

**STATE OF NORTH CAROLINA  
COUNTY OF GASTON  
TOWN OF CRAMERTON**

**April 26, 2005**

The Board of Commissioners for the Town of Cramerton met in Workshop Session, Tuesday, April 26, 2005 at p.m. in the G.M. Michael Commission Chamber.

**BOARD MEMBERS PRESENT:** Mayor Cathy Young, Commissioners Ronald Murphy, Jacque Sumner; Willie Carter and Joel Lineberger.

**BOARD MEMBER ABSENT:** Mayor Pro Tempore Jeff Ramsey.

**OTHERS PRESENT:** Michael Peoples, Town Manager; LuAnn Ellis, Town Clerk; Steve Baucom, Town Planner; Greg Ratchford, Chief of Police; Cam Carpenter, Recreation Director; Charles Hastings, Water Department Supervisor and Bill Brown, Town Attorney.

**REVIEW OF THE MINUTES:** The Board asked that the minutes be placed on the Consent Agenda.

**PUBLIC HEARINGS:** Mayor Young stated that three public hearings would be held at the May 3 meeting to discuss the annexation petitions the proposed changes to the zoning ordinance and the Hazard Mitigation Plan.

A question was asked about getting a sewer line to the area proposed to be annexed. The Town Planner stated that it would be easier to get the line to the properties if the golf course property developed.

Commissioner Murphy asked if the properties could be assessed. He was advised that the golf course property would most likely be developed soon.

Commissioner Murphy asked about the tax value. He was advised that it would be 1.8 million dollars on our tax base.

Commissioner Lineberger asked if consideration had been given to going further down Hubbard and Georgia Bell Avenue to pick up additional properties. He was advised that there was interest in pursuing that area from the property owners as well as the Town, but no additional petitions had been received.

Commissioner Lineberger asked if the petitions received were all voluntary. He was advised that they were.

Commissioner Lineberger asked the time frame for the pending changes to the Zoning Ordinance. He was advised it would be put in place when the Board wished for it to be effective.

**DISCUSSION OF CRAMERTON (MAYWORTH) SCHOOL:** Mr. David Rogers was present to discuss the school project with the Board. He stated that he had talked to the Town Attorney earlier and had advised that he had received the contractor's cost estimate today. He stated that the next step would be to get the loan approved. He stated that he had not received an analysis from Scott Farmer at this time.

Commissioner Sumner stated that she had talked with Scott Farmer and he said that the hold up was from the contractors trying to get the price quote changed.

The Town Attorney stated that he would work with both parties to try to get the misunderstanding resolved.

Commissioner Lineberger asked about the information from Mr. Farmer. He was advised that they felt the price should be lower for the school units because of the Cramerton Oaks development that was going in that would be a similar type of unit.

The Town Manager stated that he had attended the School Board meeting on behalf of the Town to request an extension on the project in reference to the improvements on the adjacent school owned property. He stated that the meeting went well and the extension was approved.

**INTERLOCAL AGREEMENT – HISTORIC PRESERVATION:** Mayor Young stated that Commissioner Sumner had provided information for the Board on this matter.

Commissioner Lineberger stated that the additional information was not a lot more than he had read before.

Commissioner Sumner stated that there was not a lot of difference in the information.

Commissioner Lineberger stated that anyone could make an application and felt that the Board should proceed cautiously. He stated that the entire Town as he grew up in would be eligible for this process.

The Town Attorney stated that the property owners that were approved would receive a plaque for their property and then would receive property tax breaks.

Commissioner Lineberger asked if it would effect the property owner's rights. He was advised that the process would be voluntary on the part of the property owner He stated that the Town would lose one half the tax value of the property and felt that the Town needed to have a clear plan about what they would like to have in this area if the agreement was approved.

Mayor Young stated that she was concerned about the loss of revenue.

Commissioner Lineberger stated that the entire town was a model village at one time.

Commissioner Sumner stated that they needed clear, strict guidelines to allow this.

The Board agreed to table the agreement.

**PROPOSED CHANGES TO THE WATER BILLING ORDINANCE:** Mayor Young stated that staff was still working on the changes to the ordinance.

**PARKING ON DAVIS LANE:** The Town Manager stated that the problem had been resolved, that the person had moved from town.

**RESOLUTION CONCERNING WASTEWATER LOAN APPLICATION:** The Town Attorney stated that he had reviewed the documents and he did not have a problem with them as they were presented, that they were standard loan documents. He stated that the Board need o authorize the Town Manager and the Mayor to execute the documents relating to the loan.

Commissioner Murphy asked if there was a reflection of the sewer rates and what the proposed increase would be. Commissioner Lineberger advised that it had been indicated earlier that there would be a sixteen percent increase in the sewer rates.

Upon a motion by Commissioner Sumner, seconded by Commissioner Lineberger, the Board voted unanimously to approve the resolution and to authorize the Mayor and Manager to execute the documents for the loan.

The Town Manager stated that they would be advertising for bids soon, that the pre-bid conference would be May 13 and the opening would be May 26.

**DISCUSSION OF THE FY 2006 BUDGET PROCESS:** The Town Manager stated that he was preparing the background work for the budget and had scheduled meetings with department heads to go through the budget later in the week. He stated that he would present the budget to the Board on May 24 and would schedule the public hearing for June 7 and after that time, the Board could act to approve the budget.

**UPDATE ON SPECIAL LEGISLATION:** The Town Manager stated that he had successfully added the Town to the special legislation regarding one time notice before being able to place a lien on the property.

**UPDATE ON PHONE SYSTEM:** The Town Manager stated that he had talked with Bessemer City and the phone company and our system would be able to work with the phones. He stated that he could purchase the phones for \$3,500.00 and the installation would be approximately \$1,435.00. He stated that they could install the phone and there would be no downtime during the day when the installation was done.

**UPDATE ON PERSONNEL POLICY/CLASSIFICATION PLAN:** The Town Manager stated that the committee had been meeting weekly and they hoped to present the project to the Board on May 24. He stated that the committee had worked hard and he felt that the policy reflected the hard work.

**DISCUSSION OF TOWN HALL DAY:** The Town Manager stated that Town Hall Day would be held on May 11 in Raleigh. He stated that he would like to go and extend the invitation to the Board Members if they would like to go. He stated that it would be a chance to talk to the local representatives about proposed legislation.

Commissioner Murphy stated that he would like to go and Commissioner Lineberger stated that he would think about it.

**UPDATE ON NEW EMPLOYEE:** The Town Manager stated that a new employee, Wilene Cunningham had been offered and had accepted the position of Receptionist/Collection Clerk pending the background check.

**COMMENTS – MAYOR YOUNG:** Mayor Young stated that one of her students had been killed in a skateboarding accident and at the same time, a Belmont police officer had died while responding to the accident.

Mayor Young stated that she would like for the Commissioners to think about the need for a skateboard park in town. She stated that summer was coming up and the children would need somewhere to go.

The Police Chief stated that the complaints about skateboarders had decreased, however with summer coming up, they would pick up. He stated that the Town had a very strict ordinance, and the officers did a great job enforcing it.

Commissioner Sumner stated that she had almost been involved in an accident where a skateboard shot out from under the child riding it. She stated that it was a serious problem.

The Recreation Director stated that they had problems with skateboards at the center He stated that they took the skateboards from the children.

**COMMISSIONER SUMNER – COMMENTS:** Commissioner Sumner stated that the AAU Basketball Team that had several members from Cramerton had brought some of the Carolina Tarheels to Town for a fund-raiser and had about sixteen hundred persons in attendance.

She stated that the local team had won the championship and would attend the National competition in Little Rock Arkansas later in the summer. She stated that the local children on the team were Brock Weston, Kendall Davis and Pet Sumner.

**COMMISSIONER LINEBERGER – COMMENTS:** Commissioner Lineberger stated that a new business owner in town, Mr. Stuart Roberts had complemented the Town Planner with the way he had handled helping get him get the business started.

**POLICE CHIEF – REPORTS:** The Police Chief stated that the Town officers helped fill in for a couple of days in Belmont during the death and right after of officer Carpenter that died in route to the accident involving a child on a skateboard He stated that the County, Cramerton and Mount Holly helped to keep police on the streets while the department was unable to do so.

The Police Chief stated that Cramerton would be hosting the annual Memorial Service for the Law Enforcement Officers this year. He stated that it would be May 12 at 10:30 at Life Church and then they would proceed to Gaston Memorial Park to lay a wreath.

**MR. GLENN BAKER – COMMENTS:** Mr. Glenn Baker, 367 Woodlawn Street appeared before the Board concerning problems in his neighborhood.

Mr. Baker stated that he was at the meeting to ask for help with a property adjacent to his property that was now in foreclosure that formerly belonged to Mr. Eugene Scott. He stated that since Mr. Scott had moved, the Town had been kind enough to remove five truckloads of garbage from the property, but it was still in a mess. He stated that there was another property on the corner which was also a problem and belonged to Mr. Avery May. He stated that there were rats and snakes coming from the mess with these properties.

Mr. Baker stated that a company in Texas had taken over the Scott property and were trying to clean up, but he felt that the citizens living in the area deserved better than having to live around the properties in disrepair.

The Town Planner stated that he had been working with both properties and the clock was ticking with regard to having the work completed on both of them.

Commissioner Carter stated that she had visited the area and it was horrible.

The Police Chief stated that they had made the property owner secure the buildings that were once apartments.

Commissioner Sumner asked if the property could be condemned. She was advised that it would take approximately ninety days to get the process going.

Mayor Young asked that the Town Planner make these properties his top priority.

Mr. Baker stated that he had talked with the Police Chief and the Interim Manager earlier about a problem with a tin building and some young people coming to the property and actually getting on top of his carport and making noise late at night. He stated that they advised him to call the police if they came again, but he had not had any additional problems.

**CLOSED SESSION:** Mayor Young stated that there was no need for the closed session at this time.

There being no further business, Mayor Young adjourned the meeting.

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Mayor Cathy Young

**ATTEST:**

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LuAnn A. Ellis, CMC, Town Clerk

