

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

**September 18, 2014**

The Board of Commissioners for the Town of Cramerton met in regular session on Tuesday, September 18, 2014 at 7:00 p.m. in the G.M. Michael Room at the Cramerton Town Hall.

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

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

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

**Adoption of Agenda for this Meeting:** Commissioner Ware made a motion to adopt the agenda as presented. The motion was seconded by Commissioner Koutsoupias and approved by all.

**Public Comment:** Mr. William Ratchford stated he was speaking as a representative for South Fork Village regarding the proposed greenway trail. He stated there is an issue with the consistency regarding the soil where the proposed greenway trail is to be placed. Mr. Ratchford stated reclaimed asphalt would be the best construction material to use and time is now running out due to upcoming colder and rainy weather. He stated three pavers have refused to pave the greenway area as their trucks are unable to maneuver due to mud and the risk of losing axles. He explained that a probe rod inserted into this soil goes all the way to the T-bar without any resistance. He stated another factor is that the area has only one way in and one way out and the trail has to be built and stabilized as it is constructed. Mr. Ratchford explained that there has already been a change order request of \$80,000 to \$138,000 to use reclaimed asphalt. He stated there are no proposed construction figures showing the cost for asphalt. He stated that the reclaimed asphalt could be used along with geo-grid and stone for 900 feet and this is the best solution for them. He stated 130 units have been leased and residents want to utilize this area and time is of the essence to complete the greenway project.

**Presentation of Plaque to Ms. Cathy Young for Years of Services on the Town's Beautification Committee.** Mayor Pro Tem Cauthen presented a plaque to Ms. Young for her years of service from 2007 to 2014 on the Beautification Committee. He thanked for her years of service to the Town serving on the Beautification Committee.

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

**Update from Two Rivers:** Mr. Mike Bynum stated Two Rivers Utilities completed 23 weekly checks for lift stations, responded to 10 water meter related calls, and repaired seven water leaks. TRU completed a video inspection of one sewer line segment, responded to five sewer related calls, and patched one water/sewer cut. The chlorine basin at Eagle Road Wastewater Treatment Plant was cleaned this week. Water samples were taken at four locations and all met or exceeded the State drinking water standards.

**Town Attorney:** Nothing to report.

**Police Department:** Chief Ratchford stated a meeting was held with the Town of McAdenville's Town Administrator regarding the renewal of the contract for police department services. Staff has met and is working on reciprocity regarding golf carts between Cramerton and the City of Belmont. Chief Ratchford stated that ordinances from the other municipalities do not align with ours.

**Fire Department:** Chief Foulk was absent.

**Planning Director:** Mr. Krouse stated he would address NCDOT projects and development projects later in the meeting.

**Finance Director:** The Finance Director stated the auditor is finishing up field work.

**Update from Town Clerk, Including the Discussion of Board and Committee Appointments.** Ms. Carolyn Helms who serves on the ABC Board has her re-appointment date for October 12<sup>th</sup>. Mr. Ron Rikard and Ms. Jane Radcliffe who serve on the Beautification Committee have a term re-appointment date of December 31<sup>st</sup>. Ms. Jane Ellington and Ms. Lindsay Labue who serve on the Parks and Recreation Advisory Board have a term re-appointment date of December 31<sup>st</sup>.

Seven applications have been received for the 2015 Municipal Citizens Academy.

**TOWN MANAGER'S REPORT:**

*Intersection Improvements for Wesley, Market and Wilkinson Boulevard:* The Town Manager and Planning Director have worked together on putting information regarding improving pedestrian safety and the aesthetics of the intersection. This topic was discussed at the recent Town of McAdenville's council meeting and their council stated interest in this project. There are some possible issues with Duke Energy's infrastructure. Information is being gathered regarding the placement of mast arms, stamped asphalt crosswalks, and pedestrian signals to improve the intersection and assist with pedestrian safety. Possible funding strategies are being discussed.

*Gaston EDC Wilkinson Boulevard Corridor Study:* A preliminary draft has been prepared and comments have been given back to them. Further information will be presented at the next Board meeting. No maps have been received regarding possible uses.

*Municipal Citizens Academy:* This information was presented earlier in the meeting.

*Duke Energy Transmission Infrastructure:* A meeting was held with Mr. Tim Gause with Duke Energy about transmission towers. Discussion was held regarding possible infrastructure and placement of substations if needed in the southern part of Town.

*Miscellaneous:* Preparations are being made for a second visit regarding the Project Bravo IV. The visit will not occur prior to November and we do not know what number we are actively on the list.

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

**Discussion and Possible Action to Approved Proposed August 5, 2014 and August 21, 2014 Meeting Minutes.** Commissioner Carpenter stated he had reviewed the typed minutes and stated the information concerning one of the points of order that was called references the time when Mr. Ron Rikard began his presentation stating he was a veteran and that the Mayor raised his hand confirming he was a veteran. Mr. Rikard at that point stated he was speaking only to the voting commissioners. Commissioner Carpenter stated he had received a copy of the recorded meeting but the DVD he received failed to play. He stated that the Mayor took offense to what Mr. Rikard was saying and stated to Mr. Rikard that it should be done your way or no other way and if not then we are not respecting veterans. Commissioner Carpenter said this was not what Mr. Rikard was saying. He reminded the Board that at that time he called two points of order to assist in calming everyone down. He stated Mayor Pro Tem Cauthen had commented on due diligence. He stated he remembered succinctly what was said because it offended the Mayor. Commissioner Carpenter stated the point of order he called was not in reference to the Mayor thanking Mr. Rikard but was due to the heated conversation that was occurring. He stated the Mayor is supposed to be impartial and Mr. Rikard was only speaking to the five voting commissioners.

Mayor Pro Tem Cauthen stated he did not feel that Commissioner Carpenter had the verbiage that he wanted to be placed in the motion at this time. Attorney Brown stated if the minutes are approved they cannot be revised later. He explained that years ago the Board at that time asked that the minutes not be typed as verbatim as it was time consuming. Attorney Brown stated a request could be made to ask the clerk to transcribe the section regarding the Veterans Memorial be transcribed verbatim. Commissioner Carpenter made a motion that the clerk transcribe the section of the tape regarding the Veterans Memorial verbatim. Commissioner Lawrence asked if the two sets of minutes could be voted on separately. Commissioner Carpenter stated he thought the minutes did not reflect the mood or attitude and that he wanted to ensure that it was noted he made two points of order and the point of order reference seems to follow Mayor Worley thanking Mr. Rikard for his service and he was not respecting veterans. Commissioner

Carpenter stated the minutes do not state what he was trying to say and did not state why the point of order was called. A motion was made by Commissioner Carpenter requesting that the discussion that was held regarding the Veterans Memorial from the August 5<sup>th</sup> meeting be typed verbatim. The motion failed due to lack of a second.

A motion was made by Commissioner Ware to approve the August 5, 2014 and August 21, 2014 meeting minutes as proposed. The motion was seconded by Commissioner Lawrence. Commissioner Carpenter said the August 5<sup>th</sup> meeting minutes are not correct regarding this one section and he wanted this to be stated tonight to be entered into the record. He said he would listen to the tape and present the information at the next meeting. He said the intent and content were not correct. Commissioner Carpenter requested another copy of the recorded minutes be given to him and he would ask that information be placed in the upcoming minutes regarding the discussion regarding the Veterans Memorial. Attorney Brown stated minutes are general summaries and they record actions taken by the Board and information regarding points of order being recorded is not an issue. He explained that minutes are a general description and it is hard to express intent or emotion and phrases relating to this are not used. Attorney Brown stated minutes are taken as quasi-judicial when they will be created as a court transcript. Commissioner Carpenter stated he would have information prepared to read at a future meeting to be recorded in the minutes. Commissioner Carpenter stated he wanted it noted that the Mayor was hostile at the August 5<sup>th</sup> meeting and it needed to be recorded. The motion passed 4 to 1 to adopt the August 5<sup>th</sup> and August 21<sup>st</sup> meeting minutes as proposed. Commissioner Carpenter voted nay.

**Presentation of the Cramerton Police Department Naloxone Administration Program by Chief Ratchford.** Chief Ratchford presented a PowerPoint presentation regarding Overdose Prevention and opioid Safety Program to the Board. Information was provided on Project Lazarus which is a public health model based on the premises that drug overdose deaths are preventable and that all communities are ultimately responsible for their own health. Currently no law enforcement group in this area has been doing Project Lazarus. Chief Ratchford explained that there had been an increase in opioid related overdoses overall. There has been a 300 percent increase in North Carolina and 36,000 Americans die annually. Approximately four patients are seen every month and Gaston County had the highest overdose rate in North Carolina in 2009. In 2010 Gaston County tied with Mecklenburg County. Opioids include illegal drugs such as heroin, cocaine and also prescribed medications such as hydrocodone, and oxycontin. The Cramerton Police Department would assist the public regarding the dangers associated with opioids. Operation Medicine Drop is held each year to allow the public a safe manner to dispose of prescribed medications. Project Lazarus would build on the current programs that the Cramerton Police Department already has in place such as the AED and Epinephrine Administration Programs.

Project Lazarus would dispatch the police department to all overdose calls. The police department would be the first to respond. Upon arrival at the scene the police officer would assure scene safety, assess the patient, and notify EMS responder of patient's condition. If an overdose is suspected the officer would assist with patient's airway and administer emergency Naloxone (nasal atomizer). Naloxone is also known as Narcan and is an opioid antagonist (antidote). Police officers would be given authority to administer Naloxone under NC General

Statute 90-106.2. Liability is covered under NC General Statute 90-106.2 offering both the caller and the patient immunity.

The police department training has been completed and the policy is in place. A combined press release with GEMS and the Cramerton Police Department will be released soon with Project Lazarus to become active in mid-October.

**Discussion and Possible Consideration for an Acceptance of Offer for Surplus Property Located on Hamrick Road and Directive to Staff to Finalize Purchase Contract and Closing on Property.** Attorney Brown stated the upset bid ad notice was published and the ten day period met. No upset bids were received. A deposit of \$5,645.00 was received. Attorney Brown stated the next step would be acceptance of the offer and to direct staff to move forward with the contract. Due diligence would be completed in thirty days with the closing in 45 to 60 days if the Board accepts the offer. A motion was made by Commissioner Lawrence for acceptance of offer for surplus property located on Hamrick Road and directed to staff to finalize purchase contract and closing on property. The motion was seconded by Commissioner Ware. Commissioner Carpenter asked if an appraisal was conducted on the property. Attorney Brown stated no appraisal was completed. He stated the shooting range was being used as the additional consideration necessary for the evaluation equation and the use of the range facility at virtually no cost would exceed any appraised value. The motion passed 4 to 1 with Commissioner Carpenter voting nay.

**Discussion of Reappointment Process for Boards and Committees.** Commissioner Koutsoupas stated a proposed bylaw amendment was discussed at the last meeting regarding advisory board appointments. He asked that the Board of Commissioners request applicants be available to attend a workshop meeting prior to their appointment and complete a background check prior to being appointed or reappointed. Commissioner Koutsoupas stated action would be taken at the regular meeting at the first of the month. Commissioner Koutsoupas stated this would be a recommendation and not mandatory. He stated that the questions on the application were numbered and questions 5 and 6 would apply only to those members whose term was up for reappointment. Chief Ratchford stated to include the background check waiver be part of the application packet. Commissioner Ware commented that she was concerned that this may incur the loss of members due to complicating this of process. Commissioner Koutsoupas stated the applicants will need to complete the application in order to keep records up to date and the criminal background check is a requirement of the Town's ordinance. Commissioner Ware stated she wanted to keep the process simple. Mayor Pro Tem Cauthen stated the members who are up for reappointment will only need to answer two questions along with updated contact information and sign the criminal background form. Questions 1 through 4 would be for new committee appointments and questions 5 and 6 would be answered by committee members being considered for reappointment. A motion was made by Commissioner Koutsoupas to approve the proposed amended bylaws with amendments and application form. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

**Discussion and Possible Action to Approve the Project List from the Pavement Condition Study.** The Planning Director stated that discussions had been held with staff regarding Woodlawn Avenue, Front Street, and Washington Street as the top three streets that need to be

repaired per the pavement condition study. Mr. Krouse stated tonight he would like to request from the Board their permission to seek estimates for engineering services. There is \$230,000 currently available in the Powell Bill fund but there is \$275,000 budgeted. Mr. Krouse stated information would be requested from Two Rivers Utilities as to any proposed utility construction work in the area of those three streets. The Planning Director stated crack sealing can start as soon as Mr. Rodney Baker, Public Works Director, receives quotes. A motion was made by Commissioner Ware to approve the project list from the pavement condition study. The motion was seconded by Commissioner Koutsoupas and approved by all.

**Discussion and Possible Action to Approve Engineering Services Agreement with McGill Associates for Canoe Portages/Observation Pier Permitting.** Information was provided to the Board regarding the proposal for civil engineering services for the canoe portages/observation pier permitting. The Town Manager stated since one of the fishing piers and canoe portage is being funded by the NC Wildlife Commission then permitting is required. The cost for engineering services from McGill Associates to assist with the permit application process is \$2,800.00. The project includes three canoe landings and three observation platforms. The Town Manager stated one observation platform will be located at South Fork Village near the greenway along with a canoe landing. A fishing pier and canoe landing will be located behind the recreation department off of Eleventh Street. A canoe landing and observation pier will be located at the Villages at Cramerton Mills near Patterson Street. A motion was made by Commissioner Ware to approve engineering services agreement with McGill Associates for canoe portages/observation pier permitting. The motion was seconded by Commissioner Koutsoupas and approved by all.

**Discussion of Proposal from Metrocology on Town Center Area Strategic Plan Development and Proposal for Form Based Land Development Code by Mr. Kevin Krouse, Planning Director.** The Planning Director stated he is working with Metrocology regarding the Wilkinson Boulevard corridor project. He stated Mr. Demeteri Baches wrote the first form based code in the nineties. The Town held a two day workshop regarding Build a Better Boulevard and Mr. Baches and Mr. Rick Hall, transportation planner, were in attendance. Mr. Baches and Mr. Hall were given a walking tour of the downtown area and they had suggestions regarding Main Street, the Fire Department, downtown parking, and the green space. The importance of parking was discussed due to the continuing development of Goat Island Park. The Planning Director stated he spoke with Mr. Baches regarding a proposal to create a master plan as the current zoning ordinances are outdated and development is use by right. Commissioner Ware asked if this was not handled by the UDO. Mr. Krouse stated UDO is a compromise of the zoning ordinance and is less restrictive than what is already in place.

Mr. Krouse stated he discussed with Mr. Baches about form based code and how this would allow the Town to grow and conform closer to the Land Use Plan that has already been adopted. The Planning Director recommended to the Board that they move forward with the proposal for form based land development code as the price is three times less than it would normally cost due to the fact that Mr. Baches is working along with other municipalities in this area. Mr. Krouse stated one of the cost savings is also that he would be doing the legwork and redlining along with notifications to the public. Mr. Krouse stated he has confirmed prices with two other places and they are much greater. The Planning Director stated the timing is perfect as the City

of Belmont is currently under contract to update their code. Mr. Krouse stated he has a presentation regarding form based code and it is around one to one and a half hours long. He stated he would be glad to meet and share this information with any of the Board members. Mayor Pro Tem Cauthen asked what timeframe would be incurred regarding the form based code. Mr. Krouse stated it would take over one year which would include the process to write the code and six months to implement. A new zoning map would have to be created.

Mr. Krouse stated Eighth Avenue is the perfect type of community with street frontage and the style of neighborhood. He explained that the real estate market is changing as a result of 10,000 of the baby boomers group turning 65 daily and they are moving out of the suburbs. Many baby boomers are moving back into the urban areas to be closer to services they need. Mr. Krouse stated that the written form based code could be accelerated and completed in six months and then the adoption process would begin including public notices and meetings. Commissioner Koutsoupas asked what other municipalities are using the form based code. The Planning Director stated Huntersville, Davidson and Cornelius use form based code and the City of Belmont has been utilizing it for years. The Town Manager stated that the Town's staff had visited Birkdale Village located in Huntersville in 2005 to look at traditional neighborhood design standards. The Village at Cramerton Mills and South Fork Village were zoned as conditional zoning. The Town Manager reminded the Board that the rewrite has been a part of the approved goals and objectives and this is an opportunity to accomplish this with the availability of an expert and receive a great amount of value for a reduced cost. The Planning Director stated this information was presented to the Planning and Zoning Board and they voted unanimously to support the move towards form based code zoning. Mr. Krouse stated Mr. Baches is going to be working in this area which has assisted in the cost savings. Commissioner Ware stated she remembered when she served on the Planning and Zoning Board how long the process required as there were countless meetings. Commissioner Ware asked if the State had any upcoming changes which might be a factor. Mr. Krouse stated no changes are forthcoming regarding commercial zoning by the State at this time. He explained that the real estate market will drive the choice regarding building materials for residential structures. He stated form based code would dictate how the building sits on the lot and align with the pedestrian scale.

Commissioner Lawrence stated she thought the zoning would be more restrictive and could the language from other municipalities be adopted. Mr. Krouse stated simple Euclidian style zoning is currently being used and form based zoning would be unique and tailored to the Town specifically. He explained that another word used for form based code is calibrated zoning. Mr. Krouse stated if he was to attempt to write the form based code it would take him years and would be very time consuming. Commissioner Lawrence asked if we could adopt a similar municipality's code and interject our changes. Mr. Krouse stated the form based code would address the characteristics of the Town's different neighborhoods. He stated time is of the essence and this code would be written expeditiously by a professional consultant. The Town Manager reminded the Board that the Planning Department has only one employee and that is Mr. Krouse. Mayor Pro Tem Cauthen recommended to the Board that each member take time to go over this matter with the Planning Director. Commissioner Ware stated Cramerton was unique due to the topography and recommended that the services of the consultant be used.

**Discussion of Proposed Land Donation from Mr. Marshall Rauch Located on Eagle Road and Behind the Timberlake Community.** One of the proposed land donations is 27.7 acres located in the Timberlake community and has a tax value of \$28,370.00. The property is listed as belonging to Burlington Industries and may require a quit claim deed on the adjoining property. The other proposed land donation is next to the Duke Energy right of way where the Carolina Thread Trail emerges at the South Point Lifesaving Crew structure. The Town Manager commented that this land parcel may be in the best interest of the County as they own the lifesaving crew building and the high school is next door. Commissioner Ware said to ask the County first as this parcel would square up the lot the lifesaving crew sits on.

Commissioner Ware asked if the 27.7 acres in Timberlake is located in the floodplain and the Town Attorney stated yes. Commissioner Ware stated this land donation would protect the watershed area and assist in land preservation for the wildlife. Mayor Pro Tem Cauthen asked the Board for a consensus to accept the proposed land donation from Marshall Rauch for the 27.7 acres and the Board agreed. The Town Manager will contact the County in reference to the possible land donation on Eagle Road. The Board consensus was for the staff to proceed forward.

**Discussion of NC Hazard Mitigation Grant Program and Possible Acquisition of the Fire Department Property.** The Town Manager stated the letter of interest was sent in February and the information being presented tonight is a result of that inquiry. The Federal grant would be 75% and the State would be 25%. He explained that if the Town agreed to the mitigation grant program the property would become very restrictive in use. The area would possibly be considered for parking, an open pavilion, recreational area, but could never be used as a working structure. Discussions have been held regarding the possible re-use of the building once the Fire Department outgrows the current structure and this information was given to Metrocology during their visit.

**Discussion of the Veterans Memorial.** The Town Manager stated an e-mail was sent out at the end of August regarding a possible site for the Veterans Memorial within the Norfolk Southern Railroad's right of way. The site being discussed is the area where the Town's old railroad depot was located and this information was presented to the Town Manager from Mayor Worley. The proposed memorial would include a footprint of the old train depot structure along with a façade with a replica of a soldier waving good bye before he boards the train. An application to Norfolk Southern Railroad is required in order to consider that parcel for any type of usage by the Town. Commissioner Lawrence stated there had been interest in that area for years to be considered as a place to hold the Farmers Market. Commissioner Ware stated the Town should check on the possibility and potential for any future use.

Commissioner Carpenter stated the Town Manager had told Mr. Ron Rikard that he was not going to meet with him this month. Commissioner Carpenter asked the Town Manager if he was going to follow up with Mr. Rikard to address Commissioner Koutsoupias' questions. The Town Manager stated he was waiting on further guidance from this Board as there was a list of questions still pending from the last Board meeting. Mayor Pro Tem Cauthen stated he thought the application process for the Norfolk Southern property would be a good start to begin considering uses for that parcel.

Commissioner Carpenter stated he could see using the proposed area for the Farmers Market but not the Veterans Memorial. Commissioner Ware stated she could not see the Veterans Memorial being erected on Lakewood Road at the traffic circle. Commissioner Carpenter stated he wished she had expressed that a year ago.

Mayor Pro Tem Cauthen stated that the Town may find through the process with Norfolk Southern Railroad that this location may not be feasible. The Veterans Memorial has been reduced in scale and infrastructure had to be considered. He stated there was some question as to the project being the first phase of three phases and the total cost of the project. Commissioner Carpenter asked if the Town Manager could meet with Mr. Rikard regarding specific questions that this Board has. Discussion was held regarding parking at the last meeting. Commissioner Carpenter stated that parking would not be available at the old depot location as that area is owned by Mr. Hill. Mayor Pro Tem Cauthen stated he thought that area was part of Main Street. Commissioner Carpenter stated he felt the old depot area would be great for the Farmers Market but not the Veterans Memorial.

The Town Manager stated he needed to know if the Board was agreeable to filing the application with Norfolk Southern. Commissioner Carpenter asked if there was any type of fee. The Town Manager stated there was a fee of \$500.00. A motion was made by Commissioner Ware to approve the filing of the application to determine if there are any potential general/municipal uses by the Town. Commissioner Koutsoupas seconded the motion.

Commissioner Lawrence asked about the status regarding the Veterans Memorial. Mayor Pro Tem Cauthen stated concessions have been made. He stated the Veterans Memorial project needs to be respectful. The original design was created by Mr. Hugh Crump and the size of the project came back larger and it was resized. Mayor Pro Tem Cauthen said he thought a designer should be hired and speed up the process in order to begin fundraising. Commissioner Carpenter did not vote. The motion passed unanimously. Commissioner Carpenter stated he approved of the area being used for the Farmers Market but not for the Veterans Memorial.

## **UPDATE ON CONTINUING PROJECTS:**

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

- **Update on Goat Island Park, Phase II (schedule):** Goat Island will be closed effective September 22<sup>nd</sup> as pile driving is scheduled to begin on Thursday on the island side. Items are being ordered such as cornhole boards and ping pong tables per recommendations from the Parks and Recreation Advisory Board. The causeway is in place and the platform area for the crane has been constructed behind the Fire Department. Timeframe for the construction of the piling is unknown due to variables.

Commissioner Lawrence and Commissioner Ware both thanked Ms. Young for her dedication and service on the Beautification Committee.

A recess was called for five minutes.

A motion was made by Commissioner Ware excusing Commissioner Lawrence from the meeting. The motion was seconded by Commissioner Koutsoupas and approved by all.

- **Update on Development Projects: Lakewood Road/Eagle Road Sidewalk, Alternative Fuel Kits, Lakewood to US 29/74 Greenway.** The Planning Director stated he would provide information at the next meeting.
- **Discussion of Greenway at South Fork Village.** The Town Manager stated the area in question that Mr. William Ratchford presented earlier in the meeting is not stable. The proposed greenway needs to be ten feet wide and paved with asphalt. A geotechnical study needs to be completed. No certificates of occupancy have been delayed. Commissioner Carpenter asked if Mr. Ratchford could be allowed to fill in the questionable area and be responsible for up the upkeep. Attorney Brown stated that the greenway trail will be part of the Carolina Thread Trail and will require long term maintenance. Mayor Pro Tem Cauthen reminded the Board that the Town will be responsible for this area long term. Commissioner Koutsoupas stated he would like for due diligence to continue and to ensure the solution is durable. Commissioner Carpenter asked if Mr. Ratchford could be allowed to speak. Attorney Brown stated Mr. Ratchford spoke earlier during public comment regarding this project. A motion was made by Commissioner Carpenter to allow Mr. Ratchford to speak to the Board. The motion was seconded by Commissioner Ware and approved by all.

Mr. Ratchford stated the Town knew about this problem five weeks ago. He stated he has used the services of an engineer. Mr. Ratchford stated his development was a \$32 million development for the Town and he feels they will be one of the largest taxpayers in this area. He stated the engineer that the Town hired recommended the soil be moved but he did not know where they wanted it moved to as the area is located in a flood zone and there were possible environmental concerns. Mr. Ratchford stated he is a private contractor and there will be restrictions due to uses. Commissioner Ware asked Mr. Ratchford him if he would be responsible for the greenway area if the additional requested engineering opinion be waived. He said that the streets are already maintained privately and the Town does not provide waste pickup services so he feels they already do enough without adding this additional maintenance item. He stated the project will add about 700 additional taxpayers with average annual incomes of \$60,000.00. Mr. Ratchford stated they did not ask or receive any tax incentives from the Town and feel their project will spur additional development in the area. He stated the greenway trail is important and feels the reclaimed asphalt would be low impact using dump trucks and backhoes and mini-lifts to complete this project. Mr. Ratchford stated they would be responsible for upkeep for the first year under warranty. Mayor Pro Tem Cauthen thanked him for this additional information.

Commissioner Koutsoupas asked about a timeframe regarding a response since Mr. Ratchford stated five weeks have already passed. The Town Manager stated someone would have to be chosen to do the geotechnical study. Attorney Brown stated the geotechnical study would be to examine what is below the surface of the area and would

assist in the assessment of the feasibility for the placement of reclaimed asphalt in that area. Commissioner Carpenter asked why Mr. Ratchford was not informed of this five weeks ago. Attorney Brown stated Mr. Ratchford knew about the site and the placement of the trail at the onset so this is no surprise. Mayor Pro Tem Cauthen stated the Board was given notice of this issue at the last Board meeting.

**Villages at Cramerton Mills:** Construction activity has begun on Hamrick Road with a buffer area of approximately 20 foot along the full length of golf course hole #4 which accommodates the original request of adequacy. A meeting is scheduled for tomorrow with Mr. Nick Parker.

**PSNC:** Construction activity continues.

Commissioner Carpenter left the meeting at 9:15 p.m.

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

Commissioner Ware had nothing to report.

Commissioner Koutsoupias had nothing to report.

Mayor Pro Tem Cauthen had nothing to report.

**ADJOURNMENT:** A motion was made by Commissioner Ware to adjourn the meeting at 9:17 p.m. The motion was seconded by Commissioner Koutsoupias and approved by all.

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Mayor Ronald E. Worley

**ATTEST:**

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Wilene Cunningham, Town Clerk