

**TOWN OF RANLO BOARD OF COMMISSIONERS MONTHLY AUGUST 2023
MEETING
RANLO TOWN HALL
1624 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054
THURSDAY, AUGUST 10TH 2023 7:00 PM**

MINUTES

Governing Body Present

Mayor Lynn Black
Mayor Pro-Tem Katie Cordell
Commissioner Robin Conner
Commissioner Jamie Fowler
Commissioner Doug Moore
Commissioner Wade Morton

Staff Present

Town Manager Jonathan Blanton
Town Attorney Nick Tosco

I. Call to Order

Mayor Black called the meeting to order and the Town Manager conducted the roll call. All members were present.

II. Adoption of the Agenda

Commissioner Fowler motioned to adopt the agenda for the regular June meeting. Commissioner Moore seconded the motion. The motion passed with a 5-0 vote.

III. Comments from Attendees

The Town Manager reported that there were no comments from attendees.

IV. Approval of the June 8th 2023 Meeting Minutes of the Board

Mayor Pro Tem Cordell motioned to approve the June 8th meeting minutes of the Board . Commissioner Fowler seconded the motion. The motion passed by a 5-0 vote.

V. Approval of the Revised 2023 Meeting and Holiday Schedule of the Board of Commissioners

Mayor Pro Tem Cordell motioned to adopt the revised 2023 meeting and holiday schedule reflecting the cancelation of the July 2023 meeting of the Board and the additional Independence Day holiday. Commissioner Moore seconded the motion. The motion passed by a 5-0 vote.

VI. Consideration of a Resolution of Intent to Close a Portion of East Long Avenue

The Town Manager reported that the Town recently received a request to permanently abandon and close an unopened portion of East Long Avenue. The Town Manager gave an overview of the process that would need to be followed in order to close the roadway.

Mayor Pro Tem Cordell inquired as to what the reason for the request for closure was. The Town Manager responded that a brief email was submitted simply requesting the roadway closed.

The Board discussed the 2022 rezoning of the property and access issues surrounding the property.

Commissioner Morton motioned to call for a public hearing on the matter and Commissioner Conner provided the second. The measure passed 3-2 with Commissioner Fowler and Mayor Pro Tem Cordell voting against the measure.

The Town Attorney requested that the Board vote to adopt the resolution of intent as presented to provide for a public hearing. The Board discussed the potential issue of confusion surrounding the adoption of a resolution of intent to close a portion of East Long Avenue.

Commissioner Morton motioned to reconsider the previous motion to call for a public hearing and Commissioner Conner provided the second. The motion passed by a 5-0 vote.

VII. Discussion Regarding Offers of Just Compensation and Condemnation of Ranlo Avenue

The Town Manager gave an overview of the Ranlo Avenue extension project and the need for three easements to proceed with the advertising and bidding of the project. He reported that the Town had been unsuccessful with securing the three easements and recommended moving forward with resolutions to condemn and make offers of just compensation to the property owners for these easements.

Mayor Pro Tem Cordell motioned to approve the offer of just compensation as presented by the Town Attorney to Lynn Black, Southern Harvest Land Corporation, and Sybill Tidwell. Commissioner Moore provided the second. The motion passed by a 5-0 vote.

Mayor Pro Tem Cordell motioned to approve the resolution of condemnation for certain property owned by Lynn Black on Ranlo Avenue. The second was provided by Commissioner Fowler. The motion passed by a 5-0 vote.

Mayor Pro Tem Cordell motioned to approve the resolution of condemnation for certain property owned by Southern Harvest Land Corporation on Ranlo Avenue. The second was provided by Commissioner Moore. The motion passed by a 5-0 vote.

Mayor Pro Tem Cordell motioned to approve the resolution of condemnation for certain property owned by Sybill Tidwell on Joselynn Drive. The second was provided by Commissioner Moore. The motion passed by a 5-0 vote.

VIII. Ratification of Lead Service Line Grant Application through NCDEQ

The Town Manager gave an overview of a grant the Town is pursuing to identify lead service lines throughout the Town. Commissioner Moore motioned ratify the lead service line grant application and Commissioner Fowler provided the second. The motion passed by a 5-0 vote.

IX. Resolution Approving the Intent to Finance Public Works Vehicles

The Town Manager reported that the Town secured financing through Truist to purchase new vehicles for the Public Works Department. The Town Manager explained that this funding was approved by the Board in the fiscal year 2024 budget and that a resolution is needed to finalize the loan.

Commissioner Moore motioned to approve the resolution and Commissioner Morton provided the second. The motion passed by a 5-0 vote.

X. Appointment of Interim Town Clerk

Commissioner Morton motioned to appoint the Town Manager as the interim Town Clerk and Commissioner Morton provided the second. The motion passed by a 5-0 vote.

XI. Town Manager's Report

The Town Manager reported that the Mountainview Grove project, which will construct ten new homes on Mitchem Road, is moving forward. He reported that the project has been ongoing since 2014 and that all necessary permits and easements have been secured. Mr. Blanton provided drawings and renderings of the project to the Board.

Mr. Blanton gave an update on renovations at The Lodge. He reported that things are moving quickly and that the building will undergo ADA upfitting within the upcoming days. Mr. Blanton stated he is hoping to have the project complete by October 1.

The Town Manager stated that the electronic water meter upfitting project recently was completed and that the meters are operating at a 99% accuracy rate.

Mr. Blanton stated the Fulbright-Wagner Park recently opened after renovations and that Gardin Park will soon be undergoing renovations. He noted that these projects were made possible thanks to direct allocations from the General Assembly.

The Town Manager thanked the Board, the sponsors, and the community for their support and participation of the Town's 60th anniversary celebrated. He also noted the great success of the recent National Night Out and the upcoming Back-to-School Drive sponsored by the Police Department.

Mr. Blanton closed by noting the upcoming closure of Town Hall and Public Works in observance of Labor Day.

XII. Comments from the Mayor and the Board

The Mayor inquired about prior playground equipment that was removed and the Town Manager stated that the equipment was surplus. The Mayor stated that he would like to see more connectivity between the Community Building and the splash-pad.

Commissioner Fowler inquired about the recent water meters and the success in reducing the Town's lost water. The Town Manager reported that the replaced meters were over ten years old and not reporting accurate readings. He stated that the Town's lost water report decreased from approximately 30% to approximately 10%. The Mayor confirmed that the Splash Pad and municipal buildings are metered off.

Commissioner Fowler reminded the Board about the upcoming Metropolitan Planning Organization meeting at Gastonia City Hall on Friday, August 18.

Commissioner Moore and the Town Manager noted the success of the open house at the Volunteer Fire Department. Commissioner Moore noted the loss of a recent member of the Department.

Commissioner Fowler motioned to reconsider the adoption of the agenda and Commissioner Moore seconded the motion. The vote to reconsider passed by a 5-0 vote.

Mayor Pro Tem motioned to amend the agenda to add a closed session for attorney client privilege. Commissioner Fowler seconded the motion. The motion passed by a 5-0 vote.

Commissioner Fowler motioned to go into closed session pursuant to North Carolina General Statute 143-318.11(a)(3) for attorney client privilege. Mayor Pro Tem Cordell provided the second. The vote passed by a 5-0 vote.

XIII. Motion Return to Open Session and Motion to Adjourn

Mayor Pro Tem Cordell motioned to return to closed session and Commissioner Conner provided the second. The vote passed by a 5-0 vote and the Mayor noted that no action was taken during the closed session.

Commissioner Moore motioned to adjourn the August 10th meeting of the Board. Commissioner Fowler provided the second. The vote passed by a 5-0 vote.

ATTESTED TO:

Mayor Lynn Black

Recorder and transcriber of the minutes for the Monthly August 2023 Meeting.