

**TOWN OF RANLO BOARD OF COMMISSIONERS REGULAR MONTHLY MEETING
THE RANLO LODGE
2000 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054
THURSDAY, JUNE 24TH 2021 6:00 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
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I. Call to Order and Roll Call

Mayor Black called the meeting to order and Town Manager Jonathan Blanton conducted the roll call. Commissioner Conner was not present at the time of roll call.

Mayor Black offered the invocation.

II. Adoption of the Agenda

Commissioner Fowler motioned to adopt the agenda and Commissioner Moore provided the second. The vote was 4-0.

III. Approval of the June 10th 2021 Board of Commissioners' Meeting Minutes

Mayor Pro -Tem Cordell motioned to adopt the June 10th 2021 Board of Commissioners' Meeting Minutes. Commissioner Moore provided the second. The vote was 4-0.

IV. Comments from Attendees

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

V. Continued Discussion of Changes to Fiscal Year 2022 Fee Schedule

The Town Manager reported that he had reviewed Commissioner Fowler's recommendation to increase utility deposits to \$100.00 for tenants and \$85.00 for homeowners. Mr. Blanton reported that municipalities handle the matter differently across Gaston County and across North Carolina. He stated that the matter would be at the discretion of the Board.

Commissioner Fowler stated that the deposit would be used to provide for a security deposit for excess items left after the occupant vacates the property. He discussed issues he had observed around the Town and reaffirmed his support of the measure. The Town Manager stated that this would apply to customers who sign up for services after July 1.

Commissioner Moore stated he would like to see the deposits raised to \$100.00 for tenants and \$85.00 for homeowners. He provided a motion reflecting the same and Commissioner Fowler provided the second. The vote was 4-0.

VI. Public Hearing for Revised Updates to the Code of Ordinances to Comply with New Requirements of North Carolina General Statutes Chapter 160 D

Commissioner Moore motioned to open the public hearing and Commissioner Fowler provided the second. The vote was 4-0. The Town Manager gave an overview of the ordinance changes that revise the Town's ordinance to reflect revised citations from 160-A to 160-D throughout the Town's Code of Ordinances. No person wished to make a comment on the proposed ordinances.

Commissioner Conner joined the meeting at approximately 6:20 pm.

Commissioner Moore motioned to close the public hearing and Commissioner Fowler provided the second. The vote was 5-0.

VII. Approval of Budget Amendments for the End of Fiscal Year 2021

The Town Manager gave an overview of the first round of the end of the fiscal year budget amendments. Commissioner Moore motioned to approve the budget amendments and Commissioner Fowler provided the second. The vote was 5-0.

VIII. Consideration of Addendum to the Town Manager's Employment Agreement

The Town Manager presented an addendum to his employment agreement which provided for a proposed dual appointment as Town Manager/Town Attorney effective July 8, 2021. Mr. Blanton explained that the addendum delegates the Town Clerk responsibilities away from the Town Manager and to the newly created Town Clerk position. He also noted that the addendum amends section eight of the employment agreement to decrease his salaried benefits allowance by 25%, from \$10,000.00 annually to \$7,500.00 annually.

Commissioner Locklear motioned to approve and Commissioner Moore provided the second. Commissioner Fowler commended the Town Manager for his performance and thank him for his service to the Town. He stated that he was opposed to Mr. Blanton's request to decrease his salary and remarked how appreciative he was for the job that Mr. Blanton was doing. Mr. Blanton thanked Commissioner Fowler and reiterated his request to the Board to approve the addendum as presented.

Mayor Black called for a vote and the motioned failed by a 2-3 vote. Commissioner Moore and Commissioner Locklear voted in favor of the motion with Mayor Pro-Tem Cordell, Commissioner Conner, and Commissioner Fowler voting against.

Mayor Pro-Tem motioned to approve the addendum without the inclusion of the decrease salaried benefits provision of Section 8 and Commissioner Conner provided the second. The motion passed 4-1 with Commissioner Locklear voting against the measure.

IX. Approval of Utility Write-Offs

The Town Manager presented the Board of Commissioners with a list of delinquent utility accounts that were being prepared to be sent to the State of North Carolina to be written off. Mr. Blanton explained the Town has exhausted all measures to recover the amounts and that all accounts are over

ten-years old. Commissioner Fowler motioned to approve and Mayor Pro- Tem Cordell provided the second. The vote was 5-0.

X. Town Manager's Report

The Town Manager began his report by bringing attention to the recent direct appropriation included in the initial North Carolina General Assembly Budget. Mr. Blanton noted that \$2,824,2000 was included for water/wastewater improvements and that \$2,208,500 was allotted for ADA accessibility upgrades and infrastructure repairs. He thanked Senator Kathy Harrington and Representative John Torbett for their support and inclusion of these measures.

Mr. Blanton also announced that the Town has been allocated \$1,168,982.22 in grant funds from the American Rescue Act. He stated that he had been working with the Department of the Treasury and the State of North Carolina to secure these funds for the last three months. He explained that half of the funds would be available by the end of the summer and the remainder one-year after the first disbursement.

The Town Manager also announced that the University of North Carolina at Charlotte had agreed to undertake a comprehensive report to research and prepare a spending plan that includes a comparative study of how other municipalities are expending similar funds and present all eligible options for expending the funds.

Mr. Blanton also noted that he had secured all legal documents from former Town Attorney Jim Windham's office and that the attorney-client relationship had officially ended.

XI. Comments from the Mayor and Board of Commissioners

Mayor Black noted the upcoming God and County Day at the Ranlo Church of God and encouraged everyone to attend.

XII. Motion to Adjourn

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

ATTESTED TO:

Mayor Lynn Black

Recorder and transcriber of the minutes for Rescheduled Special June 24th 2021 Meeting