

**TOWN OF RANLO BOARD OF COMMISSIONERS REGULAR MONTHLY  
JANUARY 2022 MEETING  
RANLO TOWN HALL  
1624 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054  
THURSDAY, JANUARY 13TH, 2022 7:00 PM**

**MINUTES**

**Governing Body Present:**

Mayor Pro-Tem Cordell  
Commissioner Trevor Hay  
Commissioner Wade Morton  
Commissioner Jamie Fowler

**Staff Present:**

Town Manager           Jonathan Blanton  
Town Clerk             Sarah Rowan

**I.    Call to Order and Roll Call**

Mayor Pro-Tem Cordell called the meeting to order and Town Clerk Sarah Rowan conducted the roll call. Mayor Black and Commissioner Moore were not present.

**II.   Opening of Meeting by Ms. Charity Clark**

Charity Clark, winner of the Gaston County 175th Anniversary Poetry Contest recited her poem to open the Board meeting. The Board presented Ms. Clark with a proclamation recognizing her efforts.

**III.   Adoption of the Agenda**

Commissioner Fowler motioned to adopt the agenda for the regular January meeting. Commissioner Hay provided the second. The vote was 4-0.

**IV.   Comments from Attendees**

The Town Manager reported that there were no comments from attendees wishing to address the Board.

## **V. Approval of the December 7th 2021 Board of Commissioners Monthly Meeting Minutes**

Commissioner Fowler requested to reword the December 7th meeting minutes. He requested that the words “the tabling of” be added to item III to read, “Commissioner Fowler added that the tabling of this should be communicated to the neighbors to address the complaints.”

Commissioner Hay motioned to approve the amended December 17th Board of Commissioners Monthly Meeting minute. Commissioner Fowler seconded the motion. The vote was 4-0.

## **VI. Discussion of 2300 Lowell Road**

The Town Manager explained that 2300 Lowell Road was part of a two-parcel purchase that has been evaluated for demolition. The building is close to power lines and to neighboring buildings. The Town Manager added that asbestos abatement will cost roughly \$24,000. He asked the Board of Commissioners for opinions on how to proceed forward with the property. He noted that he does not recommend moving forward with the asbestos abatement as the building has very little use to the town.

Mayor Pro-Tem Cordell noted that the same discussion occurred a year prior. She noted then that she holds the same opinion of being in favor of selling the property.

Commissioner Hay inquired about the original purpose of the property. The Town Manager responded that the building was acquired in a dual land purchase deal in order to purchase the land for the new Ranlo Fire Department.

Commissioner Fowler noted that he does not want the Town to spend \$24,000 on asbestos abatement and he is in favor of selling.

Commissioner Hay added that he is in favor of selling if there is a suitable buyer.

Mayor Pro-Tem Cordell motioned to sell the property as is. The Town Manager proposed an amended motion to authorize a resolution soliciting sealed bids.

Mayor Pro-Tem Cordell motioned to authorize a resolution soliciting sealed bids for 2300 Lowell Road. Commissioner Hay provided the second. The vote was 4-0.

**VII. Discussion of Revised Livestock Ordinance**

The Town Manager reviewed the discussion of a revised Livestock Ordinance. He noted that there are many complaints from neighbors concerning chickens. He explained that there is a possibility that the ordinance can be revised, as 27 other North Carolina municipalities do allow for the liberal allowances of chickens inside municipal limits.

Commissioner Morton motioned to send the Livestock Ordinance issue on to the Planning Board. Commissioner Hay provided the second. The vote was 4-0.

**VIII. Introduction and Report from Alliance Code Enforcement**

Brandon Emory of Alliance Code Enforcement presented the Board with an update of code enforcement throughout the Town. He noted that he started code enforcement on December 16th, and currently has 27 cases open. Mr. Emory explained that there has been significant progress with a lot of properties, particularly noting Central Avenue. He said the primary goal for Alliance is to hit visible issues and treat residents equally. Mr. Emory added that most of the cases are issues such as minimum housing, open storage, and junk vehicles. Alliance Code Enforcement hopes to get everything cleaned up to get to a point of maintenance. He noted that educating the residents and encouragement for neighbors helping neighbors contributes to achieving the goals.

Commissioner Fowler commended Mr. Emory on the progress, and the property owners as well.

**IX. Presentation from the Montcross Chamber of Commerce**

Montcross President, Marc Jordan made a presentation to the Board regarding the Montcross Chamber's recent Emerge initiative. He explained that the initiative would be to support small businesses and invite businesses in on the Town's behalf. The Board thanked Mr. Jordan and agreed to potentially discuss the issue at a later date.

**X. Adoption of a Request for Qualification Packet for Engineering Services**

The Town Manager presented the Board with a Request for Qualification Packet for Engineering Services. He explained that the request includes engineering services for water, wastewater, and capital improvement projects to plan and utilize the direct appropriations in the North Carolina General Assembly budget and ARPA funds. He noted that the first step is to procure engineering services. The packets will be advertised for 21 days, and the proposals will be brought to the February 10th meeting.

Mayor Pro-Tem Cordell clarified that the engineer provides supervision to the projects. The Town Manager confirmed.

Commissioner Hay motioned to adopt a Request for Qualification Packet for Engineering Services. Commissioner Fowler seconded the motion. The vote was 4-0.

#### **XI. Town Manager's Report**

The Town Manager presented the Board with the information that a developer wishes to build ten houses on Mitchem Road. He added that there has been significant progress with soil and erosion control and they need a final confirmation with the utility company. The Board informally discussed the matter and the Town Manager noted a responsible plan would be important to move the project forwards.

The Town Manager noted that Town Hall will be closed Monday, January 17th in observance of Martin Luther King, Jr. Day and that garbage pickup would be delayed by one day.

The Town Manager informed the Board that Public Works is making arrangements regarding the inclement weather and that more information would be published as it became available.

The Town Manager explained to the Board that former Commissioners Locklear and Conner have withdrawn interest in the Planning Board. The alternates have been made aware, and the Board is still soliciting a member from the ETJ.

Mayor Pro-Tem Cordell motioned to appoint Lee Adams and Sean Skidmore to the Planning Board with Jason Berg as alternate. Commissioner Fowler provided the second. The vote was 4-0.

#### **XII. Comments from the Mayor Pro Tem**

Mayor Pro-Tem Cordell noted that she had a good time at the Gaston Business Alliance dinner and had the opportunity to talk with elected officials from all over the county. She thanked Gaston Business Alliance for hosting the event.

#### **XIII. Comments from the Board of Commissioners**

There were no comments from the Board of Commissioners.

**XIV. Adjournment**

Commissioner Hay motioned to adjourn the January 13th Board of Commissioners Monthly Meeting. Mayor Pro-Tem Cordell provided the second. The vote was 4-0.

ATTESTED TO:

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Mayor Lynn Black

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Recorder and transcriber of the minutes for the Regular January 13 2022 Meeting