

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

**August 5, 2014**

The Board of Commissioners for the Town of Cramerton met in regular session on Tuesday, August 5, 2014 at 7:00 p.m. in the G.M. Michael Room at the Cramerton Town Hall.

**Board members present:** Mayor Ronnie Worley, Mayor Pro Tempore Will Cauthen, Commissioners Sam Carpenter, Demetrios Koutsoupas, Tammy Lawrence, and Sandra R. Ware.

**Staff present:** Michael Peoples, Town Manager; Greg Ratchford, Chief of Police; Joel Lineberger, Finance Director; Kevin Krouse, Planning Director; and Wilene Cunningham, Town Clerk. Attorney Bill Brown was absent.

**Call to Order and Determination of Quorum:** Mayor Worley called the meeting to order and determined that a quorum was present.

**Invocation:** Given by Mayor Pro Tem Cauthen.

**Pledge of Allegiance:** Given by all.

**Adoption of Agenda for this Meeting:** Mayor Pro Tem Cauthen made the motion to adopt the agenda as proposed. The motion was seconded by Commissioner Lawrence and approved by all.

**Public Comment:** Ms. Gail Wilson, 523 Stuart Ridge, stated she had several questions for the Board regarding her concerns about the location for the Veterans Memorial not being erected on Lakewood Road. Mayor Worley stated she could ask questions but the Board would hear information regarding the Veterans Memorial during the updates from various committees. Ms. Wilson stated she would make her questions in the form of comments. She stated she thought the Beautification Committee was being considered a joke and not being taken seriously. She stated this committee meets on a monthly basis along with other times as needed and they are a devoted group. She stated a plan was developed with the assistance of Mr. Scott Bell and the plan was then reduced down. Ms. Wilson stated she wants the Veterans Memorial to be erected on Lakewood Road as this is part of the gateway into Cramerton. She stated location is very important and feels this is a living memorial to our veterans serving from the past, the present, and for the future service and sacrifice from the women and men that keep us free and wants everyone to be proud of the memorial. She stated the location of this memorial was extremely important and she did not want a two for one deal. She asked the Board to consider how much effort had gone into this project and that the committee needs to be taken seriously. Ms. Jane Radcliffe stated she agreed with Ms. Wilson's statements.

## **REVIEW AND DISCUSSION OF AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:**

### **Presentation of NC Justice Academy Criminal Investigator's Certificate to Captain W.B. Adams:**

Chief Ratchford stated Captain Adams had worked hard towards achievement of this certificate. Captain Adams put in 500 hours of classroom time and is now a certified investigator. He is also working on his bachelor's degree in criminal justice. Mayor Worley and the Board congratulated Captain Adams and stated how proud they were of the entire police department. Mayor Worley stated other police departments admire the Town's police department and attend training that is provided through the Cramerton Police Department.

**Discussion of the Proposed Veterans Memorial:** The Planning Director stated a follow up meeting was held with the Town Manager, Mayor Pro Tem Cauthen, Commissioner Carpenter and Mr. Ron Rikard to discuss the proposed Veterans Memorial as requested at the last Board of Commissioners meeting. Commissioner Carpenter stated he felt very disheartened after the recent meeting and did not feel the committee was being supported. He stated Phase II of the project was addressed at the recent meeting which would include a walkway up the hill, fountains, gardens, trees, benches, a narrative of the military branches, and a chronology of wars and battles to be determined later. Commissioner Carpenter stated issues regarding the bricks should have been presented to the subcommittee months ago such as the type of bricks that were going to be used. He said there was an issue with putting up a wall which could be part of Phase III. He stated he received a phone call from a citizen that stated they were told by one of the Town's Commissioners that the bridge to Goat Island would be named the Veterans Memorial Bridge. Commissioner Carpenter made a motion to approve the Veterans Memorial as presented be adopted with the minor details to be worked out with the Town Manager and the memorial to be placed in the area that it was originally planned for. Commissioners Ware and Lawrence stated they were confused by this motion. Commissioner Ware stated the last presentation indicated this project was planned for construction on Lakewood Road.

Mayor Pro Tem Cauthen stated there had been a discussion regarding parking at the recent meeting as there are only five allotted spaces and overflow parking would be at the parking lot across the street at the Stuart W. Cramer High School football stadium. He stated the question was asked if this same plan could be used at another location. Mayor Pro Tem Cauthen stated these types of questions are being asked to ensure the Veterans Memorial is done properly and honors the veterans as it will be there for a long time. He stated that if the Goat Island Bridge was going to be renamed the Veterans Memorial Bridge that this action would have occurred during a public Board of Commissioners meeting. He stated public monies have already been set aside for this project. He stated he did not know this was going to be a multiple phase project until Mr. Ron Rikard stated this information at the recent meeting. Mayor Pro Tem Cauthen stated the project has been scaled back to approximately \$100,000 and now it is being addressed as Phase I. He stated the Board needs to know the total project cost and what the entire plan entails prior to any fundraising. Commissioner Carpenter stated the Town Manager at the recent meeting commented that this was not the correct place to put the project. Commissioner Carpenter stated he asked the Town Manager where he would put the project and Mr. Peoples stated he did not know. Commissioner Carpenter stated the committee is willing to do the extra work but needs confirmation that the project will be erected on Lakewood. Commissioner

Carpenter stated a list of questions applicable to this project has been requested from the Town Manager. He stated some of the questions such as the ones about the pavers should have been addressed six months ago.

Mayor Pro Tem Cauthen stated the questions regarding the pavers and the type of foundation are due to future upkeep and maintenance. Commissioner Koutsoupias stated there were questions being asked about the pavers, fundraising, and foundations including future upkeep as there are not an answer regarding the total cost. Commissioner Carpenter stated the Board had been given the total cost. Commissioner Lawrence stated she was not aware of this project being presented in phases. Mayor Pro Tem Cauthen stated the information about Phase II was presented at the recent Beautification Committee meeting when Mr. Ron Rikard commented on additional items such as gardens, trees, and benches. Commissioner Carpenter stated Phase II does not have to be part of the project. He stated the Town Manager had asked about the scale of the area and if it would dwarf the monument. Mayor Pro Tem Cauthen stated most municipalities build a memorial in a single phase and had approximate costs.

Commissioner Carpenter stated the property entails 1.788 acres and the design of the project was based on this acreage. Ms. Gail Wilson commented that she did not like the Veterans Memorial project being considered as being in phases as she felt the project would continue to grow as donations are received. Mayor Pro Tem Cauthen stated information was presented at the Beautification Committee regarding how to properly memorialize the KIA or MIA from Cramerton as these names need to be placed on something other than pavers. Mayor Pro Tem Cauthen stated the Town Manager had presented a brochure from his recent vacation trip for review by the committee regarding fundraising. Ms. Wilson stated the memorial will grow each year as donations are received. Mayor Pro Tem Cauthen stated plantings and gardens would be easy as they have finite boundaries but there was the issue of infrastructure to provide irrigation for the gardens and fountains. He stated he wants to see the majority of the project completed as a whole and then have items such as trees, benches, etc. to be added later. Ms. Sue Carpenter asked Mayor Pro Tem Cauthen if he had signed up for this subcommittee and if there were so many questions why had he or any of the other commissioners not been attending the monthly meetings. Mayor Pro Tem Cauthen stated he had not signed up for this committee but had offered his services if needed. Ms. Carpenter stated if there were so many questions why had no one from the Board been there to ask those questions. Mayor Pro Tem Cauthen stated that Commissioner Carpenter is the Board's liaison for the Beautification Committee. Mayor Pro Tem Cauthen stated he had directed his questions to Mr. Scott Kincaid. Ms. Sue Carpenter stated that Mr. Scott Bell addressed the project as Phase I and the funding it would take to complete. Mayor Pro Tem Cauthen stated that a town the same size as Cramerton spends about \$50,000 to \$60,000. He commented that the original \$400,000 that was proposed was out of scale and the committee was not asked to break it into phases.

Ms. Radcliffe stated it was hard to take emotions out of this discussion as they are doing this out of love for our country and our fellow man and to honor those who have served.

Mr. Ron Rikard, 83 Fifth Street, asked the Board of Commissioners members for a show of hands for those that had served in the United States military. Mayor Worley raised his hand. Mr. Rikard stated he thought there would a vote tonight as the plan for the Veterans Memorial

was presented to the Board on June 17<sup>th</sup>. Mr. Rikard started over with his name and address and asked again who on the Board had served in the military. He stated this memorial will be for all of who have served from the beginning of our nation, are serving presently, and those who will serve in the future. He stated the current Board would be remembered not simply for honoring our veterans but will be remembered much more by how they were honored. Mr. Rikard stated the Board of Commissioners commissioned the Beautification Committee with the task of formulating a rendering for a Veterans Memorial which they believed would be located on 1.5 acres between Old Lakewood and Lakewood Roads across from the Stuart W. Cramer High School. He stated the Beautification Committee was informed that this property had been deeded to the Town strictly for the purpose of the erection of the Veterans Memorial. Mr. Rikard stated based on that information the Beautification Committee asked for the formation of a subcommittee which was led by Mr. Scott Kincaid. He stated the Veterans Memorial subcommittee submitted a plan for Phase I to the Beautification Committee which they approved. The plan was then presented to the Board of Commissioners and no action was taken at the June 17<sup>th</sup> meeting as the Town Manager requested additional information. Mr. Rikard stated the memorial was to honor the veterans which is to bestow upon them your highest degree of public esteem, respect, homage, credit, distinction, reverence or veneration which is the outward expression of reverent feelings. He stated “some gave all, and all gave some” and that two of his friends had served in Vietnam. Mr. Larry Rick was injured and received a Purple Heart and Mr. Scott Keener was killed. Mr. Rikard asked that the Board of Commissioners consider putting the Veterans Memorial on Lakewood Road and implement Phase I as proposed and asked that this project not be dishonored by being placed in a less honorable location. He stated the Board would be remembered by how they remembered the veterans.

Mayor Worley thanked Mr. Rikard for his time served in the military and stated he felt the Board honors and respects all veterans but information has to be gathered for proper due diligence. Commissioner Carpenter called a point of order and stated the Mayor cannot have a say per Robert’s Rules of Order as a mediator. Mayor Pro Tem Cauthen asked to speak and stated he felt the commentary has been about the irrigation system, pavers, and parking. He reminded everyone that this project is funded by the public and the Board is asking legitimate questions. Mayor Pro Tem Cauthen stated he was asking questions as a public servant and wants to make sure that the pavers are long lasting and the project is installed properly along with proper verbiage. Ms. Sue Carpenter asked if questions could be answered after the project has been approved such as verbiage. Ms. Jenny Hedrick asked if it was worthwhile to even continue the project between Old Lakewood and Lakewood Roads. Commissioner Carpenter made a motion that the Veterans Memorial be placed at the property on Lakewood Road and Old Lakewood Road. Mayor Worley recommended another meeting be held regarding the Veterans Memorial. Commissioner Carpenter stated he was not a veteran but veterans did assist with the design of the proposed memorial and discussion has been ongoing since 2009 and he wanted to be ensured that the Beautification Committee’s time is being beneficial and not misused. The proposed motion was lost due to lack of a second.

#### **Discussion and Possible Action to Approved Proposed June 26, 2014 Meeting Minutes.**

Mayor Pro Tem Cauthen asked for a correction of Mr. Caulfield’s name. A motion was made by Commissioner Ware to approve the June 26, 2014 as amended. The motion was seconded by Commissioner Lawrence and approved by all.

**Discussion and Possible Action to Appoint Various Citizens to the Veterans Sub-Committee and the Centennial Celebration Sub-Committee.** A motion was made by Commissioner Ware to appoint Mr. Greg Garrison to the Centennial Celebration Sub-Committee. The motion was seconded by Commissioner Koutsoupas and approved by all.

**Discussion and Possible Action to Approve an Ordinance Ordering the Demolition of 105 Riverside Drive, Gaston County Parcel ID #195799.** Officer Robinson stated she contacted the property owners in May about the condition of the house. A hearing was held on May 26, 2014 with the owners regarding the home not meeting minimum housing standards. The property owners stated at that meeting they did not have the funds to repair the home. They were given 30 days to make repairs or demolish the home by July 6<sup>th</sup>. A motion was made by Mayor Pro Tem Cauthen to approve an ordinance ordering the demolition of 105 Riverside Drive, Gaston County Parcel ID #195799. The motion was seconded by Commissioner Lawrence. Chief Ratchford asked Officer Robinson if the cost of rehabilitation of the home was greater than 50 percent and she stated yes. The motion passed by unanimous vote.

**Discussion and Possible Action to Adopt the Proposed Amendment Capital Project Ordinance for Goat Island.** The Finance Director stated a check was received for \$50,000 from Caromont Health to construct a fitness pavilion on Goat Island Phase II. A motion was made by Commissioner Koutsoupas to adopt the proposed amendment Capital Project Ordinance for Goat Island. The motion was seconded by Mayor Pro Tem Cauthen and approved by all. The Town Manager stated Mr. Doug Luckett with Caromont Health would be making a presentation to the Board at the next meeting on August 21<sup>st</sup> regarding the fitness pavilion. Representatives from Caromont Health will be in attendance at the upcoming groundbreaking ceremony scheduled for August 7<sup>th</sup> for Goat Island Park, Phase II.

## **UPDATE ON CONTINUING PROJECTS:**

### **Update on NCDOT Projects:**

- **C.C. Dawson Bridge and Bridge Opening Celebration:** The rededication ceremony is scheduled for Saturday, August 9<sup>th</sup>, at 10:00 a.m. Permission has been received from NCDOT to close the bridge during the ceremony. Mr. Mike Holder from NCDOT will be in attendance. Senator Harrington and Representative Bumgardner have agreed to attend. Mr. Wil Neumann will be taking photos via his drone. Pastor David Julen will be providing the invocation. The Stuart W. Cramer High School drum line will be available to march across the bridge. Several of the Dawson family have responded they will be in attendance. Refreshments will be served at the end of the ceremony. Montcross Chamber of Commerce will perform the ribbon cutting.
- **Update on Goat Island Park, Phase II:** A groundbreaking ceremony is scheduled for Thursday, August 7, 2014. Officials from USDA Rural Development and Senator Harrington and U.S. Representative McHenry are scheduled to be in attendance. Representatives from other foundations that have contributed will also be in attendance. A Connect CTY message will be issued tomorrow announcing this event. Construction is

scheduled to begin the first of September. The construction of Phase II will originate on the Fire Department side. Goat Island will be closed once construction begins on that side. The contract period for this construction ends April 1, 2015.

- **Update on Development Projects:** A ribbon cutting was held at the South Fork Village Apartments last week and was well attended. Ninety units have been rented. Construction of the retail portion of the project continues along with work on the greenway.

Discussions have been held with the developer of Villages at Cramerton Mills and the Police Department regarding property transfer and obligation to construct a firing range. A reimbursement agreement regarding the property transfer will need to be completed prior to the end of September. Clearing of the property on Hamrick Road has started.

## **COMMITTEE REPORTS:**

**Beautification Committee:** No further updates.

**Parks and Recreation Advisory Board:** Commissioner Koutsoupas reminded everyone that the Central Park Community block party is scheduled for Saturday starting at 11:00 a.m. Commissioner Lawrence stated About Face Boot Camp would be providing school supplies at the event.

**Centennial Celebration Committee:** Mayor Worley stated a meeting was held this afternoon and Mr. Jeff Ramsey is the chairperson. The proposed celebration date is October 16<sup>th</sup> and 17<sup>th</sup> of 2015. Activities discussed for Friday include a golf tournament at Cramer Mountain Country Club, a concert in the Town Center, and a home football game at Stuart W. Cramer High School. Events for Saturday would include breakfast and dinner specials to be offered by local restaurants, tours of the Mayworth School and the C.B. Huss Recreation Center, lunch by Kyle Fletcher's and Buddy's BBQ restaurants, and a concert in the Town Center followed by fireworks. A homecoming lunch is proposed for Sunday to be coordinated with the local churches. Discussion was held regarding sponsorship regarding t-shirts and logos. A Facebook page has been created for the Centennial Celebration. The next meeting is scheduled for September 8<sup>th</sup>. Chief Ratchford stated a 5K run is usually planned for downtown each year for that weekend. Mayor Worley asked that Mr. Ramsey be advised of this to see if this could be included as part of the proposed events.

## **BUSINESS ITEMS/TOPICS OF DISCUSSION FOR EACH COMMISSIONER:**

Commissioner Lawrence had nothing to report.

Commissioner Carpenter had nothing to report.

Mayor Pro Tem Cauthen had nothing to report.

Commissioner Koutsoupas had nothing to report.

Commissioner Ware stated she spoke to several people regarding a rental ordinance as some homes are being flipped with only minimal repairs being made. The Planning Director stated this could be addressed through permits which would trigger an inspection by Code Enforcement. This would allow a walkthrough of the rental properties each time they were rented. Commissioner Ware stated a rental ordinance would provide the Police and Fire Departments with current contact information. Commissioner Carpenter asked if this would include apartment rentals. Chief Ratchford stated this type of ordinance would need to be reviewed by the Town Attorney. Currently the Police Department can legally know who owns the property but not know who is renting as that is confidential. Chief Ratchford stated the City of Gastonia has implemented a nuisance ordinance. The Planning Director stated homeowners can do some home improvement as long as it doesn't involve electrical or plumbing and does not affect load bearing walls.

Commissioner Koutsoupas asked about the status of the work being completed at the sidewalk at Lake Drive and Lakewood Road. Mr. Mike Bynum stated he spoke to NCDOT as they poured concrete over two valves and TRU raised them up and they have not returned to finish the project. He stated he would continue to follow up.

#### **TOWN MANAGER'S REPORT:**

*NC League of Municipalities:* Mayor Pro Tem Cauthen stated he would be in attendance at the October 11<sup>th</sup> to 14<sup>th</sup> conference in Greensboro. The Town Manager asked the Board to let him know if anyone else is attending in order to make arrangements.

*Centralina Council of Government:* An inaugural annual CCOG conference is scheduled to be held December 11, 2014 in Concord.

*Newspaper Article:* The Charlotte Observer ran an article featuring the two bridges over the South Fork River with comments from Mayor Worley.

*Wilkinson Boulevard Corridor Study:* The Planning Director will give an update on this later.

*Duke Energy Transmission Infrastructure:* A meeting was held with Duke Energy representatives. No decision regarding removal of the energy towers has been made at this time.

#### **UPDATES FROM TWO RIVERS UTILITIES, MR. MIKE BYNUM AND UPDATES FROM CRAMERTON DEPARTMENT HEADS (TOWN ATTORNEY, POLICE CHIEF, FIRE CHIEF, TOWN CLERK, PLANNING DIRECTOR, FINANCE DIRECTOR, AND MORE AS NEEDED):**

**Update from Two Rivers:** Mr. Mike Bynum stated Two Rivers Utilities completed 16 weekly checks for lift stations, responded to 22 water meter related calls, and two sewer related calls. TRU repaired four water leaks and patched one utility cut. Water samples were taken at five locations and all met or exceeded the State drinking water standards. Wetwells were cleaned at the Lineberger and Timberlake lift stations. Land application of bio-solids from the Eagle Road

Wastewater Treatment Plant has been completed. Mr. Bynum stated he remains in contact with NCDOT regarding the repair to the sidewalk at Lake Drive and Lakewood Road.

**Town Attorney:** Absent.

**Police Department:** Chief Ratchford stated the Police Department is coordinating with Representative McHenry's staff regarding his attendance at the upcoming groundbreaking ceremony for Goat Island Park, Phase II. The Town is preparing for the C.C. Dawson Bridge rededication ceremony on Saturday.

**Fire Department:** Chief Foulk had nothing to report. Mayor Worley thanked the Fire Department to responding to a request from a resident in Cramerton Village and replacing her smoke detector battery.

**Town Clerk:** Mayor Worley and Mayor Pro Tem Cauthen were reminded about the ethics training course.

**Planning Director:** Mr. Krouse stated the Wilkinson Boulevard Corridor Study has been renamed to "Build a Better Boulevard". The media campaign has started and a Facebook page has been created. He encouraged everyone to visit the Facebook page and to share it and like it. Mr. Wil Neumann will be preparing a full video of the corridor via his drone. The Two Rivers bicycling event is scheduled for Sunday, August 24<sup>th</sup>, from 5:00 to 7:00 p.m. A stakeholders meeting is scheduled for Monday, August 25<sup>th</sup>, at 9:00 a.m. with a lecture to follow at 6:00 p.m. that evening.

**Finance Director:** The Finance Director presented to the Board a preliminary cash sheet. Work continues on the fiscal year end audit. A signed engagement letter is attached to contract with Collis and Associates. Field work by the auditor is scheduled to begin next week. The Finance Director stated a revenue and expenditure statement for the year end may be available at the next Board meeting.

**ADJOURNMENT:** A motion was made by Commissioner Ware to adjourn the meeting at 8:25 p.m. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

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Mayor Ronald E. Worley

**ATTEST:**

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Wilene Cunningham, Town Clerk