

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

May 22, 2014

The Board of Commissioners for the Town of Cramerton met in workshop session on Thursday, May 22, 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, Tammy Lawrence and Sandra R. Ware. Commissioner Sam Carpenter was absent.

Staff present: Michael Peoples, Town Manager; Bill Brown, Town Attorney; Kevin Krouse, Planning Director; and Wilene Cunningham, Town Clerk. Chief Ratchford, Chief Foulk, and Mr. Joel Lineberger, Finance Director were 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: Mayor Worley stated the addition of the May 6, 2014 meeting minutes were being proposed to add to this agenda. A motion was made by Commissioner Mayor Pro Tem Cauthen to approve the agenda with the addition of the May 6, 2014 meeting minutes. The motion was seconded by Commissioner Koutsoupas and approved by all.

Public Comment: No one signed up to speak.

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 Two Rivers Utilities completed two weekly checks for lift stations and responded to eight water meter related service requests. Requests were received for installation of 122 water meters at South Fork Village Apartments. TRU responded to one sewer related call, installed one 3/4" water and irrigation service, and completed one manhole adjustment. A new air compressor was installed at the Groves Street Pump Station. A solenoid valve was installed on pump #1 at the Timberlake lift station. Generator preventative maintenance was completed at the Berry Mountain booster pump station and at the Baltimore pump station. Water quality samples were taken at four locations in Cramerton and the samples met or exceeded the State drinking water standard.

Town Attorney: Nothing to report.

Police Department: Nothing to report.

Fire Department: Chief Foulk was absent.

Town Clerk: Nothing to report.

Planning Director: A Planning and Zoning Board meeting was held on May 20th to discuss amendment of the original application for the Cramer Mountain Club House. A public information meeting is scheduled to be held on May 29th from 5:30 p.m. to 7:00 p.m. at the Rader Center. Information will be presented to the Planning and Zoning Board at their next scheduled meeting on June 16th.

Certificates of occupancy have been issued for 22 units for Building 2 at South Fork Village Apartments. Leasing of the units should begin soon.

A meeting was held with the City of Belmont regarding the Wilkinson Boulevard corridor study and three parties were interviewed. A memo with recommendations will be presented at the next Board of Commissioners meeting.

Finance Director: Absent.

TOWN MANAGER'S REPORT:

FY 2015 Budget Update: The budget binders are being prepared for distribution. A public hearing meeting is scheduled for June 3, 2014.

Miscellaneous: The gap in resurfacing from Peach Orchard Road and Wilkinson Boulevard will be completed soon. Milling work is scheduled to be done at the railroad underpass but no timeline has been submitted.

A meeting was held with the EDC regarding the available parcels on Wilkinson Boulevard. A study is being conducted for the EDC and information should be available soon. The Planning Director stated one of the parties involved is Mr. Frank Warren who is well informed regarding he knows the market trends.

A press release has been submitted to the local newspapers regarding the receipt of the OSFM grant for \$29,000.00. The official ISO rating should be received by July 15th.

Town Hall Day in Raleigh will be held on June 4th.

A meeting was held with some of the local delegates yesterday in Raleigh. This is possibly going to be a short session and the vote on the design standards could as soon Monday. Commissioner Koutsoupas submitted information to Senator Harrington regarding the agricultural study regarding tree ordinances.

A response letter was sent to the LGC regarding information that had been requested of the Town's auditor. Discussions are being held in order to maintain the request for interim financing on the June 3rd LGC agenda. A request was made for a certified copy of the May 6, 2014 meeting minutes by the LGC.

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

Discussion and Possible Action to Approve the April 17, 2014 Meeting Minutes. A motion was made by Commissioner Ware to approve the April 17, 2014 and May 6, 2014 meeting minutes. The motion was seconded by Commissioner Lawrence. The motion passed by unanimous vote.

Discussion and Possible Action to Cancel the July 1, 2014 Board of Commissioners Meeting. A motion was made by Mayor Pro Tem Cauthen to cancel the July 1, 2014 Board of Commissioners meeting. The motion was seconded by Commissioner Lawrence and approved by all. The motion passed by unanimous vote.

Discussion and Possible Action to Approve a Resolution of Support and Commitment for the Town's Recreational Trails Grant Application for 25% Grant Match and that the Project Will be Completed Within Two Years of Award. The Town Manager stated this was a \$100,000.00 grant with a 25% grant match. A motion was made by Mayor Pro Tem Cauthen to approve the resolution of support and commitment for the Town's recreational Trails Grant application for 25% grant match and that the project will be completed within two years of award. The motion was seconded by Commissioner Koutsoupas and approved by all.

Discussion and Action to Approve the Proposed Resolution Supporting the Removal of the Duke Energy Transmission Towers from Central Park to Peach Orchard Road.

Commissioner Ware asked why Central Park is referenced and not all of Eighth Avenue. The Town Manager stated the request for removal would include all thirteen towers. A motion was made by Commissioner Lawrence to approve the proposed resolution supporting the removal of the Duke Energy Transmission Towers from Central Park to Peach Orchard Road. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Discussion and Possible Action to Approve the Proposed Resolution Requesting that the NCDOT Allow the Town of Cramerton to Designate Parking Spaces on North Main Street.

A motion was made by Mayor Pro Tem Cauthen to approve the proposed resolution requesting that the NCDOT allow the Town of Cramerton to designate parking space on North Main Street. The motion was seconded by Commissioner Ware and approved by all.

Discussion and Possible Action to Approve the One Year Extension to the Landscaping Contract with Dixie Lawn Until June 30, 2015. A motion was made by Commissioner Ware to approve the one year extension to the landscaping contract with Dixie Lawn until June 30, 2015. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Discussion and Consideration of Adoption of the Revised Title XI: Business Regulations of the Town of Cramerton Code of Ordinances. Mayor Pro Tem Cauthen asked about the reference to taxi cabs as there are no taxi cab businesses located in Cramerton. Chief Ratchford stated this applied if the service originated here. Mayor Pro Tem Cauthen stated the word administrator was misspelled. The Town Manager stated a lot of work had gone into the revisions by the Police Chief and Planning Director. Commissioner Ware asked that the highlighted sections be in another color besides red as she felt it was hard to read. The Town Planner stated the section regarding minimum housing will be updated along with information regarding the Land Development Code and floodplain. The Land Development Code governs the type of businesses allowed in each zone.

Discussion and Possible Action to Adopt Proposed Budget Amendments. A motion was made by Commissioner Ware to approve the proposed budget amendments. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Update on Continuing Projects:

- **Update on NCDOT Projects:** The Town Manager stated the survey for the sidewalk project on Eagle Road to railroad right of way has been completed. Survey information will need to be submitted to right of way office for certification.
- **C.C. Dawson Bridge:** The meter is to be installed by Duke Energy and the decorative lights should receive power by June 4th. Four decorative poles will be installed to replace the wooden ones. Mayor Worley asked about removal of debris around the bridge and trestle area. The Town Manager stated some of the debris was there prior to the project and was not included in the scope of work.

Commissioner Koutsoupas asked about sidewalk connectivity on Eagle Road from the rescue squad building to Eagle Park. The Planning Director stated discussions are being held between the developer and the City of Belmont.

The Town Manager stated the Public Works Department crew has been cleaning up around the trestle area and are looking at plantings such as juniper. Mayor Worley asked how much notice was NCDOT going to provide regarding the date the bridge would open. The Town Manager stated no commitment had been made at this time regarding the date. Mayor Worley stated this date is needed in order for a celebration to be planned.

- **Goat Island:** The approval from the LGC is still pending. Performance bonds have not been issued per Mr. Hutchison with USDA Rural Development. Guy wires have been removed at the parking lot at the Fire Department in preparation for the bridge. Commissioners Lawrence and Ware both commented on the concrete barriers that are currently being used and asked if something more decorative could be used.
- **Villages at Cramerton Mills:** Plans have been submitted for review for Phase I. Plans have been forwarded to TRU and Davis and Floyd Engineers. No timeline for turnaround has been submitted.
- **South Fork Apartments.** A walk through was held with Mr. Ratchford. Decorative lighting has been erected. Leasing of units will begin next month. The construction entrance will be relocated to Peach Orchard Road. The Town Manager stated that over a \$1 million had been spent on the retaining walls for this project. Construction for the greenway should begin in the next few weeks. Rent rates for a two bedroom unit will be approximately \$900 per month. A grand opening ceremony will be held by Montcross Chamber of Commerce.

BUSINESS ITEMS/TOPICS OF DISCUSSION FOR EACH COMMISSIONER:

Commissioner Lawrence had nothing to report.

Mayor Pro Tem Cauthen had nothing to report.

Commissioner Koutsoupas stated there are still campaign signs from the recent voting and he would like them removed. He stated there was also a sign with the word “Pinning” on it at the intersection of Lakewood and Wilkinson Boulevard that needs to be removed.

Commissioner Ware had nothing to report.

Mayor Worley stated that Mr. Bip Carstarphen passed away on Tuesday night and the funeral service would be held tomorrow at 11:00 a.m. Mr. Carstarphen was the head of Pharr Yarns for many years. Mayor Worley stated donations were being requested in lieu of flowers and he thought the Town should consider making a donation in his honor. Chief Ratchford stated that Mr. Carstarphen had been a supporter of the Town of McAdenville’s Legacy Park.

Commissioner Lawrence recommended the Town send a card and donate a tree in memory of Mr. Carstarphen to be placed in Legacy Park. The Board agreed.

Commissioner Lawrence commented on the amount of graffiti that has shown up around the Town. Mayor Worley stated there is graffiti on the new bridge. Chief Ratchford stated the graffiti should be removed as soon as possible to deter the continuance of this activity.

The Town Manager stated that Center Street Tavern is on the market for sale.

Information was distributed to the Board regarding the elected official class that Commissioner Koutsoupas had attended.

Mayor Worley stated the evaluations for the Town Manager and Town Attorney needed to be scheduled. The Board will meet at 6:00 p.m. at the next meeting.

ADJOURNMENT: A motion was made by Commissioner Lawrence to adjourn the meeting at 8:03 p.m. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Mayor Ronald E. Worley

ATTEST:

Wilene Cunningham, Town Clerk