

**TOWN OF RANLO BOARD OF COMMISSIONERS REGULAR MONTHLY  
FEBRUARY 2022 MEETING  
RANLO TOWN HALL  
1624 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054  
THURSDAY, FEBRUARY 10TH, 2022 7:00 PM**

**MINUTES**

**Governing Body Present:**

Mayor Black  
Mayor Pro-Tem Cordell  
Commissioner Fowler  
Commissioner 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. Commissioner Hay attended via Zoom and Commissioner Morton was not present.

Mayor Black offered the invocation.

**II.   Adoption of the Agenda**

Commissioner Fowler motioned to adopt the agenda for the regular February meeting. Mayor Pro-Tem Cordell provided the second. The vote was 4-0.

**III.   Comments from Attendees**

Mr. Hamilton of 8 Maple Avenue explained his high water bill to the Board. He informed the Board that his bill is \$472 and he has been working with the Town Manager, Public Works, and the Billing Department. The Town Manager added that the October and November bills had been adjusted and the meter had been replaced twice. He explained that the typical policy is to replace the meter and adjust the bill. Mr Hamilton explained that he was unaware of any unusual usage at the home.

Commissioner Fowler asked if there was a third meter and if all of them are showing high readings. Mr. Hamilton confirmed that they are all reading high.

Mayor Black asked if the house is a single family home. Mr. Hamilton responded that it is, and he has five adults residing in the home. Mayor Black inquired if Public Works has looked at the issue at hand. The Town Manager responded that a meter profile was run and the Public Works Department examined the months of October, November, December and January. Mr. Hamilton claimed that there are no leaks or faucets dripping, citing prior plumbing experience.

Commissioner Moore questioned the possibility of a neighbor tapping into the water, but Mr. Hamilton responded that tapping was not occurring to his knowledge.

Mayor Pro-Tem Cordell asked if a payment plan was offered. Mr. Hamilton responded that he has an extension. The Town Manager added that typically the payment plans are split into four payments. Mayor Pro-Tem Cordell inquired about a six month plan. The Town Manager responded that it would be possible with a vote. Mayor Black added that he could possibly secure funding for the outstanding balance.

Mayor Pro-Tem Cordell motioned to split the water bill into a six month payment plan in the event that the Mayor cannot secure funds. Commissioner Moore seconded the motion. The vote was 4-0.

Mr. Dellinger of 2600 E Spencer Avenue expressed concern to the Board over not allowing chickens in Town limits. He explained that he grew up in Ranlo and everyone in Town had livestock. He added that his daughter currently raises chickens that provide emotional support. He expressed his support for backyard chickens and suggested the limit to be how much a coop can handle.

Mr. Engel of 1327 N Second Street noted that his neighbor lets chickens run free and roosters sit outside his bedroom window. He explained that he would like to see coops enforced and the problem fixed so that the community can get along.

#### **IV. Approval of the January 13th 2021 Board of Commissioners Monthly Meeting Minutes**

Mayor Pro-Tem Cordell motioned to approve the January 13th regular meeting minutes. Commissioner Moore provided the second. The vote was 4-0.

#### **V. Continued Discussion on Fowl and Livestock**

The Town Manager gave a brief recap of the livestock situation on North Second Street. He explained that Ms. Clary had initially requested lenience, but neighbors continued to complain. A pause was put on enforcing the livestock ordinance and a survey was sent to residents in the utility bill. Ms. Clary was directed to control the chickens while the ordinance was discussed. The Town Manager added that even with a revised ordinance, Ms. Clary would not be in compliance. She was sent a notice that the issue would be before the Board at the regular February meeting and all decisions are final. The Town Manager strongly recommended that the Board take citizen comments and photos/videos provided into consideration. He requested an action be made by the Board to relieve the neighbors.

Mayor Pro-Tem Cordell added that what someone does on their own property is no concern until it hurts others. She suggested resuming action on free ranging chickens.

Mayor Black asked if the chickens were being removed completely. Commissioner Moore added that Ms. Clary was told to cage the chickens and did not.

The Town Manager explained to the Board that she will be given 10 days to remove the chickens and if not, there will be a tiered fee per day for not being in compliance.

Mayor Pro-Tem Cordell motioned to resume enforcement on free ranging chickens. Commissioner Moore provided the second. The vote was 4-0.

## **VI. Auditor's Report on the Fiscal Year 2021 Budget**

Eddie Carrick presented the findings from the Fiscal Year 2021 audit to the Board. The audit is made available on the Town website.

## **VII. Consideration of Public Works' Request of a Letter of Intent for a Backhoe**

The Town Manager explained that the Assistant Public Works Director, Charles Harper, had prepared a quote for the purchase of a backhoe for the Town. He added that the current piece of equipment being used is about 20 years old and was bought used. If the letter of intent is to be passed, no payment is due until October of 2022.

Mr. Harper came before the Board and explained that the John Deere backhoe was listed for an under market price and is the best option in regards to quality.

Commissioner Fowler inquired about the need for a backhoe before October of 2022. Mr. Harper responded that mini excavators can be used until then, but jobs will take longer.

Mayor Pro-Tem Cordell asked how the backhoe will be paid for. The Town Manager responded that he and the Board can look at funding options. He added that many requested projects will be funded by the State and ARPA funds are available. The Town Manager explained that the funding is feasible.

Mayor Pro-Tem Cordell motioned to approve the Letter of Intent for a Backhoe. Commissioner Hay seconded the motion. The vote was 4-0.

### **VIII. Discussion of the Organization of the Planning Board and New Appointments**

The Town Manager informed the Board that the Planning Board had their first official meeting in the month prior. He addressed the option of adding additional members to the Planning Board. He added that there is interest from Town residents, but the ETJ seat still needs to be filled. Mayor Pro-Tem Cordell asked if the increased size would also increase the quorum needed and the Town Manager confirmed. Commissioner Fowler asked if there was a list of those interested in joining. The Town Manager responded that there are three residents who have expressed interest informally. Mayor Pro-Tem Cordell expressed concern over attendance, referencing low attendance at CAMPER Board meetings. She suggested more alternates, but no expansion to the Board. The Town Manager added that increasing alternates would require an ordinance change.

The Board reached consensus to leave the Planning Board as is.

### **IX. Proclamation Honoring Black History Month**

Commissioner Fowler motioned to adopt a Proclamation Honoring Black History Month. Commissioner Moore seconded the motion. The vote was 4-0.

### **X. Awarding of the Contract for Town of Ranlo Water, Wastewater, Roadway and Capital Improvements Engineering and Technical Services.**

The Town Manager reminded the Board of the RFQ approval at the monthly December meeting. He informed the Board that the Town had received two proposals; Wooten Company and Aesthetics.

Commissioner Moore motioned to keep working with the Wooten Company. Commissioner Fowler seconded the motion. The vote was 4-0.

## **XI. Discussion of The Lodge and Recreation**

The discussion of the Lodge and Recreation requested by Commissioner Morton was tabled until he can be present.

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

The Town Manager announced that Town Hall and Public Works will be closed on February 21st for President's Day. Garbage will be on a one day delay.

The Town Manager gave an update on the State Capital Improvement Fund and the Department of Environmental Quality. He explained that everything is on track to get projects moving.

Public Works and the Police Department were thanked by the Town Manager for keeping things going through inclement weather.

A special meeting was announced to discuss the next fiscal year's budget on March 3rd. The Town Manager also welcomed the new Finance Director, Amanda Ellzey.

The Town Manager ended with a request to keep Commissioner Morton and his health in everyone's thoughts.

## **XIII. Comments from the Mayor**

Mayor Black inquired about the discussion for closed bids at 2300 Lowell Rd. The Town Manager explained that the Town will solicit proposals and look at what the options are moving forward.

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

Commissioner Hay elaborated on his meeting for Centralina with Mayor Pro-Tem Cordell. He explained that he got to speak with other municipalities and looks forward to projects coming to Gaston County. He informed the Board that he will keep them updated on discussions. Mayor Pro-Tem Cordell added that the Catawba Crossing is under public comment. She explained that it adds another way to get into Charlotte from Gaston County and citizens can find more information on the Town of Ranlo Facebook page.

## **XV. Adjournment**

Commissioner Moore motioned to adjourn the February 10th monthly meeting.  
Commissioner Fowler seconded the motion. 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 February 10 2022 Meeting