

May 02, 2023

6:00 P.M.

The Randleman Board of Aldermen held a scheduled meeting on the above date with the following members present:

Gary Betts	(Mayor
Renee Bryant	(Mayor Pro-Tempore
Michael Dawkins	(Alderman At-Large
Melissa Blalock	(Alderwoman
Nancy Henderson	(
Greg Patton	(Interim City Manager
Bob Wilhoit	(Attorney

Pastor Joel Bartz from Mount Lebanon United Methodist Church led the assembly in prayer.

Meeting Called to Order

Mayor Betts called the scheduled May 02, 2023 Board of Alderman meeting to order.

Pledge of Allegiance

Everyone in attendance stood to recite the Pledge of Allegiance.

Consent Agenda

Alderwoman Henderson made a motion to approve the Consent Agenda as submitted, seconded by Alderwoman Blalock and unanimously approved.

Insert: Consent Agenda

Public Comment

There was no one present to speak at Public Comment.

Appreciation Plaque – Carole Lamb / Planning & Zoning Board

Interim City Manager, Greg Patton, presented Ms. Carole Lamb with an appreciation plaque for the years of service she dedicated to the Randleman Planning Board. The Mayor and Board of Aldermen thanked Ms. Lamb for her service.

Rezoning Request

On April 17, 2023, the Planning & Zoning Board held a meeting to hear a rezoning request.

Bruce Hughes Properties, LLC, along with McKenzie – Lucas Properties / 4676 Old High Point Street / 25.52 acres (2 parcels) / I-1 to R-3 C.Z. / (Apartment Buildings) Total 348 Unites with Amenities / Randleman E.T.J. & City Jurisdiction / PIN#'s 7755448031 & 7755432857 / DB 2296 / Pg. 1029 / 2740 / Pg. 348. This request comes with a vote of 5 -1 recommendation for approval from the Planning Board.

Open Public Hearing

Alderwoman Blalock made a motion to open the Public Hearing, seconded by Alderman Dawkins and unanimously approved.

Attorney Thomas Terrell with Fox Rothschild, LLP, of 230 North Elm Street, Greensboro, N.C., 27401 was present to speak for the developers. Mr. Terrell provided information such as the expected growth that is coming to the area and housing is essential. The proposed apartments will rent within the range of \$1200.00 to \$2000.00 a month. The apartments are high end with high quality construction and many amenities. A traffic report was submitted for review.

Present to speak against the rezoning request:

Karen Stickle
4234 Holly Grove Drive
Randleman, NC

Tom Jordan
645 Holly Grove Drive
Randleman, NC

Pam Webb
714 Holly Grove Drive
Randleman, NC 27317

Susan Martin
4212 Holly Grove Court
Randleman, NC

Frank Stickle
4234 Holly Grove Drive
Randleman, NC

Jackie McKinney
4549 Old High Point Street
Randleman, NC

Jim Baldwin
749 Holly Grove Drive
Randleman, NC

Jeff McKinney
4549 Old High Point Street
Randleman, NC

Melinda Lynch
576 Holly Grove Drive
Randleman, NC

The concerns addressed by those speaking against the rezoning request included environmental safety, traffic concerns, quality of life being reduced, whether or not the police and fire department will be able to service the extra amount of people, school traffic becoming worse, increase in crime and the concern that Randleman may not be ready for such an increase in people and traffic.

Close Public Hearing

Alderwoman Blalock made a motion to close the Public Hearing, seconded by Alderman Dawkins and unanimously approved.

The Board discussed all issues with the people in attendance representing both sides.

After discussion, Alderwoman Blalock made a motion to approve the Letter of Consistency, seconded by Alderwoman Henderson. Mayor Pro-Tempore Bryant voted not to approve the Letter of Consistency. The vote was 3-1.

Insert: Letter of Consistency

Alderwoman Blalock made a motion to approve the rezoning request citing Policies 7.3 and 7.6 from the Housing and Residential Development section of the Randleman Land Development Plan and read both policies aloud. The motion was seconded by Alderwoman Henderson. Mayor Pro-Tempore Bryant voted no.

A discussion was held about fencing being placed around the property and Mayor Pro-Tempore Bryant amended the motion to include the wording that fencing would be provided, seconded by Alderwoman Blalock and unanimously approved.

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.

Wastewater Treatment Plant Project Resolution

Interim City Manager, Greg Patton, noted that the City of Randleman intends to construct improvements to the Wastewater Treatment Plant including a new laboratory, administration building and repairs to the Blower Building. Resolution 23-07, "Resolution Authorizing the City of Randleman to Execute an Installment Purchase Contract", was included in the Board's Agenda Packets for review. The project # is CS370662-04 and also includes a new Tertiary Disc Filter.

Mayor Pro-Tempore Bryant made a motion to approve Resolution 23-07, seconded by Alderwoman Blalock and unanimously approved.

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

Personnel Policy – Insurance

Elizabeth Sechriest, Finance Director, stated that staff has requested to change the personnel policy regarding insurance benefits/requirements for retirees back to the 2017 version. Employees must meet State requirements as well as requirements set forth in the City of Randleman Personnel Policy to receive the insurance benefits.

Alderwoman Blalock made a motion to accept the requested changes in the personnel policy, seconded by Mayor Pro-Tempore Bryant and unanimously approved.

Insert: City of Randleman's Personnel Policy Retirement Benefits Section

ABC Board Travel Policy

The Randleman ABC Board submitted the 2023 ABC Board Travel Policy requesting approval from the Board of Alderman. The policy was included in the Board's Agenda Packets for review.

Alderwoman Blalock made a motion to approve the 2023 ABC Board Travel Policy, seconded by Alderman Dawkins and unanimously approved.

Insert: ABC Board Travel Policy

Manager / Mayor Updates

Fire Chief, Steve Lovette, reported that the Ladder Truck is back in operating condition.

Parks and Recreation Director, Randall King, reviewed upcoming Market & Music events.

Closed Session NCGS §143.318.11(a)(6) Personnel

Alderman Dawkins made a motion to enter Closed Session pursuant to NCGS §143.318.11(a)(6) Personnel, seconded by Alderwoman Blalock and unanimously approved.

Close Closed Session

Alderman Dawkins 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.

After discussion, Mayor Pro-Tempore Bryant made a motion to give each Department Head \$3,000.00 and Assistant Department Heads 2% of their salary, seconded by Alderwoman Henderson and unanimously approved.

Mayor Pro-Tempore Bryant made a motion for Interim Greg Patton to receive a \$5000.00 stipend per month while he is the acting Interim City Manager, seconded by Alderwoman Blalock and unanimously approved.

Alderman Dawkins made a motion for Finance Director, Elizabeth Sechriest to receive \$2083.33 per month while preparing and presenting the Budget as well as working dual roles, seconded by Alderwoman Henderson and unanimously approved.

Adjourn

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