

**TOWN OF RANLO  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
JUNE 12, 2014**

A Regular Meeting of the Ranlo Board of Commissioners was held Thursday, June 12, 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 except for Commissioner Tiderman who was absent at roll call.

Commissioner Locklear gave the invocation.

**1. Approval of the Minutes by the Board of Commissioners**

Mayor Alexander asked if everyone read the minutes from the regular meeting on May 8, 2014. Does anyone have any changes to be requested? Do I have a motion to accept? Commissioner Carver made motioned and Commissioner Jones seconded and it passed unanimously except for Commissioner Locklear who wasn't at meeting and will abstain.

**2. Motion to Adopt Proposed Agenda (addition and/or deletions)**

Mayor Alexander asked if there are any changes requested.

No one responded.

Mayor Alexander asked do I have a motion to accept proposed agenda. Commissioner Carver made motion to accept. Mayor Alexander asked if he had a second and Commissioner Rhyne seconded and it passed unanimously.

### **3. Citizen Concern: 5 Minute time limits**

Mr. Michael Cain stepped up to the podium stated. He had a few things to speak about. Over the past year I have been digging looking and doing a lot and, Mr. Graham is most wiser than I he gave me advice and I believe he's right. I have a couple questions. One of my concerns that may not be about money for Little League here next year and we spent a lot of money last year and every time we asked where the money is coming from we were told it's coming from well we don't have a town coordinator so it's coming out of the salary that would've spent for him. It's coming out of last year recreation budget-it's coming from any place but suddenly when everything is switched around recreation comes up \$1500 short at the beginning of the year and there's not enough money for the team next year. Recreation budget went from \$10,000 to \$50,000. That's a pretty big jump. I hope it was worth it, I'm sure the kids will think it was. That's all I have to say on that. The vote on liquor by the drink is coming up. People or four people are against it. Board members are for it-board members are against it. My only goal is let the people of the Town decide whether they want it or not, and that's the way America is supposed to be run by popular vote of majority. There have been lies put out on Facebook I saw well can the town afford to have it put on the ballot. It will cost too much. So I called the election board and said hey; what's it cost to get it put on the ballot. They said somebody is blowing smoke. It doesn't cost nothing it's free, so it will not cost this town anything to get this put on the ballot. Vote however you won't. I don't care, just vote. The only other thing I've got then I will leave is with our budget being the way it is and the town is flat broke, everybody knows that. Why did two of our commissioners not even bother show up for the last budget meetings? This is serious. This town needs all the cooperation it can get from everybody and that includes the people that are supposed to be leading us. If you don't want to do anything about it then come to the meeting and abstain from doing anything; at least show up. That's it. Thank you.

Commissioner Locklear said I can tell you why I didn't come. I was out of town for death.

Mr. Cain stated for both meetings?

Commissioner Locklear said I was in Alabama for the other and if you want to know you could just call and ask me.

Mayor Alexander asked Mrs. Cain

Mrs. Cain stated her has been solved

### **4. Comments from Citizens: 3 Minute time limits**

Chad MaGaha stepped to the podium and stated he has lived 14 years here in Ranlo; I have two children that I love dearly. We are into sports heavy football and baseball. Mr. Cain was talking about the budget for baseball. We have heard rumors about the Town of Ranlo wanting to do away with recreation. Whether it does or not the community is looking in to starting an optimist club. We're talking to some people about donating land to put a field on because I see it, these kids-that's all they have in the Town of Ranlo. There's nothing else that they have as far as

recreation, sports and if you take that away from them these kids are going to start getting in trouble. Either way it goes. If the town does do away with it we are going to push forward with this and make sure these kids have a sports to play. That's all I have to say.

Mayor Alexander stated the way it looks by the budget next year there will be no sponsored teams. I think the ball field will be open all you would have to do reschedule it. I believe the town will provide a ball field; is that correct.

Mr. Graham stated yes that not correct.

Mayor Alexander stated this is a money thing, not nothing personal to anybody. Right now the main thing the towns go to do, we've got to look after the safety and welfare of the citizens. We've got to provide waters, sewer, trash, police protection and fire protection. Everything else above this is actually you know up and beyond what the town has to do. I wish we would had sponsored more and do better than what we've done in the past. Everybody does. But right now right off the top of my head we have a trash truck we are paying for-still paying interest on it too. I believe there is five police cars were paying for now with interest, new water valves for the next two years with interest, paying for the trash cans all at one time with interest and all this came in a one-time it really is catching up with a budget. This is regrettable, but the sports were started by a group of people that took up a bunch of money-turned it into the clerk and we started a couple ball clubs. I feel like anyway we could help-we will help anyway possible. I know with the money situation if any time you're connected with the town you are an agent of the town. If you take that money for a Ranlo team it's got to go to the clerk, clerk puts it in the pot and then the money is distributed back out to the ball club. The reason for this is not distrust it's not anything, its accountability. Someone will come in three or four months later and want to know where their money went. We have a perfect paper trail and receipt to show them where their money went. This is accountability. Thank you

Melissa stepped up to the podium and stated I am a proud parent of a Ram and this year makes three years that we have played for Ranlo. This year is the best year that we have ever played for Ranlo and I think that is part the coaches our parents. We all really worked hard to make it a great team and a great year and now were sitting in this room because we're not going to have a team next year or no sponsors. I feel like if we have sponsors that are willing to invest their time, their money in these kids that's exactly where it should go. And just a few things, obviously the parent fees; we all paid the parent fees this year and not a dime went to our team. Well there's \$36,000 in the budget for recreation where does that money then go, if banquets aren't paid for trophies aren't paid for. I understand you pay Dixie youth-there's a \$50-one-time \$50 league fee that you pay one time and then \$12 per team. That's a total of the \$134.00, and then you have listed in your budget that you pay Dixie you \$720 a year. So where's the difference in the money you're warning a paper trail from our sponsor and our coaches but there's not a paper trail for money coming into recreation and money going out of recreation.

Mayor Alexander stated there should be. The money you're speaking about is for the entire year.

Melissa said so there are other sports other recreation sports?

Mayor Alexander said recreation goes into Thanksgiving, Christmas, Fourth of July, fireworks all kinds of stuff. All this is tied in together and far as budget for first part of last year. I am not familiar with it. I have asked questions to and not received any answers. I am familiar what went on with the second half of the year. Because I know we have to take that money to balance. If you have specific questions about where money went for certain things I would make a specific request that we would try to find your answer to the questions.

Melissa stated I know that we had a sponsor that paid for all of our equipment and uniforms, and that we all paid-some of us paid \$65 out of town fees because we don't live in Ranlo and the others paid \$55 for Ranlo.

Mayor Alexander stated if you have specific question write them down let Mr. Graham have it and will try best to trace it. Everything I know in the last while has been papered to death

Melissa stated if maybe Ranlo wants to be part of a sports or optimist club. Have money come through the Town Clerk. Maybe that's something you can't vote on in the future; have one person dedicated to sports because these kids like to play for Ranlo. Thank you

Mayor Alexander said thank you. We have all season to figure that out. If you have any questions write it down and we will get together and talk about it. Like I said, it is strictly a money thing.

Alicia Parker-said she received her answer.

Angela Heath-she said she everything she needed to say.

Stephanie Wolf she said she said talked for me.

Christopher Heath said she covered it.

Misty MaGaha said she was good.

Emily Windall stepped up to the podium and stated she is an outsider looking in, I am from Lake Norman.

Mayor Alexander stated this is for the Town of Ranlo

Emily stated this is about the Town of Ranlo

Mayor Alexander asked am I not correct you have to live in the Town of Ranlo to speak.

Emily stated my child plays for the Town of Ranlo, why can't I speak.

Commissioner Jones stated she paid money for her child to play for the Town of Ranlo.

Mr. Windham stated if there's any question about it, the council could agree that she may speak if they choose to.

Commissioner Jones stated that will be fine.

Mayor Alexander said okay go ahead.

Emily stated we brought our kid here to play for the Rams. We put our time and effort into these teams as much as these parents on this team did. A lot of grief, a lot of heartache, a lot of headache and went on between in the middle of it all for us to do what is best for these kids. I'm not going to get in detail about all that. But anyways, why not- speaking of accountability. Why not hold these teams accountable if they want to continue this league if they're short on budgets why not allow fund raising without problems. Why not-we took absolute to no money from the Town of Ranlo-None and each team could do that if you had that relationship between the town and you guys. My point is why have there been so much grief, heartache and headache in us raising money for our own team to not touch the budget.

Mayor Alexander stated if I say something wrong stop me. You are welcome to have any team which you can raise money for your team. You can solicit money anywhere for your team. As long as you don't connect it with the town. As long as the person that you solicited from knows that is going to you and not solicited for the town you're not being an agent of the town.

Emily said meaning in reference to Ranlo Rams?

Mayor Alexander said yes and you would just say this- this is a limited ball team we're sponsoring. The name of it is the Rams we will play our home games at the Ranlo ball field, but it's not a town sponsor team. That way, the money does not have to go through the town is just the money that is solicited for the town that has to go through the clerk go through the bookkeeping and be reissued.

Emily said is that given on a paper for each of the coaches so they understand that that is a responsibility.

Mayor Alexander stated that he feels like that could be successfully done. Nobody here is against the ball club. We just want to figure out a way to do it right-let y'all do as y'all wish but any time you act as the agent of the town. You've got to run the money through the town so we can be accountable if you solicit money for your team and say hey, this is a ball club we going to play our games at Ranlo but were not connected with the town then you can do what you wish to do.

Commissioner Jones asked was-of the two fund raisers y'all done were any of them solicited under the name of Ranlo.

No's

Mayor Alexander asked Attorney if he was correct

Mr. Windham stated sounded to like you are correct. I think you need to refer to the coordinator who has had hands on experience with this.

Mr. Graham stated the reference you are making is in the town charter, any town official anyone acting as an agent of the town. The fund has to be deposited in the town accounts and the way-what creates the issue that I think is somewhat misunderstood is the budgeting process municipality requires us to budget revenues and then there are separate budget items for expenditures. So for example if you are seen advertising for a Ranlo ball team and you raise money. That's supposed to be deposited in the town's revenues. Once it's in the revenue it is revenue to the budgeted line item expenditures that the town has already of budgeted, you cannot ear-mark it for your team. So when you go out work hard and raise money for your team if you have been recognized as a Ranlo team and it comes into the town, then I cannot as a manager guarantee you that you will get that same money right back. And that's because the state budgeting laws. What we are talking about in terms-the Mayor is right-in terms of next year's budget over the past 2 ½ years the town has lost over \$300,000 in revenue from the state. So we have a tight budget and ball teams are not the only thing that has been cut. The reason there's no expenditure line items for ball team because the money is just not there. The idea behind-the concept is let parents form teams let the parents raise money for their teams. You do not have to run it through the town you raise your money is your money and you can spend it on your kids and it would really work better for the kids if you do it that way. The Town can still participate by providing field.

Commissioner Locklear stated she was a Commissioner and Wade was a Commissioner when we started the ball team and it was supported by sponsors mostly. We had a public works director that would get out and find and solicit people to buy posters, banners that would line the ball field and the town really didn't put that much money into the ball teams, it was by the posters, the banners and the parents put the money there. The second year-first year we had two ball teams. It was T-ball. Ranlo Baptist had a little ball team and Ranlo had a little ball team and they played each other on Saturday's. We set up a concession stand under the tree-there was a little card table with drinks and a cooler and chips and crackers. The second year the public works director got somebody to donate a little old barn like thing and that's what we operated concession stand out of and that money started the money coming in-going through the town because when-the money at the end of the week or whatever-the season really. The money would come and be put into the town. That's how we got started putting in the recreation fund-why maybe we should have had a line item then for baseball or softball or whatever little League or whatever, so I guess that's how that got started in the recreation fund. Basically when it started out it was by sponsors and the parents. I don't know how we got where we are now but that's how it got started, but the little old concession stand out here made the money. At the end of one year, \$5000 was turned in. \$2500 went to a lady that worked the concession stand and \$2500 went to the town that went back to the sports fund, which went to recreation-it should went to the sports fund. I don't think our big concession stand has done that great, but it takes a while to get off the ground too and with new business and that has to be considered a new business, it takes a while. It's only operated during ball season and practice time but we're hoping maybe and I'm not in the recreation anymore; Commissioner Rhyne is. Maybe if you had a Little League tournament. Maybe then the town will let you lease it for a small amount you could run the concession stand and make money that way. That might be a way to earn the money but you

couldn't call it Ranlo something you would have to call it rams or Jets or whatever. But that's how it got started. Recreation has got to be in the town, that's a big part; it's got to be. I love recreation, I love the ball teams. On Saturday's it would be-the street out here would be blocked. It was a traffic jam with parents and grandparents, uncles and aunts coming out to see those little bitty kids out playing T ball. It was great. I hope you start the optimists or whatever you have to do. I hope you don't let it go.

Commissioner Jones stated he had two things. As far as the fundraising, are we satisfied that everything has been accountable for?

Mr. Graham said for this year, yes.

Commissioner Jones it's dated I just wanted that to be in the minutes that the money that the Rams raised through fundraising has all been accountable for.

Mr. Graham said yes

Commissioner Jones said thank you. One other thing, there was a question about the recreation budget, in excess of \$50,000 that was already that amount when I was elected, so the administration before Chief Anderson was the interim coordinator the administration before that is the one who set that.

Mayor Alexander stated he didn't think so.

Commissioner Jones said he is pretty sure when I came on the budget was already that high.

Mayor Alexander stated I would like to see that before it is put down as facts.

Commissioner Locklear stated I would like to say this; I never went over my budget. I was recreation Commissioner and I didn't abuse my budget.

Mayor Alexander stated let's deal with the future not the past.

Commissioner Jones stated I didn't bring it up it was already brought up. I was just addressing it.

Commissioner Locklear said well Mayor you did say something about you had some questions that never got answered and I was just hoping.

Mayor Alexander said yes I did. You know that you were setting in here when I asked-I wanted information and couldn't get it. I know you was setting here when I said that three or four times.

Commissioner Locklear said and that is the past two so let's go forward.

Mayor Alexander said no one was telling me anything. I was begging to know and nobody was telling me anything. Okay let move on.

## **Unfinished Business**

### **5. Public Hearing on Proposed Budget for Fiscal Year 2014/2015**

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

No response

Mayor Alexander asked do I have a motion to close the public hearing. Commissioner Jones motioned. Commissioner Carver seconded and it passed unanimously.

Mayor Alexander asked do I have a motion to accept the 2014/2015 Budget as written. Commissioner Carver made motion to accept. Mayor Alexander asked if he had a second and Commissioner Rhyne seconded and it passed unanimously.

### **6. Proposed ballot and Referendum on Alcohol Sales**

Mr. Windham stated at the last meeting we were asked to draft a proposed ballot. I would like to present that to the Council at this time. Essentially, the ballot is set up by the general statute and municipal town and municipality citizens can have a vote on alcohol sales selected certain options. Perhaps the most used ballot is the one that you see before you. It is not necessary to use this ballot. It is simply a draft. I would like to take a minute to go through with. First item to set forth on the ballot is off-premises sale of malt beverages. That actually means off premises consumption and what that allows for is the sale of beer in stores and grocery stores, but not for consumption on the premises. That is what this is for. You can elect to sale malt beverages or beer on premises as well, that is another option and that is actually included in the third option as well let me get to the second option. The second item that has to be voted on is off-premises sale of unfortified wine and that of course is your basic line products which is sodium products and convenience stores it is again for sale, off premises consumption. Third item is sale of mixed beverage option that is for hotels, restaurants, private club's community theaters and convention centers. This ballot language is actually in the statute we don't change that around. We just tell you what your options are. That would include any restaurants, clubs, hotels, community theaters and convention centers. That would include a bar that sales wine, beer etc. or for restaurants that allows you to sit at the table and ask for that to brought to the table. That's the on premises consumption of all items above, malt beverages, beer, and unfortified wine. Not all this ballot is a reference to ABC stores; you can include that in the ballot. Everywhere you ask about that it's discouraged for a small town because it is an expensive proposition, the location, and the personnel. Most small municipalities are not able to support an ABC store. Therefore your ABC stores are those that you utilize in surroundings areas. Again, this does not provide for an ABC store you may vote to have it, the difficulty of that is if it was to be approved the voters want to know where the stores are. Again ABC commission in Raleigh does not encourage a small town to support ABC stores. Those are three options. There are other variations. This again is the most popular option. I'm glad to answer any questions. There are no longer special elections. Perhaps

that's where the confusion is in terms of the cost. The legislature did away with the special elections; it has to be done as a regular schedule election, so this valid. Should you choose to adopt it will have to be presented at least 90 days before the election. I shared with Mr. Graham that this would need to be adopted either this meeting, if you choose to or at the July meeting that will give time for that to be submit to the election board. I'll be glad to answer any questions.

Mayor Alexander asked would it take all three of these items to make a full ballot.

Mr. Windham stated you can actually have a ballot with one or only two. You don't have to have all three. You can have an option for on premises consumption of beer. Most towns' op not to do that but allow it to be done with restaurants, private clubs, hotels, etc. to avoid what someone might be-in terms of simple (inaudible)

Mayor Alexander said so this permits the sale in-house. They can drink it in-house; restaurants, hotels, so forth.

Mr. Windham said yes.

Mayor Alexander asked if there were any more questions.

Commissioner Carver made motion to accept to adopt this ballot in included on the ballot for the November election. Mayor Alexander asked if he had a second and Commissioner Rhyne seconded. Commissioner Jones and Commissioner Locklear voted against and Commissioner Carver and Commissioner Ryne in favor.

Mayor Alexander stated it falls onto the Mayor on this. I vote for the motion.

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

Commissioner Carver stated we spoke on this Ordinance at the meeting before last. Commissioner Jones what was the condition you wanted added it this?

Commissioner Jones said just that we had some kind of clause, allowing the people who already had any sort of animal like what we're about to write ordinance about, anybody that already has that in their yard at this time. I would like a clause stating in there they can keep those until those animals are gone and not to have any new ones. I don't think we need to pass the ordinance tonight and go to their house tomorrow and tell them they got to get rid of them. Other than that I'm fine with it.

Commissioner Carver said so to have a grandfather clause in their say that.

Mr. Windham stated you would need to have some clarifications that need the exact existing animals with no replacements.

Mayor Alexander stated shouldn't that be for certain area like 2 or 3 acres. This wouldn't connect the farm for not replacing.

Commissioner Jones said right this is for people that don't meet the acreage limit.

Mr. Graham stated by changing the definition of farming as were going to comply with the state changes that has most recently been made, it will allowed any livestock in basically any residential zone so we did put a clause in there that would require 3 acres if you're going to have livestock given that prefer animals now that can be brought down to 2 acres. I think some other municipalities have it at 2 acres a set of three. Mr. Windham correct me if I'm wrong we can adopt this now, any existing animal will already be grandfathered, would it not.

Mr. Windham said yes if it's the exact animal.

Mr. Graham said. Now the question I have is how we determine what is the exact animal is.

Mr. Windham I'm little concerned that we want to be sure we have this ordinance in front of us. The proposed amendment, I know we had a public hearing, it didn't pass.

Mr. Graham said the Commissioner should have one, let me provide you with one to look at.

Mr. Windham said this appears to be the exact ordinance that was considered before.

Mr. Graham said yes sir it is, no one has approached me prior to tonight to ask for changes, so if we're going to make changes we are going to make them tonight. Let them make a motion to adopt it to whatever changes they want and then I'll make it but no one has notified me about a request for a change so that is the same one that we had the last time.

Mr. Windham stated before adoption; we really need to have that language spelled out to whatever it includes. It doesn't sound like much to include but certainly we need to be sure we have the exact language.

Mr. Graham stated my question was if is grandfathered already doing the language.

Mr. Windham stated he would need to look at it with that in mind.

Commissioner Jones stated between the two of you that it's legal that we don't need it because it's already grandfathered in then I'm fine with what this is.

Mr. Windham stated what he would suggest if the council wants to consider this ordinance. You can certainly consider it now. With the understanding that nothing is going to happen with anybody who has existing animals later if you determine that we have to have something provision for that we can deftly come back and change that.

Commissioner Carver made motion to accept the proposed ordinance with the language that we have in front of us. Mayor Alexander asked if he had a second and 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 May 30, 2014 according to the May bank statements was as follows:

Concentrated checking	BB&T	\$585,615.49
Payroll checking	BB&T	\$7,353.74
General account	NCCMT	\$1,203,997.17
Powell Bill	NCCMT	\$246,500.62

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

Police: Chief Anderson stated this is for demonstration purposes.

Ranlo Police Department responded to 682 events in the month of May. 353 special checks, 7-911 hang ups, 9 alarms, 13 assists of other agencies, 8 follow-up investigations, served 4 warrant, check 3 suspicious vehicles, respondent to 3 vehicle collisions, 2 assaults, 21 civil disturbances, check 5 suspicious subjects, 1 malicious damages, 6 larceny's, and we had 12 domestic violence calls. We had a total of 11 arrests with 20 charges, including aggravated assault, fraud, drug violations, child neglect, DWI, burglary and all other defenses.

Chief Anderson said the police department also issued 69 citations with 109 charges including while driving while license revoke, driving without a license, note insurance violations speeding and numerous other events.

Also in the month of May it was reported that \$200 worth of property was damaged. \$1,367.00 was stolen.

We recovered narcotics in the can that I distributed just lying in the floorboard to the naked eye. Unless you inspected closer, you would've thought it was just a can of unopened Dr Pepper. I also would like to report men the officers changed the motor out of one of the patrol cars out back and save the town over \$5000 by doing so we were able to get engine from Gaston County Police Department to utilize some of the parts that we needed in our car and we were able to get it back on the road and it runs like a brand-new car. 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 212,500 lbs. of garbage and the Landfill C&D total is 6,300 lbs.

Recycling Totals were as follows:

Cardboard	3,360 lbs.
Glass/Cans	980 lbs.
Plastics	2,580 lbs.
Total	6,920 lbs.

We have completed 64 work orders, 20 locates, 14 new services, 26 miscellaneous, 0 sewer backups, 0 sewer taps and 3 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
- 3 – 2 inch line
- 1 – cut-off

Also, we started today. Me and the inmates the town has inmates now we have started working on in-flow to help out and search for water leaks as we'll saving the town as much as we can.

Recreation/Sports Commissioner): Commission Ryne stated the recreation committee met Monday we made the final plans for the July 4 events it will be on July 4 we are going to have hotdogs Wills is going to do the hotdogs. Cost will be \$1.00 hotdogs, chips, drink, and snack. We are going to have a lot of activities, corn board, bingo, door prizes, hay rides, face painting, bubbles and we are going to have a DJ, so please come out. We are going to have fireworks as soon as it gets dark so come out. Bring the family to this family event. In August we are planning on having our annual fall Festival. That's going to be August 29<sup>th</sup> and the 30<sup>th</sup> we will have food, and of course rides, games, entertainment and that's going to be August 29 from 6 to 10 and August 30 from 4 to 10. November we're going to our annual senior resident Thanksgiving luncheon and that will be on Saturday, November 22<sup>nd</sup>, and that's going to be at Maylo United Methodist Church. Of course, our parade will be on December 6, the first Saturday at one o'clock. As far as sports are ballgames are winding down. We are going to have some tournament this coming week the 9/10 11/12. I don't have the schedule yet if you like to have one. I will get you one. We are having a banquet for all the teams on June 28 and at the time trophies will be giving out and we will have hot dogs and refreshments for them. That will be on 28<sup>th</sup> and will be starting around 11 o'clock.

Fire Department: Chief stated he had a few things I need to ask first. Can we have a meeting before Fourth of July, so we can set up some stuff-some safety thoughts and everything? I like to get some of the fire guys here to so we can get with the police department get it all set up and with public works. They had a total of 43 incidents for the month of May.

4 Commercial Fires  
4 House Fires  
1 Brush/wood fire  
4 Hazmat Incidents  
7 Service Calls  
4 Motor Vehicle Accidents  
19 Medical Responses for the Fire Department

EMS responded to 84 responses

27 Transports  
47 Care Transfers/Assists  
1 Stands By  
6 Cancels  
2 Refusals  
1 No Patient

Chief asked if anyone had any questions.

No one responded

## **9. Yard Of The Year Award**

Town Clerk Tesha Palmer stepped to the podium and presented the awards to:

1<sup>st</sup> Place Mr. and Mrs. Wesley Hermes at 63 Rex Ave.  
2<sup>nd</sup> Place Mr. Michael Johnson at 5220 Sunriver Rd.

## **10. Requested Zoning Text Amendment to the Exclusive Industrial Zone EI-1**

I provided in your agenda packet copies of the ordinance and copy of the zoning map-this is a parcel with one stand-alone building belonging to Beal manufacturing. Mr. Beal and his attorney are here. They did submit a formal request for a text amendment to this zoning because he has a proposed use that is currently not allowed in this exclusive industrial zone. The text amendment that he is requesting is to add language to the exclusive industrial zone that would allow any use that is also allowed in industrial two zones. Which is if you think of this as a hierarchy that next zone down and if you read our ordinances what happens when you do that is the I-2 zones then allows anything within the I-1? I-1 then allows anything within the B-4, B-3, and B-2 all the way

done to residential. This text amendment would in my opinion change the zone from an exclusive zone; it would allow him the use that he wants to you use in the zone. His attorney wanted to speak so I invited them here to speak now, hopefully I did not overstep my bounds. This did by the way go to the planning board first they did not make any recommendation they voted to bring it to the Council because it is such a change it was considered a policy decision for the town.

Attorney Ms. Greene step up to the podium and stated she is hereto written request on behalf of my client for text amendment section 9-4040 which is the exclusive industrial zone noted in your ordinances EI-1 to add the finaling language under #1 permitted uses. We are asking for a D added under that, which will say any use permitted in I-2 zones. Like Mr. Graham pointed out to you, if you read your ordinances every other zone classification in Ranlo allows permitted uses for zoning classification directly under it. I would love to know in 1970 Ranlo decided to make this an exclusive industrial zone there's only a handful a property that are actually zoned EI-1. Regardless of what the original read I have to my own thoughts probably to the extent this property used to be occupied by Carolina Mills. My thought processes it probably zoned exclusively industrial because the mills were all happening in the 70s and nobody ever anticipated that it would ever be used for anything other than that. But here 45 years later my client would like to be put on equal footing with every other property owner in Ranlo. Be allowed the flexibility to look and use the property for multiple uses. Certainly it would benefit the town to allow that flexibility to be able to bring other businesses into town. This is simply a request for a text amendment to allow flexibility to put this on the classification on the equal footing with all the other classification zoning in Ranlo. It is bounded some of the adjacent properties that is already zoned I-2 so it's nothing that would be outside of the norm what would already be allowed there.

Commissioner Carver asked why do you not want us to put rezone for specific use.

Ms. Greene stated again at this point rather than looking at an rezoning we would just ask for this text amendment to again to give that flexibility we are not changing what its existing-what its currently-the uses that would currently be allowed in that zoning for that exclusive industrial we would simply be adding the lower-if you're looking at hierarchy the lower levels as would be allowed in all the other zoning districts.

Commissioner Carver asked the Mayor if he knew why we did an E-1 exclusive zone area in that district.

Mayor answered no. That was before my time.

Commissioner Jones asked Mr. Graham what was his advice on this.

Mr. Graham stated he don't think he gave specific advice on how to adopted it. My thoughts start with hers as to why we have an exclusive zone. Probably it was heavy industry at the time. In

terms of policy decision; purpose of an exclusive zone probably safety issues. If you got heavy industry and you allow other mixed uses close by; you run into issues with heavy equipment, heavy truck, heavy industrial activity mingled in with pedestrian on an neighboring property that might get injured. Other things for a policy the decision why you might have an exclusive zone some of the activity in a heavy industry can be offensive by that I mean noise, stinky, producing dust and fusing things like that. That might be another policy reason for the exclusive zone. The proposal here would grant the flexibility I agree. From a policy decision is the town changing so you no longer need the exclusive zone. If you feel that it is perhaps her request is a logical thing. As I said in my notes when I sent it to you, the effect in adopting the text amendment that she has makes it no longer exclusive. There are some R-2 parcels adjacent to this parcel. As to other advice for the policy decision my position is not one to be making a specific recommendation but options I will lay those out as I understand them Mr. Windham can jump to because these are legal options. You could do a rezoning of this particular parcel because it is separated by road on one side, well 2 sides railroad behind it, then I-2 on the other side. You can rezone it to I-2 which will allow use and then you don't give up you exclusive zone. One issue for them to be fair to them with doing that is when you rezone anything that is grandfathered you will lose the grandfathering. I have looked; to me it seems the only thing they will lose is the building setbacks. They will no longer me the building setbacks, which would be a problem for them. You could do that and grant them a variance. That way you keep the exclusive but if you don't see the purposes for the exclusive then I don't know what the issue is.

Commissioner Carver stated he doesn't really see the purpose of the exclusive anymore. Because we have an E-1 on the backside of the Mountain View development and I think the Mountain View development was zoned as an E 1 and they took it out and rezoned it.

Mr. Graham stated part of it, yes.

Commissioner Jones stated he had a question. You original question when you first started talking about this did I hear you correct when you said that the current zoning is keeping him for a specific use and if so what is the specific reason why he needs this rezone. Is there a specific business he wants to put in there?

Ms. Greene stated right now there is some options on the table certainly we asked for a text amendment so there is flexibility with that. There are no concrete plans he would just like to have the option to explore, we are just asking for the text amendment.

Mayor Alexander asked if this will hurt us anywhere else in town will it.

Mr. Graham stated if you look at your zoning map there is additional E-exclusive industrial zone across the street everything on that side of the street belongs to him and of course this text amendment will affect all E-1 property the text amendment they are requesting. The property across the street Waste Management is on, Pacific Coast Feather is on the other business I am not

familiar with, any exclusive zone will have the same effect and those on your map (the dark purple colors) any of that area would become as flexible as the parcel that she wants to flexible.

Ms. Greene stated she would like to make one last comment. My client made a substantial invest in Ranlo when they bought this property on highway seven when they moved their business there from an area that was zoned I-2 and have watched other businesses go in to the old building that they were in and while they have vacant space available in these buildings on Highway 7, so again we are just asking for flexibility.

Commissioner Jones asked would your client be opposed to us rezoning it to I-2.

Ms. Greene stated again, the reason why we do not ask for rezoning specifically is because there's other things that play like parking requirements and I'm frankly not read the entire Ranlo code to figure out what all those classifications may be again it seems like why would this be an exclusive industrial area, knowing 45 years later the area has changing again, we're looking into bringing more businesses what used to be rural and industrial is no longer.

Commissioner Jones stated Mr. Graham spoke about he felt like the only issue would be the setback if we were able to work with the setbacks, again would your client be opposed to be rezoned to I-2.

Ms. Greene stated like I said this is not what we requested at this time.

Commissioner Carver asked Commissioner Jones have you looked at the is exclusive zoning I-1, E-1 and then the next one, there flip-flopped. I'm not up on my ordinances what you can or can't do. It's really hesitant on those two zones it's word for word basically on two things I think. Which one are they, Mr. Graham.

Mr. Graham stated he does not remember the specific numbers. Let me look at it right quick. If you compare the two they are very similar. Mr. Windham the decision they make tonight if I'm correct if they decide to want to do a text amendment, we actually have to call a public hearing on.

Mr. Windham stated that would be showing your intent, but it would require a public hearing to change an ordinance.

Mr. Graham stated so if they make the intent tonight then we will actually have a public hearing to and it will actually be adopted until after the public hearing.

Commissioner Carver made motion to have a public hearing on this matter. Mayor Alexander asked if he had a second and Commissioner Jones seconded and it passed unanimously.

## **11. Proposed Zoning Ordinance Amendments for Solar Farm**

Mr. Graham stated this I'd do not have in the packet because I didn't have it ready yet. I left at the table for years so it will take just a minute to go through it. We received a request from a company that approached the county to develop a solar energy farm on the Old Alton Rd., County landfill property. About half or little over half of this solar farm wants to develop will be in our ETJ. That puts it in our zoning regulations. When the request came in and I reviewed our ordinance and we have absolutely nothing in the existing ordinance to deal with solar energy facilities. I have over the past month and a half have been working very closely with the Gaston County planning because they will regulate half of this development we will regulate the other half. Obviously it makes sense for us to try to coordinate our activities and I met with the County manager and he offered his staff to help me and me greatly appreciate that because pre-under taking to review everything from scratch. That has resulted to the document that I have left for you and the cover sheet is the proposed advertisement for the public hearing, which you will have to call for at our next meeting. If you will look at this you will see the number of our ordinances that will have to be amended to deal with this. Because it wasn't thought of when the ordinances was created. We looked and the county had to look get information also-the state has published model ordinances and we used those. We used the County UDO to try to come up with some language to build this thing. If you would bear with me; I think for to make sense I'm not going to read the thing. I'm going to explain what we did page by page. On the first page title proposed changes to chapter 4, the zoning ordinance. I again these are scattered throughout the entire chapter. First we had to come up with was a definition for what solar farming is. And that extensive language on the first page and second pages is our definition of solar farms. I went ahead came up with something that will deal with other possibilities in the future from someone wanting a solar panel on the roof to a solar farm like they propose which will be several acres. When you look at that you will level I level II level III definition so it takes in all those possibilities. Since we are taking in all the possibilities for the future is why we began to change everything in the ordinance cause we have to decide which zones were going to allow these and which ones will be allowed in which zones. The first one is just the definition of solar farm then if you will go from there to the third page you will see created in each zoning district a permitted use the residential zoning. I will summarize these in each residential zone, you basically have the use of right of a level I solar farm that will be solar panels on the roof for your something adjacent to that particular building-for the building only. Also note and the R-12 where this will be you can have the other two level solar farms as a conditional use which means the town will come up with specific requirements such as screening, signage, safety issues and all that will be part of the conditional use permit. The developer would have to provide the town with a complete development plan that takes all these things into account and we negotiate with the developer; okay you got to have certain setbacks, you do have certain screenings, you have got to have security and you also have to have a plan to dismantle this thing when it goes out of service 25 years from now so that everybody's not left with these panels. All of this is put into the definition in the ordinance. In the residential zones basically, they would have a level I solar farm, as a use of right, level II level III would be conditional use permit only so that we can control what they do and better defined their uses. When you get into the business zones you could keep flipping through the pages you can see we go through O&I business 1-4, industrial 1 & 2, and those we also give them a level I as a use of rights, so commercial buildings if they want to put panel on the roof they can without the conditions. Level II and III again it's a

condition use permit so we can control what they do. To give you some ideas things that you worry about why you want condition uses these solar farms can be a glare. All of these panels out there, in some areas people may reject seeing those so you can put the screening requirements for fencing in. We dropped in to all of our zones. What will be used and we limited those uses for most of them for the level II level III for conditional use permits so we can be actively involved in their cycling. The last section the last 1 2 3 4 5 6 7 8 pages of this thing is a whole new section that had to be created to create a procedure for a person to get a conditional use permit. We did not have one in our ordinance. Actually in cluster developments HUD developments our ordinance makes a reference for a conditional use permit, but we did not have a procedure in creating this. This will correct that. We have to have special procedures under the law for issuing these things. We have to make findings of fact about the safety and the welfare and protecting the interests of the town and those kinds of things. Once those finding of facts have been made then you can issue the conditional use permit and they can proceed with their development. All of these requirements under the law; we simply didn't have, so those have been created. This is an extensive review right of the ordinance to deal with solar farm but it is dealt with for now on, once it's done. Extensive text amendment but this is the only way that we can accommodate this development. Again it's not in our town limits but is under our jurisdiction under our ETJ. Either we can tell them we are not going to cooperate or we need this to be able to deal with it. At this point you will have more time to study it because we got to go to a public hearing. If you prefer I can print out the entire chapter, you can see where those things drop in there. To me that makes it visually to me I understand better. So if you like that I can provide it. So right now I would like for you to call for a public hearing in July so we can adopt these amendments.

Mayor Alexander asked if he had a motion to call for a public hearing.

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

## **12. Budget Transfers for Fiscal 2013/2014**

Mr. Graham stated I provided you with the revenue and expenditure sheets. Within funds line items transfers that I can do. I have already done to eliminate any overspending any particular line items. There are some things that require Council approval to get us through the rest of this year. Tesha has the form that the mayor normally signs to request those. I was going to point out to you in particular which ones we need. The first one is in the recreation department. There is still a \$5600 contingency as discussed; we are going to be buying some fireworks. I am requesting a transfer out of contingency for \$2000 to cover that. There is still a little money left in the budget but I anticipate over the next three weeks, we going to end up spend that. Part of it for lodging cleaning; right now is already scheduled to be used over the weekends for graduation parties and so forth and the community building. Each time it is used it's cleaned and we have to pay for it. If you will look at the Lodge cleaning its already near zero. What little money that is left in recreation will have to be used there. If There's enough there without having to use the contingency funds, I will. Rather than having to call a special meeting to ask for these funds in the future. I am asking you to go ahead transfer \$2000 out of contingency now so the money is there for the fireworks. The proposed budget is for \$1500 so it's a little more. I don't intend on

use it, unless if there's enough money in the line item but we also have hotdogs to buy for the Fourth of July. I know July 4 is in this budget year but we have to buy things before June. It will be charged to this year's budget. So that is the purpose for those. Let me just go through all of them if that's okay with you all. The police department I will be requesting a transfer out of public works into the police department to cover shortages in salary, retirement, FICA and perhaps 401(k). I'm not sure about one. We have three more payrolls to be charged in this current budget. Police Department will be over budget, if we don't transfer those funds. I will be transferring \$26,000 total out of the salary line item from public works, which will not be needed there in this fiscal year to cover the shortages for the place department and that requires your approval. The next two that require your approval will be some moving some funds from the water department budget; there is a utility contingency and utility takes in water and sewer. In that contingency I need some funds removed from it to pay for utility cuts that we just had patched for all the streets we can't pay them from the Powell bill. I need some money from the utility fund to do that. There's not enough there unless I take it out from this contingency and I need \$7000 to do that. Most of our patching was utility cuts. One other change from the water department you'll see there, there's still eighty something thousand dollars left to pay City of Gastonia for water purchased; part of that should've been allocated for sewer. If you will look in the sewer department, we don't have the money there to cover the sewer charges so basically I'm asking a transfer for \$38,000 from this \$80,000 figure in water to it move to sewer purchased to balance out those two bills. We will have one more bill this year and by transferring those funds, I will have enough; really more than enough to cover everything. We will end up with extra money and water and sewer to get back into the budget for next year. To keep this from going into the negative by the end of this fiscal year I need to transfer part of that from water to sewer.

Mayor Alexander-he had a motion to approve.

Commissioner Jones made motion and Commissioner Locklear seconded and it passed unanimously.

### **13. Proposal To Post Closing Time/No After-Hours Trespassing Signs In Parks**

Mayor Alexander stated we need to post signs with a time limit. The parks are getting tore up, fence are being torn down. We need to take care of our parks right now. We can't do anything we need to put a little bit of teeth in the bark that's the way I look at. Every time we put a fence up it gets destroyed. We need patrol in the park, especially behind that building. They used to be hours set for 10 PM and I'm not sure. Does anybody remember what time the park closed?

Commissioner Jones asked isn't there a sign there?

Mr. Graham stated there is an old sign, I believe the closing time is 9pm and then it reopened at 6 AM. That's all it says it doesn't say no trespassing. By putting the no trespassing language-and the other signs are faded; so if we do that we would put no trespassing that will authorize the police to remove from the park after hours.

Mayor Alexander stated. I wish the board will approve this could save something from bad happening.

Chief Anderson said you are correct and also to add from the mayors, I actually had officers catch somebody in the park last night around 2 AM in the morning.

Commissioner Carver asked Chief Anderson what with his proposed hours for the park.

Chief Anderson stated I thought it was 7am to 9pm, it's possibly six. I recommend 7 AM to 9 PM for park hours.

Commissioner Jones stated I have been through there before and in the summertime when its daylight at 5:45 people walks the track at 6 am can we move it for that people that work 3<sup>rd</sup> shift and wants to walk after the get off.

Commissioner Carver said so 6 AM to 9 PM for Park hours.

Commissioner Jones stated that would be fine.

Chief Anderson said you do have a lot of people playing basketball up til 10ish so that will affect them as well.

Commissioner Carver asked if we can turn the lights out at the park at 9pm. Do we have any control over that?

Chief Anderson said no sir. But not clock is a good, safe hour.

Mayor Alexander asked if he had a motion to set the signage for the park hours to 6 AM to 9 PM.

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

#### **14. Mayor Speaks**

Mayor Alexander stated he has mentioned this before. It's getting warm weather. The older citizens walk around the jogging track about every evening and there's kids out there that's playing ball, throwing the ball and kicking soccer balls. We've already had a couple older people hit and ran into by the kids out here. I wish there was some way we can let the kids, play up on the ball field. Seven or later someone's going to get hurt bad at the park is, the older citizen. No decision on this tonight, I just never bothered to think about this and come up with a solution so the kids can play and let the older people walk around track. Just think about this and see what we can come up with.

## **15. Reports from Commissioners**

Commissioner Rhyne stated she attended the MPO meeting on May 22<sup>nd</sup> and the biggest announcement was they stated the Gardner Parkway would not qualify for funding due to the low score. Widening of I-85(inaudible)-3 projects it looks like that it out scored the Gardner Parkway 6 to 8. So Gardner Parkway is last in line. So this is good for the I-85 widening. Thank you.

## **16. Report from Town Coordinator**

Mr. Graham stated he had a few updates on some ongoing matters. I mentioned street patching during budget talk. We went around town today and found 2 more potholes that were missed. We are going to go back and get those. I believe everything else has been patched. While they were in town they begun completing the work that we had on the new road out of Mountain View getting the shoulder and ditch line the way they need to be to support the traffic. They started that yesterday, Bryan and I went out there to see what they were doing; they just had gotten started. Suppose to of been working today but with the rain it probably hindered that. I didn't get a chance to go there today, I will check on it tomorrow; as heavy as it rained today it may be next week before they finish but it should be finished next week. It should be finished within a week and it will be opened. The Day Street, behind the Park I received this week a letter of approval to open that to connect it to Spencer Mountain Road. This approval is good for one year. So we have a year to take bids and get that road opened. Where doing the work to move the basketball court and create parking area out of the old basketball court, we can then move the recycling as well. So everything is in place except for receiving bids. So I would ask if the board wants me to start the bid process, I'll do it for the next budget year but that will be covered in Powell Bill fund we'll have plenty but if you want me to start the bid process in July I can do that. The other two items I have on there. The other one has to do with the optional benefits. Contemporary Benefits Design provides our health and dental insurance and as you know going through the budget we started thinking with the changes required by the affordable care act we were going to have a 30% increase. They worked very well for us. We ended up with a 6 ½% increase in our premiums. No increase in the dental so they were very helpful. I have also encountered the last two months over the years there's been different insurance carriers in town, so we have four different insurance carriers that showed up saying we offer your employees optional benefits and by that we mean like insurance, cancer, vision, and accidental. I had four different carriers want to schedule meetings with all of our employees to sign up. That was too much of disruption, so I offered them a place to come in and the employees wanted to they can come. What I propose Contemporary Benefits Designed has done such a good job they can do this, it can be only one company that handles these things and they can come in once a year and do an open enrollment with all employees. That will also help us with something else that obviously is not getting done; you get all the employees from a legal standpoint to sign off so they know what is offered because these are optional. The town does not pay for these and they either signed up or decline and that prevents someone later who for example has an accident saying if I knew that was there I would've had it, why don't you help me pay for my medical bills. That hasn't been done in the past. If we have one open enrollment I can make sure those types of things is getting taking care of. This issues that this raises is the existing policies that the employees have I don't think we

can tell them they have to get rid of those policies and go with the Contemporary Benefits Designed program bring in. What we can do is say you can keep your policies. But the town one no longer support by doing the payroll deductions, you will have to pay for them on your own. In other words, we want deducted from your pay payroll and pay it pre-tax, you will get all your money and if you continue to keep this policy and pay for it if you like. If you want the pretax deduction were going to do it all through one carrier. That's something we might do to simplify things for us and to help us to make sure were in compliance with all the legal requirements with these optional benefits. We don't have to do it. I was able to get through this time; little bit cumbersome. Probably not the ideal way to do it, it will affect the existing policies. I wanted to bring it to the board and tell me if you want me or if you think this is something we should do. The thing I had if I did have an employee asked if we would rather than employee take a week of vacation to just pay him for his week of vacation, and he continues to work. There's nothing in our personnel policy that addresses that so I wanted to bring that to the board. To find out if you all would want to do that. So I guess let's do them one at a time; Day Street do you want me to bid that?

Yeses

Mr. Graham asked what about the benefits the optional benefits?

Commissioner Locklear stated I think open enrollment is a good idea.

Mayor Alexander stated when it comes to vacation everybody got to take 1 continuous week of vacation after that one continuous week after that...

Mr. Graham stated this employee has more than 1 week of vacation.

Mayor Alexander stated it would be up to the board.

Commissioner Jones stated we might be opening ourselves up to something by doing that, unless we can say one time a year at the end of the fiscal if you have leftover vacation we can buy it back or something like that. It should not be optional they can do it anytime of the year when they wanted to.

Mr. Graham stated with a little explanation. The request is for financial hardship. Those, things are going to come up when they come up.

Mayor Alexander stated what we need to watch if a person wants to work and still get his vacation. He's getting his vacation plus a week of work. This would eat more of the budget, would it not?

Mr. Graham stated only if the employee doesn't-well yes but he can take the time off and get paid. I apologize I didn't bring personnel policy in here. He has to use so much of his vacation or it will be lost within the year some of it I believe will be carried over. I am not certain that it would eat into the budget-extra in the way that for example, if we pay a Christmas bonus and we give them an extra week pay that definitely enters into the budget. These others may or may not,

depending on things would be carried over or he uses all his vacation. He would get paid the same anyway we just wouldn't get the work.

Mayor Alexander stated if he works 40 hours a week he will get paid for 40 hours and then, if we pass this vacation he will get another 40 hour paycheck. So he'll actually get paid for 80 hours in one week and that would bring up a budget deficit of 40 hours.

Mr. Graham stated potentially, yes. I haven't thought of it completely through but your logic makes sense potentially that may be the case.

Commissioner Locklear stated a lot of companies let you do that. A lot of company let you sell your time back.

Mayor Alexander stated it doesn't matter; it is up to the board.

Commissioner Jones stated seeing the situation we might need to discuss father individual employee. Seeing the situation why he needs it.

Mr. Graham stated would that be a closed session matter.

Commissioner Jones said yes.

Mayor Alexander stated schedule that for the next meeting close sessions.

Mr. Graham stated we have a closed session for tonight, can be brought up then?

Commissioner Jones said yes.

#### **17. Closed Session / NCGS 143-318.11 (6)**

Mayor Alexander stated close session on; on the negotiations with PSNC for right of way acquisition.

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

Commissioner Carver made the motion and Commissioner Jones 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.

**18. Consideration of Motions Pertaining to Closed Session Discussion**

Mayor Alexander stated Mr. Graham has been given permission to pursue to talk with PSNC for the right-of-way contract. Other than that there's no actions taken.

**19. Adjournment**

Mayor Alexander asked for a motion to adjourn.

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

ATTEST:

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STEVEN ALEXANDER, MAYOR OF RANLO

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TESHA PALMER, TOWN CLERK AND RECORDER OF THE MINUTES OF THE  
REGULAR MEETING ON JUNE 12, 2014