

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

April 17, 2014

The Board of Commissioners for the Town of Cramerton met in workshop session on Thursday, April 17, 2014 at 7:00 p.m. in the G.M. Michael Room at the Cramerton Town Hall.

Board members present: Mayor Ronnie Worley, Commissioners Sam Carpenter, Demetrios Koutsoupas, and Sandra R. Ware. Mayor Pro Tempore Cauthen and Commissioner Lawrence were absent.

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.

Adoption of Agenda for this Meeting: Mayor Worley stated an amendment to the proposed agenda to add a public hearing to be held regarding interim financing for Goat Island Park Phase II has been recommended to be set for May 6, 2014. A motion was made by Commissioner Carpenter to approve the agenda with the addition of the amendment regarding a public hearing. The motion was seconded by Commissioner Koutsoupas and approved by all.

Public Comment: No one signed up to speak.

REVIEW AND DISCUSSION OF AGENDA ITEMS REQUIRING A PUBLIC HEARING:

The Town Manager spoke to the Board regarding the public hearings scheduled to be held tonight. Discussion was held regarding the Board of Commissioners opening the hearings and delaying possibly continuing the hearings until May 6th. The public hearing notices for these items have been published. Commissioner Koutsoupas noted that Mr. Nick Parker was in attendance. Mr. Parker said he could attend the next meeting if necessary. Attorney Brown stated a 4/5ths vote of the Board was needed. A vote can be taken at tonight's Board meeting and another one at the next meeting. Commissioner Carpenter recommended opening the public hearings.

Public Hearing to Receive Public Input Regarding 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.

- **Motion to Open Public Hearing.** A motion was made by Commissioner Carpenter to open the public hearing to receive public input regarding 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 Ware and approved by all.

- **Presentation of Information from Staff, Mr. Kevin Krouse.** A request was made by Mr. Nick Parker for an amendment regarding the residential lot sizes in the neighborhood business zoning district. The areas that would be affected include areas located off of New Hope Road at Amberjack's Restaurant and along Wilkinson Boulevard. The zoning change would allow more units per acre by increasing density. Mr. Krouse stated the Planning and Zoning Board unanimously voted to recommend this zoning amendment. This amendment would follow the Gaston County Unified Development Ordinances. Mr. Krouse stated the applicant requested 6,000 square feet and that size is similar to the Eagle Park project lot sizes. Mr. Parker stated the proposed homes would have garages located in the back and would be alley fed. Mr. Krouse stated no garages would be allowed in the front of the homes.
- **Public Comment.** No one signed up to speak.
- **Board Questions and Comments.** No questions or comments.
- **Motion to Close Public Hearing.** A motion was made by Commissioner Carpenter to close the public hearing. The motion was seconded by Commissioner Ware and approved by all.

A motion was made by Commissioner Koutsoupas to continue the deliberations at the May 6th meeting for action to be taken by the Board. The motion was seconded by Commissioner Ware. The vote was 2 to 1 with Commissioner Carpenter voting nay.

Public Hearing to Receive Public Input Regarding a Proposed Text Amendment to Section 7.2.1 of the Town of Cramerton Land Development Code Telecommunications (Cell Tower) Section of the Town of Cramerton Land Development Code.

- **Motion to Open Public Hearing.** A motion was made by Commissioner Carpenter to open the public hearing to receive public input regarding a proposed text amendment to Section 7.2.1 of the Town of Cramerton Land Development Code Telecommunications (cell tower) section of the Town of Cramerton Land Development Code. The motion was seconded by Commissioner Koutsoupas and approved by all.
- **Presentation of Information from Staff, Mr. Kevin Krouse.** Mr. Krouse summarized the definitions that were added along with administrative review regarding co-locations. Changes to the text were based on ordinances proposed by NCLM. The Planning and Zoning Board unanimously recommended the amendment change.
- **Public Comment.** No one signed up to speak.
- **Board Questions and Comments.** No questions or comments.

- **Motion to Close Public Hearing.** A motion was made by Commissioner Koutsoupias to close the public hearing. The motion was seconded by Commissioner Carpenter and approved by all.

A motion was made by Commissioner Koutsoupias to continue the deliberations at the May 6th meeting for action to be taken by the Board. The motion was seconded by Commissioner Ware and approved by all.

Public Hearing to Receive Public Input Regarding a Proposed Text Amendment to the Town of Cramerton Land Development Code regarding Breweries.

- **Motion to Open Public Hearing.** A motion was made by Commissioner Ware to open the public hearing to receive public input regarding a proposed text amendment to the Town of Cramerton Land Development code regarding breweries. The motion was seconded by Commissioner Carpenter and approved by all.
- **Presentation of Information from Staff, Mr. Kevin Krouse.** Mr. Krouse stated the Planning and Zoning Board recommended approving the proposed text amendment regarding breweries.
- **Public Comment.** No one signed up to speak.
- **Board Questions and Comments.** Mayor Worley asked about the proximity of the Masonic Lodge to any church in the area. Mr. Krouse stated he would measure the distance. Mr. Krouse stated the closest churches to the downtown area are the Methodist Church and the Presbyterian Church. Commissioner Ware asked about outdoor storage. Commissioner Koutsoupias asked about any type of screening buffer. Mr. Krouse stated opaque fencing with plantings and evergreens could be used.
- **Motion to Close Public Hearing.** A motion was made by Commissioner Koutsoupias to close the public hearing. The motion was seconded by Commissioner Carpenter and approved by all.

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. Bynum was unable to attend tonight. TRU completed 30 weekly checks for lift stations, responded to seven water meter related calls, and two sewer related calls. Two water leak repairs were made. Two asphalt repairs were completed. One water quality sample was taken and it met or exceeded the State drinking water standards. A replacement air compressor has been ordered for the Groves Street Pump Station. Commissioner Carpenter asked if one of the sewer repairs was on Scoggins Street. Mr. Thomas said yes.

Town Attorney: Nothing to report.

Police Department: Nothing to report.

Fire Department: Chief Foulk was absent.

Planning Director: Nothing to report.

Town Clerk: Nothing to report.

Finance Director: The Town is in good financial shape. Expenditure reports were provided to the Board.

TOWN MANAGER'S REPORT:

Update on Recreational Trails Grant: The application for the second round of the Recreational Trail grant will be submitted in three months.

FY 2015 Budget Update: Any questions regarding the FY 2015 budget need to be provided to the Town Manager and Finance Director prior to the next meeting scheduled for May 1st.

VCM Reimbursement Agreement: The Gaston County Board of Commissioners will meet on April 22nd and will review, discuss, and possibly vote on the proposed VCM Reimbursement Agreement.

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

Discussion to Approve the March, 4, 2014, March 20, 2014 and April 1, 2014 Meeting Minutes. A motion was made by Commissioner Ware to approve the March 4, 2014, March 20, 2014 and April 1, 2014 meeting minutes. The motion was seconded by Commissioner Koutsoupas and approved by all.

Discussion and Possible Action To Set a Public Hearing for May 6, 2014 to Receive Public Comment Regarding the Proposed Conditional Rezoning of the Cramer Mountain Clubhouse. A motion was made by Commissioner Ware to set a public hearing for May 6, 2014 to receive public comment regarding the proposed conditional rezoning of the Cramer Mountain Clubhouse. The motion was seconded by Commissioner Carpenter and approved by all.

Discussion and Consideration of the Adoption of the Revised Title III: Administration of the Town of Cramerton Code of Ordinances. Presentation of Information by Town Manager Michael Peoples. The Town Manager stated he hoped this process would be completed by May. Commissioner Carpenter asked why the clerk was not listed as preparing the agendas. Attorney Brown stated that State Statutes do not dictate who is responsible for the agenda preparation. Commissioner Carpenter asked about the 2/3rds vote of the membership for

appealing of point of order instead of a majority per Robert's Rules of Order. Attorney Brown stated that is what is currently in the code and this can be changed to 2/3rds vote or the Board can use Robert's Rules of Order. The 2/3rds vote would be a higher standard instead of the majority. Mayor Worley stated the wording could be 2/3rds of the voting members present. Commissioner Ware stated there should be consistency. Commissioner Carpenter asked about the appointment of an interim manager. Attorney Brown stated the Board would appoint an interim manager. Further discussion to continue at the May 6th meeting.

Discussion and Possible Action to Adopt a Capital Project Ordinance for the Lakewood and Eagle Road Sidewalk Project. Presentation of Information by Mr. Joel Lineberger Finance Director. A capital project ordinance is needed to collect monies from the State and Powell Bill funds to construct the Lakewood and Eagle Road sidewalk project. The check has been received from PSNC. Further discussion to continue at the May 6th meeting.

Discussion and Possible Action to Approve the Contract with NCDOT for the Lakewood Greenway Project. Presentation of Information by Mr. Kevin Krouse. The cost of this project is \$760,000.00 and will be funded 80 percent by the Federal government and 20 percent by the State. The grant covers project engineering and design environmental permitting, construction, and administration. The project engineering and right of way acquisitions should be completed by June 30, 2015. The project should be completed by June 30, 2016. The project will begin at the parking lot at Goat Island and continue under the Wilkinson Boulevard Bridge. The rest of the greenway project will be completed by the developer of the Villages of South Fork. The paved area will be ten feet wide and biking will be allowed. Commissioner Koutsoupas asked about golf carts. The Town Manager stated NCDOT would be involved in that decision. A motion was made by Commissioner Koutsoupas to approve the contract with NCDOT for the Lakewood Greenway Project for \$760,000.00. The motion was seconded by Commissioner Carpenter and approved by all.

Discussion and Possible Action to Set A Public Hearing to Discuss Interim Financing per USDA Rural Development for \$1,000,000.00. A motion was made by Commissioner Koutsoupas to set a public hearing regarding interim financing for the Goat Island Bridge Project, Phase II. The motion was seconded by Commissioner Ware and approved by all.

Update on Continuing Projects:

Update on NCDOT Projects:

- **C.C. Dawson Bridge Project, Lighting, and Planning a Bridge Opening Celebration:** Lights will be installed after the concrete has been poured. Bolts are in place for the light installation. Bridge is scheduled to open in July.
- **Update on Goat Island, Phase II (Schedule, Bidding Process, Permitting, and USDA Funding):** A bid opening is scheduled for April 29th at 2:00 p.m. at Town Hall. A pre-bid meeting was held on Tuesday and nine contractors attended. Certified bid tabulations will be available on May 6th.

BUSINESS ITEMS/TOPICS OF DISCUSSION FOR EACH COMMISSIONER:

Commissioner Carpenter stated he may arrive late for the next meeting since he will be in Winston-Salem that day. He asked if there had been any updates regarding the letter that was being investigated. The Town Manager stated analysis of the letter continues and some information may be available in two weeks.

Commissioner Koutsoupas wished everyone a safe and happy Easter.

Commissioner Ware had nothing to report.

Mayor Worley stated he had taken photos of Central Park. He stated it upsets him to look at the park and the state of the tennis courts and fence. He said it looks like a dump and it has been neglected for many years. He stated he spoke to residents who live on High Street and it looks like the Town is spending money everywhere but there. He was asked about a tree root that is growing into the sidewalk and buckling the asphalt at one home. Commissioner Koutsoupas asked how the tree root problem would be handled. Attorney Brown stated that would be the responsibility of the homeowner. Commissioner Carpenter stated he would be in favor of spending funds for this park. The Town Manager stated this project was not included in the goals and objectives that the Board discussed at the retreat meeting. A budget amendment would be needed to allocate funds. The Town Manager stated this area was reviewed regarding stormwater as the creek dissects the park in half. Mayor Worley stated he wants to see the park cleaned up. Mayor Worley said the basketball courts stay full at Riverside Drive. Commissioner Koutsoupas asked if the Veterans Memorial could be placed there. The Planning Director stated that committee likes the spot they have chosen. Central Park is under the rules of the Land Water Conservation Fund permanently. Chief Ratchford stated the Police Department answers multiple calls daily regarding incidents occurring at the basketball court. The tennis courts at Stuart W. Cramer High School are available to the public.

ADJOURNMENT: A motion was made by Commissioner Carpenter to adjourn the meeting at 8:25 p.m. The motion was seconded by Commissioner Ware and approved by all.

Mayor Ronald E. Worley

ATTEST:

Wilene Cunningham, Town Clerk