

September 27, 2023

6:00 PM

The Randleman Board of Aldermen held a scheduled Pre-Agenda Meeting on the above date with the following members present:

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

Meeting Called to Order

Mayor Betts called the September 27, 2023 Pre-Agenda meeting to order.

Public Comment

There was no one present for Public Comment.

Rezoning Request – Jeffrey T. and Jacqueline McKinney

Interim City Manager, Greg Patton, relayed that the Randleman Planning and Zoning Board held a Public Hearing on Monday, September 18, 2023 to hear a rezoning request from Jeffrey T. and Jacqueline McKinney of 4549 Old High Point Street, Randleman, North Carolina. The McKinney's have requested a rezoning of 1.12 acres located in the 4500 block of Old High Point Street from R-1 to R-3 (C.Z.), to allow for the construction of a duplex apartment on the property. The property is located in the Randleman E.T.J. and Randleman Lake Watershed (PIN# 7755335772 / DB 2729 / Pg. 109). The Planning and Zoning Board gave a unanimous recommendation for approval citing Policy 7.1 and Policy 7.5 of the Housing and Residential Development section of the Randleman Land Development Plan.

POLICY 7.1: THE PROTECTION AND REHABILITATION OF VIABLE NEIGHBORHOODS SHALL BE ENCOURAGED TO INSURE THEIR CONTINUED EXISTENCE AS A MAJOR HOUSING SOURCE AND AS A REFLECTION OF THE LONG-TERM QUALITY OF LIFE IN RANDLEMAN.

POLICY 7.5: THE CONTINUED VIABILITY OF SINGLE-FAMILY HOMES AS A MAJOR HOUSING SOURCE SHALL BE ENCOURAGED.

Water / Sewer Property: Highway 311 and 220 Bypass

Mayor Pro-Tempore Bryant made a motion to redact this item from the Agenda, seconded by Alderwoman Blalock and unanimously approved.

Annexation Request

Greg Patton, Interim City Manager, stated that North Carolina General Statute §160A-58.2 dictates that upon receipt of a petition for annexation, the Board of Alderman shall fix a date for a Public Hearing on the proposed annexation. Notice of the hearing shall be published once at least 10 days before the hearing. Encore at Bentley Manor, L.L.C., has submitted a petition requesting annexation. The property owners have an address listed as P.O. Box 2021, Asheboro, N.C., 27204 (PIN#'s 7755432857 and 7755448031). The property is currently zoned R-3 (C.Z.). A Public Hearing has been set for the Tuesday, October 3, 2023, Board of Alderman Meeting.

Polecat Creek Dam

Mr. Patton, Interim City Manager, communicated that he had received a proposal of qualifications to provide professional services to the City of Randleman for the preparation of a dam breach inundation map for Polecat Creek Dam and the Emergency Action Plan (EAP) preparation from Freese and Nichols, Inc. A copy of the proposal was included in the Board of Alderman's Pre-Agenda Packets for their review.

Mayor Pro-Tempore Bryant asked for the cost of the service and Mr. Patton answered \$35,585.00. Mayor Pro-Tempore Bryant requested that Mr. Patton gather at least two additional bids for this project.

Press Release – Representative Brian Biggs

A Press Release from House Representative, Brian Biggs, was received by Interim City Manager, Greg Patton, and was included in the Board of Alderman's Pre-Agenda Packets for their review. The Press Release announced that Mr. Biggs was able to procure significant funding in the budget for Randolph County and several cities including the City of Randleman. Representative Biggs secured \$5,150,000.00 for the City of Randleman for water and sewer improvements. Finance Director, Elizabeth Sechriest, stated that the funds can be used for multiple upcoming projects.

ABC Board Salary Increase

Mr. David Hardison, General Manager of the ABC Board, sent Mr. Patton, Interim City Manager, a letter requesting a salary increase for the ABC Board members. The letter was included in the Board of Alderman's Pre-Agenda Packets for their consideration.

Board members asked Mr. Patton to request back-up paperwork to include a list of duties, meetings, calendars, and the amount of time the ABC Board spends monthly and/or yearly to make sure they are being paid fairly.

Mayor / Manager Updates

VIPER Tower Lease: A draft of the Memorandum Of Understanding (MOU) regarding the proposed VIPER Tower was received from Randolph County and placed in the Board of Alderman's Pre-Agenda Packets. After review, City Attorney, Bob Wilhoit, stated that some items would need to be clarified.

Interim City Manager, Greg Patton, relayed that the Board of Adjustment will hold a meeting regarding this item on Monday, October 16, 2023 at 7:00 P.M. in the Council Chambers.

Hidden Forrest MHP (Level Cross): Interim City Manager, Greg Patton, received a request to consider providing water and sewer to the Hidden Forrest Mobile Home Park located in Level Cross. At present time, City Engineer, Mr. Hiram Marziano, is researching the project and the Board discussed various options.

Hughes Property: Mr. Bruce Hughes has approached the City of Randleman about donating property located off of Naomi Street in Randleman to the City of Randleman. Mr. Patton, Interim City Manager, will contact a company to do an appraisal on the tax value of the property.

Mr. Patton reviewed the following upcoming events:

Legislators Appreciation Reception: Randolph Community College, Friday, 10/6/2023 from 10:00 am – 11:30 am

PTRC Awards: Blue Heron Event Venue, 4130 Mendenhall Oaks Pkwy, High Point, Wednesday, 10/18/2023 @ 11:30 am

Randleman Chamber of Commerce Golf Tournament: Pinewood Country Club, Thursday, 10/19/2023

Elected Officials Picnic: City of Franklinville, Thursday, 09/28/2023 @ 6:00 pm

Household Hazardous Waste Day: Hillside Plaza, Asheboro, Saturday, 10/14/2023 from 8:00 am – 12:00 pm

NASCAR Day: Downtown Randleman, Saturday 9/30/2023 from 9:00 am – 6:00 pm

Wooten Client Appreciation: 119 Brookstown Avenue, Winston Salem, Thursday, 11/16/2023 from 11:30 am – 3:00 pm. RSVP by 10/2/2023

Closed Session – Personnel N.C.G.S. §143-318.11(a)(6)

Mayor Pro-Tempore Bryant made a motion to enter into Closed Session for Personnel pursuant to N.C.G.S. §143-318.11(a)(6), seconded by Alderwoman Blalock and unanimously approved.

Close Closed Session

Mayor Pro-Tempore Bryant 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.

Mayor Pro-Tempore Bryant redacted the motion to close Closed Session and re-enter Open Session, seconded by Alderwoman Blalock, and unanimously approved.

Closed Session - Personnel N.C.G.S. §143-318.11(a)(6)

Mayor Pro-Tempore Bryant made a motion to enter Closed Session for Personnel pursuant to N.C.G.S. §143-318.11(a)(6), 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

Alderman Dawkins made a motion to re-enter Open Session, seconded by Alderwoman Blalock and unanimously approved.

Adjourn

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

Gary B. Betts, Mayor

Connie M. Peeler, City Clerk, CMC, NCCMC