

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

March 20, 2014

The Board of Commissioners for the Town of Cramerton met in workshop session on Thursday, March 20, 2014 at 7:00 p.m. in the G.M. Michael Room at the Cramerton Town Hall.

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

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

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 Carpenter to approve the agenda as proposed. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Public Comment: Mr. Josh Oshman, 15 First Street, asked about the Town's ordinance in reference to dogs and the removal of their waste. He stated the waste material contains microorganisms and needs to be properly disposed of. He stated Charlotte-Mecklenburg and the City of Belmont have ordinances regulating proper disposal of the waste material by the animal owners. Mr. Oshman stated he was unable to find information regarding this same type of ordinance for Gaston County or the Town of McAdenville. Chief Ratchford stated that in 1976 the Board allowed Gaston County Animal Control to have primary control. The Planning Director stated this is a stormwater issue and could be addressed through the stormwater ordinance.

REVIEW AND DISCUSSION OF AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Public Hearing to Receive Public Input Regarding a Petition for Voluntary Non-Contiguous 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.

Motion to Open Public Hearing. Mayor Pro Tem Cauthen made a motion to open the public hearing. The motion was seconded by Commissioner Carpenter and approved by all.

Presentation of Information from Staff, Kevin Krouse. The Planning Director stated this project consists of 3.1 acres and is non-contiguous. The property owner has requested a voluntary annexation. No water or sewer connections will be provided.

Public Comment. No one signed up to speak.

Board Questions and Comments. Commissioner Lawrence asked if the proposed usage of the property was known. Mr. Willard stated he was going to open a steak and seafood restaurant.

Motion to Close Public Hearing. A motion was made by Commissioner Lawrence to close the public hearing. The motion was seconded by Commissioner Ware and approved by all.

Possible Action to Approve the Annexation Ordinance for Gaston County Parcel ID#216483 Effective March 20, 2014. A motion was made by Commissioner Ware to approve the annexation ordinance for Gaston County Parcel ID#216483 effective March 20, 2014. The motion was seconded by Commissioner Carpenter and approved by all.

Presentation of the Proposed Reimbursement Agreement with VCM Bowman for the Villages at Cramerton Mills Development Project and the Proposed Interlocal Agreement with Gaston County for Reimbursement Agreements. Presentation by Mr. Nick Parker and Mr. Kristopher Phillips.

Consideration of Action on the Proposed Reimbursement Agreement. Information was presented by Mr. Kristopher Phillips showing the total buildout and investment of \$111.5 million increase of the tax base. The project will be in phases and the light manufacturing will be expedited with groundbreaking in 2014. The economic benefit would be job creations both direct and construction jobs and the generation of tax revenues. The Town would receive approximately \$7 million in revenues through 2030. This revenue does not include tax revenues from personal property. This revenue does not include standard multipliers such as jobs and any sales and use taxes that may be created. A request is being made for 60 percent of light manufacturing roadway costs of \$9,324,217.00. The developer will be responsible for 100 percent up front. Thresholds will have to be met for each phase for a pro rata reimbursement. The term is capped at fifteen years. Reimbursement costs are based on the current construction cost estimates. The agreement is contingent based on reaching an agreement regarding the sale of the Town's land that is being used by the Police Department as a firing range. Mr. Parker stated he recently met with Mr. Ed Turner regarding the firing range as a joint venture. Mr. Parker stated property is under contract that would provide connectivity at South New Hope Road to Hamrick Road and it will be developed at the onset of this project. Mr. Phillips stated they have been working with Mr. Donny Hicks with the EDC and Gaston County. Commissioner Carpenter asked about the houses that would be located at the New Hope Road section. Mr. Parker stated these homes are located in the B-1 zoning district. These homes would be constructed on smaller lots and have a common large green space. The Town Manager stated the agreement with Two Rivers Utilities would be honored regarding utilities for this area.

Presentation of the Proposed Veterans Memorial Information from the Beautification Committee and Davis and Floyd Engineering. The Beautification Committee met on Monday night and a rendering was provided by Davis and Floyd. Several different alternates were provided. One alternate included three rows of trees versus two, an eternal flame, and a reflection pool. Cost reductions could be realized by reducing the number of pavers and minimal landscaping. Commissioner Ware asked why there were fifteen parking spaces. The Town Manager stated this number could be scaled back.

Information presented to Davis and Floyd was based on a drawing by Mr. Hugh Crump. Mayor Pro Tem Cauthen asked about the size of the pavers and if they could be scaled down. Commissioner Carpenter stated the trees, plantings, and eternal flame were discussed by the Beautification Committee and they could be donated. Commissioner Carpenter stated the Beautification Committee was considering the project cost to be \$50,000.00 to \$85,000.00. Mr. Scott Kincaid, member of the Veterans Memorial subcommittee, stated the Beautification Committee plans to meet on the property on Monday to look at the site. Mayor Pro Tem Cauthen stated the number of pavers could be reduced to reduce the scale of the project. Commissioner Carpenter stated he felt the project costs are vastly inflated. The Town Manager stated the project should be completed in phases. The memorial will be for all veterans of wars and military branches. The Board discussed the best solution for keeping the information up to date including all future veterans. Mr. Scott Kincaid stated the walls of the memorial would list all the armed forces and the pavers would be for individuals. Commissioner Carpenter stated the price of the trees was inflated. Mayor Pro Tem Cauthen stated this project would require ongoing maintenance.

Mayor Pro Tem Cauthen stated the Town is responsible for \$10,000.00 for this project and feels the Town could provide some additional funding along with private donations. Mayor Worley stated that there seems to be some type of urgency to this project but there was no additional funding available. Mr. Kincaid stated the area would be looked at on Monday by the Beautification Committee to determine the scope of the project. Commissioner Lawrence stated she did not want the memorial to look undersized in comparison to the size of the project. Mr. Kincaid stated walking trails could be part of the project. Mayor Worley recommended the information be returned to Davis and Floyd and the project's scope be redefined. The Town Manager stated the Veterans Memorial subcommittee needs to submit information to the Beautification Committee. A report will then be presented to the Board of Commissioners.

Mayor Worley asked that a specific cost be provided to the Board for consideration. Mr. Kincaid stated the project should evolve as monies are raised.

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. Eric Howard stated Mr. Mike Bynum was unable to attend tonight's meeting and would provide an update at the next Board meeting

Town Attorney: Absent.

Police Department: Chief Ratchford stated the Police Department would hold Operation Medicine Drop on March 22nd.

Fire Department: Chief Foulk was absent.

Planning Director: A public information meeting is scheduled to be held on April 3, 2014 at Town Hall from 5:30 p.m. to 7:00 p.m. regarding the proposed Lodges at Cramerton. The Arbor Day Celebration will be held on Saturday, April 26th, at the lower entrance of Stuart W. Cramer High School.

Town Clerk: The Board was reminded the ethics webinar would be available on May 14th.

Finance Director: The Board received the revenue report for review. The properties annexed at Graham's Fish Fry and PSNC are located in the New Hope Fire Department district. A resolution will need to be created and sent to the LGC regarding this obligation. A budget amendment will be forthcoming regarding the lighting for the C.C. Dawson Bridge.

TOWN MANAGER'S REPORT:

Caromont Sponsorship Request: The Town received \$5,000.00 last year. A request has been submitted asking if they would consider funding for the construction of Goat Island or the grand opening event for Goat Island Park in June 2015.

ISO Rating Update: The ISO rating was completed in two days. The Fire Department should receive an official response within sixty days. Mayor Pro Tem Cauthen asked if there were any deficiencies noted regarding the fire hydrants or water system. The Town Manager stated none were noted.

NCLM Town Hall Day: The Town Manager stated Town Hall Day would be held on June 4th and if any Board members would like to attend to please let him know so reservations can be made.

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

Discussion to Approve the February 20, 2014 Meeting Minutes. A motion was made by Commissioner Mayor Pro Tem Cauthen to approve the February 20, 2014 meeting minutes. Commissioner Lawrence asked that Ms. Anderson's name be corrected to Jennifer. The motion was seconded by Commissioner Ware with the proposed amendment and approved by all.

Discussion and Possible Action to Approve the Proposed Fifth Amendment to the Contract Between the Town of Cramerton and Waste Management for Solid Waste and Recycling Services.

Recommend Action to Approve the Proposed Amendment. Mr. Stan Joseph from Waste Management is Present for Questions. Mr. Stan Joseph and Mr. Jeff Edwards from Waste Management were present. Mr. Joseph stated he was responsible for all contracts in the North Carolina area and thanked the Town for the continued long term relationship. Mr. Joseph stated Waste Management is converting their diesel trucks to compressed natural gas. Commissioner Lawrence stated the Town has been in an

ongoing contract with Waste Management since 1998. She asked if Waste Management would consider sponsorship for some of the Town's activities and functions and a possible donation to the Veterans Memorial fund. Mr. Joseph stated he was a veteran from the United States Air Force and he would address sponsorships and donations being provided by Waste Management. Mayor Pro Tem Cauthen stated the services by Waste Management have been reliable. Mayor Pro Tem Cauthen made a motion to approve the fifth amendment to the contract between the Town of Cramerton and Waste Management for solid waste and recycling services. The motion was seconded by Commissioner Carpenter and approved by all.

Discussion and Possible Action to Enter Into Contract with USI Engineering to Conduct a Pavement Condition Survey. The Planning Director stated the pavement condition survey would be affordable and could be done quickly. The information provided would be a document that could be used as a reference in regards to a listing of the streets. The information would address the amount of vehicular travel, the number of residents who live on each street, and whether or not it is a dead end. This information would provide the value of the streets and the degree of decline. A motion was made by Commissioner Carpenter to approve entering into a contract with USI Engineering to conduct a pavement condition survey. The motion was seconded by Mayor Pro Tem Cauthen and approved by all. The Town Manager thanked the Planning Director for addressing this pavement condition survey with USI Engineering and negotiating the price.

Discussion and Consideration of Adoption of the Revised Title VII: Traffic Code of the Town of Cramerton Code of Ordinances. Presentation of Information by Chief Ratchford. Chief Ratchford stated the Board had been presented with updates in their packets for review. Mayor Pro Tem Cauthen addressed several items. He asked about the language regarding "traffic calming devices". Chief Ratchford stated any driver that attempts to avoid the traffic calming devices could be charged as they would have to drive left of center or travel onto the sidewalk. Mayor Pro Tem Cauthen asked if the term velocipede was still needed under the section titled Toy Vehicles, Skateboards and the Like. Chief Ratchford stated the language stated was statutory and per American Legal Publishing standards. Mayor Pro Tem Cauthen asked about Center Street being listed as the only named street under the section titled Riding on Sidewalks. Chief Ratchford stated Center Street is the Town's only business district at this time. Mayor Pro Tem Cauthen asked about the parking from 8:00 p.m. to 8:00 a.m. on Woodlawn Avenue. Mayor Worley stated this was based on a recommendation made by the New Town Parking Committee. Mayor Pro Tem Cauthen addressed a typographical error under Rules and Regulations paragraph 15 to change cart's to carts. A motion was made by Mayor Pro Tem Cauthen to approve the adoption of the Revised Title VII: Traffic Code of the Town of Cramerton Code of Ordinances with amendments as proposed. The motion was seconded by Commissioner Ware and approved by all.

Discussion and Possible Action to Approve the CMAQ Agreement with NCDOT for Propane Conversion to Existing Fleet, Presentation of Information by Mr. Kevin Krouse.

Recommend Action to Approve the Proposed Contract with NCDOT. The Planning Director stated the proposed contract has been amended with the removal of the fueling station. Mr. Krouse stated he has had conversations with Gaston County regarding their vehicle conversions. Mayor Pro Tem Cauthen asked about justification for the conversion and the value and benefit compared to costs. The current price of gasoline is around \$4 per gallon. Mayor Pro Tem Cauthen asked about whether or not the kits could be transferred to other vehicles. Chief Ratchford stated the vehicles are lasting longer and scheduled routine maintenance timeframes have been increased to 8,000 miles. Mr. Krouse stated the Finance Director could provide a comparison with propane fuel costs. Chief Ratchford stated there would be minimal costs to transfer the kits from one vehicle to another. There is some concern about where the fuel tanks would be located on the new interceptors due to the design of the vehicle's trunk and the radio system takes up a large amount of space. Mr. Krouse stated Gaston County sells their current vehicles which have a conversion kit with the system in place. The conversion kit does not seem to affect the vehicle's resale value. Mr. Scott Kincaid stated he purchases vehicles for the City of Charlotte and the conversion kits do extend the life of the vehicles and provides a positive impact to the environment. He stated fracking is a controversial subject with some upcoming regulations being discussed and there is currently a propane shortage.

Chief Ratchford stated the conversion kits could be placed on the Crown Victoria vehicles. The Planning Director stated the kits could be placed on the existing fleet. Mayor Pro Tem Cauthen made a motion to approve the CMAQ Agreement with NCDOT for propane conversion to existing fleet. The motion was seconded by Commissioner Koutsoupas and approved by all.

Discussion and Possible Action to Set Public Hearing for April 17, 2014 to Receive Public Input on a Request to Amend Section 7.3.6 of the Town of Cramerton Land Development Code that Addresses Minimum Residential Lot Size in Neighborhood Business Zoning District. Presentation of Information by Mr. Kevin Krouse. The Planning Director stated this amendment addresses the B1 zoning and would allow more density by reducing the required lot size and use by right. Mayor Pro Tem Cauthen made a motion to approve setting of a public hearing for April 17, 2014 to receive public input on a request to amend Section 7.3.6 of the Town of Cramerton Land Development Code that addresses minimum residential lot size in neighborhood business zoning district. The motion was seconded by Commissioner Lawrence and approved by all.

Discussion and Possible Action to Set Public Hearing for April 17, 2014 to Receive Public Input Regarding a Proposed Text Amendment to Section 7.2.1 of Town of Cramerton Land Development Code Telecommunications (Cell Tower) Section of the Town of Cramerton Land Development Code. Presentation of Information by Mr. Kevin Krouse. The Planning Director advised the Board that the current code is outdated and needs to be updated to reflect recent legislation. He stated there were no substantial changes regarding co-locations for existing towers. A motion was made by Mayor Pro Tem Cauthen to set a public hearing for April 17, 2014 to receive public input regarding a proposed text amendment to Section 7.2.1 of Town of Cramerton Land Development Code Telecommunications (Cell Tower) Section of the Town of Cramerton Land Development Code. The motion was seconded by Commissioner Carpenter and approved by all.

Discussion and Possible Action to Set Public Hearing for April 17, 2014 to Receive Public Input Regarding A Proposed Text Amendment to the Town of Cramerton Land Development Code to Regulate Breweries. Presentation of Information by Mr. Kevin Krouse. The Town Manager stated the Charlotte Regional Partnership and the Charlotte Chamber of Commerce submitted proposals to Stone Brewery and submitted interest for the Villages at Cramerton Mills on the behalf of Gaston County. Mayor Pro Tem Cauthen made a motion to set public hearing for April 17, 2014 to receive public input regarding a proposed text amendment to the Town of Cramerton Land Development Code to regulate breweries. The motion was seconded by Commissioner Carpenter and approved by all.

Update on Continuing Projects:

- **Update on NCDOT Projects:**

C.C. Dawson Bridge: The Town Manager stated NCDOT patched several areas on Lakewood and at the small bridge. Anchor bolts have been received and placed for the bridge lighting. No changes in the bridge completion timeline of July.

Update on Goat Island, Phase II:

- **USDA RD Funding, Grant Funding and Fundraising, FERC Permit Process, Engineering, and Miscellaneous:** The FERC permit has been received and a Duke Energy representative will be coming by Town Hall to pick up. The bid opening is tentatively planned for April 15th. The construction of the project could begin in June 2014 with completion of the project in June 2015. Advertising for bids will occur in late March or early April with a public hearing to be held sometime in May. The final award of the contract should occur in May. The pre-fabricated bridge should take 14 to 16 weeks to be completed and delivered. Park amenities construction should begin in June 2014. Completion of the bridge and park amenities should occur between February and May 2015. The Town Manager stated weather could be a factor as it affects when concrete can be placed. Goat Island Park will be closed during certain times of construction. A Gantt chart will be provided to the Board at an upcoming meeting.

BUSINESS ITEMS/TOPICS OF DISCUSSION FOR EACH COMMISSIONER:

Commissioner Lawrence stated she spoke to the Town Manager regarding graffiti at the underpass and debris off of Cramer Mountain Road in the water near the yacht landing.

Commissioner Carpenter had nothing to report.

Mayor Pro Tem Cauthen had nothing to report.

Commissioner Koutsoupas stated asked if the committees could be listed on the website. He addressed Chief Ratchford about the traffic that is cutting across the parking lot at Market Street during the early morning. He asked if the Police Department could put a patrol car in that area. Chief Ratchford stated they have contact the project manager regarding the connecting road between the parking lot and Burger King. The Police Department will follow up with this concern. Mayor Worley stated tickets have been issued for reckless driving in that area.

Commissioner Ware stated the South Fork Deli is constructing an outdoor dining area and this will eliminate several parking spaces. The Town Manager stated this would eliminate three parking spaces. He stated this project is in close proximity to the right of way on Ninth Street and the Town is discussing assisting with guttering installation. Funding would be taken out of the stormwater fund. The cost would be under \$1,000.00 to capture this stormwater.

Mayor Worley stated the About Face Boot Camp appears to be successful and is bringing members to the Town. Commissioner Lawrence stated local businesses have remarked they have seen an increase of business.

ADJOURNMENT: A motion was made by Commissioner Ware to adjourn the meeting at 9:11 p.m. The motion was seconded by Commissioner Carpenter and approved by all.

Mayor Ronald E. Worley

ATTEST:

Wilene Cunningham, Town Clerk