

RANLO BOARD OF COMMISSIONERS REGULAR FEBRUARY 2021 MEETING
RANLO TOWN HALL
1624 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054
Tuesday February 11, 2021
7:00 PM

MINUTES

Governing Body Present:

Mayor	Lynn Black
Mayor Pro-Tem	Katie Cordell
Commissioner	Robin Conner
Commissioner	Jamie Fowler
Commissioner	Effie Locklear
Commissioner	Doug Moore

Staff Present:

Town Manager	Jonathan Blanton
Finance Director	Lieke Janssen

I. Call to Order and Roll Call

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

Mayor Black offered the invocation.

II. Adoption of the Agenda

Commissioner Fowler motioned to adopt the agenda and Mayor Pro-Tem Cordell provided the second. The vote was 5-0.

III. Approval of the January 14, 2021 Board of Commissioners' Regular Meeting Minutes

Commissioner Moore motioned to approve the January 14, 2021 Board of Commissioners' Regular Meeting Minutes. Commissioner Locklear provided the second. The vote was 5-0.

IV. Comments from Attendees

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

V. Consideration of The Wooten Company's Contract and Construction Service Proposal

The Town Manager presented a contract for construction services from The Wooten Company for needed repairs for Boulder Court. Mr. Blanton explained that the contract totaled \$121,700.00 and provides for the drafting, management, and administration of the bidding for the project, as well as on-site engineering oversight for the duration of the repairs.

Mr. Blanton reviewed potential financing options and inquired as to how the Board would like to proceed. Mayor Black inquired as to the current condition of Boulder Court. The Town Manager cited the findings from The Wooten Company's January presentation to the Town.

Commissioner Moore cited specific concerns of the infrastructure of the road and the Mayor commented that given the current state of the economy, now would be an appropriate time to proceed. Mayor Pro-Tem Cordell stated that it would be wise to act on the project promptly.

Commissioner Conner motioned to approve the contract as presented from The Wooten Company and Mayor Pro-Tem Cordell seconded the motion. The vote was 5-0. The Board discussed funding of the project and the responsibilities of the engineering firm in reference to internal and external oversight.

VI. Review of Revised Fee Schedule and Ordinance Review for Bulk and Excess Garbage

The Town Manager presented the revised fee schedule and draft ordinance for bulk and excess garbage pick-up for the Board's consideration. Mr. Blanton explained that bulk items would be picked up once a month and an additional fee would be assessed if a resident scheduled an additional pick-up. The Town Manager also requested the Board amend the fee schedule to provide a fee of \$9.00 for an additional third garbage can.

Commissioner Fowler noted that the Town provides a trailer once per year, free of charge, for residents who wish to dispose of large and bulk items. Commissioner Locklear inquired as to how these policies would relate to a clean-up month. The Town Manager responded that this would coincide with a clean-up month in April.

Mayor Pro-Tem Cordell inquired as to how electronic items should be appropriately disposed of and various options were discussed. Commissioner Conner noted that Goodwill accepts used computers.

The Board reached consensus to have a public hearing on March 11, 2021 to review the draft ordinances.

VII. Presentation of Ordinance Proposal Prohibiting On-Street Parking

The Town Manager presented a draft ordinance prohibiting parking on certain streets within the Town. Mr. Blanton noted safety concerns from the Ranlo Fire Department regarding congestion of on-street parking in the Mountain View Community. He spoke to various options for the Board to consider addressing the issue.

The Mayor noted that signs were once used to limit parking in the Mountain View Community and the Town Manager stated that additional signing would be needed if revisions were made to the ordinance. Mr. Blanton inquired as to if there were additional streets that the Board would like to see added.

The Mayor noted that Park Drive and Ridge Avenue would need to be included. Commissioner Fowler expressed concerns regarding on-street parking where vehicles are blocking sidewalks. The Town Manager noted that this issue can be addressed with ordinance revisions.

Mayor Pro-Tem Cordell expressed concerns with limiting parking under specific guidelines and the enforceability of the limitations. Commissioner Moore added that double-parking on each side of the road is the biggest challenge that the Fire Department faces, as well as parking in front of fire hydrants. Mayor Pro-Tem Cordell furthered that the issue of large delivery trucks also causes concerns with on-street parking.

The Town Manager noted that the list before the Board is a draft and that dead-end roads are also of the utmost concern. Commissioner Fowler noted Billy Ray Fulbright Way would also need to be considered, due to the proximity to the Ranlo Fire Department. Commissioner Moore concurred.

Commissioner Conner noted that it may be beneficial for the Town to have public parking for residents to utilize. The Board discussed potential sites for future public parking spaces throughout the Town, including local churches, the Lodge and the Town Hall parking lot.

The Board reached consensus to hold a public hearing on March 11, 2021 to review and adopt the revised draft ordinance for no on-street parking.

VIII. Ratification of the Town's Stormwater Management Plan for Renewed MS4 Permit

The Town Manager requested that the Board ratify the Town's revised Stormwater Management Plan for submission to the North Carolina Department of Environmental Quality in order to continue assessing stormwater fees and renew the Town's Municipal Separate Storm Sewer System Permit.

Commissioner Locklear motioned to ratify, and Commissioner Moore provided the second. The vote was 5-0.

IX. Preliminary Budget Discussion and Goal Setting from Mayor and Commissioners for Fiscal Year 2022.

The Town Manager reviewed the proposed budget planning schedule for fiscal year 2022 and inquired if there were any specific projects that the Board would like to consider funding.

The Mayor and Commissioner Locklear provided input on the funding of a Recreational Director and recreational programs. Commissioner Fowler stated that renovations of The Lodge would also be an expenditure to pursue.

Commissioner Conner stated that a sign would need to be funded to be installed at Gardin Park. Commissioner Conner also stated her desire to see a scholarship funded in memory of Beatrice Gardin for Warlick Graduates. Commissioner Conner gave an overview of Mrs. Gardin's life, legacy, and the history of Gardin Park.

Commissioner Conner reviewed the benefits of Warlick Academy and how the school assists students to help attain graduation. Commissioner Conner motioned to proceed with a \$7,500.00 scholarship to a graduate of Warlick to assist with college expenses in honor of Beatrice Gardin. Commissioner Locklear confirmed that Commissioner Conner wished to

see this expenditure funded in the current year budget. Commissioner Locklear also inquired as to funding availability for the project.

The Town Manager advised that there may be legal hurdles that he would research and bring back to the Board for review. The Board discussed the issue and the benefits to the Town.

Commissioner Fowler and Mayor Pro-Tem Cordell confirmed that these funds would be exclusively for those students wishing to pursue higher education. Mayor Pro Tem Cordell spoke to the benefits of the scholarship and provided a second to the motion. The vote was 5-0.

X. Town Manager's Report

The Town Manager thanked Kintegra for their recent COVID-19 testing site in Ranlo and commended the Public Works Department and the Police Department for their assistance. Mr. Blanton also announced that he is currently coordinating with the Red Cross to host an upcoming Blood Drive.

Mr. Blanton thanked the Police Department for their recent efforts, as well as all of the Town's employees.

The Town Manager gauged the Board's interest on renderings for potential branding and logos of the Town from GarlandBurks Marketing. The Board made comments and gave input on the design and Mr. Blanton confirmed that he would forward the input to the marketing firm.

XI. Comments from the Mayor and from the Board of Commissioners

Commissioner Conner noted that she was unable to attend the recent MPO meeting and the Town Manager offered to attend when Commissioner Conner is unavailable.

The Mayor inquired as to how the Town wished to proceed with ball-teams for the upcoming year. He voiced his support of the program and desire to see the program continue this year.

Commissioner Conner brought attention to February being Black History Month. She spoke to the pride she has in living in Ranlo and her experiences throughout her tenure and residency in the Town.

XII. Adjournment

Commissioner Locklear motioned to adjourn the meeting and Commissioner Moore provided the second. The vote was 5-0.

ATTESTED TO:

Mayor Lynn Black

Recorder and transcriber of the minutes for Board Meeting on February 11, 2021