

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

November 20, 2014

The Board of Commissioners for the Town of Cramerton met in workshop session on Thursday, November 20, 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 Demetrios Koutsoupas, and Sandra R. Ware. Commissioner Tammy Lawrence arrived at 7:02 p.m.

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 Worley 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 Mayor Pro Tem Cauthen and approved by all.

Public Comment: No one signed up to speak.

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

Presentation of Proposal from Freese and Nichols Engineering for Central Park Comprehensive Study by Mr. Charles Archer. A presentation was given by Mr. Charles Archer regarding the proposed agreement for professional services for the Central Park Comprehensive Study. Basic services will include project management and meetings, data collection and review, engineering analysis, and park planning analysis. He stated their company does not provide any services for private development work. Mr. Archer stated their company has extensive experience in park and stream restorations. The Town Manager stated this comprehensive study has been reviewed with the Parks and Recreation Advisory Board. Mr. Cam Carpenter stated this comprehensive study would be helpful in applying for additional grant funds. Mr. Archer commented that Freese and Nichols Engineering could assist the Town with grants. A motion was made by Mayor Pro Tem Cauthen to approve the proposed agreement for professional services from Freese and Nichols for Central Park Comprehensive Study. The motion was seconded by Commissioner Ware and approved by all. Mr. Archer stated work could begin on this study as soon as next week.

Discussion and Possible Action to Approve Proposed October 23, 2014 Meeting Minutes. A motion was made by Commissioner Ware to approve the proposed October 23, 2014 meeting minutes. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Discussion of Permitted Water Amenities in the South Fork River. The Town Manager stated a memo was included in the agenda packet discussing permitting. The required 401 and 404 permits from the US Army Corps of Engineers and the NC Division of Water Quality should be received prior to the end of the year. Blythe Construction is the current contractor for Goat Island Park Phase II and they are going to subcontract the construction of the observation pier beside the Fire Department to The Row Boat Company located in Mooresville. The Row Boat Company reduced costs significantly as they are already mobilized as a subcontractor under Blythe Construction. The Row Boat's Company proposal is \$133,500.00 and they submitted the lowest construction cost proposal. A motion was made by Commissioner Koutsoupas to approve the proposed construction of all permitted water amenities while The Row Boat Company is mobilized to complete the Cramerton/Carolina Thread Trail South Fork Blueway System. The motion was seconded by Commissioner Ware and approved by all.

Discussion and Possible Action to Approve Proposed FY 2015 Budget Amendments as Presented by Joel Lineberger, Finance Director. A budget amendment for \$4,000.00 to provide funds for demolition of 105 Riverside Drive which had not been previously budgeted and a budget amendment for \$8,600.00 for police grant revenue to provide funds for purchase of a 4,000 watt horizontal mast light tower with funds to be received from Governor's Highway Safety Grant Program were presented. A motion was made by Commissioner Ware to approve the proposed FY 2015 budget amendments as presented. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Discussion and Possible Action to Select Engineering Firm for the NCDOT Funded Lakewood Greenway Project. Requests for proposals for engineering services were sent out in October and nine responses were received. Information was reviewed by the Town Manager and Planning Director and four firms have been chosen to be interviewed. Interviews are scheduled to begin on November 21st and the companies will be scored. All companies are qualified and are on the approved list from NCDOT. A motion was made by Commissioner Ware to allow staff to select the most qualified firm for the project after conducting the interviews. The motion was seconded by Commissioner Carpenter and approved by all.

Discussion and Possible Action to Approve a Proposed Resolution of Support for the FEMA Fire Grant Application to Purchase a Replacement Ladder Truck with a 95% Grant and a 5% Match. The Town would be responsible for \$44,000.00 if awarded the FEMA grant for a replacement ladder truck. This will be the fifth time this grant has been applied for by the Town. A motion was made by Commissioner Carpenter to approve a proposed resolution of support for the FEMA fire grant application to purchase a replacement ladder truck with a 95% grant and a 5% match. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Discussion and Possible Action to Approve a Proposed Resolution Requesting Funding for Improvements to the Market Street, Wesleyan Street, and Wilkinson Boulevard Intersection. The Town Manager stated this information has been given to the Town of McAdenville requesting a resolution. The Town will request Pharr Yarns submit a letter of support and discussion will need to be held with our North Carolina General Assembly delegation to support this. Commissioner Koutsoupas this would be a good time to start this process due to the increased activity due to the holiday lights. A motion was made by Commissioner Koutsoupas to approve a resolution requesting funding for improvements to the Market Street, Wesleyan Street, and Wilkinson Boulevard. The motion was seconded by Commissioner Carpenter and approved by all.

UPDATE ON CONTINUING PROJECTS:

Update on Goat Island Park, Phase II Schedule and Update from Parks and Recreation Advisory Board on Playground Equipment: The project is on schedule and there have been no change orders to date. The crane has been set up on the Fire Department side of the river and pile driving could begin as soon as tomorrow. The large crane will be moved in on Monday, December 8th, and the bridge will be put into place on Tuesday, December 9th. Some temporary road closures and traffic delays may be encountered. Local businesses will be accessible. Commissioner Ware stated a Gantt chart assists with expectations and accountability. Several aerial photos by Mr. Wil Neumann can be found on Facebook.

Mr. Cam Carpenter stated the cornhole boards were set up today and the ping pong tables will arrive possibly next week. Clearing has started for the dog park and the walking trail is being marked. All amenities will be connected by the loop walking trail. Mr. Carpenter stated the pavilion fitness equipment is scheduled to be delivered soon. He stated a dog fence is being discussed. He stated a meeting was held with two Eagle Scouts regarding working on a natural trail around the island as their Eagle Scout project and this could start in January. This project does not need to be paved or be ADA accessible.

NCDOT Projects:

- **Lakewood Road/Eagle Road Sidewalk.** An e-mail was sent to Mr. Gary Spangler regarding the need to move forward with agreements for funding.
- **Alternative Fuel Kits for Vehicles.** Nothing new to report.
- **Lakewood to US 29/74 Greenway.** Nothing new to report.

UPDATE ON DEVELOPMENT PROJECTS:

Village at South Fork Greenway: The Town Manager stated he is working with Mr. William Ratchford to obtain a schedule for the greenway. Mayor Worley asked if a timeline had been given regarding the retail portion of this project. No information has been received.

PSNC: Progress on this project continues.

Villages at Cramerton Mills Project: Infrastructure for water and sewer is being installed. Mayor Pro Tem Cauthen asked about the status of the project regarding the demolition on the other side of Hamrick Road where the dilapidated homes are located. The Town Manager stated that property transaction should be completed by the end of this year.

PSNC: Mr. Todd Mingus from PSNC stated the \$5 million facility would be ready for occupancy at the first of the year.

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 five weekly checks for lift stations, responded to four water meter related calls, repaired two water leaks, and responded to two water leaks. One concrete patch completed. Operations are normal at Eagle Road wastewater treatment plant.

Town Attorney: Nothing to report. He wished everyone a happy Thanksgiving.

Police Department: Chief Ratchford stated the Town of McAdenville's holiday parade and football tournament are going to be held on Saturday beginning at 10:0 a.m. A 5K run is scheduled the following Saturday beginning at 5:30 p.m.

He stated sixteen surplus vests were donated to the Town from Camp Lejeune. Cost savings to the Town would have been \$218,000.

Fire Department: Chief Foulk was absent.

Planning Director: Mr. Krouse stated the Build A Better Boulevard meeting is scheduled for Thursday December 11th at 6:00 p.m. The final presentation to the public will be given on January 15th.

Finance Director: Mr. Lineberger stated he had been out of Town last week and had nothing new to report.

Updates from Town Clerk, Including the Discussion of Board and Committees: A motion was made by Commissioner Ware to approve the appointment of Mr. Dean Bowen as the Gaston County ETJ representative. The motion was seconded by Commissioner Koutsoupas and approved by all.

TOWN MANAGER'S REPORT:

Gaston EDC Wilkinson Boulevard Corridor Study: The study is still in draft form. Information should be received from the EDC sometime next week.

Update on Miscellaneous Items: The Town Manager stated he had been employed with the Town since April 2005 and had served under fourteen elected officials. He stated there had been a 400% increase in fund balance, \$100 million increase in the Town's tax base, along with a 50% increase in the Town's population. Mr. Peoples announced that he was resigning effective January 23, 2015 and was accepting a position with the City of Gastonia as the Director of Enterprise Services. He stated this position would allow him and his family to continue to reside in Gaston County and for his wife to continue her employment at Gaston County Schools.

Mayor Pro Tem Cauthen stated Mr. Peoples had been a good personal friend. He stated he knew it was inevitable that this would happen. He wished Mr. Peoples continued happiness and stated he was glad that he and his family were not relocating.

Commissioner Ware stated he had matured during his employment.

Commissioner Carpenter congratulated him and stated the City of Gastonia was getting a good manager.

Mayor Worley stated our loss is the City of Gastonia's gain. He stated he was glad that Mr. Peoples and his family would continue to reside in Cramerton. Mayor Worley stated that Mr. Peoples was one of the hardest working people he knew and there were many nights that the Town Manager had been here late. He stated that the Town has a bright future due to the Town Manager's dedication. Mayor Worley stated that Mr. Peoples is well respected by his peers. He wished him success in his new endeavor and stated he was sorry to see him leave.

Mayor Worley stated that an article was in the Gaston Gazette regarding the interlocal agreement between the Town of Cramerton and the Town of McAdenville.

Mr. Lineberger stated he was proud to have served on the Board that hired him and that had been a good decision.

Attorney Brown stated that Mr. Peoples had an amazing ability to have a vision for the future of the community and he had been able to do that. He stated that there many difficult situations with difficult decisions that had to be made and the Town Manager had always put the best interest of the community as the priority. Attorney Brown stated it had been a pleasure to work with Mr. Peoples and wished his success with the City of Gastonia.

The Town Clerk stated she and Mr. Peoples had been hired within a month of each other and had been through a lot together. She wished him success and said she would miss him.

Mr. Cam Carpenter stated that the Town Manager had been a visionary for the Parks and Recreation Department. He stated he would be missed.

Ms. Wendy Cauthen stated that the Town Manager had always given credit to the Board of Commissioners for the projects that were happening but these things would not have occurred without Mr. Peoples. She thanked him for the ten years of service he gave to the Town.

BUSINESS ITEMS/TOPICS OF DISCUSSION FOR EACH COMMISSIONER:

Mayor Pro Tem Cauthen reminded the Board of the upcoming Centralina Council of Government Creative Solutions for Thriving Communities that will be held on Thursday, December 11th. He encouraged everyone to consider attending. He said everyone should check the Parks and Recreation gym lighting. It looks great and was a great example of a project that met the timeline, budget, and created a cost savings.

The rest of the Board had nothing to report.

Mayor Worley wished everyone a happy holiday for next week.

ADJOURNMENT: A motion was made by Commissioner Ware to adjourn the meeting at 8:01 p.m. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Mayor Ronald E. Worley

ATTEST:

Wilene Cunningham, Town Clerk