

**TOWN OF RANLO**  
**BOARD OF COMMISSISONERS**  
**REGULAR MEETING**  
**JANUARY 9, 2020**

A regular board meeting of the Ranlo Board of Commissioners was held Thursday, January 9, 2020 at the Ranlo Town Hall. The Ranlo Board consist of the following:

Mayor Lynn Black

Commissioner Doug Moore

Commissioner Jamie Fowler

Commissioner Effie Locklear

Commissioner Katie Cordell

Commissioner Robin Conner

Other(s) Present: Interim Town Coordinator/ Jason Green

Town Attorney: Jim Windham

Finance Director, Tracey Smith called the roll all Board Members were present except for Commissioner Cordell who was on telephone conference for the meeting. Jack Green gave the invocation.

**I. Approval of the Minutes/Board of Commissioners**

Commissioner Locklear made a motion and Commissioner Moore seconded, same passed unanimously.

**II. Motion to adopt proposed agenda (additions and or deletions)**

Mr. Green said he needed to add one from section 8 chapter 8 – 8001 that we would have to have a public hearing on that as well if you could just add that to your agendas.

Commissioner Cordell made a motion to accept and Commissioner Moore seconded same passed unanimously.

**III. Citizen Concern: 5-minute time limit**

None

**IV. Comments from citizens: 3-minute time limit**

Mayor Black called on Shim Jones I live in Belmont, but, I own property at 31 Maple that has been vacant for about a year I found this letter taped on the door a few months ago where it said someone illegally turned the water on I have been using that for storage and now I have a \$250 fine for water tampering and I'm not even ready for the water to be on in that house I also own two other homes in Ranlo so I'm disputing the \$250 fine I did not do it and I'm not ready for the water to be on no one has been in the house no idea who could have done it. Commissioner Locklear asked did anyone tell about the meter reading and Mayor black asked CJ Harper if there was any water used? Mr. Harper said I could not tell you and

Commissioner Locklear asked if we could table this until we got more information?

Commissioner Locklear asked if there were no people in the homes beside of his Mr. Jones said there is only one beside it. CJ Harper said he would get Ethan to run a profile on the system tomorrow. Commissioner Locklear stated to Mr. Jones hold off paying and just let us investigate and get back with you. The board agreed. Mayor black then called on Misty Voner to come to the podium. Misty advised she lived at 92 Crescent Avenue she said her issue was and it was her fault that she had lived in her house for almost 5 years and has never had water disconnection it was really just 34 minutes passed the due date and she was about to have supper with her husband and she realized and so she got on line immediately paid the bill I was 34 minutes late and the next day it was still disconnected and I was here to ask for a waiver just please that went into my rent money. Commissioner Locklear said I make a motion that we excuse at this time, but we can't be setting a presence and Commissioner Fowler seconded same passed unanimously. Misty asked could she just had that applied to her bill for this month and Mayor black said I think we could probably do that as opposed to giving you your money back the board agreed just to apply to her next bill. Mayor black then called on Jessica Haley to come to the podium. Ms. Haley stated she lived at 5201 Sunriver Rd. Ms. Haley said she recently went from her notes from some previous meetings and several items that have come up before in here have seem to fallen off the radar in May 2018 a biodiesel company was planning to move to the American Metal Fabricator property they were going to use the railroad and there was a speaker here that night and it doesn't look like anything is changed what happened with that? In January of this year it was reported that his study was completed about the possibility of reopening the water plant and selling to Dallas and Stanley and lowering our rates I was denied a copy of the study because it was an ongoing project but rumors are that the project was squashed is that true? In May of this year there was a brief discussion involving the countywide community block grant which would help citizens with repairs to their homes we were told that notification about how to apply would go out with the water bill and there hasn't been any further discussions about this at a board meeting did we miss out on that opportunity? And Boulder court need I say more that has been brought up numerous times and it is still a mess a formal letter was supposed to go to LGI in August to make sure that they got taking care of before they completed the building and it hasn't been discussed in here and the people who lived there have been dealing with it for two years and the whole town is going to be on the hook for it if LGI is not held responsible. Finally my favorite subject finances I assume we are still waiting for audits for the last three years they are supposed to be completed by October 31 of every year and I spoke specifically about this issue and the upcoming deadline at the last meeting our balances are declining and no long-term plans have been shared without the audit you can't have a complete picture of what's going on is this a top priority? I know this board is just getting started and we have all heard about the staffing of people so it might take a little bit to resolve things but, these are old items hopefully there is some quick answers and if not I think these need to be added to your to do list. Commissioner Moore said I can respond on the biodiesel the company back out he was going between several other towns trying to find the best deal and finally out his shareholders back out on him so he did not have the funds to do it. Ms. Haley said so is the railroad still not going to upgrade? Commissioner Moore said we just got told today that is



going to contract with standard distributors hauling their stuff to Modena so they may upgrade the crossings in that area Ms. Haley said I'm talking about Ryan Oakland and Commissioner Moore said I'm not sure about that I will make a phone call tomorrow and see if they are still planning on upgrading that. Commissioner Moore said the water plant we made contact with Stanley about two and half weeks ago to see if they were still interested in joining in they said they are still going to do it but they have put it on hold because they had a \$2 million project that they are working on. Ms. Haley said it sounds like there are some things coming up with the citizens should look forward to.

#### **UNFINISHED BUSINESS**

##### **V. Budget Amendments**

Mr. Green said I submitted to the Mayor and Council a budget amendment for the purchase of the new garbage truck that was purchased several months back and now it is just an amendment to the budget so the money can be for the purchase of the truck the truck has been ordered and should be here by the end of January that is to just make money back to the public works line item so that we can purchase the truck. Commissioner Locklear made a motion and Commissioner Moore seconded the same passed unanimously.

#### **NEW BUSINESS**

##### **VI. Reports from departments**

CJ Harper gave the report for the fire department. Mr. Harper said we are planning to do a memorial brick flagpole area where any prices to see if the community would like to donate and purchase a brick and that brick would then be embedded around the flagpole we should be getting the prices within the next month and hopefully I can come back next month with the prices if anyone is interested. Mr. Harper then went ahead and gave the public works department report. Mr. Harper said the crew has been working on storm drains and working on the Police range he stated that one storm drain have been clogged for 20 years and they finally found it and got it open and it is now relieving a problem on one neighbor we have had about four water leaks and yesterday we had a major sewer repair which took about six hours within the last three weeks we have ran three garbage trucks. The DOC has replaced two of our inmates that we work, and they have given us one extra one, so we are now up to five trustees and two work release which is helping us out workload wise. Mayor Black then called on finance director Tracey Smith. Ms. Smith gave the financial report for the month as follows: BB&T Concentrated \$811,520.34, Payroll \$11,692.38, NCCMT General \$2,316,482.21 and Powell \$397,075.04. Mayor Black called on Leah Hames to give the recreation report for the 2019 year. Ms. Hames said she and Commissioner Locklear were meeting next week to come up with dates for activities for this upcoming year. Ms. Hames said they had started a coed volleyball team and we play at the Ranlo Church of God on Thursday nights at 6:30pm. And we will start youth sports sign-ups January 27 and that is for soccer, T-ball, baseball, and we are going to try football again as well as cheer and dance. Mayor Black called for the police department report and Asst. Chief Lunsford said he was going to table the report for this month because they needed to talk about radios.

##### **VII. Discussion on new Police Radios**

Lunsford said the radios that they currently have will no longer be any good of April or May the county Police Department who dispatches us is going to the Viper 800 system therefore we need to replace our radios both our WT's and in the car radios I have asked the county

police assistant chief and some other guys from the radio shop with the county to come in, in case you have any questions we also have some price quotes that we have gotten and I'm going to ask them to come up and if you have any questions they can give you all the information of the dates and times when this will go into effect. Mayor Black asked are we going to be without radios at any point? The County assistant police chief said that is a good question the current radio system will be up in effect until a switchover which we anticipate to be sometime in April it originally was going to be in March now it may be April at worst may at which time I will actually migrate to the Viper radio system. The current radio system that Gaston County uses will no longer be in effect after that. Mayor black asked then we need to get ours changed before this date. The assistant chief said yes sir this is been a plan that is been in place the County formed a team in 2013 to research a new system for Gaston County Public Safety the system that we are using right now has come to the end of its life. In 2016 we actually determined we would go to the Viper system and once that decision was made the County manager's office was very active in making sure that all of our municipal partners were aware that this was coming and sent out a number of letters and municipal forms and things of that nature to inform all of our partners to prepare that this was coming and we actually thought it would be a year ago but will project you know how that goes it got pushed back a little but, it is time to switch we are actually in the construction phase right now we actually have companies that are hanging equipment on the towers this will be going on throughout early winter and hopefully by springtime be migrated to that system. Mayor black and if they already had all their cars equipped? He stated they are no tall equipped we have purchased all the equipment as well as all the other municipal partners throughout the county have made their purchases. Commissioner Connor asked what was the cost? Assistant chief Lunsford said what we are looking at if we go with what the county is offering a one-year contract as far as maintenance we are looking at \$108, 751.50 and that would cover everything for the first year or we could do the five year and the maintenance and everything would be \$142, 165. 26. They have to be updated and the county police actually pays for the software to update these radios ever so often and they have offered if we go with the same company they can come in and do our updates with the template the county provides so that would save us some money. Commissioner Fowler said if we do not go with this then we would have to dispatch our own calls. Assistant chief Lunsford said yes and to use the radios we have now would cost that per year. Commissioner Locklear asked if there were any grants available and Lunsford said no ma'am. Mayor Black asked what was the possibility of us getting radios in before the deadline? Lunsford said if we go with Motorola solutions which is what the county is using and a bunch of the other agencies he guaranteed us he would have us up and running before the date that these were no good it is something we need to act on quick so he can get started in ordering equipment and get it in place. Commissioner Moore said I make a motion that we do the five year plan and that way we can go ahead and get it out of the way and don't have to budget for it the next year and Commissioner Locklear seconded same passed unanimously.

**VIII. Set Public Hearing for amending ordinance 9-4032 and adding ordinance 3-4003**

Commissioner Moore said and adding the other ordinance that was given to us 8-8001. Jason Green said we were thinking of January 27 which would be a Monday night at 6pm.



Commissioner Moore made a motion and Commissioner Locklear seconded same passed unanimously.

**IX. In REM demolition ordinance**

Mr. Green said we have had several calls on the Crescent Avenue house it has already been voted on and is already been signed we have a contractor that will come in and do the destruction on that. The address of 4536 Stone Mountain Dr. the league is came in and spoke with us about demolition of that which is the one that burnt the letters have been sent out and we have not had any response back they have until the 15<sup>th</sup> of this month to respond that either they will take care of it will come back to us and of course we would have to go our routes with liens and such the issue that we are having is that tonight is our regular meeting night their time runs up on the 15<sup>th</sup> I would just like to ask the board's permission with contingent to not responding on the 15<sup>th</sup> that this order can go through to go ahead and take this house down the league his stated this house is a danger and that it immediately needs to come down on but we are at the 15<sup>th</sup> of their grace I would just ask the board that is soon as this becomes available as the town we can act on it immediately versus letting it drag out for another month until the next Council meeting. Commissioner Moore said I make that motion contingent upon respond back by the 15<sup>th</sup> of the month at 5 PM and Commissioner Fowler seconded same passed unanimously.

**X. Reports from Mayor and Commissioners**

Commissioner Moore said he would like to have the engineer that we put on a retainer introduced tonight Mr. Johnny Denton. Mr. Denton came to the podium and gave information about his experience and background. Mr. Denton stated that he did not feel like the quote that was given was a fair amount since we did not have that much work that the present time so he would like to reconfigure that to be more suitable to the town and would be available for anything we have.

**XI. Closed Session**

Mayor Black asked for a motion to move into closed session and Commissioner Locklear made a motion Mayor black asked for a second and attorney Jim Windham advised the mayor to make sure that motion stated specifically for personnel matters Mr. Windham said I know it is on the agenda but there could be folks that do not see that on the agenda. Mayor black said motion for closed session for personnel matters Commissioner Locklear made a motion again and Commissioner Moore seconded same passed unanimously.

**XII. Any Motions pertaining to Closed Session**

Mayor Black asked for a motion to come out of closed session.

Commissioner Locklear made a motion Commissioner Fowler seconded same passed unanimously. Mayor black said concerning the EAP is any type of motion need to be made and Commissioner Moore said I will make a motion that we go with McLaughlin and Young for the employee assistance program and Commissioner Cordell seconded for the six visits same passed unanimously. Mayor black said the next item would be for a pay raise for CJ Harper for the public works director and Commissioner Moore said I would like to make a motion to raise Charles Harper to \$20.50/hr. As a fill-in as the public works director at this time and Commissioner Cordell seconded same passed unanimously.

**XIII. Adjournment**

Mayor Black asked for a motion to adjourn Commissioner Locklear made a motion and Commissioner Moore seconded same passed unanimously.

**ATTEST:**

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**Mayor Lynn Black**

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**Recorder and transcriber 01-09-2020, Finance Dir/Clerk, Tracey H. Smith**