

**TOWN OF RANLO
BOARD OF COMMISSIONERS
REGULAR MEETING
MAY 8, 2014**

A Regular Meeting of the Ranlo Board of Commissioners was held Thursday, May 08, 2014 at the Ranlo Town Hall. The Ranlo Board consists of:

Mayor Steve Alexander

Commissioner Linda Rhyne
Commissioner Effie Locklear
Commissioner Jamey Jones
Commissioner Gail Tiderman
Commissioner Jamey Carver

Others Present:

Town Attorney Jim Windham
Town Coordinator Charles Graham

Mayor Alexander called the meeting to order. Mayor Alexander also stated this meeting started at 6:30 p.m. for a special on the upcoming budget. After the budget discussion we will go into the regular agenda.

Town Clerk Tesha Palmer called the roll. All were present except for Commissioner Locklear who was absent at roll call and Commissioner Jones who came in after roll call.

1. Budget Work Session

Town Coordinator Charles Graham asked if he could before he addresses the new budget. I provided you at your seat an expenditure sheet up to date for the current year budget. So, if I may, can I go ahead and address that for a moment. What I did, I know in your agenda packets I gave you an expense sheet but since that as of today Tesha and I have paid all the bills up to today. For the line items that I'm authorized to make transfers, I have made those as of today. I wanted to provide this for you so that you can study and digest between now and June. When you look at this you will see what funds we have left for the balance for the current fiscal year. We have about eight weeks left in that, you will see a lot of line items with little or no money left in them. Obviously over the next eight weeks we will still have expenditures. So I wanted to go ahead and alert you. I have transferred most all funds that I am authorized to transfer on my own. At the June meeting hopefully we will be adopting our proposed budget for the next fiscal year. We will have to close out this budget and some of the line items, I will likely have to request from the Council to approve the transfer of funds out of contingency to cover expenses for this last eight weeks and/or from one fund to another to cover the expenditures if some other line items go into the negative. Hopefully there will not be many more of those but I anticipate there

will probably be some. I wanted you to have this to take this with you as of tonight to let you know. You can see clearly what's left for the final eight weeks of the current budget year.

Mayor Alexander asked: these figures with the minus does that, Mr. Graham said that one I did not move-are you referring to the \$4,316.00 under the property/liability in administration budget? I did not transfer anything for that. That one is in the negative and remains in the negative by \$4,316.00 these expenses were incurred prior to my arrival, my understanding it was associated with some lawsuits and property loss liabilities. As of June, I will see if there are other funds here without dipping into the \$8,000.00 contingency for me to wipe that out. I didn't want to do it at this point because I know I will incur more expenses in the next eight weeks, whatever is still left in that one-that will be one of the ones I will request a payment out contingency and it will take about half of that contingency to pay that. Other than that I don't think there's any more negative, but you will see a lot of very low balances and the line items in every fund. Well, I apologize. There will be some negatives in the police budget that Chief Anderson and I will have to work through to finish out there. He anticipates again in his that there will be some that will need to come out of contingency or out of the administrative general fund one or the other. While we deal with that in June I will let him explain those. Really I gave to you to digest for later. So if you don't have any other questions at this time. We can talk about the proposed budget for next year. When I distributed the proposed budget I gave you that lengthy explanation that I had given, and I wanted to do that far ahead of this meeting so that everybody can look at things. You can propose questions, discuss among yourselves, any changes, any suggestions from my proposed budget and this is-I know scheduled as a short budget work session, just so we can raise the issue that we have to deal with and what I propose after we discussed things here. If we need to do another special meeting that we do it week after next, that will be the week of May 19 through the 23rd. Maybe an evening meeting sometime that week to work out any details so as of the June meeting we can have an adoption without extensive further discussion. Otherwise, we will probably have to have another special meeting in June. Hopefully by talking about it a little tonight and then schedule a special meeting that week if we need to, we will have everything worked out by the regular June meeting. I don't have a whole lot other comments at this point, I guess I'm asking the Council to raise questions or make suggestions. So that's the purpose of this.

Commissioner Carver asked about the line item for his salary that he donated back. Did we ever figure out anything?

Mr. Graham stated Tesha and I have talked about it we posed that to the CPA. We do not have a definite answer yet. We've got two other issues that have come up, so we have got to schedule another meeting with the CPA. I apologize but I did not have the answer tonight, but we will figure it out exactly what it is and I will let you know.

Commissioner Carver said thank you.

Commissioner Carver asked have we checked into changing over to fuel man.

Mr. Graham asked Ms. Palmer if she has had time to look into that.

Ms. Palmer stated no.

Mr. Graham stated we have been-she's been working on several cost saving things. We have made some changes with our phone service, pager services so that we're going to be saving about half on those bills over the next year. I have looked into our contract for uniform services for public works and have discovered that it has a substantial penalty for early cancellation and I have had some conversation and haven't been able to do anything with that. Other contracts like that we have been working on. So to answer your specific question; no we have not gotten to the fuel man yet. We have made progress on two or three discovered we couldn't make progress on that. The small contract that we have for the water service-probably best thing to do with that is to simply terminate it. I am talk about the water cooler out here. That will save us about \$35 a month. All of these are going to be \$50, \$75 and \$100 savings a month that will add up over a year. Big substantial savings, we haven't found them yet. We will look at fuel man too.

Commissioner Carver asked how much longer do we have on the payments for the trash cans and meters.

Mr. Graham stated we have four outstanding debts. I refer to them based on what they were incurred for. The garbage truck loan, we have one more payment on that for 2014. The trash cans, the meters, the patrol cars the other three. We have three 2014 2015 and 2016 on those three. 2014 will be the last one on the garbage truck; it's about \$27,000-\$26,000 a year. That one will be gone after 2014. The others will be 2014, 2015, 2016. Once all of them are gone, it will free up about \$136,000-\$137,000 total.

Commissioner Carver stated the line item on here for meter testing it has no budget amount. What is that line item for? It's under the water department.

Mr. Graham stated I understood it to be used in the event we have meters that don't seem to be working properly or testing for repairs or things like that. And if I'm wrong I will ask for help from Mr. Anderson since he was interim before me or Mr. Wall. Since we have all new meters in place at this point, I did not anticipate it.

Public Works Mr. Bryan Wall stated with the new meters-they don't actually have a testing for the new meters. The actual meter system is supposed to be able to test it as it goes in the computers this is what I'm told.

Commissioner Carver stated so we will eliminate that from the new budget.

Mr. Graham said yes.

Mayor Alexander stated he did not want to jump the gun, but this storm water concerns me because it's going down.

Mr. Graham said yes, with the line item that has been budgeted as expenditures to the storm water, those expenses exceeds revenue from the storm water revenue. Storm water charges I believe is \$0.90 a month per resident or per customer. Based on what I can see, it was reduced-cut in half sometime in the past. I'm not sure exactly how long ago but basically it generates about \$28,000 in revenue. If you look at the expenditures, it's almost at \$50,000. It is not self-sustained. What can be done about that, what has been is funds appropriated from the fund balance to cover the additional expenses and as I said in my notes when I sent this out. This probably can't continue beyond this upcoming budget year. We are going to need to do something different which would either be raise storm fees or reallocate the expenditures that have been allocated to that in the past. The expenditures that can be reallocated are some salaries and salary related expenses in there and as you are aware what we do to cover employee cost is based on the work that employees do. We allocate the salaries, the FICA, the retirement and the other expenses; group insurance those things. Among the different areas they work in for example, the billing staff in the front office that handles the billing for water and sewer, there also billing for storm water so a small portion of their salary is allocated to store water fund. So if we don't raise the fee, what we will need to do is reallocate those salary and salary expenses to try to get those expenses down closer to the \$28,000. By reallocating; that means they will be moved over from the general fund. Again, using front office staff as example their salary is allocated among utilities, storm and water. We would have to allocate some of that into the general fund under administration. So that raises the issue. If we're going to reallocate those; do we have enough revenue generated in the general fund to cover that reallocation and if not, were talking about raising the ad valorem taxes to cover that.

Mayor Alexander asked if we go back up on storm water what it was. That was about what \$48,000 a year.

Mr. Graham stated if it was back what it was it would be doubled, so we are currently generating about 28,000 so it would be about 50,000 which is about what the expenses that are in there. So that kind of, explains why it's no longer self-sustained when it was cut in half. It brought the revenue down below the expenditures that have been allocated to it.

Mayor Alexander stated so if we go back to what the storm water was to start with, we wouldn't have to affect our general fund.

Mr. Graham said yes.

Mayor Alexander stated if we have another meeting and I feel like we should address that. Because general fund everything gets general fund.

Mr. Graham said everything except for utilities, Powell Bill and storm water. Each of those has their own fund. Everything else is general fund. Yes.

Mayor Alexander also said I know you have not had time to, but we need to be sure that we're at least breaking even on trash.

Mr. Graham said yes. Now that is part of the general fund. But yes.

Mayor Alexander said. Don't forget we went up 6% and if the City does what they say it's going to do, in the next two years they will be going up 6%.

Mr. Graham said. Yes, over the next two years. We know they're going to go up 3% this year. We went up to 6% because the last two times they went up 3%, we did not raise ours. That basically caught us up where we needed to be. There is another meeting next week that I will attend with Two Rivers and maybe get clarification. But the last meeting that I had with them last month they will raise 3% this year, 3% for the next two years.

Mayor Alexander stated everyone don't forget when our expenditures is more than our revenues that will get us in bad shape right quick.

Mr. Graham said since you made that point; allow me to reiterate a couple of things about the proposed budget and the revenue projections. This year it has truly been like trying to appear in a crystal ball to project revenue for next year, we did not expect or at least when I first began the process in February. We did not expect to lose the entire state hold harmless for upcoming budget as of now we know that we have lost all of that. The county hold harmless again that was supposed to be decreasing over a period of the years. Was supposed to continue all the way into the fiscal year 2021-22 that that has been decreasing at a larger rate that was anticipated each year and I have consulted with Al Green in Lowell and the City Manager in Cherryville. All of us are having difficulty figuring out exactly how they are calculating that and why it is going down faster. I reviewed the contract that the county had with the municipality about that and discovered there is a clause in the contract. Everybody that operated off the assumption that it was going to produce a certain dollar each year, well there is a clause in the contract that allows them to increase that reduction at a percentage equal to their lost revenue from the state. So, as we know the state has been taking back more and more revenue from the counties over the past few years. They are reducing that by a larger amount then stated on the face of the contract based on that clause. How much is it going to be is like looking into a crystal ball trying to figure it out. The other managers are doing the same thing. Your comment about if our revenue is not matching our expenditures, that's the one note that I made when I distribute my proposed budget. We are somewhat not sure about projections for the hold harmless next year. It could be less than what I have projected. As far as my projection for ad valorem taxes, I have built in some want of the increase based on the information I have and other managers. As to all the other sales tax and things, I rely heavily on projections provided to us by the North Carolina league of municipalities. Most of those projections say that revenues will be flat others were going to go

down among the various sales tax revenue we received. The franchise tax revenues and a couple were going to go up slightly, according to their projection. I project in sales tax 2% or 3% increase. There are two increases that I am projecting ad valorem and sales tax revenue that I can't guarantee. That's the best way that I can put it. I just can't guarantee those and if those come down, we will have expenditures in the budget that I have prepared that will exceeds revenues. What will have to occur about midyear or into the third quarter of the year, I will have to come to the Council and asked that we do a budget amendment to appropriate funds for the general fund balance to cover those expenses. As you notice I did not put contingencies in this budget like we have in the current or have in the past. Some of you have expressed concern not to use those but the truth is the money wasn't there to use for them. Based on the projection I have. Even raising those, not being sure we are going to be receiving them the money for the contingencies is just not there.

Mayor Alexander stated as the projection is it \$80,000 that we are going down in revenues?

Mr. Graham the projection that I have made are right at \$80,000 less revenue than we had in the current year if you look back over the revenue budgeted the year before. Over the past two years the revenue that I'm budgeting are projecting for the next fiscal year is over \$300,000 less, when you consider what we budgeted two years ago. It's a significant loss.

Commissioner Carver stated he had a question for Chief Anderson about a budget line-item. The Maintenance/repair and equipment you are in the negative \$4,064.02, over your projected budget of \$2000. Why is that?

Chief Anderson stated it's because the funds has not been transferred from revenue that we have received from insurance reimbursement as of yet. The funds have been placed into revenue that we have received those are not funded or budgeted.

Commissioner Carver said the service cameras-it's minus \$7300.

Chief Anderson said yes the cameras were more than what was projected. If you look at the MDT's which is-it just says capital outlay replace, it should say replace MDT's. Those funds instead of replacing in MDT's we will be transferring that to cover the portion for the cameras and also from.

Commissioner Carver stated that will only cover a little over half of the cameras.

Chief Anderson said right. I have done the budget Amendments, I have them prepared. When I spoke to Charles today, he told me to hold off until June to turn them in. So right off the top of my head I don't know exactly. The funds we didn't spend one of them I know was MDT we did not spend to cover the cost for the cameras and I know there was another line item that we didn't spend also to cover the cameras.

Commissioner Carver stated fuel cost is way up in your department.

Chief Anderson said the mileage average is the same. The way the fuel cost is done here at these pumps, they bill us at the cost at the end of the month. If your fuel cost say is \$3.25 for the first two weeks and it jumps up to \$3.78 the last two weeks you get billed for the \$3.78 for the entire month.

Commissioner Carver asked if they use mid-grade gas.

Chief Anderson said yes

Commissioner Carver asked is the police cars (inaudible) on low octane 87.

Chief Anderson said that is correct and also echo drive them.

Commissioner Carver okay thank you, that's all I have.

Mayor Alexander said anyone else.

Commissioner Rhyne stated Mr. Graham I appreciate your help the other day getting the recreation budget (inaudible)

Mr. Graham said and you will see where that last thing I gave you, that I have made the transfers that we discussed.

Commissioner Rhyne said yes.

Commissioner Tiderman said if we are eliminating the sports next year. Can we not eliminate the utilities to the concession stand?

Mr. Graham said I imagine eliminating entirely we would have to disconnect the power. There would be some minimal charge I am sure. Perhaps you all can help me with this. I didn't know if at the special events like 4th of July any other time the concession stand maybe open, so we would have to supply utilities. And also, you mentioned eliminating the sports that doesn't mean that there wouldn't be a little league here. Volunteers can still do that outside the town's budget and we would still supply the field. If they're doing that, I would assume they would want to perhaps use the concession stand too. We would supply that with the field so that's where the utilities would be; now we can elect not to do that.

Commissioner Tiderman said would that not be on a voluntary basis if they do the concession.

Mr. Graham said the supplies obtaining whatever you are going to buy and sale and selling it. Yes that will be the volunteers doing that. It wouldn't be at the town's cost, but they use the concession stand itself unless we asked them to also collect funds to pay the utility bills then we would supply the utilities.

Commissioner Rhyne said I know recreation probably will use the concession stand occasionally, for our events.

Mr. Graham said yes that was my assumption. That's why I left the utility line in there and as I said, there's going to be some charge knowledge you totally disconnect the power to it.

Chief Anderson asked if he may finish answering the question from earlier. Those items that would cover the cost for the cameras, I did locate where those funds come from. By not purchasing MDT's by saving \$2000 in purchase of equipment we reallocated for the cameras. Also in the training line item there is \$1000.

Commissioner Carver okay thank you.

Mr. Graham stated if there are no further questions at this time does the board wish to schedule a special meeting next week to finish this discussion.

Yeses

Mr. Graham said tell me the day and we will have its official meeting that evening starting at seven.

Mayor Alexander said I would go for six senses it a budget session.

Mr. Graham said okay what day of the week.

Commissioner Jones said any day but Wednesday.

Commissioner Tiderman said I can't do it Tuesday.

Mayor Alexander said is Monday good.

Mr. Graham said Monday is good and if we need to it again. We can do it that Thursday or Friday.

Commissioner Carver asked what Monday?

Mr. Graham said Monday the 19th.

Mr. Graham asked Ms. Palmer to please remind him tomorrow that we advertised a special meeting if we don't get it into the paper tomorrow we won't get it in time for the Monday meeting. I mean if we don't get in the paper by Saturday.

Ms. Palmer said yes.

Mayor Alexander asked if everyone was ready to go into the regular meeting. The committee has already been announced.

2. Approval of the Minutes by the Board of Commissioners

Mayor Alexander asked if everyone read minutes from the meeting on April 10, 2014. Does anyone have any changes to be requested? Do I have a motion to accept? Commissioner Tiderman made motion and Commissioner Carver seconded and it passed unanimously

3. Motion to Adopt Proposed Agenda(additions and or deletions)

Mayor Alexander asked if there are any changes requested for agenda.

No one responded.

Mayor Alexander asked do I have a motion to accept proposed agenda. Commissioner Rhyne made motion to accept. Commissioner Tiderman seconded and it passed unanimously.

4. Citizen Concern: 5 Minute time limits

Teresa Moore-Bows & Hunting-not present

5. Comments from Citizens: 3 Minute time limits

Mayor Alexander stated that no one signed up for 3 minutes.

Unfinished Business

6. Public Hearing on Amendments to Zoning Ordinance

Mr. Graham stated this was the proposed amendment to our zoning ordinance applying to our R12, R15 and R10 zones. This is to address the lack of clarity in the definition of what is a farming use. Farming was a permitted use already in those zones but it simply stated farming as we discussed when we scheduled this public hearing as modern times, the state has adopted a new definition so this adopts the state definition of farming. One thing was asked of me to make a change to the ordinance that was originally discussed. We did put a provision to limit livestock operations to parcels up 3 acres or more. We have not defined that, so I defined livestock in another section. You will see that amendment where it says farming and nurseries- provided as such use that involves livestock is defined in section 82003. In this code of ordinances, it may only be conducted on parcels of land consisting of 3 or more acres. Previously I have not limited that to livestock, I just said farming. So we have limited that to strictly livestock.

Mayor Alexander said now that we have some background, do I have a motion to open up the public hearing? Commissioner Jones motioned. Commissioner Carver seconded.

Mayor Alexander stated we are now in a public hearing. Anyone wishing to approach, please do so.

Cathy Lewis-2598 Sunset Dr. stepped to the podium and stated she would like a copy of the definition of livestock please.

Mr. Graham said okay.

Cathy Lewis said also, she would like to point out this is a start on an ordinance. It does not...for your information does not adopt the state definition of agricultural. It leaves out two major points and then I want to speak about the 3 acre limit of livestock. Not knowing what the definition of livestock is. I know that there are several people in town that has backyard goats and backyard chickens. I would hate to see those people in compliance and I know city of Charlotte and city of Gastonia has backyard chicken ordinances. I would like very much for ya'll to look at that before you decide to outlaw chickens in people's backyards. Thank you.

Commissioner Carver asked what are the two stipulations left out.

Cathy Lewis said number four which is Aquaculture on the state definitions is not on the town's definition. Number seven and this North Carolina's General statutes number 106-581.1 and it is also talking about grain warehouses public or private. Thank you.

Mr. Graham stated for the record, if could read the definition of livestock. The section that references section 8-2003 of the existing ordinances and they say currently this is the law in the town, it shall be unlawful for any person to have residing in the town limits any livestock, poultry, duck, goose, turkey or any other animal which is not a common domesticated animal. Exception to this or where the zoning ordinance is allowed for the raising of livestock.

Mayor Alexander asked this is what's in check now.

Mr. Graham said yes.

Robert Lewis-2598 Sunset Dr. stepped to the podium and said just for your information there's domesticated animals like dogs, cats, is considered something totally different than farm animals, chickens, goats, cows, what not. For your information, or my personal opinion, maybe you could think about it. Goats and chickens don't really stink as bad as dogs do. I know there's a lot of people in town that's got a lot of dogs, a lot of big dogs that smell really bad. So it's really not any worse than having dogs in your yard. Thank you.

Mayor Alexander asked is there anyone else.

Commissioner Carver asked Mr. Graham if he has copy of the state ordinance for the agricultural.

Mr. Graham said the definitions are somewhat dispersed in the state statutes. The two primary ones I do have a copy of them here. They are somewhat lengthy but if you would like to look at them. Mr. Graham gave them to Commissioner Carver.

Commissioner Jones stated his main concern would be several individuals throughout the town that currently have backyard chickens that they raise the keep the eggs and stuff like that. We have several people that already have goats. I would not want to pass an ordinance that automatically exclude those and made them have to do away with something that they have had forever. With that being said, I understand that we need to get the ordinance in line with the current statues of stuff, but I don't want to make anybody have to get rid of something they have owned forever.

Mayor Alexander said everybody don't forget what you do for one you have to do for everybody. You need to be real careful the way this is worded because they'll have fenced in things-we have to be real careful, cause once you set an ordinance you have set a presence, what's good what one person does the others can do. You have to be careful with this, very careful.

Mayor Alexander asked if there was anyone else.

Myra Mays-1000 Mays Court. Stepped to the podium and asked if there's a limit on how many dogs you can have. I don't know about all this other stuff but, I know I have a neighbor that has about 15 dogs. I don't know if there is a limit on that.

Commissioner Carver stated you can call animal control and have them to address the issue.

Mayor Alexander stated the animal issues in the past have gone back to the animal control people. If we got a dog run loose or something like that, it would be the dogcatcher. We don't have anybody that polices dogs in town. I believe that's the correct answer.

Chief Anderson stated we do enforce ordinances pertaining to feces and fecal matter it is not cleaned up properly. In reference to barking I wouldn't send an officer.

Mayor Alexander stated Smell, unhealthy. Anything that is unhealthy we can't. There not fixed up, cleaned up or smell good. Let us know. About the bark-I don't know.

Commissioner Jones asked could we maybe put something in here and spell it out or clarify it just say, goats and chickens, wouldn't there be a difference between an individual raising goats to sale or whatever than an individual who has two goats on his property. Should there be a clarification between that?

Mr. Graham said his answer would be yes there is a difference between raising animals for sale-consumption or something like that than an animal considered a pet. But some peoples definition of pet are different, you have pop belly pigs, game chickens can be pets. I would reiterate what the mayor-we can obviously do something like you suggested but I would reiterate what the mayor says anticipating on everything will be difficult. Certainly I'm sure Mr. Windham will

help me try to anticipate everything. But we have to be very careful how we do this. Again, the issue that brought up the livestock to start with was residential neighborhoods and something other than what we ordinarily consider pets being in the backyard. How do you define-is one okay or two or three or five. You got to get into those questions to. It's very difficult to pick and choose one or the other; you're going to have to be comprehensive or not. That's my opinion that we can certainly ask Mr. Windham.

Mr. Windham said I think you must decide how displeased you want to be here and conceivably he could be admitted that for now on-add and delete. What you will have to find eventually an ordinance that you feel-generally what the greatest need is. It probably allows for what is already there at some degree-exactly where that is, that's up to you to decide.

Mayor Alexander said. We are already operating off the existing ordinance now. They was grandfather clause was put out for people that had things, once they went away that was the end of the grandfather clause. It gets complicated it opens up a whole new avenue.

LaVera Wentz-2414 Judith Ave. Stepped to the podium and asked what is Gastonia's ordinance on chickens?

Mr. Graham stated he has not looked at Gastonia's.

Commissioner Carver asked Mrs. Lewis do you know the ordinance on the chickens.

Mrs. Lewis stated she suggested that to the town last time, but I have not looked that up. I thought maybe that would be where you would need to start.

Commissioner Carver said thank you.

Mayor Alexander asked if there were anyone else.

No response.

Mayor Alexander asked if he has a motion to close a public hearing. Commissioner Carver makes motion. Commissioner Tideman seconded and it passed unanimously.

Mayor Alexander asked the board if they wanted to consider the proposed amendment or would you like to get other information. What pleases the board at this time?

Commissioner Carver stated father information before we vote.

Mayor Alexander said okay let's schedule. This will make future meeting to consider new information and vote on it if you wish.

Commissioners agreed.

Mayor Alexander said okay. We have considered that the proposed motion that we have decided to delay it to get further information.

7. Public Hearing on Amendments to Truck Route Ordinance

Mayor Alexander asked if he had a motion to open up the public hearing. Commissioner Carver motioned. Commissioner Tiderman seconded.

Mayor Alexander stated anyone wishing to approach the podium for 2 minutes, feel free to do so.

No response.

Mayor Alexander asked Mr. Graham to give us some background information.

Mr. Graham stated the purpose for this amendment is for the protection of the streets that in some areas of town heavy trucks traveling regularly are damaging those streets. The town doesn't have the money to repair all of them. The existing ordinance didn't really give us a mechanism to control the trucks traveling on the streets. That's the purpose of this, it would require a permit so we are aware who was there and when they were there. If they damage it they can be held responsible or required to repair the damages that they cause. If they don't retain the permits they can be fined with a civil penalty. That's the purpose of this; as far as background it's to provide us the way with being sure that we can know who is on the streets with heavy trucks for construction or whatever like that.

Mayor Alexander asked would anyone like to approach the podium.

Robbie Lewis-2598 Sunset Dr. stepped to the podium and stated he does not live in Mountain View. I have been through their and noticed it. My employment; what I do for a living. I know the streets are paved everywhere I go. They are some streets with some issues, but on a larger concern. What concerns me as a citizen are the streets in Mountain View and the streets that are designed today are designed for the most part to take heavy truck traffic. Charlotte has limits on a lot of streets. No trucks or no trucks by permit and that's from streets that weren't constructed to that standard. Today, streets are supposed to be constructed to that standard. The problem that I think Ranlo may have is not the construction of the streets, but the inspection of the streets where the work isn't being done properly and no one is being held accountable for their work. We have Park Drive out here for instance. I think the town is fixing to spend money on a street that has not been open to the public yet. It already needs work and did not get constructed properly and that's money out of the taxpayers' pockets and my pocket. Permits may be necessary-I'm not disputing that. I think the town really needs to look hard at holding people accountable for what they are billing, things doesn't last forever but they should last longer than what it is. Thank you.

Cathy Lewis-2598 Sunset Dr. stepped to the podium and stated when Mr. Graham spoke and said that the contractor or whoever's driving the truck will be responsible for damage. Who's going to determine that damage, are you going to take pictures of the roads before the people

cross them, are there going to be cost for the permit, are you going take pictures of the roads after the truck goes over it and who's going to assessed the cost of that repair. There are several places in Mountain View that do need repaired but there also some roads that don't look bad for the age. Mrs. Tiderman how old is the roads in Mountain View 10?
Commissioner Tiderman stated the first houses were sold in 04.

Cathy Lewis said okay so they are 10 years old for the oldest. I understand the purpose; trust me I do. I'm just wondering about actual implementation of it. How often are the police going to have to go out and escort somebody in? One thing when you are looking at roads, particularly ones that possibly is not constructed properly. One of the very best things you could do before you repair; is to drive on it, break it up, compact it as much as you can. I'm just worried that this might end up-if it's going to have to be fixed you need to have traffic on it, you need to pound that thing as hard as you can, need to get that ground underneath compacted. Some of the streets I looked at in Mountain View today the issues are from sewer line installation/repair where the ground was not compacted properly. So you need to take all that into consideration think about whose going to implement the current processing and cost of repair. Thank you.

Mayor Alexander asked if there were anyone else.

Mayor Alexander asked if he has a motion to close the public hearing. Commissioner Carver makes motion. Commissioner Tiderman seconded and it passed unanimously.

Mayor Alexander said we are now going to consider the proposed motion. I would like to say this; I don't mean to step on anybody's toes. We can't go around fixing up road after road. We have got to look after our roads to keep the town monetarily efficient. It's done in other areas it's done in other places. The board seriously needs to pay attention to this motion. That's all I have to say.

Commissioner Jones asked what the fee will be for the permit.

Mr. Graham said we did not put a fee in the ordinance we can add it in the ordinance. Suppose if you ever have to change the fee you would have to amend the ordinance again. Right now, for example our zoning fees and things like that the board simply passed the resolution, decided what they're going to fee. Then we implement that policy on an administrative level, this is something we would have to do but normally you would not put that in the ordinance because you would have to have a public hearing every time you want to change the fees.

Commissioner Jones said I am fine with having the permit. Make sure who's going through or who's causing damage. The one other question that you have to think about is; if the person comes in obtains a permit, they're probably needing to go on the road when they get the permit. Some of them are going to do it ahead of time. What if they come in and say a concrete truck is ready to pour concrete, a lot of these concrete jobs are will-call. When the job is ready, they call for the concrete, the man comes. He's not going to stop here to get a permit just to get in there and depending on how many officers on staff at that minute. If their own call the concrete will set there and dry in the truck. We need to think about stuff like that to.

Mr. Graham said valid point. One of the things that we have discussed on administrative level, when a building permit and things are issued we're going to have to make sure in that process that contractors are made fully aware of this and understand they need to think about and coordinate as best as they can. The other issue that has been raised by the speakers is it will be an issue to make sure that we have police or someone to be able to escort vehicles.

Mayor Alexander said Public works and we have a zoning person here.

Commissioner Jones said that be a general change in the wording. We can't vote on an ordinance with police escort, if it's not police escort.

Mr. Graham said are you talking about taking the word police out and say escort.

Commissioner Jones said or escorted by a town official or something like that.

Mr. Graham said yes we can do that.

Commissioner Jones said, I still think you're going to get a lot of fire from the contractors. We need to be ready for that because they do everything on a split second and you can't plan. I just use concrete as a general but you can't plan that a day ahead.

Mr. Graham said I don't disagree with you.

Mayor Alexander asked do we want to vote on this proposal and take out police escort out or do we want to revise and vote another day. It's up to the board.

Commissioner Jones said I'm fine with either way as long as we can get that reworded.

Commissioner Carver asked can we agree to take out police and add escort by town official and vote on it today.

Mayor Alexander said yes.

Commissioner Carver said I would like to make a motion to vote on it.

Mayor Alexander said I have a motion to accept proposal, but to leave out police escort and add escort by a town official. Do I have a second Commissioner Jones seconded and it passed unanimously.

New Business

8. Reports from Departments

Finance: Tesha Palmer stated the money in the town of Ranlo bank accounts as of April 30, 2014 according to the April bank statements was as follows:

Concentrated checking	BB&T	\$575,835.17
Payroll checking	BB&T	\$6,730.77
General account	NCCMT	\$1,203,605.16
Powell Bill	NCCMT	\$246,498.53

Mayor Alexander asked if there were any questions. No one responded.

Police: Chief Anderson stated Ranlo Police Department responded to 744 events in the month of April. 416 special checks, 22-911 hang ups, 9 alarms, 25 assists of other agencies, 20 follow-up investigations, served 9 warrants, check 4 suspicious vehicles, respondent to 6 vehicle collisions, 2 assaults, 20 civil disturbances, 5 suspicious subjects, 4 malicious damages, 6 larceny's, and we had 11 domestic violence calls. We also responded to 4 breaking and entering calls of the residence, total of 12 arrest and 34 charges including aggravated assaults, assault on a police officer with a deadly weapon, larceny, simple assault, simple physical assault, possession of concealed weapons, drug violations, drugs paraphernalia, child neglect, child abuse, DWI, trespassing and numerous others offenses.

Chief Anderson said the police department also issued 77 citations with a total of 108 charges including while driving while license revoke, driving without a license, no insurance violations speeding and numerous other events. Police department also issued 9 warning citations for no parking. We issued several state citations for no parking. In the month of April there was reporting of \$1,300.00 property was damaged, \$1,542 property was stolen and \$900.00 worth of property was recovered.

Chief Anderson also stated over the last month police department has been more aggressive on patrol and special checks trying to work more closely with the public to try and identify the problem areas and also identify citizens' concerns within their community. We have noticed a difference and have had a positive feedback and that's the way I intend it to continue. We worked on a lot of undercover work in the month of April during that month. We have taken a large amount of marijuana cocaine both powder and crack form, numerous Xanax, numerous oxy, Crystal meth, and methamphetamines and we have taking down three meth labs in the Town of Ranlo. We also intend to do a warrant roundup at the end of the month. We are not disclosing the date at this time but during that process we will have numerous arrests for drug violations in town. Any questions? Thank you.

Mayor Alexander asked if there were any questions. No one responded.

Public Works: Mr. Wall read the following report for the public works department.

Honorable Mayor, commissioners and citizens of The Town of Ranlo, I would like to take a few moments to let you know what the Public Works Department has done since last we met.

The Public Works Department has collected 185,180 lbs. of garbage and the Landfill C&D total is 14,920 lbs.

Recycling Totals were as follows:

Cardboard	1,560 lbs.
Glass/Cans	1,100 lbs.
Plastics	1,280 lbs.
Total	3,940 lbs.

We have completed 70 work orders, 26 locates, 16 new services, 27 miscellaneous, 0 sewer repair, 0 sewer taps, 1 water tap and 1 water leaks.

Water leaks on the Town's side are as follows:

- 1 – ¾ inch service lines
- 0 – 1 inch service lines
- 0 – 1 ½ inches
- 0 – 2 inch line

Please remember that May is clean up month we will collect anything but shingles and any toxic chemicals, no gas tanks or anything else. If you do have tires, please call the shop so we can set that up on a schedule basis so we can get a good many to take at one time.

Commissioner Jones asked are you going to pick that stuff up on a regular pickup day or make it a different day.

Mr. Wall we are trying to do along with C&D, pretty much, everybody does blocks all that kind of stuff is with C&D as well but if it's not a lot we will pick that stuff up on garbage day.

Commissioner Tiderman asked is there a way that could be put on bulletin board out front. I have had several people ask me if May is cleanup month.

Commissioner Rhyne answered it is on there.

Commissioner Tiderman said okay because I have had 2 phone calls on it.

Commissioner Rhyne stated it was put on their first of the week.

Commissioner Tiderman said okay, thank you.

Mayor Alexander said thanks for the good job ya'll are doing, I know it's rough and I know it's aggravating. Tell everybody thank you.

Mayor Alexander asked if there were any questions

No one responded.

Recreation/Sports: Commissioner Rhyne stated that the Easter egg hunt was a huge success. This was the first one that the town has put on. We did not know what to expect. We had a registration and we had over 200 adults to register just for the door prizes that we were giving away. We lost count of all the kids that we had, it was a huge turnout and we had a beautiful day for it. 3,000 eggs disappeared real quickly. We just want to thank the police department, public works and the fire department for helping us with that. It was a group effort and they joined in and helped in any way that they could. It was a nice big day for everyone and we appreciate it very much. We will be getting together on our July 4. We haven't finalized the details on that as soon as we meet next week we will get those details out to you. Thank you.

Fire Department: Assistant Chief Joe Day stated that he was filling in for Chief Lewis while he is out of town. He reported that the fire department responded to 41 incidents for April 2014 as followed:

- 4 Commercial Fires
- 5 House Fires
- 3 Brush/Woods
- 3 Service Calls
- 6 Hazmat Incidents
- 3 Motor Vehicle Accidents
- 17 Medical Responses for the Fire Department

EMS side responded to the following:

- 78 Responses
- 27 Transports
- 38 Care Transfers/Assists
- 8 Cancellations
- 2 Refusals
- 1 No pt
- 2 Standbys

It is brush season weather, so be careful if you are burning brush. Make sure you got your permits and water supply checked out. Check the wind; we have been on several calls that has gotten out of hand very quickly. Please be careful.

Mayor Alexander asked if anyone had any other questions.

9. Discussion of Citizen request to Have Election on Alcohol Sales

Mayor Alexander stated one of the first things to do. The board has got to vote to have a referendum but, have a public hearing before. Discussion is open.

Commissioner Tideman said Mr. Mayor, the state election board sent over general sectors on this. It does not require a public hearing, it can be voted by the board or by petition to have it put on the ballot not requiring another public hearing.

Mayor Alexander said I will start it out. I myself would like to see a vote. Let the people decide, if the people want it or not. This could help us with added revenue for the future. We already sale more beer and wine in the County because of Standard Distributors. This is something I wish the board would give serious thought to. The board cannot say yes or no to this. This issue should only be decided by the citizens of Ranlo. I feel like the board does need to set a date or a referendum on this and let the people vote. This is my thoughts. Anyone else?

Commissioner Jones said you stated people need a voice in this. The year I was elected. The only way you could get elected is by certain number of votes depending on how many people are being elected that year and enough of the people in Ranlo-the citizens that vote, elected me. I made only two campaign promises when I walked every street in Ranlo. One of those was I would never vote for alcohol in Ranlo. The citizens had a voice at that time when they elected me. Enough of them heard what I said and I was one of the people elected. So there is an instance in this paperwork that we got from the state that says, if the citizens want to sign a petition and there's enough people interested enough to sign the petition that's their voice they can have a referendum put in the-I mean they can bring before for a vote without us saying yes or no. If the citizens wanted the alcohol that bad they can sign that petition and get it in here in November. We as a board, anybody that has ever been on a board-I am sure a lot of ya'll have. When you present something from your board to the people who elected you, they elected you to do what's best for them. When you present something to them it's their opinion that you think is best for them. So we as a board opens this up for a vote the people will think that everyone is ready to have alcohol sales in Ranlo. Personally, I was elected by enough people to get on this board so I'm going to speak for the people that elected me and I will continue to vote against this.

Commissioner Carver said we can leave it to the people just because the board votes still doesn't referendum them. It doesn't mean that it will be voted in. Doesn't mean it will be voted out. Let the citizen's show up to the polls and vote for it and get there voice not us five commissioners. We can vote to put it on and let them speak. If it's voted down, it's voted down. If it's voted in, it's voted in. I would like to make a motion to go ahead and carry a vote for this.

Mayor Alexander stated he has a motion, do I have a second. Commissioner Tideman seconded. Three (3) voted for and one (1) voted against. Motion carries, you need to try and get this done by the next election if possible.

Mr. Graham said. Maybe Mr. Windham can help me here. I believe the statutes-if you're going to call for this election, you choose what is being voted on. Malt beverage, wine, mixed drinks and you can decide which of those.

Mr. Windham said I think what we have to do is the board has spoken tonight to move forward. At the next meeting, you'll need to have the selection made so we can have a purposed ballot. You actually have to approve the ballot with the various options.

10. Presentation of Bids for Street Repairs

Mr. Graham stated now that the weather has changed, we have proceeded with getting cost estimates from three different contractors to repair all the potholes, and also the utilities cuts from all the water leaks over the winter. I have bids from D&D Paving in Mt. Holly, Custom Paving in Gastonia and Tarpon Construction in Dallas. D&D Paving bid to repair potholes and utilities cuts is \$12,118.00, Custom Paving is \$11,830.00 and Tarpon Construction is \$7,234.00 and that includes labor and everything. We walked all of them around and showed them which ones to repair. Each one was bidding on the same thing. One is significantly less than the others. The board can direct me on which one to award it to and as far as getting them repaired, we plan to get them repaired during this current budget year. The one issue has already been mentioned in the earlier budget work session the majority of this is the utility cuts. Which is not supposed to be paid out of Powell Bill, we will have to pull out of contingencies in the utility budget.

Commissioner Jones asked with Tarpon's being so much lower were their proposal for materials being used-apples to apples as everyone else.

Mr. Graham answered yes.

Mayor Alexander asked if he has a motion to except the bid for \$7,234.00 by Tarpon Construction to repair our streets. Commissioner Tiderman made motion to accept. Commissioner Carver seconded and it passed unanimously.

11. Presentation of Contract for Audit Services

Mr. Graham stated I have included in the agenda packet a copy of the proposed agreement from the CPA firm which has been doing our annual audit for several years. I looked at the previous contracts; this is the same contract as previous years. This has a total increase of fees of \$200.00. I know I have been asked by some members of the board about getting a bid for this. He just brought this contract to us the week that we were preparing the agenda; I have not gotten other bids at this point. Ms. Palmer and I have discussed this two or three times as I put in my cover letter. I am requesting that at least for this year we continue to use the same CPA and my reasoning behind that. Ms. Palmer and I both are new to the town, having coming in the last quarter of the year. The financial officer that has been here for several years had her own way of doing accounting and by that I do not mean improper I simply mean she had her methods. At

least on two occasions already Tesha and I, in order to figure what had been done and to continue practices or change what needed to be changed. We couldn't determine that without existing auditors that was familiar with what she did and he helped us. When we got him here he looked and said well Donna did this and sure enough, that's what the situation was. Obviously, I think things should always be bid on. I am a penny pitcher but considering Ms. Palmer and I's situation. I just think for this year we feel comfortable if the board will allow us to use the same auditor this year. The increase cost is minimal \$200.00 in this would be of particular importance if the state decides to audit us this year and began to ask questions. It will not go well if Ms. Palmer and I run into something and say I don't know. I just feel more comfortable if we could do that.

Commissioner Jones stated he feels comfortable with this firm. He has served us well for a lot of years and I know at least one time his audit has been audited by the state and found no problem. So I feel comfortable with this firm.

Mayor Alexander asked if Mr. Shipmen was still going to be the one over the audit.

Mr. Graham said he would finish the year. Yes

Mayor Alexander asked if it would please the board in a nice mannerism- Gail would you take my seat on this please. As ya'll make this decision, let me go down the hall please. I just don't feel like it would be proper for me to (inaudible) this discussion. This is the proper thing to do. I'll be right back.

Commissioner Tideman asked do I have any discussion on this matter.

Commissioner Rhyne asked could we use the same CPA firm, but use a different CPA within that firm.

Mr. Graham I know Leon Collis one of the senior partners in the firm. I'm certain if I approach it with that he would accommodate us. I'm certain he will talk to me; I don't want to predict whether he would automatically turn everything over. I'm sure if we asked for some input from another person in the firm that he would work with us on that.

Commissioner Jones asked Commissioner Rhyne I am not aware of any issue with Mr. Shipman; is there an issue that we need to be aware of for us to have someone else other than him to look at it.

Commissioner Rhyne stated when I was the financial Commissioner; they were very hard to work with. I mean, I did know when they were coming in and I can meet with them and ask questions and things. I did call him several times. He did return my call and answer the questions that I had. This is just a question. Can we use someone else other than the same CPA? I know he is familiar with everything he would be able to answer all the questions. I do not have any problems with using Mr. Shipman that was just a question I had.

Commissioner Jones said okay, thank you.

Commissioner Carver stated I do not have a problem with going along with Mr. Graham's proposal. I think he is more confident than us to look over the financial and stuff like that. It's him looking over the financials, if it gives him the security that he needs. I will go along with his decision.

Commissioner Tiderman asked anyone else.

Commissioner Carver said he would like to make a motion to stay with him.

Commissioner Tiderman stated he has a motion, do I have a second. Commissioner Jones seconded.

Mr. Windham said Commissioner Tiderman you probably are. You know this but remember, you were asked to take the chair you still have the right to vote even if you're in the position of the chair.

Commissioner Tiderman said thank you that is a question that came up.

Commissioner Tiderman stated it passed unanimously.

12. Mayor Speaks

Mayor Alexander asked the board to consider our park to be looked at more closely at night. We need to patrol through the night-late night. We also need to set a time so the policeman will have something to work with to be able to get people out of the park, we do not want them there all night long. We need to set a time when the park will close. I wish the board would think about this into the next meeting. Come back with some suggestions. Because right now, the police will try to run them off and they can't do anything else. We need to have that looked into. Will that suite the board. Thank you.

13. Reports from Commissioners

No one responded

14. Report from Town Coordinator

Mr. Graham stated I put three items in here since I made the agenda. I was father contacted by PSNC regarding the water treatment plant. We talked about it at the last meeting their request for there right away. Mr. Craig Bodie asked if he could be here tonight and since I did have this on as part of my report. I told him yes just in case we have any questions for him. They have looked

at this father in regard to their request. They would be granted an easement. I talked to them about giving us a more concrete proposal about compensation for that and more concrete idea about how they can work out the infrastructure that is there in the event the town may have some use for the property in the future. What I mean about that is the existing water lines, existing T tap and raw water lines for Gastonia because they were going to run parallel to that raw water line along the edge of the town's property. He has indicated that he thought they could address that concern about the infrastructure and might have something more concrete. I got to meet with him today. So Mr. Bodie is here; do you have something more that you could present or, perhaps, the board can ask questions.

Mr. Bodie yes, I have two copies here let me spread these out. Mr. Bodie was showing the map to the commissioners. He stated they have talked to the city of Gastonia and obtain some prints from them where the construction of the 48 inch raw water lot that they installed. I guess they installed it in 93 somewhere in the mid-90s. We surveyed that we can see that here on the map. There 40 foot easement is on the proper properties. These three parcels here. The water lot was supposed to be installed here at the property line. As you can see, here's a 12 inch tap for future use if you ever decide to use this plant again. What we are proposing is a 50 foot right away at the edge of the property. (Showing the right away on the map) we would clear it and maintain it.

Commissioner Carver stated this is your proposal you come in and clear all this, dig your line and you will keep it clear and maintain it.

Mr. Bodie said yes we will maintain

Commissioner Carver said so wherever your line goes here to here to the station, will be cleared off.

Mr. Bodie said yes there are some old roads in here, it's basically woods. This raw water line has an easement its clear right now.

Mayor Alexander stated he does not agree with this. The water line all through here, none of this water would be on the private parts. The eldest water line will be here on the town of Ranlo. I wish I could have time to verify this with other mapping that we have. All these when this was done through the city-the whole planning comes through the town. I like to have time to look at a couple more maps.

Mr. Bodie said yes and we can dig father to look at Platts.

Mayor Alexander said yes because all this was done in town of Ranlo because the city had a hard time get permit from the natural resources of North Carolina to go across the river to the commercial side that already had an intake. Give us time to look at it please.

Mr. Bodie said okay.

Mr. Graham stated I know we discussed the offer.

Mr. Bodie said yes this purposed 1½ acres area looking at comparable land value in the area you are not at \$10,000 an acre purchasing land, but we will give you \$10,000.00 per acre for an easement which will be \$15,000.00, this is land value we are just purchasing an easement. This is just the easement. You still have rights to the land we just have an easement let's just say a % usage of that.

Mr. Graham said, I agree with you Mr. Mayor we need more time to investigate with older maps.

Mr. Bodie stated he would dig deeper to make sure that the Mayor is right. I'm sure you know better than anybody here so.

Mr. Graham said he now that we have a dollar amount, we will let you know after we do some investigate.

Mr. Graham stated the other thing on his report. I think I have mentioned to some of you, we've had discussions about refurbish our basketball court and, especially Day Street open, relocating inside the fence and provide parking and the other paved area for it. Folks now parked along the street. I was approached and they approached me Bimbo Bakeries on Cox Road wanted to do community project and they asked me can they do something for the town. I talked to them about this. We have gotten proposals to seal the cracks in the paving have; it sealed paint out the lines for the basketball court. That was going to cost about \$3900. We also got bids for resurface the thing that ranges from anywhere from \$7000 and up, which we don't have the money for. We even with the resealing was that have difficulty. After a couple of meetings the local person who approached me indicated they were going to do something for us, they will have to get corporate approval. She was going to try to do that, so hopefully that will come in the next couple weeks. If she's able to do what she said-she did say should get corporate approval, they were going to pay for the entire thing. She just asked to allow them to put a sign with their name.

Mr. Graham said. The last thing on my report is the new road out at Mountain View. We have completed everything. The platt's to dedicate the road to complete. They are ready to be recorded; we thought they were going to be recorded this week. When they went to record them one of the street names have been taken during all of our discussions. Now they're going to have to change the street name and then the Platt will be ready to record, which will constitute dedication to the road. We will be able to open the road and as we discussed in the past I did negotiate a settlement on the contractors to get some of the money back to repair the faulty construction that's there. As soon as those platts are recorded, it will be our road. I can mobilize that construction. If we get the platts recorded next I can probably mobilize the construction within two weeks should take no more than a week and we'll have the road open.

Commissioner Carver stated Mr. Graham they have moved the barricade down there.

Mr. Graham said yes I found that out today. We are going to fix that tomorrow.

Commissioner Tiderman stated it gets moved about every other day.

Mr. Graham said yes it's been a constant battle. Hopefully it will all be solved within the next month.

Mayor Alexander asked if there were any more questions.

15. Adjournment

Mayor Alexander asked for a motion to adjourn.

Commissioner Tiderman made the motion and Commissioner Rhyne seconded and it passed unanimously.

ATTEST:

STEVEN ALEXANDER, MAYOR OF RANLO

TESHA PALMER, TOWN CLERK AND RECORDER OF THE MINUTES OF THE
REGULAR MEETING ON MAY 8, 2014