

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

April 5, 2005

The Board of Commissioners for the Town of Cramerton met in Regular Session, Tuesday, April 5, 2005 at 7 p.m. in the G.M. Michael Commission Chamber.

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

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

REVISIONS TO AGENDA: Mayor Young stated that the Public Hearing needed to be removed from the agenda because advertising deadlines were not met. She stated that also, an item needed to be added, a resolution concerning the loan documents for the wastewater project.

Upon a motion by Mayor Pro Tempore Ramsey, seconded by Commissioner Sumner, the Board voted unanimously to remove the public hearing from the agenda.

Upon a motion by Mayor Pro Tempore Ramsey, seconded by Commissioner Lineberger, the Board voted unanimously to add Resolution for Wastewater Loan Documents as Item 2A to the agenda.

CONSENT AGENDA: Mayor Pro Tempore Ramsey made a motion to approve the Consent Agenda as follows. The motion was seconded by Commissioner Sumner. The vote was as follows: Ayes: Mayor Pro Tempore Ramsey; Commissioner Sumner, Commissioner Carter, and Commissioner Lineberger. Noes: Commissioner Murphy.

Approval of the Minutes of the February 22, March 1, March 11, March 12, March 14 and March 21 Meetings.

Commissioner Murphy stated that he opposed the motion because he did not receive an agenda packet with the minutes enclosed.

RESOLUTION – WASTEWATER LOAN DOCUMENTS: The Town attorney stated that he had not seen the document before today, but it appeared to be a standard document necessary for approval of the loan packet. He stated that approval needed to be done within forty-five days.

Commissioner Lineberger asked if the workshop meeting would be held within the forty-five day period to allow the Board and the Attorney to review the document. He was advised that the meeting would be held within the time frame.

HAZARD MITIGATION PLAN: Mr. Jim Pharr, Director of Emergency Management stated that the plan was a county-wide plan and that each municipality needed to hold a meeting to allow public comment prior to adoption of the plan.

He stated that if the plan was not adopted, the county or town would not be eligible for State reimbursements in the event of a disaster.

Mr. Pharr stated that FEMA had looked at disasters that reoccurred and what the towns and counties can do to help decrease losses when a disaster strikes. He stated that the plan included a comprehensive loss plan, strategies in the event a disaster strikes, methods to educate the public and a history of the disasters for the last one hundred years.

Commissioner Murphy stated that he had stated his concern several times about the railroad track that runs through town. He stated that the curve in town was one of the steepest in the area. He asked if there was an evacuation plan included in this document in the event of a disaster with the railroad.

He was advised that the Gaston County Hazard Materials Team had identified potential disasters and they had established predesignated shelters for evacuations, usually high schools or middle schools in the surrounding area. He stated that sometimes, people were told to stay inside their homes without opening the windows and doors and turning off the air conditioning units.

The Town Attorney asked if the meeting to allow public comment had to be a public hearing. Mr. Pharr advised that it did not have to be a public hearing, but the public must be allowed to comment on the plan prior to adoption.

Commissioner Murphy asked a question about fines when a tanker turned over and the material ran into storm water. He was advised that the Federal agencies issued the fines for this type disaster.

The Board asked that the item be placed on the next agenda for public comment.

INTERLOCAL AGREEMENT FOR HISTORIC PRESERVATION: Commissioner Sumner stated that she would provide the information to the clerk to have copies made for the board members.

PROPOSED CHANGES TO THE WATER BILLING ORDINANCE: Mayor Young advised that staff is still reviewing changes to the ordinance.

STOP SIGNS ON CIMMARRON BOULEVARD: Police Chief Ratchford stated that a resident of Timberlake had called him concerning the request to locate stop signs. He stated that he had advised the citizen that he did not recommend placing the stop signs and did not feel that it would be in the best interest of the town to have the stop signs.

DISCUSSION OF CRAMERTON (MAYWORTH) SCHOOL: The Town Attorney provided informational packets from Mr. Rogers to the Board that included proposed floor plans for condo units.

Mr. Rogers stated that this plan proposed having thirty-six condo units rather than thirty-one. He stated that they had dropped in size by one hundred fifty square feet and had added nine more bedrooms. He stated that he would need to have nine additional parking places to be located on

their property. Mr. Rogers stated that due to the reduction in size of the units, the price had also dropped. He stated that he had been provided the name of a broker and marketing of the project should be forthcoming.

Commissioner Sumner asked if Mr. Rogers was familiar with the units in Mount Holly that had been preselling. Mr. Rogers stated that he was not familiar with the project.

Mr. Rogers stated that he would start preparing marketing materials and that the owners would be allowed to pick out basic items in the units. He stated that he was planning to do a monthly newsletter to advise the Board what was going on with the project.

Mr. Rogers stated that as he rode by the property, he noticed that he needed to have the grass cut and clean up some around the property.

Commissioner Sumner asked what the next step for the project would be. She was advised that it would be renderings of the project and floor plans of the project.

Commissioner Murphy asked if the rip-rap in the front of the building could be removed. Mr. Rogers stated that he did not like the rip-rap either.

PETITION FOR ANNEXATION: The Town Planner stated that he had received four petitions for annexation and would like the Board to direct the Clerk to investigate the petitions and accept her Certificate of Sufficiency for the petitions and set a date for public hearings on the petitions.

A short discussion was held concerning the location of the properties which are all on Highway 74.

Upon a motion by Commissioner Sumner, seconded by Commissioner Carter, the Board voted unanimously to direct the Clerk to investigate the petitions and accept her Certificate of Sufficiency and to hold a public hearing at the May 3 meeting.

RECOGNITION – SERGEANT B.P. FALLS: Police Chief Ratchford stated that he would like to recognize Sergeant B.P. Falls for receiving his Intermediate Law Enforcement Certificate. Chief Ratchford stated that he was the second officer to receive the certificate recently. He stated that Sergeant Falls had nine years service in the police department, three years here and six years in Belmont. He stated that he had been a member of the reserves here as well. He stated that to get the certificate, he had completed thirteen hundred hours of training.

Chief Ratchford stated that he would also like to introduce Officer Lewis Bowman who had become a full-time officer after being on the reserve force for one year.

DAVIS LANE – PARKING PROBLEM: Police Chief Ratchford stated that some residents were having problems with parking in the cul-de-sac on Davis Lane. He stated that the only options were to leave it as it is or to adopt a no parking ordinance and asked for Board guidance on the matter.

The Board recommended that the Police Chief talk to the complainant and if they wished to do so, have them petition the neighbors for a no parking ordinance.

The Town Attorney stated that he lived in a cul-de-sac but the neighbors didn't park there as a matter of courtesy to each other.

RESOLUTION TO AUTHORIZE THE TOWN MANAGER TO SIGN CHECKS: Upon a motion by Mayor Pro Tempore Ramsey, seconded by Commissioner Sumner, the Board adopted a resolution to authorize Michael Peoples, Town Manager; LuAnn Ellis, Town Clerk; Cathy Young, Mayor; and Willie Carter, Commissioner to sign checks. A copy of the resolution will be filed in the legal documents.

DISCUSSION OF COE ENFORCEMENT SPECIAL LEGISLATION: The Town Planner and the Town Manager advised the Board that there was special legislation, House Bill 987 to allow towns to move forward with abating a problem property after the first violation notice rather than having to notice again. They further advised that the General Assembly was allowing other towns to add their name to the bill and they would like to include Cramerton to the bill.

Commissioner Lineberger asked if the property owner was notified and the Town mowed the property, how could the Town collect the charge. The Town Manager advised that a lien could be placed on the property.

Commissioner Murphy asked if the process would work on acres of property as well as individual lots, like the old golf course. The Town Planner advised that the ordinance did not address golf courses, that it was an open field and there were no requirements at this time.

The Town Attorney stated that the Town's ordinance could be amended to allow this if the Board desired.

Upon a motion by Commissioner Lineberger, seconded by Commissioner Sumner, the Board voted unanimously to add the Town of Cramerton's name to House Bill 987.

REPORT – WASTEWATER DIRECTOR: Mr. Jamie Shytle stated that the engineer had begun work on the Berry Mountain project. He stated that the fire pump had been taken apart and parts ordered for the repairs.

Mr. Shytle stated that there had been a problem with the recent repaving on Cramer Mountain with debris being left in the manholes. He stated that the president of the home owner's association had been contacted and the matter was being taken care of.

MAYOR YOUNG – REPORT: Mayor Young stated that she had met with the Town Manager to help bring him up to date on some of the projects.

TOWN PLANNER – REPORT: The Town Planner stated that he would be meeting with a committee from the Department of Transportation concerning the grant to relocate the utility lines in the downtown park. He stated that the town had received permission to proceed with the planning and engineering of the park.

TIMBERLAKE WATER PROJECT – REPORT: The Town Attorney stated that they were working on the eminent domain portion of the project and the legal description of the property.

COMMISSIONER SUMNER – REQUEST BOARD MEMBER TO ATTEND COG MEETING: Commissioner Sumner stated that this month's COG meeting was in Monroe and she would not be able to attend and asked if someone would fill her place. Mayor Young stated that she would attend the meeting.

COMMISSIONER LINEBERGER – COMMENTS: Commissioner Lineberger stated that a citizen had called and questioned him about the master meter process. He stated that the citizen had made a good point concerning billing a minimum water bill. He stated that individual homeowners are billed a minimum bill and this person felt that developments with a master meter should have a minimum bill as well.

Mayor Young stated that she had a conversation with the citizen as well and had talked to the Town Clerk about coming up with some information about the system to give to the citizens to educate them.

MAGGIE ELLIOTT – 410 GLEN ARBOR, BELMONT: Ms. Maggie Elliott stated that she lived just outside the town limits near Syncot Fibers. She stated that her family was bothered all day and night by loud speakers and lights coming from the plant.

The Town Planner stated that action could be taken about the noise at night. He stated that he had sent a letter to the owner of the plant, but had not received a response.

Commissioner Sumner asked if better results could be obtained if a phone call was made rather than a letter. The Town Planner stated that the first step would be a letter and then he would follow up with a telephone call.

Commissioner Murphy stated that he could hear a noise at times, but had been unable to pinpoint where it was coming from.

MR. WALTER BILES: Mr. Biles stated that he would address the Board at the next meeting.

CLOSED SESSION: Commissioner Sumner made a motion, seconded by Mayor Pro Tempore Ramsey to go into closed session under the provisions of G.S. 143-318.11(a)(3).to preserve the attorney client privilege. The vote was as follows: Ayes: Commissioner Sumner, Mayor Pro Tempore Ramsey, Commissioner Carter and Commissioner Lineberger. Noes: Commissioner Murphy.

Upon returning to regular session and there being no further business, Mayor Young adjourned the meeting.

Mayor Cathy C. Young

ATTEST:

LuAnn A. Ellis, Town Clerk

