

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

April 1, 2014

The Board of Commissioners for the Town of Cramerton met in regular session on Tuesday, April 1, 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; Bill Brown, Town Attorney; 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.

Pledge of Allegiance: Given by all.

Invocation: Given by the Town Attorney.

Adoption of Agenda for this Meeting: A motion was made by Mayor Pro Tem Cauthen to approve the agenda as proposed. The motion was seconded by Commissioner Lawrence 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 the Proposed Infrastructure Reimbursement Agreement with VCM Bowman for the Villages at Cramerton Mills Development Project.

Consideration of Action on the Proposed Reimbursement Agreement. The Town Manager stated the zoning for this project was approved in 2010 and 2013 for the development of 140 acres. The project is approved for 406 single family homes and townhomes, 284 multi-family units, 124,000 square feet of retail and commercial space, and 168,500 square feet of light industrial and light manufacturing. A separate reimbursement agreement will be presented to Gaston County for approval. The Finance Director provided information regarding application of the proposed formulas. Reimbursement will occur when the 70% threshold of the assessed tax value is reached and the developer has paid the property tax bill. Mayor Pro Tem Cauthen thanked the staff for their diligence in this process. Attorney Brown stated that the LGC remarked that this was a unique proposal. Mr. Parker stated the Town will be proud of this project and he was excited about the project starting soon. A motion was made by Mayor Pro Tem Cauthen to approve the proposed reimbursement agreement contingent upon the County's and LGC's approval and the proper sale of the Town Property currently zoned for the project. Commissioner Lawrence seconded the motion. The vote was 3 to 2 with Commissioners Carpenter and Ware voting nay.

Commissioner Carpenter stated his vote was philosophical based but he was glad personally about the project. Commissioner Ware stated she does not believe in reimbursements.

Discussion to Approve the February 12, 2014 Retreat Meeting Minutes. A motion was made by Commissioner Ware to approve the February 12, 2014 retreat meeting minutes. The motion was seconded by Commissioner Carpenter and approved by all.

Discussion of Possible Action to Approve Agreement with PSNC in lieu of Construction Payment for Sidewalks. Discussion was held regarding PSNC offering a payment of \$16,720.00 to the Town in lieu of construction of a sidewalk along Gaston Road for the length of 760 feet. A motion was made by Mayor Pro Tem Cauthen to approve the agreement with PSNC in lieu of construction payment for sidewalks. The motion was seconded by Commissioner Carpenter and approved by all.

Discussion and Possible Action to Approve Task Order with Davis and Floyd Engineering for Surveying and Cost Estimates for Lakewood Road and Eagle Road Sidewalk Project.

A task order was provided from Davis and Floyd for \$9,500.00 for surveying for 3,100 linear feet along Lakewood Road and Eagle Road for sidewalks and curb and gutter. Surveying will provide information regarding right of ways outside of the existing NCDOT right of ways. A motion was made by Commissioner Ware to approve the task order with Davis and Floyd Engineering for surveying and cost estimates for the Lakewood Road and Eagle Road sidewalk project. The motion was seconded by Commissioner Koutsoupas and approved by all.

Discussion and Possible Action to Approve Annexation Agreement Payments with New Hope Volunteer Fire Department for Three Miscellaneous Annexations. Presented by Mr. Joel Lineberger, Finance Director.

A payment of \$1,006.00 will be paid to New Hope Volunteer Fire Department to be applied toward their debt for the annexation of several parcels by the Town. The Finance Director stated information will be provided to the New Hope Volunteer Fire Department and the LGC. A motion was made by Mayor Pro Tem Cauthen to approve the annexation agreement payments with New Hope Volunteer Fire Department for three miscellaneous annexations. The motion was seconded by Commissioner Ware and approved by all.

Discussion and Action to Approve Proposed Miscellaneous Budget Amendments.

Presented by Mr. Joel Lineberger, Finance Director. The Finance Director presented to the Board budget amendments for review. Budget amendments were requested for repairs to fire department vehicles, flood damage repairs to fire station bay floors, decorative benches at fire station, and funding of equipment required for Swift Water Rescue Certification in the amount of \$19,500.00. Budget amendment for Publics Works for \$24,000.00 for six (6) street lights to be installed on C.C. Dawson Bridge, \$11,000.00 for the existing funds regarding the street lights, \$6,700.00 for USI Pavement Condition Study, and \$43,300.00 for eligible Powell Bill repairs were submitted. A budget amendment for \$7,150.00 was submitted to reflect an increase in revenue for receipts for athletic programming greater than budgeted using excess for unanticipated costs of July flood including mulch, grading, trail repair, seed and fertilizer and replacement of electrical services on Goat Island. Commissioner Ware asked about the budget amendment for the Fire Department regarding flood repairs. The Town Manager stated that one of the bay floors required additional sealant repairs in order to be consistent with the other bays. A motion was made by Mayor Pro Tem Cauthen to approve the proposed miscellaneous budget amendments. The motion was seconded by Commissioner Ware and approved by all.

Update on Continuing Projects:

- **Update on NCDOT Projects:**

C.C. Dawson Bridge: The Town Manager stated the lighting for the bridge has been received. Work continues with Duke Energy regarding the removal of the wooden poles and placement of decorative lighting. The timeline for the bridge completion per NCDOT is July.

Update on Goat Island, Phase II:

- **USDA RD Funding, Grant Funding and Fundraising, FERC Permit Process, Engineering, and Miscellaneous:** The newspaper advertisement for the bids for the Goat Island Bridge has been processed and a pre-bid meeting is scheduled for April 15th. The bid opening is scheduled for April 29th at 2:00 p.m. The Town Manager stated he would like to have at least five (5) contractors bid for this project. A set of plans are available for review at Town Hall. A sponsorship application has been submitted to Caromont regarding funding of the grand opening for Goat Island the Centennial Celebration. A response should be received in May. Updated flyers have been placed in the drop box at the Fire Department. This information is also available on the Town's website.

Beautification Committee: Mr. Ron Rikard stated he had nothing new to report. Commissioner Carpenter stated the next meeting would be held on Monday, April 7th.

Parks and Recreation Advisory Board: Commissioner Koutsoupas stated the next meeting would be held on Monday, April 7th. The Easter Egg Hunt is scheduled for Saturday, April 12th. Discussion continues regarding event programming

BUSINESS ITEMS/TOPICS OF DISCUSSION FOR EACH COMMISSIONER:

Commissioner Ware stated it was reported in the newspaper that the Farmers Market had been cancelled.

Commissioner Koutsoupas had nothing to report.

Mayor Pro Tem Cauthen had nothing to report.

Commissioner Carpenter had nothing to report.

Commissioner Lawrence stated Mr. Chris Boone at the South Fork Deli advised her that he had the best week to date at his business. Commissioner Lawrence stated there has been an increase in traffic downtown and it is benefitting all of the Town's businesses.

Mayor Worley stated he received an e-mail asking about road repairs regarding Timberlake. The upcoming pavement condition survey should assist with responses for this type of inquiry. Mayor Worley stated it was time to get back to the basic things such as repairing the roads.

TOWN MANAGER'S REPORT:

Update on Codification Schedule: A meeting is scheduled for Thursday to continue regarding codification. Additional chapters should be completed soon.

FY 2015 Schedule: Meetings with the department heads have been completed. A budget meeting is scheduled for Thursday, April 10th, at 7:00 p.m.

NCLM Town Hall Day: The Town Manager reminded the Board about Town Hall Day on June 4th and if any Board members would like to attend to please let him know.

Belmont Criterium: The second annual Belmont Criterium will be held on April 13, 2014. Parking passes are available through the Gaston Chamber.

The Town Manager stated he attended a Montcross meeting last night and Mr. Lockett, CEO of Caromont, was the speaker. He stated he spoke with other attendees regarding the Villages at Cramerton Mills, the Village of South Fork, Cramer Mountain Country Club, and the possibility of a future micro-brewery.

A meeting was held with Mr. William Ratchford regarding the Village of South Fork. Decorative signs and lighting should be installed next week. Project updates will be placed in the May newsletter. Mayor Worley stated he has been asked who parties should contact if they are interested in moving there. All requests are being directed to contact Southwood Realty.

Mayor Pro Tem Cauthen asked about the status of the rails that remain from the train derailment. He asked if Norfolk Southern would consider allowing someone to surplus the rails and donate the money to the Town. Mayor Worley stated the removal cost may be greater than the value of the material. The Town Manager stated he had submitted a request to remove the rails last week without response from Norfolk Southern.

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 he was unable to attend the last meeting and presented the Board an update for the past month. TRU completed 48 weekly checks for lift stations, 18 water meter related service requests, and responded to four sewer related calls. One sewer manhole was lowered and video inspection was completed of one segment of water line. Three water leaks were repaired and one asphalt repair was completed. Water quality samples were taken at seven (7) locations and all exceeded the State drinking water standards. TRU is working with the City of Belmont regarding discharge of plastic materials to the Eagle Road WWTP. The air compressor is being replaced at the Groves Street Pump Station. A 480 volt three-phase breaker was replaced and a Muffin Monster grinder was installed at the Baltimore pump station. Some repairs were completed on the Lakewood pump station. A meeting was held with their auditor to assist with the water system information during the Fire Department's

ISO audit. Mr. Bynum stated information was provided to Mr. Reece regarding provision of sewer services to the Eagle Road and Lakewood area.

Town Attorney: Nothing to report.

Police Department: Chief Ratchford stated the Police Department followed up with the animal ordinance regarding the owner's responsibility for pickup of waste material. The County does have an enforceable ordinance. Mayor Pro Tem Cauthen stated Mr. Oshman informed him that Officer Robinson had visited him regarding this ordinance.

Fire Department: Chief Foulk stated the ISO audit was completed in two days and a response should be forthcoming in May. The FEMA application is in peer review.

Planning Director: A drop in 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 Forestry Grant has been submitted and a response should be known in July. A complaint was received from a resident who lives in Mayflower Meadows regarding possible beehives. This would not violate current ordinances. A petition is being circulated to not allow the placement of beehives in the neighborhood. The Town Planner stated zoning would have to be changed.

Town Clerk: The Board was given draft copies of the March 4, 2014 meeting minutes to be reviewed.

Finance Director: The Board received a cash sheet for review. The Finance Director stated 90% of the budgeted revenue has been collected. The Powell Bill fund has \$206,000.00 available. Mr. Lineberger stated the formulas for the reimbursement agreement that was approved tonight were quite complex and he stated the Board should be proud of the decision that was made tonight.

ADJOURNMENT: A motion was made by Commissioner Ware to adjourn the meeting at 7:59 p.m. The motion was seconded by Commissioner Carpenter and approved by all.

Mayor Ronald E. Worley

ATTEST:

Wilene Cunningham, Town Clerk