

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

November 29, 2005

The Board of Commissioners for the Town of Cramerton met in Workshop Session on Tuesday, November 29, 2005 at 7 p.m. in the G.M. Michael Commission Chamber.

BOARD MEMBERS PRESENT: Mayor Cathy C. 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; Bill Brown, Town Attorney and Charles Hastings, Water Supervisor; and Mr. Jamie Shytle, Wastewater Supervisor.

AMENDMENT TO THE AGENDA: Mayor Young stated that Mr. Rob Collis here to present the annual audit to the Board.

Upon a motion by Mayor Pro Tempore Ramsey, seconded by Commissioner Lineberger, the Board voted unanimously to amend the agenda to add the audit presentation.

PUBLIC HEARING – VOLUNTARY ANNEXATION PEOTITION FOR PROPERTY LOCATED AT 6002 AND 6016 WILKINSON BOULEVARD: Upon a motion by Commissioner Sumner, seconded by Commissioner Carter, the Board voted unanimously to open the public hearing.

The Town Planner stated that no one was present to represent the owners of the property. He stated that the annexation was a voluntary petition to the Board. He stated that the property was currently located in the Belmont ETJ. He stated that no services except fire and police would be required at this time.

There were no public comments.

Upon a motion by Commissioner Sumner, seconded by Commissioner Carter, the Board voted unanimously to close the hearing.

MR. ROB COLLIS – 2004-2005 ANNUAL AUDIT: Mr. Collis stated that this year, there was only one reportable condition that was the recreation department being over budget, but that was discussed in the findings and due to the loan funds received for the park. He stated that the job duties were now sufficiently segregated so that comment went away.

Mr. Collis stated that the income was up in both funds, in general fund, due to the sales tax and hold harmless revenues. He stated that the water and sewer fund income had also increased and was operating again this past year with a profit. He stated that the proposed rate structure should be able to meet the debt incurred with the proposed wastewater treatment plant upgrade.

Mr. Collis stated that if the Board had any additional comments, he would be available to come to another meeting, or the Board would be welcome to call him at his office.

REVIEW OF THE MINUTES OF THE OCTOBER 25 AND NOVEMBER 1, 2005

MEETINGS: The Board asked that this item be placed on the Consent Agenda.

DISCUSSION OF CRAMERTON (MAYWORTH) SCHOOL: Mayor Young stated that the Town Manager and Mayor Pro Tempore Ramsey attended the School Board Meeting and were granted an additional extension on the contract.

The Town Attorney stated that he had received an email from the developer and they were moving forward with the option on the property in December and the application for the tax credits which is due in January.

DISCUSSION AND CONSIDERATION OF APPROVAL OF PROPOSED AMENDMENT

TO THE BELMONT SERVICE AGREEMENT: The Town Manager stated that he had met today with representatives from the City of Belmont and there were a few minor changes to the agreement. He stated that they would install the lines and turn over ownership to the Town in turn for inside town limit rates. He stated that they would be sending approximately 280,000 gallons of sewer to the town per day for treatment.

Upon a motion by Mayor Pro Tempore Ramsey, seconded by Commissioner Sumner, the Board voted unanimously to approve the agreement as amended.

DISCUSSION AND CONSIDERATION OF APPROVAL OF PROPOSED CONTRACT

AMENDMENT AND EXTENSION WITH WASTE MANAGEMENT: The Town Manager stated that the grammatical errors in the contract had been corrected and all parties had agreed with the contract. He stated that the extension was for two years and they would provide the dumpster at the Recreation Center at no cost.

Upon a motion by Commissioner Sumner, seconded by Commissioner Lineberger, the Board voted unanimously to approve the contract extension.

DISCUSSION AND CONSIDERATION OF APPROVAL OF PROPOSED USDA RURAL

DEVELOPMENT PROJECT TO CONSOLIDATE PUBLIC WORKS FACILITY AT THE EAGLE ROAD WASTEWATER TREATMENT PLANT PROPERTY: Mr. Gary Runions of Pease Associates stated that he had looked at several options for the grant, including moving the police department upstairs at the town hall building and moving the public works facility to the wastewater treatment plant property.

Mr. Runions stated that the relocation of the police department would cost approximately \$543,000.00 in renovations. He stated that the electrical system would have to be upgraded, the leaks in the roof repaired and replacement or renovation of the mechanical system. He stated that this number did not include paint or asbestos abatement. He stated that the site was not handicapped accessible and a new staircase would have to be built.

Commissioner Murphy arrived at the meeting at this time. He was attending the DOT TAC meeting.

Mayor Young asked about an elevator to the second floor. She stated that had been a question about the relocation. Mr. Runions stated that there was a ruling about consideration of disproportionate costs and this would fall in this category and would not be required.

Mr. Runions stated that the fire alarm would have to be upgraded as well as the telecommunications system. He stated that there was also mold and mildew in the carpet and that the toilets and water fountains would have to be updated and functional.

Mr. Runions stated that the second phase of the study was the consolidation of the water and street departments with the wastewater treatment facility. He stated that there would be a storage facility for the vehicles, trailers and equipment. He stated that they had decided that twelve storage bays would be sufficient at this time, but there would be room for expansion.

Commissioner Sumner stated that the study indicated a cost of \$70.00 per square foot. She asked Commissioner Lineberger if this was a fair price. Commissioner Lineberger advised that he was not familiar with the costs of this type building.

Mr. Runions stated that there would be the secured storage building, an office building and paving in this project.

Mayor Young asked about the number of storage bays and stated that she thought the number was smaller. She was advised that there were actually six bays, two deep for a total of twelve.

Commissioner Sumner asked about the office space and if there was a break room and restroom. She was advised that there was an open space for the public works with supervisor space and that the break room and restroom facilities were located in the laboratory building.

The Town Manager stated that if the Board acted to move on the construction, the Town would request a change order and apply to USDA for funding. He stated that they would talk with Hickory Construction at the pre-construction conference about the addition.

Commissioner Murphy asked about the timetable for the project. The Town Manager advised that it would be quickly, that Hickory Construction planned to be on-site in January and the construction would run with the original plans.

Mayor Pro Tempore Ramsey asked if a quote from Hickory construction had been obtained for this project. He was advised that they were waiting to talk to them at the pre-construction meeting.

The Town Manager stated that when he came to work here, there seemed to be a common goal to move the public works facility out of the flood area. He stated that the engineers with Pease had advised to go ahead with the relocation of the public works facility.

The Police Chief stated that the main issue with the police department was storage of evidence. He stated that they could make do with the space they have left, that they had a warm and dry place to work.

Commissioner Lineberger asked what the square footage of the first and second floors of town hall were. He was advised that each floor had sixty-five hundred square feet.

Commissioner Murphy stated that he would like to see this project on the “fast-track” and asked if it would have an effect on the waste treatment project. He was advised that the plans were to have the relocation added as a part of the original plan on the first day of construction.

The Town Manager stated that if we were not happy with the price that Hickory Construction gave us for the project, there was a provision in the plan to bid out this part of the project.

Commissioner Lineberger asked if the town looked at the possibility of a grant rather than a loan. He was advised that the median income level was too high to qualify for a grant.

Commissioner Lineberger asked what the cost for a new town hall facility would be. He was advised that an approximate cost would be \$170 to \$185 per square foot for a standard office type building.

Mayor Young stated that the Board had saved this building due to the historical value of the building. She stated that the condition of the building was not good and needed to be addressed. She stated that people did not go upstairs and do not think about the deterioration of the building. She stated that she would hate to see the building become unsafe.

Commissioner Murphy asked if the building would pass an OSHA inspection. The Town Clerk advised that OSHA was here two years ago and the building passed their inspection. The Town Manager stated that the Town Clerk and the Safety Consultant conducted an inspection on a yearly basis and had not found any significant hazards.

The Town Manager stated that the Board should also ask if it was safe to leave the public works facility in a flood area.

Commissioner Sumner asked if the Town Manager was comfortable with the budgeting for this construction. The Town Manager stated that he felt that it was a great investment.

Commissioner Lineberger stated that the Board should remember there was still an issue of one major customer.

Commissioner Lineberger asked about the cost of an elevator. He was advised that the cost of the elevator and other changes to make the building accessible were included in the amount that made it uneconomical to put in the elevator.

Mayor Young stated that the Board had a perception that the existing building was handicapped accessible since there was a ramp and parking space.

Mayor Pro Tempore Ramsey made a motion, seconded by Commissioner Murphy to authorize the Town Manager to proceed with the project by working with USDA to secure funding. The vote was as follows: Ayes: Mayor Pro Tempore Ramsey; Commissioners Murphy, Sumner and Carter. Commissioner Lineberger abstained from the vote which counts as an affirmative vote. The motion carried unanimously.

PRESENTATION BY MR. JEFF WISE, EXECUTIVE DIRECTOR, US NATIONAL WHITEWATER CENTER: Mr. Wise stated that his organization was interested in providing an outdoor active lifestyle for the residents and visitors to this area of North Carolina. He stated that they were proposing to construct a whitewater center which would attract visitors to the area as well as provide a center that would offer challenging whitewater courses, a conference center,

hiking, camping and other activities. He stated that the project would provide approximately \$37 million in revenue annually to Gaston and Mecklenburg Counties; would provide six-hundred ninety new jobs and attract approximately five hundred thousand visitors annually.

Mr. Wise presented a short video presentation of the project.

The Town Attorney stated that Cramerton was situated along the South Fork River and asked what the town could do to maybe be involved with the project. Mr. Wise advised that this was the perfect location to offer canoe trails and rowing which would not be motorized. He stated that the river through town was a hook, to use it to attract people to the area.

Mr. Wise stated that they were looking at June 2006 to have the project complete.

DISCUSSION AND CONSIDERATION OF APPROVAL OF RESOLUTION TO ACCEPT THE NC STATE CONSTRUCTION GRANTS AND LOAN IN THE AMOUNT OF \$5,049,000.00: Upon a motion by Mayor Pro Tempore Ramsey, seconded by Commissioner Sumner, the Board voted unanimously to approve the following Resolution:

INSERT RESOLUTION

DISCUSSION AND POSSIBLE ACTION TO AWARD CONTRACTS TO HICKORY CONSTRUCTION AND RECORE ELECTRICAL FOR THE EAGLE ROAD WASTEATER TREATMENT PLANT UPGRADE PROJECT: Mr. Mike Barnes from Pease was present to discuss the project with the Board. He stated that they had received all the approvals for the project from the State, all plans had been approved and the authorization to construct and the authorization to award had been received. He stated that the pre-construction conference had been set for 2 p.m. the next day.

Mr. Barnes stated that he hoped that the notice to proceed date would be in early January. He stated that the exact date would be determined at the pre-construction meeting. He stated that it would take an approximate three hundred days to complete the project. He stated that Hickory Construction was a very good company and the engineering firm had chosen them to work on other projects. He stated that Recore Electrical was a local company with a solid reputation.

Mayor Young stated that the Board had not received a copy of the contracts, but assumed they were standard construction contracts. She was advised that they were standard contracts. The Town Attorney stated that he had not seen a copy of the contracts as well. The Board asked that he be given a copy of the contracts prior to the meeting tomorrow.

Commissioner Murphy stated that he would like to see both contractors recognized for the fact that they had both willfully removed items from the contract to help reduce the cost of the project. He stated that he appreciated their willingness to negotiate with the Town.

Mayor Pro Tempore Ramsey made a motion, seconded by Commissioner Sumner to award the contracts for the Wastewater Treatment Plant Upgrade as follows: Recore Electrical: \$802,694.00 and Hickory Construction in the amount of \$3,747,306.00 The vote was as follows: Ayes: Mayor Pro Tempore Ramsey; Commissioners Sumner, Carter and Murphy. Commissioner Lineberger abstained from the vote which counts as an affirmative vote. The motion carries unanimously.

DISCUSSION OF THE SCHEDULE FOR SURPLUS PROPERTY OWNED BY THE TOWN OF CRAMERTON: the Town Manager stated that the advertisement for the surplus property ran November 11. He stated that the bids were due on December 14 and the opening would be December 19. He stated that the bids would be presented to the Board at the January 3 meeting.

The Town Manager stated that notification had been sent to the adjoining property owners concerning the property being declared surplus and a bid packet.

DISCUSSION AND CONSIDERATION OF APPROVAL FOR THE ANNEXATION ORDINANCE FOR PROPERTIES LOCATED AT 6002 AND 6016 WILKINSON BOULEVARD NEAR THE INTERSECTION OF HUBBARD STREET, TAX PARCEL NUMBERS 185922 AND 185926: The Town Manager stated that the Public Hearing had been held earlier in the meeting for these properties. He stated that the annexation would have an effective date of December 31, 2005.

Commissioner Lineberger asked if the Town had received comment from any properties in the same area. He was advised that negotiations were continuing.

Upon a motion by Commissioner Lineberger, seconded by Mayor Pro Tempore Ramsey, the Board voted unanimously to adopt the following Ordinance:

INSERT ORDINANCE

PRESENTATION, DISCUSSION AND CONSIDERATION OF APPROVAL OF THE RIVER BLUFF SUBDIVISION PRELIMINARY PLAT: Representatives from Grace Development were present at the meeting and advised the Board that they were excited about the property. They advised that they proposed to build approximately one hundred sixty-nine single family dwellings. The builder was also present and advised the Board that the cost for the homes would be in the \$200,000.00-\$400,000.00 price range.

Commissioner Murphy asked if they planned to donate the greenway area and trails to the Town. He was advised that the space would be dedicated to the Town and would have public access.

The Town Planner presented a staff report stating that the current zoning for the property was R-3/R-4 and is located around the Baltimore Community off Cramer Mountain Road. He stated that there would be entrance and exit cuts off Hamrick Road which will be paved to the current boundary of the development. He stated that there would be one entrance/exit on Cramer Mountain Road which would be approved by DOT. He stated that the developer has also indicated that they would complete the Cramer Mountain Sidewalk Project to the boundary of the property of the proposed development.

Commissioner Murphy made a motion, seconded by Commissioner Sumner to approve the preliminary plat for River Bluff @ Cramer Mountain Subdivision. The vote was as follows: Ayes: Commissioner Murphy; Commissioner Sumner, Commissioner Carter and Mayor Pro Tempore Ramsey. Commissioner Lineberger abstained from the vote which is counted as an affirmative vote. The motion carried unanimously.

PRESENTATION, DISCUSSION AND CONSIDERATION OF APPROVAL OF THE NCDOT ENHANCEMENT PROJECT FOR DOWNTOWN RENOVATIONS: Mayor Young stated that the plan had been completed by USInfrastructure and the plans needed to be

accepted by the Board and submitted to NCDOT for approval prior to accepting bids on the project.

Commissioner Carter stated that she would like to see Ninth Street made a one-way street or have no parking on the street.

The Board members agreed to request that the street have no parking. The Police Chief stated that there was only one resident on the street and they had a driveway so he did not see a problem with the street being either one-way or no parking from a police standpoint. The Board asked that the Police Chief prepare a report for the Board at the January meeting.

Upon a motion by Commissioner Sumner, seconded by Commissioner Lineberger, the Board voted unanimously to approve the DOT Enhancement Project for the downtown renovations.

DISCUSSION AND CONSIDERATION OF APPROVAL OF THE PURCHASE OF A KUBOTA RTV: The Town Manager stated that the purchase had been included in the budget, but he wanted to let the Board know he was going to purchase the vehicle. He stated that the water department would use the vehicle to read meters and the other departments could use it as well. He stated that the cost of \$11,750.74 included a cab, mirror package, windshield, a wench and four wheel drive.

DISCUSSION AND CONSIDERATION OF APPROVAL OF THE PURCHASE OF AN AERATOR FOR THE WASTEWATER TREATMENT PLANT: The Town Manager stated that there would be an adjustment for the purchase made with the funds budgeted this year.

Mr. Jamie Shytle stated that the two older aerators had stopped working in October. He stated that they removed the aerators from the sludge lagoons to the aerator basin and some replacement aerators needed to be purchased. He stated that this purchase was not a part of the upgrade.

Mayor Young asked about the cost for the aerators. She was advised that the cost was approximately \$30,000.00.

Commissioner Murphy asked why the replacement was not included in the upgrade. Mr. Shytle stated that he wanted to add the items, but they had been deleted because of the cost for the entire project.

Mayor Young stated that this was one of the times that we knew we would have to replace, but did not want to until we had to.

Upon a motion by Commissioner Lineberger, seconded by Commissioner Sumner, the Board voted unanimously to approve the purchase.

TOWN MANAGER REPORT – PRECONSTRUCTION CONFERENCE: the Town Manager stated that the pre-construction conference would be held tomorrow at 2 p.m.

PUBLICATION – COHEHOUSE PUBLISHING: The Town Manager stated that he had a couple of copies of an informational publication that would have information on Cramerton and McAdenville. He stated that no funds would be expended, but would like to have input from the Board prior to committing to the project.

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

Mayor Cathy C. Young

ATTEST:

LuAnn A. Ellis, Town Clerk