

**TOWN OF RANLO BOARD OF COMMISSIONERS REGULAR MONTHLY  
OCTOBER 2021 MEETING  
RANLO TOWN HALL  
1624 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054  
THURSDAY, OCTOBER 14TH, 2021 6:00 PM**

**MINUTES**

**Governing Body Present:**

Mayor: Lynn Black

Mayor Pro-Tem: Katie Cordell

Commissioner: Robin Conner

Commissioner: Doug Moore

**Staff Present:**

Town Manager           Jonathan Blanton

Town Clerk             Sarah Rowan

**I.    Call to Order and Roll Call**

Mayor Black called the meeting to order and Town Clerk Sarah Rowan conducted the roll call. Commissioners Fowler and Locklear were not present.

Mayor Black offered the invocation.

**II.   Adoption of the Agenda**

Mayor Pro-Tem Cordell motioned to adopt the agenda for the regular October meeting. Commissioner Moore seconded the motion. The vote was 3-0.

**III.   Comments from Attendees**

Randy Thomasson of 1309 Redland Drive congratulated Commissioner Locklear on her years of service and hard work. He then wished Commissioner Conner and Mayor Black luck on their race for Mayor and expressed appreciation for everything they have both done for the Town.

Jeremy Carson of Ranlo Free Will Baptist raised a question about trash pickup billing. He has five cans on the Church's account, but two are being used at the parsonage. He is concerned about paying non-residential rates for five cans. The Town Manager explained

that there are residential and non residential rates, and the trash cans on the account can be split up. Mr. Carson inquired as to why the Church is not residential. The Town Manager answered that anything that is not a home is not residential.

**IV. Approval of the September 23rd 2021 Board of Commissioners Special Meeting Minutes**

Mayor Pro-Tem Cordell motioned to approve the September 23rd 2021 Board of Commissioners Special Meeting Minutes. Commissioner Conner provided the second. The vote was 3-0.

**V. Continuation of a Hearing for a Variance of 2403 Lowell Road**

Commissioner Moore motioned to continue the hearing for a variance of 2403 Lowell Road to further notice. Mayor Pro-Tem Cordell seconded the motion. The vote was 3-0.

**VI. Consideration of an Ordinance to Amend the Town's Zoning Map**

The Town Manager explained that the amendment to the Town's Zoning Map is the final step in bringing the WBTV property into town limits. It will be zoned as R-12 and no rezoning is required.

Mayor Pro-Tem Cordell motioned to approve the Ordinance to Amend the Town's Zoning Map. Commissioner Moore provided the second. The vote was 3-0.

**VII. Discussion of Upcoming Holiday Activities**

The Town Manager announced that the Christmas Parade will be held on December 4th and the Senior Meal Giveaway will be November 20th at Ms. D's Auto from 11:00AM to 1:00PM.

The Town Manager explained that the regular November meeting will fall on Veteran's Day, so it will be moved to November 18th.

The Town Manager opened a discussion about Christmas bonuses for Town employees. He explained that they are paid out of this fiscal year and distributed the week of Thanksgiving.

Mayor Pro-Tem Cordell motioned to keep the bonuses the same. Commissioner Conner seconded the motion. The vote was 3-0.

## **VIII. Determination of Reorganizational Meeting for the Town**

The Town Manager explained that the UNC Charlotte capstone group would like to present their American Rescue Act budgeting project to the Board on December 7th. He explained that the swearing in of the new board members would occur the same night.

Mayor Pro-Tem Cordell motioned to hold the regular December meeting on the 7th at 6:00PM. Commissioner Moore seconded the motion. The vote was 3-0.

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

The Town Manager gave a brief overview of the first quarter of the fiscal year. He explained that the Town's finances are on track, while revenue is lagging due to sales and ad valorem tax coming in months behind. Mayor Pro-Tem Cordell asked if this information would be made available on the Town's website. The Town Manager responded yes.

The Town Manager announced that the Town is closed on November 11th in observance of Veteran's Day.

## **X. Comments from Mayor and the Board of Commissioners**

Mayor Black raised questions about citizen concern of the fund balance being at 0%. The Town Manager responded that it is around mid to high 20%. He explained the financial situation of being on the Unit Assist List, meaning that the State has required certain measures to take place for budgeting. He also explained that the Town has around \$600,000 in unrestricted fund balance.

Mayor Black also wanted to address concern about the Fall Festival being cancelled because of the budget. The Town Manager explained that it was cancelled due to Covid concerns rather than budget. The Town only sells the tickets for the festival with a profit sharing agreement.

## **XI. Closed Session Pursuant to North Carolina General Statute 143-318.11 (3)(5)**

Mayor Pro-Tem Cordell motioned to go into closed session. Commissioner Moore seconded the motion. The vote was 3-0.

## **XII. Open Session**

Mayor Pro-Tem Cordell motioned to go back into open session. Commissioner Conner provided the second. The vote was 3-0.

No action was taken during the closed session.

**XIII. Adjournment**

Mayor Pro-Tem Cordell motioned to adjourn the October 14th Monthly Board of Commissioners Meeting. Commissioner Conner provided the second. The vote was 3-0.

ATTESTED TO:

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Mayor Lynn Black

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Recorder and transcriber of the minutes for the Regular October 14 2021 Meeting