock made a motion to accept the proposal from the lowest, responsible bidder, which was John Dunlap Construction and Utilities, LLC, for \$309,000.00, seconded by Alderwoman Bryant. Alderman Fogleman voted against the motion, and the motion was approved 4 to 1.

Quotes for Remodel of Baseball Dugouts

Manager Hewett relayed to the Board that the following proposals had been received from three contractors for the remodeling and renovations to the dugouts at each of the three ballfields at the Park on Stout Street:

Dunlap Construction and Utilities, LLC	\$25,600.00
William Young Building and Remodeling	\$26,500.00
Harrell Construction	\$36,680.00

Alderman Betts mentioned that the lowest, responsible bidder on the baseball dugouts was the same as the contractor awarded the renovation of the police department and asked if there were any concerns about completing multiple projects at the same time. Manager Hewett responded that usually contractors would have different crews working on different projects in similar situations.

Alderwoman Bryant asked Parks and Recreation Director, Robin Hughes, if she had concerns about multiple projects being done by the same contractor and Ms. Hughes answered that Dunlap Construction and Utilities, LLC, had done excellent work on prior projects and she had no concerns.

Alderwoman Bryant asked Manager Hewett to speak with Dunlap Construction and Utilities, LLC, and confirm that all projects would meet their set deadlines and if not, the Board could redact at any time.

Alderwoman Bryant then made a motion to accept the proposal from the lowest, responsible bidder Dunlap Construction and Utilities, LLC, seconded by Alderwoman Blalock and unanimously approved.

Re-Branding Presentation

City Manager Zack Hewett stated to the Board that the Branding Committee had met on Monday, October 7, 2019 and Destination by Design had brought some refined options and potential color schemes to view. The committee narrowed down the options to a selection that would be refined even further. Zack asked the Board if the representative from Destination by Design could offer a presentation of the outcome of these refinements at the next Board meeting in November, if they were ready. The Board was in agreement with this request.

Mayor and Manager Updates

Manager Hewett informed the Board that the Recycling Center is due to re-open on or near January 4, 2020.

The Public Works position had to be extended to October 21, 2019 due to a lack of candidates to choose from.

The Audit fieldwork has been completed and the Actuary Report should be complete by late October or early November 2019.

Zack suggested to the Board that the City consider digital publications for the minutes. Manager Hewett asked if the Board would like for him to research options. Zack also suggested that if the

Board would like him to do so, he would investigate options for having the City's Charter updated, as well. The Board agreed with both requests.

The Veteran's Memorial was installed in early September 2019. The feedback received has been overall positive. The official dedication is still to be determined. Alderman Betts is working with the Randleman High School Band Director to finalize a time and date.

Upcoming Events:

Tour of Randleman Dam/Lake	10/10/19 @ 2:00 P.M.
Last Day to Register to Vote	10/11/19
PTRC Awards	10/16/19 @ 11:15 A.M.
Early Voting Begins	10/16/19 (1457 North Fayetteville St.)
6 th Annual Disability Awareness Day/Parade	10/18/19 @ 7:00 P.M.
Board of Adjustments Meeting	10/21/19 @ 7:00 P.M.
Board of Alderman Pre-Agenda Meeting	10/28/19 @ 6:00 P.M.
Trunk-Or-Treat	10/31/19 @ 6:00 P.M.
Election Day	11/5/19 @ 6:00 P.M.
Board of Alderman Regular Meeting	11/6/19 @ 6:00 P.M.
Christmas Parade	12/7/19 @ 3:30 P.M. (Saturday)

As there was no further business to discuss, Alderwoman Blalock made a motion to adjourn, seconded by Alderwoman Henderson and unanimously approved.

Clarence R. Jernigan, Mayor

Connie M. Cross, Interim City Clerk