

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

A Regular Meeting of the Ranlo Board of Commissioners was held Thursday, April 10, 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 and Town Clerk Tesha Palmer called the roll. All were present at roll call.

1. Approval of the Minutes by the Board of Commissioner

Mayor Alexander asked if everyone read minutes from the meeting on March 20, 2014. Does anyone have any changes to be requested? Do I have a motion to accept? Commissioner Locklear made motion and Commissioner Tiderman seconded and it passed unanimously.

2. Motion to Adopt Proposed Agenda (addition 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 Locklear seconded and it passed unanimously.

3. Citizen Concern: 5 Minute time limits

Bill Kaiser stepped to the podium and said Good evening Mr. Mayor and Town Commissioners. Thank you for the opportunity to once again discuss the need for action to complete the connection of Ranlo Avenue across the ravine, which now prevents the use of the street as access to the Mountain View subdivision.

This problem exists because the Commission has allowed that the developer to not complete Ranlo Avenue as provided for in the originally approved plat of the development of Mountain View. At the October 2008 commission meeting, then Mayor Clemmer admitted that he and the developer agreed Ranlo Avenue would not be completed. This was never brought before the board of commissioners to relieve the developer of the responsibilities of completing the street as provided for in the approval plat. Based on the cost estimate done for the town by CME, May of 2012, this unauthorized action by the former mayor resulted in the developer saving over \$324,000 in infrastructure costs. One wonders what the quid pro quo for such a "gift" must have been.

There has been a continued effort on the part of residents of this town to move the commissioners to see Ranlo Avenue is connected to ensure the safety of the peoples in the Mountain View subdivision. Completion of Ranlo Avenue will ensure the efficient services of our town's Fire Department and EMT services which are located in this building. It would be a mere quarter of a mile to Mountain View via Ranlo Avenue when it is connected. To that same intersection and Mountain View via the currently available road is 1.7 miles. As one of our community's long time EMT's told this commission several months ago, the extra time for the arrival of emergency services means lives may be lost. He documented many many times in the past few years that the GPS has sent ambulances down Ranlo Avenue, only to have to turn around and go out to Spencer Mountain Road to Mitchem Road, thereby losing much irreplaceable valuable time. This happened again on March 27, 2014, when the Lowell fire department came in support of the Ranlo firemen for a house fire in Mountain View. Fortunately, the wind was very calm that day and the fire did not spread from house to house. Ask any firemen or emergency medical technician: minutes are the difference between just an emergency and a catastrophe.

This connection must be done soon. We all know the Everest Drive extension has been started at considerable cost to our town's taxpayers. This was purportedly done to relieve the traffic on Spencer Mountain Road. It does nothing to address the problem of delay of emergency services to the neighborhood of over 900 people known as Mountain View. That access will be needed to handle the traffic from the additional 190 residences which are to be added in the area to the south of Mountain View.

Ladies and gentlemen, are you going to be part of gifting the developer Mr. Grinelli with over \$324,000 or are you going to do something positive about this problem. This failure to connect Ranlo Avenue across the ravine as platted continues to cost the residence of Mountain View over a quarter of a million dollars annually in fuel costs for the extra miles, they have to drive to get to and from their homes because Ranlo Avenue is not available as an access road.

But much more importantly the Ranlo citizens who live in Mountain View subdivision continued the unnecessary exposure to calamity by allowing the Ranlo Avenue connection to remain undone. Mr. Grinelli, the developer owns the citizens of Ranlo that connection. I asked the commission to see that he feels the commitment he made when he agreed to build the subdivision as platted. Thank you for your time.

Mayor Alexander stated he will get with Mr. Windham and Mr. Graham to see if we can proceed with this.

Commissioner Carver stated they are having problems with EMT's and stuff going down Ranlo Avenue because it states it on GPS. The Short term solution, not long-term answer would be contacting the mapping company and have that taking off right now. Just until we do get it fixed to save some time for EMT and stuff.

Mayor Alexander said they can look into it and see. I don't know the ifs and/or buts on it.

Mayor Alexander asked any further on this.

4. Comments from Citizens: 3 Minute time limits

Michael Cain stepped to the podium and stated he will make this short and sweet. I would like to request that the board schedule an open hearing at the next meeting on the subject of alcohol sales in Ranlo. There are people against it and there are people for it. But I firmly believe this should be decided by the people who live in Ranlo and not a few blocking a vote or few saying we don't need this, it will never happen. Whether you believe in it or you don't believe in it. This is America but let the people in the town to decide. This is the only request I had to make.

Mayor Alexander stated this will be up to the board to decide whether or not to continue on with this. Does the Board want to list this for the next meeting?

Commissioner Carver stated you just want to bring it up at the next meeting.

Mayor Alexander said anything that suits the board is fine with him.

Commissioner Carver asked so do we discuss in our next meeting.

Mayor Alexander said either way is fine with me.

Commissioner Jones I think we have a full plate tonight, I say put it on the agenda for next month.

Mr. Cain stated that's what I asked for, a public hearing for next month. I didn't want it tonight.

Commissioner Jones stated we already may have two next month.

Town Coordinator, Mr. Graham stated we may have, depending on what you decide, on the other two ordinances. You can certainly hold a discussion and concerned citizens can sign up and talk even if you have a public hearing or not. And then call for a public hearing next meeting.

Commissioner Jones said let's do it like that. And maybe we can call for one at that time.

Mayor Alexander. This calls for a public discussion on beer and wine sales that will be fine. So it is a full house. Will that suit the board? Is everything good?

No one responded.

Unfinished Business

5. Public Hearing on Amendments to Weapons Ordinance

Mayor Alexander stated any person speaking on this has 2 min. Do I have a motion to open up the public hearing? Commissioner Locklear motioned. Commissioner Tideman seconded.

Mayor Alexander stated we are now in a public hearing. Anyone wishing to approach the microphone. Feel free to do so, please state your name and address.

Andrew Lewis-314 Dooley Rd. stepped to the podium and stated the proposed ordinance is overbearing and a bit much. I do understand people want something done, something changed. It would be legal for me to teach a child to shoot a BB gun but not legal for me to shoot the BB gun myself. This is my interpretation. They can shoot it but I cannot demonstrate how to shoot it or other things like that. I think that's a bit much. This is all I have to say thank you.

Commissioner Jones asked if no other residents would like to speak. I would like to speak. I would like to approach the podium. I have some visual aids. I think one of the officers has my stuff out in the hallway if he could bring it in. I have been teaching for a while in some sort of fashion and I like to use visual aid so I've got some stuff with me tonight. As commissioners we were elected to speak on behalf of the citizens of Ranlo and I have been a citizen myself. I am very passionate and concerned about this ordinance change we have tonight. (Officer brings Mr. Jones visual aids) first of all I would like to thank Mr. Windham and Mr. Graham for all the time they have put into the proposed ordinance change. There are a few things that are considered weapons or worded as weapons in this change. The air soft pistol and paintball guns, I don't have to say anything about that. I think that's a little ridiculous to even consider that. We have kids that are ages 6 to 15 that play with air soft pistol's and paintball guns every day and in essence we are making a criminal out of them tonight if we pass that ordinance. In the Webster Collegiate Dictionary the definition of a weapon is: An instrument of attack or defense in combat as a gun or sword, a part of an organ such as a claw used by an animal in an attack or defense. A means used to defend against or defeat another. This bow here has a specific purpose. It is not a weapon. It is a tool to hunt with. The last person to use this tool for a weapon was a mythical character that was named Robin Hood. It's not a weapon. I don't know anyone that uses this as a weapon. Now I want to talk a little about some of the wording in the ordinance proposal. It talks

about the different little pellet guns, BB guns, air pistols. It says, or other similar devices which propels with force a shot, pellet, arrow, or other projectile within the municipal corporate town limits. This right here is also a tool for a specific purpose. In the last 40 years that the state has been keeping records there have been zero accidents with this device. An average over the last four years has been 175 accidents per year and in the last 10 years 2 deaths with this right here. By all definition of our ordinance, this is a weapon. This is powered by compressed air. It has a magazine which I just opened and it will shoot 40 3½ inch steel projectiles as fast as you can pull the trigger. I submit to you that this is more dangerous than anything on this list and fires more shots in one day in the town of Ranlo every day then that will in a whole year of hunting season. If we pass this ordinance tonight then I will take a day off work tomorrow and me and the police chief and Mr. Graham can ride to Mountain View and confiscate every one of them. And they can start building houses with hammers again because this right here meets everything with this ordinance. Thank you.

Commissioner Locklear asked what this ordinance has to do with the deer's.

Commissioner Jones stated we had a public hearing several months ago, we talked about banning hunting and a overwhelming majority showed up in opposition of that banning. I should've called for a vote that night, but I did not. We live in the greatest country in the world, we complain all the time about our lawmakers taking our rights away from us. If we do this tonight, we are small town of Ranlo but we are not any different than those lawmakers. Where do we draw the line on what we prohibit people from doing. We are going to prohibit them from working with their children; Andrew has a child boy/ girl we don't know. He is going to want to teach that child hunting because he hunts. I think that we are overstepping our bounds by this ordinance; it started out because 1 deer got killed in the town of Ranlo and landed in somebodys yard. That's what they do when they're shot they run. People has been hunting in this town probably since it was Incorporated or lived in or whatever. People who hunt for food and stuff like that are not going to quit if we pass this ordinance. Parents who buy their kids air soft or paintball guns. They're not; not going to buy them because Ranlo says they are illegal. We are making criminals out these kids and their parents.

Commissioner Locklear said so does this means if we pass this ordinance. I don't hunt but Sam does, does it mean Sam can't harvest a deer if that deer is eating our garden.

Mr. Jones said it does.

Account coordinator, Mr. Graham stated there is an exception in harvesting a deer using (inaudible)

Mr. Jones stated but a person on an individual lot or a half acre or third acre of lot can't do a thing about a nuisance animal. Anybody who's familiar with ISO ratings, that's how we get our tax discount in the County and towns. Insurance is doing the same thing with deer because the population is so great in North Carolina. This has been going on for six months. Six months ago, I reported there are 34 cities and towns in North Carolina that has already adopted an ordinance not only to not ban hunting but to allow it and allowing extra seasons. In those six months 9 more cities and towns in North Carolina, has joined it and probably this week after they done a

month-long study Gastonia...I can't speak for Gastonia I'm going to say they probably would. I think we are trying to write an ordinance here for weapons to try and stop the hunting, as a citizen I have to state my case on it.

Commissioner Locklear stated I know that the deer ate the biggest majority of our garden this past year. So if the deer is in our garden and we pass it. Sam will harvest it and we will pay the penalty because we plant the garden for food for the freezer, so if a deer is in my garden we will harvest it. We will pay the penalty and whatever the board decides to do tonight. But I'm against this ordinance.

Commissioner Carver said the question is not if anyone should harvest or kill the animals it's the safe recommended distance from any personal property that should be allowed to harvest the deer. Number seven is the minimum guideline of setting where you can harvest a deer in the town of Ranlo. The problem is these guidelines may be too strict or not. The problem is if you don't set forth guidelines you will have someone in Mountain View shooting something or shooting the deer around houses that are 12 feet apart in someone's backyard. You do have to have a standard for public safety. We have to find a medium ground between everyone in here to find out what the public safety is and to please the citizens of Ranlo.

Commissioner Tiderman stated she works for an optician and not knowing that I was involved with anything like this. We had a man come in this week that lost an eye from a BB. He was talking to the doctor about it. She said it's amazing how many eyes are lost by the children with the BB and pellet guns. I had a girlfriend in grade school, her brother shot her in the eye and she lost her eye. In Mountain View right now we have anything from eight foot off the property line to three foot off property line and were going to 190 houses with only 4 foot on property line. We can't have stuff like this in the community. So how do you divide the two?

Commissioner Carver said yes that's why we have to come to a happy medium to please everyone. This is a hard choice and we do need a lot of citizens input but the number one goal of the Council is to keep the citizens safe and that is the dilemma we face is what kind of guidelines we need to set up to keep the citizens safe.

Commissioner Jones states we don't have any issue we never had a reported issue with safety with this. I mean, I could ask Mr. Day how many years have you been in Ranlo as an EMT firefighter.

Mr. Day stated this month 3 years.

Commissioner Jones asked the best of your recollection, BB gun in the eye or paintball accidents.

Mr. Day stated I haven't run into anything like that. More accidents on job site more accidents on other things. People with actual handguns or whatever but that would be self-inflicted that sort of thing. Not accidents, more swimming pools than anything else.

Commissioner Jones said thank you to Mr. Day. He also stated we could ban skateboards, scooters everything that could get somebody hurt. We are policing people when they should be policing themselves-parents. I mean bottom line with air soft gun and paintball guns and stuff like that, if the parents don't feel comfortable with it then don't buy it for your children. We don't need to tell them that as a town board you can't buy your child that little toy anymore because that's what it is a toy. The adults are the ones that are hurting people and the adults aren't out playing with a paintball gun and air soft pistols.

Cathy Lewis-2598 Sunset Dr. stepped to the podium and stated she grew up in a household where her dad had guns. He kept them in and a glass gun cabinet and it had a little lock on it, but my brothers and I knew we were never ever upon pain of death to get in daddy's gun cabinet. He would've of tan our hide something good, so I grew up with great respect for guns and weapons. I knew better never to mess with them. So I look at that as a parent's responsibility to keep them put away were your children can get them. I think my brother had a BB gun, but again we were not allowed to go outside and play with it without his supervision. I understand your concern about living in Mountain View. The houses are really close there. As far as paintball guns, I don't know I haven't played with the paintball gun enough to know how close or how far you need to be. I'm not really good with measuring space so I don't know if there's a place in Ranlo and I always look at my husband because he helps me out with this. When it comes to 20 acres with 500 foot buffer of vacant land from all adjacent residential property, is there such a place in town and where would it be. I have to wonder if that's a little bit too restricted for particularly for air soft pistol, BB guns, and paintball guns and things of that sort. That may be something that needs to be looked at again. Thank you.

Chief of Police Tim Anderson-Stepped to the podium and stated he wanted to speak as a citizen. I am a single parent; I've raised four children here in Ranlo. Every year my kids get air soft pistols or something of that nature for Christmas and I teach them properly how to discharge those weapons. So they don't accidentally get out here and do hurt somebody because they never have been taught or trained. I know it is a fine line. I know the houses are too close. I work every day I see it. It's all valid issue on both sides. Is there not any way we can word the ordinance to make it illegal for a projectile to cross onto another person's property as opposed to restrict it completely. Thank you.

Jason Fortner-54 Ranlo Ave. Stepped to the podium and stated the whole using the object that projectile to enforce in limits. I understand with the KB homes or Mountain View. The houses are too close. State wildlife law states you have to be so far away from a house to hunt, but I don't see why if I have a safe backstop in my backyard- I can't go sighting with my bow. I have a safe backstop and I shoot at a target and everything else. I've done it my whole life. Why can I not do it now? That's all I've got to say thank you.

Joe Day-3 Maple Ave. Stepped to the podium and stated he grew up in Ranlo his whole life. My dad taught me the proper way to use weapons, guns, bows and arrows so on so forth. I understand the safety. I personally have a bigger safety issue with a fire in Mountain View than you do that I would think, because of the closeness. I would not be for this ordinance tonight. I'm very surprised they're not more people here but I'm sure I've heard it rather they are here or

not. It's overbearing and crossing that fine line on what parents should be teaching and taking care of and being responsible adults versus what the town should enforce. Thank you.

Commissioner Tiderman asked if she could say one thing. I understand children should be taught how to do this but in our development. Do you know how many mothers we have and daddies that we have working; kids coming home to empty houses? No control. No one to say no and I would doubt very few of them have ever taught the children how to handle a BB gun and air gun any of that. Not everyone has had the luxury having parents that care enough to teach them what to do; we have left it up to schools, parents and the community and everyone else.

Commissioner Jones stated in that same situation. If this ordinance was passed and I went against the town's policy, still nobodies not there to tell them not to take them outside.

Commissioner Tiderman said no but you've gotten something to stand on.

Andrew Lewis-314 Dooley Rd. stepped to the podium and asked if he could say one more thing. Instead of making it illegal why not look at possibly having a training course or some sort of educational course. Teach them instead of making it illegal where they can't do it. I do remember when I was a child. There was a big problem with children riding with no helmets. We didn't make it illegal to ride a bicycle. I believe the town gave out helmets free to the children and educated them on the importance of that. I think it would be a good thing to educate them, which needs to be done anyway. I think everyone would agree with that versus making it completely illegal. Thank you.

Cathy Lewis-2598 Sunset Dr. stepped to the podium and said she is sure that her Farm Bureau women committee would be happy to sponsor such training, if you decide to go that route. Thank you.

Commissioner Carver asked Mr. Graham can we look at some of these proposals from here and not vote on it tonight. Take some out and try to please everyone on the Council or leave some in or do we have to vote on the whole issue now.

Mr. Graham stated it would be better to get advice from the attorney on that.

Mr. Windham said you can amend the ordinances before you do that. That's the purpose of having a public hearing to get input to see what might work and what doesn't work. Also, you're not required necessary to vote on this tonight. The public hearing purpose is to hear the public; obviously that's what you're doing now so you could make changes after the public hearing based on what you've heard, and what you decide to do. Depending on when you're ready to do it, you do not have to do it tonight.

Mayor Alexander I asked if there were anyone else.

Commissioner Jones said based on everyone's comments of the few people who showed up tonight. I would like to make a motion that we dismiss this ordinance change at this time.

Mayor Alexander spoke and said to do away with it totally?

Commissioner Jones stated that's my motion

Commissioner Locklear seconded

Mayor Alexander stated we have to come out of the Public hearing first.

Mr. Windham said. Yes you do

Mayor Alexander said he wanted to say one thing, if we allow hunting anywhere Ranlo somebody sooner or later is going to get hurt. That's all I've got to say. Now, is there anyone else that is to speak?

Bill Kaser-4112 Everest Dr. stepped to the podium and stated one of the problems that Commissioner Tiderman pointed out is why we need some sort of ordinance. Frankly, I haven't read this ordinance. It may be too much. It may not be enough but there must be something to prevent people from hunting within almost any part of the town of Ranlo. One of the people Cathy said. There isn't any place where you can discharge a weapon within 500 feet of your property. There's no place in Ranlo. The problem with the deer are those people, those towns that have passed ordinances to allow the hunting of deer have made it based on a very special permit people that have been trained and screened and are allowed only to hunt at certain times so I think that's the kind of thing that this commission should go for. There are number of ordinances already written, I don't know what you've done with coming up what has been written here. I'm lazy, I don't like to reinvent the wheel every time I do something and I would suggest that the for instance Belmont has recently has brought out an ordinance that has everything in it I think maybe you need to do. I would suggest you leave this thing alone today.

Mr. Graham stated this was patterned after Belmont.

Mayor Alexander said it's a whole lot more lenient

Cathy Lewis-2598 Sunset Dr. stepped to the podium and said she does have a question. When Mrs. Locklear was talking about deer eating her corn. We have a lot predators come up on our place, which part of this ordinance allows harvesting or killing of predators, for example coyotes. We have a lot of trouble with coyotes down our way and I can't afford coyotes to kill my chickens, calves or goats. So does this ordinance allow me to take care of those predators?

Commissioner Jones stated not in this ordinance, but Ranlo does have a nuisance animal permit you can apply for.

Cathy Lewis asked how long is that permit good for.

Commissioner Jones said let's direct that question to Chief Anderson.

Chief Anderson answered with six months.

Cathy Lewis asked if she would need to come and get it re-issued every six months.

Chief Anderson answered yes.

Commissioner Carver stated number two take care of that on your paper.

Commissioner Jones stated that covers a lot but I don't guess really says nothing about the nuisance animals.

Cathy Lewis I guess the defense of property.

Commissioner Carver said yes the defense of property covers that.

Mayor Alexander asked if there's anyone else. Do I have a motion to close the public hearing?

Commissioner Jones makes the motion and Commissioner Locklear seconded and the motion passed unanimously.

Mayor Alexander asked does anyone want to make a motion for the consideration of the proposed ordinance.

Commissioner Jones stated he has no problem in adopting an ordinance at some time when we can get it straightened out but this ordinance as a whole as it is presented tonight, I would like to make a motion that we drop this ordinance change tonight at this time.

Mayor Alexander asks if he has a motion to drop this ordinance change tonight, do you want to keep pursuing this or go back to what it was.

Commissioner Jones stated if this is dropped. We're back to where we were.

Mayor Alexander said yes.

Commissioner Jones stated that's my motion and Commissioner Locklear seconded.

Mayor Alexander stated I have a motion and a second, all in favor in dropping the present ordinance. Raise your hand. Okay two to drop it... two against, so I reckon we are like we were. (Clerk Notes Commissioner Jones, Locklear, Rhyne voted in favor of the motion to drop it)

6. Public Hearing on Voluntary Annexation of 3504 and 3506 Mitchem Road

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

Mayor Alexander stated we are now in a public hearing. Anyone against the voluntary annexation? If you are please approach the podium.

Mayor Alexander asked if there was anyone on the board.

No response.

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

Mayor Alexander asked if there's a motion to adopt the voluntary annexation of 3504 and 3506 Mitchem Road. Commissioner Carver makes motion. Commissioner Jones seconded and it passed unanimously.

7. Proposed Ordinance to Clarify Farming Land Use in Residential Zones

Town Coordinator Mr. Graham stated he has given commissioners the proposed ordinance for the consideration; it's not a public hearing at this time. After the last Council meeting, I was approached by citizens and asked to clarify the definition of farming, which is a permitted use in our R15, R12 and R10 residential zones. Our ordinance is simply using the term farming it's not taking into account more modern activities that are carrying on. It's especially in the small farming operations. We were asked to adopt the state's definition of farming during that discussion. It was also discussed about the fact that our ordinances -if we are going to clarify this- need to address the issue of farming activity including regular livestock in other animals that's not normal domesticated animals. R15, R12 and R10 allow the farming so that raised the question can someone have pigs in their backyard in the residential subdivision. Technically if we clarify this definition the way it is then yes so there are two aspects of this primary part of this is typically adopt the definition of farming in the state statute including a really modern concept of Agri-tourism which allows small farms to do things like the pumpkin patches, corn mazes and other activities. This definition of farming is taken directly from state statute. One other thing that was done in the attempt to address the issue of livestock, there is a separate ordinance in the town under nuisances that prohibit livestock. Livestock is basically any animal other than domesticated animals. That ordinance has an exception for any area that the zoning ordinance allows livestock. This definition of farming didn't allow livestock so it falls under that exception. To try to limit that the subsection where it says farming and nurseries provided for such use can only be conducted on parcels of land with three or more acres. That was my attempt to limit this to property size that would not be small lots that we would think that would upset the neighborhood. I will say this I had a citizen called today and pointed out something .The attempt was to address the livestock issues. I did not specifically say livestock in the thing in front of you so this would also technically I suppose raise the question about backyard garden. Before we do anything to adopt it if the board would like, we could add language specifically with the acreage limit to apply to livestock which it was intended to apply to and of course we can make any other changes that you all would like. After reading this, this is just a starting point of discussion.

Mayor Alexander as the counselor there was any discussion.

Commissioner Carver asked Mr. Graham you stated you just wanted to add only wording to livestock instead of farming.

Mr. Graham said. Based on the citizen comment that I got today, that they may be something you want to consider. I was explaining my approach in putting the 3 acre limit. It was to try and to limit the activity in Mountain View and other neighborhoods. I was explaining my reasons and that was the purpose behind that, if you want to limit that livestock so the backyard gardens are not affected. I'm suggesting that might be something you want to do.

Commissioner Carver stated and right now. This is just a proposal that we would have to vote for a public hearing.

Mayor Alexander said yes that is correct.

Commissioner Tiderman stated I think changing it to livestock and nurseries would be great and Effie can bring us all fresh tomatoes.

Mayor Alexander asked. Would someone like to make a motion to have a public hearing on this subject at the next board meeting? Commissioner Locklear made such motion. Commissioner Carver seconded and it passed unanimously.

Mr. Graham asked. If he could clarify one thing. The comment that was made as to the limitations you want to limit that to livestock and that was the only other change you want to make right now.

Commissioner Locklear asked for them to get a copy of that before the night of the hearing.

Mr. Graham said. Yes.

Mayor Alexander asked if there were any more questions.

8. Proposed Ordinance to Require Permits for Commercial Vehicles on Certain Street

Mr. Graham stated again at the last meeting, I was directed to propose something regarding the discussion putting signs on certain streets to limit commercial vehicle traffic. If you recall we talked about that under existing ordinances of state laws. We can put the signs up the enforcement would be by the police department and catching them if they were caught. It would be a traffic violation with a minimum fine. What this does is tie the signs about banning trucks on certain streets to existing ordinance on truck routes. There are basically only two truck routes in town. This would expand that to specific streets. I mention specific streets in here that were of concern in the Mountain View neighborhood. Big trucks were causing some of the streets problems also put a catch off phrase at the end as you can see. What this does is increase the

penalties beyond the infraction. It has a little bit more teak, where especially the developers that maybe in a hurry and willing to pay that fine to get their truck where they want to be, without bothering with the permit. We didn't have anything before that required a permit before. This would require getting permits so that they would be monitored as they go on the streets.

Commissioner Locklear asked you mention two truck routes, what streets are they.

Mr. Graham sorry I would have to look I know Spencer Mountain Road.

Mayor Alexander said I believe Park.

Mr. Graham probably is Park, but I remember Spencer Mountain Road.

Mr. Graham said is Spencer Mountain Rd and Lowell Road.

Commissioner Carver asked didn't we pass something on this two meetings ago for this ordinance.

Mr. Graham said no what you passed was the resolution to put signs up on certain streets to bane commercial trucks in the discussion that came up at the last meeting you asked about enforcement, and I explained what the penalty was and there was no provision to require a permit.

Mayor Alexander asked, would the board like to have a hearing on this ordinance at the next meeting. Commissioner Carver made motion. Commissioner Tiderman seconded and passed it unanimously.

Mr. Graham said sorry Mayor I just want to make sure that I followed the counsel's directions. On the public hearing on this one do you want me to add or amend anything on this one?

Commissioner Jones stated he thinks this one was good just the way it is.

9. Resolution to Adopt County Local Investment Grant Program

Mr. Graham stated this was discussed at the last board meeting and there was some confusion that I want to apologize for. It had to do with incentive program that the County administers to drawl businesses and to unused industrial, commercial buildings like we have in Ranlo. It's in the form of a tax relief for the first five years. If a company comes in and invest in the property by upgrading the property and investing in equipment and other things. In the discussion and again it's my fault, it was thought that the town will lose revenue if we participate in this plan. I was able to clarify that and we did discuss it at the retreat if you recall. This grant as it's called only applies to net new value of the property so another word whatever taxes you were getting at this time you will continue to receive it. When they invest 5 million or more for the level grant we would be participating in. The amount of investment above the current tax value, they would

get the tax break. So it is an incentive to drawl all outside businesses into some of the facilities in this area. The town would not lose any existing revenue. In reality delay the receipt of new revenue at least partial. I have again talked to the County. This is resolution that the County Economic Development Commission has asked the Council to adopt so that we can participate in this program. Again it is administered by the County they will do all the administration and collect the taxes. There will be for each company that comes in will be a separate contract that the town the county and the company that will participate in. This contract would just put us into the incentive program so we can participate going forward.

Mayor Alexander asked if they were any other discussion. Would the board like to join Ranlo in the counties investment Grant program?

Commission Tiderman made a motion to honor the grant program. Commissioner Carver seconded and it passed unanimously.

New Business

10. Reports from Departments

Finance: Tesha Palmer stated the money in the town of Ranlo bank accounts as of March 31, 2014 according to the March bank statements was as follows:

Concentrated checking	BB&T	\$598,723.84
Payroll checking	BB&T	\$14,571.99
General account	NCCMT	\$1,203,190.53
Powell Bill	NCCMT	\$246,496.50

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

Police: Chief Anderson stated Ranlo Police Department responded to 751 events in the month of March. 469 special checks, 5-911 hang ups, 11 alarms, 25 assists of other agencies, 29 follow-up investigations, check 3 suspicious vehicles, respondent to 13 vehicle collisions, 4 assaults, 12 civil disturbances, 6 suspicious vehicles, 5 malicious damages, 4 larceny's, and we had 6 domestic violence calls. We also responded to 3 breaking and entering calls of the residence. We had a total of 28 arrests (attached are handouts if you would like to see it).

Chief Anderson said the police department also issued 51 citations with 75 charges including while driving while license revoke, driving without a license, no insurance violations speeding and numerous other events.

Also in the month of March it was reported that \$1,250.00 worth of property was damaged. \$5,850.00 property was stolen. We also raided a meth lab within the past two weeks. A full meth lab within the town city limits. Also, a portable meth lab within the town limits, the portable meth lab Commissioner Tiderman happened to be with us at that time. The meth lab that we raided the house, Mr. Ronnie Laws which is part of our police review board was present the

entire time. He was there until seven o'clock the following morning. We were very successful. The FBI came and took over the following morning at 10:30 a.m. It would've been \$100,000 cleanup fee if we were to do it. We still have more to work on as of the answer from Mr. Kiser question for the Ranlo Ave earlier on the GPS system. If the board wishes, I could call the communications center not GPS or mapping to add an entry in the CAD system and CAD stands for Computer Aided Dispatch. It notifies them that the road is closed until farther notice, that way anytime any emergency personnel is dispatched to Mountain View they will not come down Ranlo Ave.

Commissioner Tiderman asked will they know what the old Ranlo is and what the new Ranlo. You don't want to cut off your section.

Chief Anderson answered that is correct. We would have to do a manual entry in the CAD in the computer add it and separate the two and make it two totally separate streets. I don't know the answer to the GPS. Vehicles with the GPS will still go down and turn around that's going to happen but for emergency service purposes it can be added into the CAD system. That concludes my report. Does anyone have any questions? Thank you

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 218,640 lbs. of garbage and the Landfill C&D total is 3,700 lbs.

Recycling Totals were as follows:

Cardboard	1,660 lbs.
Glass/Cans	1,000 lbs.
Plastics	1,760 lbs.
Total	4,420 lbs.

We have completed 80 work orders, 20 locates, 13 new services, 41 miscellaneous, 1 sewer backups, 0 sewer taps and 2 water leaks.

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

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

Mayor Alexander asked if there were any questions

No one responded.

Fire Department: Assistant Chief Joe Day stated that he was filling in for Chief Lewis while he is at work. He reported that the fire department for March 2014 is as followed:

5 House Fires
3 Fire Alarms
5 Brush/Woods
0 Service Calls
0 Commercial
1 Hazmat Incidents
5 Motor Vehicle Accidents
15 Medical Responses for the Fire Department

Total of 34 calls for the Fire Department for March

On the EMS side are as followed:

20 Transports
42 Care Transfers/Assists
8 Cancellations
1 Refusal

Total calls of 71

One of the house fires which I was at, I would like to commend several of our firefighters. The three that was first on scene. This was an active working fire and was knocked down very quickly with minimum damage to the house and to the surrounding housing. We were very lucky considering the way the house situation is there. As to what the gentleman earlier mentioned, we did have a fire truck assisting unit that responded. It was Spencer Mountain not Lowell that went down Ranlo Ave. also I had a GEM unit that responded to that, that went the wrong way. When I worked the fire department we had calls down there we usually had to tell them on the radio. Hey, this is old Ranlo Avenue or this is going to be coming from Mountain View. I'm not sure how it got set up somewhere on the long, I would think that the connections for it to be on GPS somewhere had to be permitted along the line. Again I'm not familiar with this, that's why it shows up on everybody's GPS. I think it's a great idea chief Anderson has about putting notes in the CAD system but that doesn't necessarily mean it's going to get brought up. We would love to see it connected, that's a straight shot across the street for the fire department and ambulances for rescue situations. Does anybody have any further questions on anything or concerns?

Commissioner Tideman said she had a question. I know at one point there was a key in the fire department so that you could unlock a chain to move it to get through it.

Assistant Chief Day said we have unlock capabilities in the fire department key or no key, if we need to get access. That temporary connection that is there, I will not take a fire truck across that we would wind up with fire trucks sunk. That is not an engineered drainpipe, just the pipe going

through there. We would be in a world of a mess if we would take one of those new trucks in there.

Commissioner Tiderman said okay thank you.

Commissioner Jones asked who were the three firefighters; you said you wanted to commend them.

Assistant Chief Day yes, I'm sorry I overlooked that. Firefighter on duty that day was Derrick Alexander; no excuse me he was acting commander that day. Captain Alexander, Eric Weaver was working that day and one of our new lead within the last couple of years who has been certified firefighter is Brain Falls. They were first on the scene and took care business.

Commissioners Jones and Tiderman said thank you.

Mayor Alexander asked if anyone had any other questions.

11. Presentation of Bids for Lift Station Closure Project

Mr. Graham said on March 31, we received a bid that we advertised for, for the closure of the lift station on Sunset. I, the engineer and Commissioner Tiderman there was only two contractors that showed to present a bid. I have presented you with a detailed breakdown of each of the bids. I will just quote the total bids for the project (inaudible) Contractors was \$240,129.00, O and H Plumbing was \$216,133.95. These are substantially higher than what we expected; even the engineer said that these were higher than what he thought they would be. The engineers comment on that maybe because the lack of competition not many people came. Obviously, those amounts were not budgeted for this current budget. To plan for them in the upcoming budget, which I'm looking at now it probably would drain capital funds or the available funds reserves from the utility accounts. You are aware utilities have to be self-sustained. It's an expensive project. Obviously, we do not have to accept any of these bids our advertisement stated that we reserve the right not to do that. We can decline each of these bids tonight rather than to reward them. Maybe do better planning in the next budget and take more hands on approach to receiving bids next time and trying to recruit bidders. The engineer said that that has to be done before we do that other Avenue, which we will be talking about more later on in the agenda. It's not in this budget at we can fund the entire thing but it would make it difficult in the next budget.

Commissioner Carver asked to make a motion not to accept either of the bids. Commissioner Tiderman seconded and it passed unanimously.

12. Proposed Increase in Utility Rates

Town Coordinator Mr. Graham states this is one example of many capital projects that the town really needs to begin address in a long-term manner. We need capital plan for water, sewer and for our streets. That is two separate funds primarily this discussion is focused on utility fund, which will be water and sewer. Just this week, we had one of our old places on Dellinger break. We have situation like this all over town in addition to this project. The only answer that I can see is to increase revenues to address these things. We discussed this some at the retreat. Some of things are discussed in the handout to show you our current rates and also Two Rivers current rates for water and sewer that we purchase from them. Two Rivers has told me they will be increasing their rates 3% this year and they intend to increase by 3% for the next several years. They have a capital improvement plan to rebuild their water treatment plant and that's part of the plan from that. So our cost for the water services is going up, and 3% this year and the idea for 3% for additional years. Since our discussion at the retreat I did some research. The league of municipalities has published their survey on their website. You can look at it yourself later. They do a survey statewide of municipalities of all sizes in terms of their water, sewer rates. I notice some of the information on there, all the municipalities in the state has set up their rates structure as their sewer rate is higher than water rates in all municipalities, ours is reverse. Our water is higher than our sewer. The minimum rate-the base rate, they use the term base rate refer to the charge the municipalities make for the base or minimum water usage most of them use either 1000 or 1500 gallons for their base rate. The minimum around the state is 14-16 for water \$15.00 for sewer. Cities our size with the population of 2500 up to 5000, the minimum is 13.83 water and 15.99 for sewer. I checked the local municipalities, Lowell right now their base rate is 7.30 for water and 8.30 for sewer. Our rates current as you see and I am talking in town rates. In Ranlo water is 6.05 and sewer is 5.07. We know we are going to increase our cost by 3% and, we have to cover that in my opinion based on our operating cost right now. We discussed a possibility of 6% increase so the figures that I've given you in the handout. Take that into account. A 6% increase in water rate will raise the rate from 6.05 to 6.41 also because we are really behind already in the sewer rate that 6 % increase plus equalization so that both water and sewer at 6.41 where most municipalities who are sewer is more than water. That will set both at 6.41. You see the increase revenue that will be generated estimated increased revenue 34,000 a year for water with that increase plus the equalization in a higher amount of 87,000 for sewer a year. That would go a long ways for paying for this sewer projects. Of those amounts those estimated increased amounts. Remember a portion of that would be taken by Two Rivers for their rate increase. I just want to mention in the past our other funds in utilities sanitation, storm water. My understanding is none of these fees has been raised in quite some time. Again this is an unfair subject; nobody wants to have to do this. But right now we-in terms especially in the utility fund it's just paying its way. We cannot do capital improvements without do something.

Mayor Alexander stated remember the state law says water and sewers has to stand alone, we can't transfer any other type of money anywhere. Plus each has to make money. It doesn't say how much money.

Commission Tideman asked do we know when Two Rivers will do their rate increase.

Mr. Graham said they haven't told him when. They just told me they were going to do it the way they explained it in the meeting they called all the municipal managers. They already started the capital improvement plan a few years back. They were supposed to raise the rate to 3% every year but for the past two year they did not. They felt like with the economy they didn't need to. They did raise those 3% at least two years before that. So now they are going back to original plan of 3% every year. It's my understanding those first two rate increases a few years ago. At least one Ranlo did not match nor increase even though Two Rivers did. The other one I am not certain, perhaps you did not increase it either.

Commissioner Carver asked to make a motion to raise water and sewer to 6.41 equal across the board. Commissioner Tideman seconded and it passed unanimously.

16. Mayor Speaks

Mayor Alexander said he has nothing to say.

17. Reports from Commissioners

Commissioner Rhyne stated the recreation met Monday and stuffed approximately 3000 eggs for our Easter egg hunt for Saturday. It's going to be from 2 to 4 here on the ball field. We have an Easter Bunny. Come and bring your camera and your Easter baskets. Please spread the word. Get all the kids out here; it's going to be fun. We will have bubbles, face painting, hayride, snacks and drinks. This is going to be a good event. I think we are going to have nice weather for it.

Sports we are off to a good start. We already had one game here last Friday night. We have one this coming Friday night if you like to come out. If you need a schedule, let me know I will be glad to get you one. We have two 7-8's a 9-10, 11-12 and one rather large t-ball team. Please come out and support them. Thank you.

Commissioner Jones asked if he can comment on that. The games tomorrow night is actually-we are in a league with Belmont. The game tomorrow night is actually two Ranlo teams that are going to be all of our kids from Ranlo in the 7-8 year old age group. It's going to be a really fun game to watch.

Mayor Alexander asked if there were any other questions.

18. Report from Town Coordinator

Mr. Graham wanted to report back to the board about several things that were asked for him to look into one of them the status of the connector road out of Mountain View. We have settled all the issues with the developer on the issues of that. We have signed a settlement agreement Mr. Windham has sent it to their attorney. We are waiting on that to come back. As soon as it comes back I have a contractor that's going to go in and do the ditch work and negotiating the money

for the work that needs to be done on the shoulders and to rework the ditches so it will be more stable and properly engineered. We are ready to do that as soon as we get that contract back. We do have the money to do that. So as soon as that is complete we will have the plats dedicated for us to publicly record it when we are ready to open that road. When we get the contract and plats back within a week or so, we could have it opened within a month.

Next item I was asked to check on direct deposit for the town's payroll. I checked with our bank BB&T about doing that. I want to report that there will be some cost associated with that if we do it the town would end up absorbing those cost. There's a \$45 per month service fee. In addition there's a \$10 transmission fee. Basically you would pay that \$10 for every payroll. There will be 4 of those a month and sometimes 5 a month, since we do weekly payroll. That would be another \$40 a month and they also charge \$.14 per check. So that would be another \$12 a month. We are talking about \$100 a month if we do this.

Commissioner Tiderman stated I say forget it.

Mr. Graham said what we do now works. I don't see bring them on another hundred dollars on something that we don't have to have.

Commissioner Jones said I agree with that Mr. Graham.

Mr. Graham also stated he was asked to check in to swipe machine-a credit card machine for utility payments here at the office. Similar story, I sat down with our bank BB&T. There's a \$425 upfront cost to get everything setup and the machine then after that there are regularly monthly cost. Again, a fee of \$35.00 a month there are additional fees per swipe that total about \$.60 a swipe so each person that comes in, the varies fees between credit card, bank, access fees add up to about \$.60 that the town would have to pay. I asked if we could pass this along to our customers. We do an online payment and the company that does the online payments for us do charge a fee. But they administer all that so we don't have to account for it they just send us our money without any reduction. After talking with several people, if they come in and swipe face-to-face; the regulations want allow us to charge the fee because it not fair to take cash from one person and want charge them something and swipe a card and charge that person, so we can't do it we would have to absorb the cost. I spoke with financial director Cheryl they were facing the same problem. They were trying to do it and stopped. She has found a company she is going to send me the information. If you like I would check in with them, you will still have these fees that you would have to absorb but it may not be this much.

Commissioner Tiderman said I don't think it's worth it.

Last thing I want to report back on. I was asked at the retreat about contacting some Grant writers which I have done. There's one company Commissioner Tiderman provided me a number for. I tried to contact them they're not returning my calls. I have researched their website; it appears to me from their website. They work primarily startup corporations and nonprofit corporations and providing grants related to education and health and things like that. I did not find anything indicating they work with municipalities. I don't know they have it returned my calls. Centralized counsel government does provide some aid I have given them a

list of our projects and the things we need and talked with the Executive Director he has distributed information within his staff that specialize in different areas and will get back with me and see what's available. I have also made contact with Steve Alston, which has worked with the town in the past. He spoke with me by phone after we traded calls a couple times. He is currently working on sewer grants with Mcadenville I have invited him to meet with me on Monday. He has agreed to meet with me and the engineer on this project. He seems to think there's something available right now with these type projects especially if there using the term...we have heard a lot from the federal government here lately "shovel ready" which this one is it's ready to go. The grant process, there are two a year. The current one, the deadline was this month we will not make that one. The deadline for the next round is September. I don't have any details on it; he is bringing that to me. I will talk to them about that. Again, this sounds promising because a lot of the grants funds the way they explained to me that it's through the state for community development. Other things like that have been funneled in for specific use for infrastructure which is our needs. He spoke of some awards over three years up to 3 million dollars. I will meet with him on that and get back to the board let you discuss rather not if you want to work with him or not. Hopefully I will have an answer by Centralized Counsel also. I think that concludes I wanted to report to you.

Mayor Alexander asked if anyone had any questions.

19. Closed Session / NCGS 143-318.11 (6)

Mayor Alexander stated close session on; consider performance/qualification of employees.

Mayor Alexander asked if there was a motion to go into closed session.

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

The Board convened to go into closed session.

Mayor Alexander asked for a motion to come out of Closed Session.

Commissioner Locklear made the motion and Commissioner Carver seconded and it passed unanimously.

20. Consideration of Motions Pertaining to Closed Session Discussion

Mayor Alexander stated I would like someone to propose to entertain Mr. Bryan wall, the title of assistant public works director and also a raise of \$13.55 per hour.

Commissioner Carver made motion and Commissioner Tiderman seconded and it passed unanimously.

21. Adjournment

Mayor Alexander asked for a motion to adjourn.

Commissioner Locklear made the motion and Commissioner Tiderman 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 APRIL 10, 2014