

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

**February 20, 2014**

The Board of Commissioners for the Town of Cramerton met in workshop session on Thursday, February 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 Sam Carpenter, Demetrios Koutsoupas, Tammy Lawrence, and Sandra R. Ware.

**Staff present:** Michael Peoples, Town Manager; Bill Brown, Town Attorney; Greg Ratchford, Police Chief; 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:** A motion was made by Commissioner Lawrence to approve the agenda as proposed. The motion was seconded by Commissioner Carpenter and approved by all.

**Public Comment:** Commissioner Lawrence stated she wanted to introduce Ms. Jennifer Armstrong with the About Face Boot Camp. Their facility has found a home at the South Fork Room on Center Street. Ms. Armstrong has been at the recreation center using their facility. She wants to make this their full time home. They won Best of Gaston in 2013 as a fitness center. She offered memberships to the Town's employees and a \$10 per month discount to the residents. She stated they would be available to assist with any type of fundraisers the Town may need help with. Mayor Worley and the Board thanked them for choosing Cramerton as their home and their business will help with the local economy. An open house will be held on March 1<sup>st</sup>. They currently have over 300 members.

**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:** TRU completed one weekly check of lift stations. Mr. Bynum explained that this number had been reduced since the Lakewood lift station does not have to have a daily manual inspection as it is now on the SCADA system. TRU installed one new 3/4" irrigation service, responded to three water meter related service requests, and responded to two sewer related calls. One utility locate was completed. A video inspection was performed on one segment of water line and five water leaks were repaired. Mr. Bynum stated he is working with the contractor as there is a utility conflict regarding the C.C. Dawson Bridge project. The water may need to be turned off on North Main Street for about six hours. This event will take place late at night to limit interference. A message will be sent out via Blackboard Connect. This issue is due to a problem with the storm drain design. Mr. Bynum stated he has been working with Mr. Charles Hastings for assistance and stated he was a great asset.

**Town Attorney:** Nothing to report.

**Town Clerk:** Nothing to report.

**Police Department:** Chief Ratchford had nothing to report.

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

**Planning Director:** Mr. Krouse discussed the CMAQ project. The Town does not qualify for a fueling station but one can be located at Blossman. A revised agreement includes the conversion kits for most of the Town's fleet.

**Finance Director:** The Board received a seven month financial report for review.

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

*Discussion of Proposed FY 2015 Goals and Objectives Discussed at Retreat Meeting:* The proposed FY 2015 goals and objectives were presented to the Board. A recommendation was made to begin the March 4<sup>th</sup> or the March 20<sup>th</sup> meeting at 5:00 p.m. instead of 7:00 p.m. to review the goals and objectives.

*Contract with Waste Management:* Attorney Brown has made some changes to the proposed fifth amendment to the contract. A discussion was held with the Waste Management representative asking if this was the final offer. This would remove the 4% fuel surcharge currently being paid, no CPI adjustment for 2015, and a cap of 1-1/2% per year on the CPI for 2016 and 2017 from the current contract cost. There would be a savings at the end of the three year contract.

*Update on NCDOT CMAQ Projects:* This update was presented earlier by the Town Planner.

*Glenn Foundation:* The Town Manager recommended that an application be submitted next year.

*Growth in Gaston County Article:* Mr. Wil Neumann has requested to be put on the agenda to provide additional information regarding the recent article in the Gaston Gazette referencing growth in Gaston County. Commissioner Ware stated the article referenced PSNC as being near Cramerton. The Town Manager stated PSNC had just recently been annexed into Town and their main office remains in Gastonia.

*Snow Removal Policy:* The staff reviewed the procedures used during the storm. Communication was provided through Connect CTY and Facebook. We were prepared as well as a small southern town can be. NCDOT and the City of Belmont provided assistance.

*Sculpture Lighting:* Lighting has now been repaired.

*Connect CTY message:* Mr. Ron Rikard spoke to the Town Manager and requested a message be delivered via Connect CTY regarding the formation of the subcommittee for the Veterans Memorial. Mayor Pro Tem Cauthen stated he was okay with this and he would like this linked to the Town's website. Commissioner Lawrence asked that the website link be created prior to the announcement. Mayor Pro Tem Cauthen asked that the link be on the front page of the website to make it easier for citizens to find the form. Commissioner Koutsoupas asked if this message would also include requests for volunteers for the Centennial Committee. Commissioner Lawrence recommended that a separate message would be delivered at a later date for volunteers for the Centennial Committee. Commissioner Koutsoupas recommended a message be delivered next month to ask for volunteers for the Centennial Committee. The Town Manager stated Commissioner Ware asked about the number being displaced on caller ID when a Connect CTY call is made. He explained that messages that are sent out during the Town's business hours do not display the Town Hall's number as this would be disruptive during the staff's work day.

*TRU Utility Advisory Board Meeting:* The first meeting of the TRU Utility Advisory Board was held this week. The meeting was well attended and Mr. Matt Bernhardt, TRU Director, gave an update of what was going on within the system. Meetings are scheduled to be held quarterly.

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

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

**Discussion of Changing Time of Meeting for March 20, 2014 Meeting to 5:00 p.m. to Discuss Retreat Agenda Items.** Discussion was held regarding the changing of the meeting time for the March 20<sup>th</sup> meeting to 5:00 p.m. Mayor Pro Tem Cauthen asked which agenda would be easiest to modify being the 4<sup>th</sup> or the 20<sup>th</sup>. The Town Manager stated changing the meeting time would allow additional discussion and to bring everyone up to date regarding the February 12<sup>th</sup> retreat meeting. Commissioner Carpenter stated he would be out of town in

Florida. A motion was made by Mayor Pro Tem Cauthen to move the meeting time from 7:00 p.m. to 5:00 p.m. on March 4<sup>th</sup> to discuss retreat agenda items. The motion was seconded by Commissioner Lawrence. Mayor Worley asked if food could be served. The motion was approved by all.

**Discussion and Possible Action to Appoint Ms. Judy Caldwell and Ms. Monica Oliver to the Parks and Recreation Advisory Board:**

**Open seat Alternate #1 Term Ends 12/31/2015 and Open Seat Alternate #2 Term Ends 12/31/2017.** The Town Manager asked Commissioner Koutsoupas if he had spoken to the Parks and Recreation Advisory Board regarding the candidates and which open seat they would fill. Commissioner Koutsoupas stated they were going to let the Board of Commissioners make that decision. Commissioner Ware stated she did not receive a hard copy of Ms. Caldwell's information in her packet. The Town Manager stated this applicant's information had been sent via e-mail. Commissioner Ware asked in what neighborhood Ms. Caldwell resided in. Mayor Worley stated she lived in Timberlake. He stated Ms. Caldwell had served on several committees such as Keep Belmont Beautiful and works for Sonoco Recycling Company. The Town Manager stated he would provide hard copies of this document to the Board. Commissioner Carpenter made to a motion to appoint Ms. Judy Caldwell and Ms. Monica Oliver to the Parks and Recreation Board. The motion was seconded by Commissioner Lawrence. The Town Manager stated a background check would need to be completed on both applicants per Chief Ratchford. Commissioner Koutsoupas stated Ms. Oliver could be appointed to the term ending 2015 and Ms. Caldwell to the term ending 2017. The Board agreed. The motion passed by unanimous vote.

**Discussion of Setting Public Hearing for Thursday, March 20, 2014 to Receive Comment Concerning the Petition for Annexation Submitted by James R. Willard for Gaston County Parcel ID #216483 (Ordinarily Known as Graham's Fish Camp) on the corner of Armstrong Ford Road and South New Hope Road.** Commissioner Ware asked if this was contiguous. The Town Manager said no. Commissioner Carpenter made a motion to set a public hearing for Thursday, March 20, 2014 to receive comment concerning the petition for annexation submitted by James R. Willard for Gaston County Parcel ID #216483 (ordinarily known as Graham's Fish Camp) on the corner of Armstrong Ford and South New Hope Road. Commissioner Koutsoupas asked what the property was going to be used for. Attorney Brown stated no plans had been submitted. The Town Manager stated he spoke with Mr. Willard and advised him that the property does not have water and sewer and will not be serviced by Two River Utilities at this time. Mr. Krouse stated the property is zoned as business. The Town Manager stated the property was located in the Town's extra-territorial jurisdiction. Chief Ratchford stated alcohol sales would be allowed. No adult business would be allowed due to the proximity to the church. Commissioner Lawrence seconded the motion and it passed by unanimous vote.

**Discussion and Possible Action to Approve the Contract with Davis and Floyd for Rendering and Cost Estimates for Veterans Memorial.** Information will be supplied to the Beautification Committee at a special meeting on March 17<sup>th</sup> prior to the next Board meeting. A motion was made by Commissioner Lawrence to approve the contract with Davis and Floyd for rendering and cost estimates for Veterans Memorial. The motion was seconded by Commissioner Carpenter and approved by all.

**Discussion and Possible Action to Approve the Proposed Ordinance to Permit the Town of Cramerton to Enter Into Reimbursement Agreements Pursuant to N.C.G.S. Section 160A-499. This is the Second Reading of the Proposed Ordinance. The First Reading Passed 3-2 at the February 2, 2014 Meeting.** Attorney Brown explained that the ordinance did not go into effect at the February 2, 2014 meeting due to the Board's vote. Commissioner Carpenter wants a public hearing to allow input from the community. Commissioner Ware agreed and said she would like to allow the community this opportunity. The Town Manager stated additional information will be presented to the Board and they could set an informational session or a meeting. Commissioner Koutsoupas asked if the Board could hold a public hearing later and how does this affect the proposed ordinance being considered. Attorney Brown stated the ordinance is required by North Carolina State Statutes and if not approved then the reimbursement agreements would not continue. Attorney Brown stated if the proposed ordinance is not adopted then one of the statutory requirements will not be met. Commissioner Ware requested a public hearing be held prior to adoption of the ordinance. Attorney Brown

stated this was a specific statutory requirement and does not require a public hearing as it does not apply to public welfare or safety. Mayor Worley stated he thinks all Board meetings are an opportunity for the public to attend. Mayor Pro Tem Cauthen stated he feels this is a procedural action and may want to hold a public hearing later when specific action will be needed. Mayor Pro Tem Cauthen made a motion to approve the proposed ordinance to permit the Town of Cramerton to enter into reimbursement agreements pursuant to N.C.G.S. Section 160-A499. The motion was seconded by Commissioner Lawrence. The vote was 3 to 2 with Commissioners Carpenter and Ware voting nay.

**Update on the Proposed Agreement with VCM Bowman for the Villages at Cramerton Mills Development Project and the Proposed Interlocal Agreement with Gaston County for Reimbursement Agreements.**

A meeting was held today with the development group and attorneys to discuss the proposed reimbursement agreement. A revised draft is being prepared and will be presented at the March 20<sup>th</sup> meeting. No changes were made regarding the land sale and firing range. The Capital Improvement Plan has been adopted and approved for public works. The total consideration is less than \$6 million for both the Town and County for reimbursement for infrastructure. The Town would own the infrastructure at completion. Discussion was held regarding reimbursement from the County and is being discussed by the attorneys. The term would cap at fifteen years and the agreement would expire at that time. Attorney Brown stated the revised draft agreement was received last Friday. The Town and County will be responsible for 60 percent of the cost of the streets, street related infrastructure, and stormwater regarding the commercial and industrial area. The Town's share would be 1/3<sup>rd</sup> and the County's share would be 2/3<sup>rd</sup>s. The trigger process will be complex. Information should be available to present to the Board by the 20<sup>th</sup> and to the County by the 25<sup>th</sup>. A meeting will be scheduled to meet with the County prior to the 20<sup>th</sup>.

**Update on Continuing Projects:**

**Update on NCDOT Projects:**

- **C.C. Dawson Bridge:** A meeting was held with the Town Manager, the Public Works Director, and Duke Energy to discuss the bridge's progress. Mr. Gary Spangler was contacted regarding an updated schedule. Mr. Spangler came by Town Hall yesterday and discussed the project. He stated the best case scenario would be allowing traffic on the bridge in July and then guardrail and landscaping would occur later. The original contract end time was April 2014 between NCDOT and the contractor. Information will be placed on the Town's website, newsletter, and Facebook. A letter will be delivered to each of the Town's business owners with contact information for NCDOT. Time lines have been requested from NCDOT throughout the project. Commissioner Ware asked if the river was checked with sonar prior to the project. Mr. Bynum from TRU stated geotechnical testing was performed and this was a factor in allowing the water line to be suspended from the bridge. Commissioner Ware asked if the small bridge was on the project list to be replaced. The Town Manager stated he would contact the MPO and NCDOT and make an inquiry. Information regarding the C.C. Dawson Bridge can be placed on the front of the newsletter. The Board encouraged that everyone support the local businesses. Mayor Pro Tem Cauthen stated he would be speaking to several business owners tonight and encouraged that a letter be issued as soon as possible. Mayor Pro Tem Cauthen stated that a generic message be given to support all of the local businesses. Mayor Worley asked that as a united Board that they bring this information to the attention of Senator Harrington's and Representative Bumgardner's offices the importance of this project and to ask that it be expedited. The Town Manager asked if the message should be delivered via Connect CTY. The Board discussed and stated no. The Board stated a number should be available for residents to contact at NCDOT.

## **Update on Goat Island, Phase II:**

- **USDA RD Funding, Grant Funding and Fundraising, FERC Permit Process, Engineering, and Miscellaneous:** A meeting was held with the engineer on Friday. Plans and specifications have been submitted to the USDA for their approval prior to the bid process. Approval from the USDA should be around the first of March with advertising beginning about March 10<sup>th</sup>. A special meeting could be held around April 8<sup>th</sup> or the 17<sup>th</sup> to consider award. Interim financing will have to be processed through the LGC. Construction could begin the first of June with an eight month contract. There could be an issue if the concrete has to be poured in February due to problems with cold weather. The Board was encouraged to review the plans. Attorney Brown said it could be the first of June before the Town could be placed on the LGC's schedule for approval. The Finance Director is working on this. An e-mail will be sent out tomorrow regarding the status of the FERC permit.

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

Commissioner Ware had nothing to report.

Commissioner Koutsoupas had nothing to report.

Mayor Pro Tem Cauthen had nothing to report.

Mayor Worley stated a resident spoke to him about a sink hole developing on Greenmont Circle. Mr. Bynum stated he would check on this. Mayor Worley stated the resident at 202 South Fork Lane had some trees fall onto her property from the vacant lot next door. This property is owned by K. Hovanian Homes and they are no longer in business. Attorney Brown stated the property owner could remove any trees that are hanging onto her property. The Planning Director stated he would follow up with the property owner regarding this matter. Mayor Worley stated the homeowner did not have any property damage.

Commissioner Carpenter had nothing to report.

Commissioner Lawrence recognized the Public Works Director and the staff for the great work they did with the snow removal and cleaning of the streets during and after the recent winter storm. She encouraged everyone to visit the About Face Boot Camp now located in the South Fork Room on Center Street. Mayor Pro Tem Cauthen asked if the South Fork Room would also continue to be used for other activities such as banquets. Commissioner Lawrence stated the equipment would be removed when the room was being rented for other activities.

The Town Manager presented photos of The Villages at South Fork. The apartment units should be inhabited by June.

A photo was shown of the C.C. Dawson Bridge. There are four wooden utility poles that need replacement on North Main Street. This is part of the decorative lighting that Duke Energy is trying to locate a supplier to match the decorative poles the Town already has in place.

**ADJOURNMENT:** A motion was made by Commissioner Carpenter to adjourn the meeting at 8:22 p.m. The motion was seconded by Commissioner Ware and approved by all.

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Mayor Ronald E. Worley

## **ATTEST:**

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Wilene Cunningham, Town Clerk