

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

May 6, 2014

The Board of Commissioners for the Town of Cramerton met in regular session on Tuesday, May 6, 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 (arrived at 7:05 p.m.), 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 Mayor Worley.

Adoption of Agenda for this Meeting: A motion was made by Commissioner Carpenter to approve the agenda as proposed. The motion was seconded by Commissioner Lawrence and approved by all.

Public Comment: Mr. Ron Rikard, 83 Fifth Street, stated he wanted to speak on behalf of the Beautification Committee regarding the bylaws. He stated that the current bylaws may be hindering the required quorum. Mr. Rikard stated the current number of voting members of seven requires more members to be present. He stated the Veterans Memorial subcommittee presented information to the meeting but the Beautification Committee was unable to take any type of action as they did not have a quorum. Mr. Rikard stated several members were unable to attend due to illness or were “no shows”. Mr. Rikard stated one member will be leaving the committee due to illness. He requested the Board of Commissioners review the bylaws and consider allowing out of town citizens to be on the Beautification Committee and to add additional voting members. Mr. Rikard said one member had recently resigned as they moved out of Cramerton. Mr. Rikard stated he would like to have the bylaws returned to their prior language and allow out of town participants. Mayor Worley stated the Board would take this information under advisement.

REVIEW AND DISCUSSION OF AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Public Hearing To Receive Public Input Regarding the Proposed Conditional Rezoning of the Cramer Mountain Clubhouse:

Motion to Open Public Hearing: A motion was made by Commissioner Lawrence to open the public hearing to receive public input regarding the proposed conditional rezoning of the Cramer Mountain Clubhouse.

Presentation of Information from Staff, Kevin Krouse. The Planning Director stated Mr. Eric Vargosko has requested an amendment to the original zoning request for a change in usage regarding the condominiums by adding business condominiums along with the residential condominiums being proposed for the upper level.

Presentation by Applicant. Mr. Eric Vargosko stated a joint venture between him and Dr. Don Doctor has been formed to create CML in order to begin the clubhouse redevelopment process. Mr. Krouse stated there has been discussion regarding garages being available for the units and there is an issue with the existing columns affecting the layout for the living areas. Mr. Vargosko addressed this with the Planning Director and stated he was willing to have another public hearing and meet with the Planning and Zoning Board if necessary. Mr. Krouse stated the Planning and Zoning Board had requested some amendments to the notes on the site plan and requested elevation photos. The Planning Director stated Mr. Vargosko would be required to contact the property owners via first class mail and another public information meeting would need to be held.

Public Comment: No one signed up to speak.

Board Questions and Comments: Mayor Pro Tem Cauthen asked if this could be a consensus item to continue tonight's public hearing until the June 3rd Board of Commissioners meeting. Attorney Brown stated a motion would be required to continue the meeting until after the Planning and Zoning Board reviews the amended application and a public information meeting is held and proper notification has been provided to other interested parties.

Motion to Close Public Hearing: A motion was made by Commissioner Koutsoupas to continue tonight's public hearing to June 3rd to allow the Planning and Zoning Board to review the amended application and a public information meeting is held and proper notification has been provided to other interested parties. The motion was seconded by Commissioner Lawrence and approved by all.

Public Hearing to Receive Public Input Regarding the Proposed USDA Rural Development Loan Funding for Up to \$1,000,000 at 3.5% for 40 Years for the Goat Island Project Phase II:

Motion to Open Public Hearing: A motion was made by Mayor Pro Tem Cauthen to open the public hearing to receive input regarding the proposed USDA Rural Development loan funding for up to \$1,000,000 at 3.5% for 40 years for the Goat Island Project Phase II. The motion was seconded by Commissioner Carpenter and approved by all.

Public Comment: No one signed up to speak.

Board Questions and Comments: Commissioner Ware asked if there was any type of penalty if the loan is paid back early. The Town Manager stated the loan can be paid back early without

any penalties incurred. Mr. Hutchison with USDA Rural Development has already provided the letter of conditions.

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

Discussion and Possible Action to Approve a Resolution Selecting BB&T for the Interim Financing of \$1,000,000 for the Goat Island Bridge Project Phase II. The Finance Director stated a summary of the bank bids regarding the interim financing has been provided to the Board. Six banks had responded to requests for proposals. PNC Bank was the lowest bidder last September but BB&T was the lowest bidder on the second request. BB&T will advance funding to the Town at the time of closing and the funds will be deposited into a savings account. A motion was made by Commissioner Ware to approve a resolution selecting BB&T for the interim financing of \$1,000,000 for the Goat Island Bridge Project Phase II. The motion was seconded by Mayor Pro Tem Cauthen and approved unanimously.

Public Hearing to Receive Public Input Regarding the Proposed Financing Agreement from BB&T for Interim Financing for the Goat Island Bridge Project Phase II:

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

Public Comment: No one signed up to speak.

Board Questions and Comments: A copy of the resolution will be filed in the Town Clerk's office and Finance Director's office.

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.

Discussion and Possible Action to Approve a Resolution to Submit an Application to the NC Local Government Commission to Secure Interim Financing for the Goat Island Bridge Project Phase II. A motion was made by Commissioner Ware to approve a resolution to submit an application to the NC Local Government Commission to secure interim financing for the Goat Island Bridge Project Phase II. The motion was seconded by Commissioner Lawrence and approved by all.

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

Presentation of the Official Construction Bid Tabulation for the Goat Island Bridge Project Phase II. Mr. Shad Walters with McGill Associates stated five bids were received and opened last Tuesday. Lowest bidder was Blythe Construction. Mr. Walters stated there were six value engineering items to be considered. The first item was IPE ironwood or southern yellow pine for the bridge decking. Mr. Walters stated the ironwood decking is extremely dense and has a high durability rate. The length of life for general wood planking with weatherproofing is about fifteen years. The ironwood's life is around 50% more and maintenance is much less. Southern yellow pine can be damaged by beetles. Commissioner Koutsoupas asked about the possibility

of names being engraved into the ironwood planking. Mr. Walters stated that was possible but finding a vendor that can provide this service might be difficult. Mayor Pro Tem Cauthen stated he was concerned about standing water on the decking if names are engraved. The Board was in consensus that ironwood decking should be installed.

The second item was painting of the bridge. The Board agreed the new bridge should receive the three coat paint system.

The third time discussed was the observation park and the pier. Mr. Walters stated the observation deck would be on the Town's side and the pier would be similar to the one that is currently on Goat Island. The Boardwalk would be 140 to 150 feet. The Town Manager stated all permits are in place. The Board agreed to the construction of the observation deck and pier.

The fourth item discussed was the landscaping that is mandatory. This will include 114 three inch trees and 240 three gallon shrubs. Mr. Walters stated he will have to certify that this is done. Mayor Pro Tem Cauthen asked if this was because of soil erosion. Mr. Walters stated the landscaping was for buffer impact and is required. The Board agreed to this item.

The fifth item was the possible deletion of lighting. The Board stated lighting would not be deleted.

The sixth item was the width of the bridge from 10 feet to 12 feet. Mayor Pro Tem Cauthen stated he felt the bridge needed to be the larger width to accommodate recreational vehicles. The additional cost would be \$40,000.00. Mr. Walters stated there was no difference in the support structure due to the width difference. The Board agreed to a 12 foot wide bridge.

The Town Manager stated the bid tabulations were \$1,299,950.00. An additional \$40,000.00 would be added for the 12 foot span, for a total of \$1,339,950. The Town Manager stated Blythe Construction was the contractor who paved Eastwood Drive. A motion was made by Mayor Pro Tem Cauthen to approve the contract with Blythe Construction for the construction of the Goat Island Park Phase II Project and authorizing the Town Manager and Town Attorney to negotiate the final contract terms and contingent upon LGC approval for interim financing. The motion was seconded by Commissioner Koutsoupas. The vote was 4 to 1 with Commissioner Carpenter voting nay.

Discussion and Possible Action to Approve the Proposed Amended Goat Island Bridge Project Phase II Capital Project Ordinance. A motion was made by Mayor Pro Tem Cauthen to approve the proposed amended Goat Island Bridge Project Phase II Capital Project Ordinance. The motion was seconded by Commissioner Koutsoupas. The motion passed 4 to 1 with Commissioner Carpenter voting nay.

Discussion of the Requested Text Amendment to Section 7.3.6 of the Town of Cramerton Land Development Code That Addressed Minimum Residential Lot Size in Neighborhood Business Zoning District. Commissioner Carpenter asked if the text amendments could be voted on as a whole. Attorney Brown stated yes.

Discussion of the Proposed Text Amendment to Section 7.2.1 of the Town of Cramerton Land Development Code Telecommunications (Cell Tower) Section of the Town of the Cramerton Land Development Code.

Discussion of the Proposed Text Amendment to the Town of Cramerton Land Development Code to Regulate Breweries.

A motion was made by Commissioner Ware to approve the above listed text amendments. The motion was seconded by Commissioner Koutsoupas and approved by all.

Discussion and Possible Action to Approve a Proclamation for National Police Week. A motion was made by Commissioner Carpenter to approve the Proclamation for National Police Week. The motion was seconded by Commissioner Ware and unanimously approved by all.

Discussion and Possible Action to Set a Public Hearing for Tuesday, June 3, 2014 at 7:00 p.m. to Receive Public Comment Regarding the Proposed Fiscal Year 2015 Town of Cramerton Annual Budget. A motion was made by Mayor Pro Tem Cauthen to approve the public hearing to be scheduled for June 3, 2014 at 7:00 p.m. to receive public comment regarding the proposed fiscal year 2015 Town of Cramerton Annual Budget. The motion was seconded by Commissioner Carpenter and approved by all.

Discussion to Approve the April 10, 2014 Meeting Minutes. A motion was made by Commissioner Carpenter to approve the April 10, 2014 meeting minutes. The motion was seconded by Commissioner and approved by all.

Discussion of Possible Action to Adopt the Proposed Revised Title III: Administration of the Town of Cramerton Code of Ordinances. Presentation of Information by Town Manager, Michael Peoples. A motion was made by Commissioner Lawrence to adopt the proposed revised Title III; Administration of the Town of Cramerton Code of Ordinances with the proposed amendment. The motion was seconded by Commissioner Ware and approved by all.

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. Mr. Lineberger stated the contract with NCDOT had been accepted. The Town Manager stated a donation from PSNC had been received. A meeting will be held with Davis and Floyd to discuss engineering. A meeting is scheduled with Mr. Gary Spangler with NCDOT next Thursday. A motion was made by Commissioner Koutsoupas to adopt a capital project ordinance for the Lakewood and Eagle Road Sidewalk Project. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Update on Continuing Projects:

- **Update on NCDOT Projects:**

C.C. Dawson Bridge: The Town Manager stated the bridge sidewalks have been poured. Lighting and railing have been installed. The timeline for the bridge completion per NCDOT is July. Commissioner Lawrence asked about the wooden poles. The Town

Manager stated they are to be replaced with four decorative poles but there had been a delay due to a change of suppliers.

Chief Ratchford stated only six homes on North Main Street did not have established driveways. He stated this area could be marked for parking on the street. The Town Manager stated this would require NCDOT approval. The Planning Director will provide a diagram showing the proposed markings.

Mayor Worley asked if a dedicated bridge opening date had been set. The Town Manager stated no.

Villages at South Fork: A meeting was held with the developer and the single family home units have been reduced from 159 to 140 units to increase buffer zones. The Planning Director stated a meeting was held with David Weekly Homes. Commissioner Lawrence asked about the status of the commercial part of the project. The Town Manager stated Mr. Packer continues to work on this part of the project. Mr. Packer is also working with Duke Energy regarding removal of the power line towers. The Town Manager stated conversations with Duke Energy regarding removal of the power line towers has been ongoing with the Town for the past eight years. The power tower lines are located in Duke Energy's right of way. Attorney Brown stated the general public is not allowed on utility right of ways and Duke Energy continues to maintain these right of ways. Mayor Pro Tem Cauthen stated the Town is planning on spending a considerable amount of money on decorative lighting and the Town should encourage Duke Energy to decommission the towers. The Town Manager stated this subject could be discussed at the next Board meeting along with a list of potential recipients to contact regarding the decommissioning of the power towers and lines.

Beautification Committee: The Planning Director stated a telephone conference is being requested with Mr. Scott Bell to discuss the Veterans Memorial. The Beautification Committee met and stated they would like to have another rendering of the proposed project. Mayor Pro Tem Cauthen stated he would like to see the scope of the project and the proposed outcome and expectations. Attorney Brown stated he would review the bylaws and members who are Town residents. Commissioner Koutsoupas stated that the Parks and Recreation Advisory Board does not have any outside committee members. Attorney Brown stated the Planning and Zoning Board has an ETJ member who is appointed by the County. Commissioner Lawrence stated she would like for all committee members to live within the Town. Commissioner Carpenter stated that any members who were not attending regularly should be removed. The Planning Director stated the Beautification Committee needs at least three members. The Planning Director stated this request can be placed in the newsletter and on the Town's website. Commissioner Carpenter stated several members are sick and some are just not attending. Commissioner Carpenter stated the Beautification Committee requested a phone call be made to Mr. Bell to save money instead of a personal visit. The Town Manager stated he would speak to Mr. Bell regarding an updated rendering and the cost. Mr. Krouse stated there was a new aerial view that could be utilized.

Parks and Recreation Advisory Board: Commissioner Koutsoupas stated upcoming events include the Grizzlies game on May 29th and a Movie in the Park on May 30th. He stated that due to limited feedback from the Central Park survey the Parks and Recreation Advisory Board members are planning on going door to door for further feedback. Commissioner Koutsoupas

stated fundraising ideas for Goat Island Park Phase II are being discussed. He stated there have reports of some vandalism at the parks. The fireworks display is scheduled for June 28th and part of Center Street will be closed. Commissioner Koutsoupas stated approximately 600 port-a-pit chicken plates were sold at the recent fundraiser. Commissioner Lawrence stated there is a lot of debris left behind at the Riverside Park and stated someone from Parks and Recreation needs to speak to them. Mayor Worley stated if this continues then the facility may need to be locked up. Mr. Carpenter stated there are trash receptacles inside and outside of the building. Chief Ratchford stated a surveillance camera would be helpful there.

Mr. Cam Carpenter, Parks and Recreation Director, stated the swimming pool is being filled and is scheduled to open in a few weeks. Currently there no openings left in the current lifeguard class. Minimum age requirement for the class is 15.

BUSINESS ITEMS/TOPICS OF DISCUSSION FOR EACH COMMISSIONER:

Commissioner Koutsoupas stated he spoke to the Town Manager about the proposed construction work on Eagle Road and the Public Works Department has taken care of some repairs. He asked Chief Ratchford to have the police department monitor this area regarding traffic flow while construction is going on. He also asked that the Town's website be kept up to date.

Mayor Pro Tem Cauthen had nothing to report.

Commissioner Carpenter presented a check from the ABC Board for \$11,438.00.

Commissioner Lawrence had nothing to report.

Commissioner Ware stated downtown parking continues to be an issue. She stated that there has been a lot more pedestrian traffic due to the opening of the boot camp and someone should speak to them about public safety. She also asked when the crosswalks were scheduled to be painted. The Town Manager stated they would be painted soon.

Mayor Worley stated he met with Mr. Howard Teague prior to tonight's meeting regarding a citation he received for 125 Seventh Street. Attorney Brown stated he would review the information and see if he could assist with this issue. The Finance Director stated a local citizen has asked about possibly purchasing this property.

Mayor Pro Tem Cauthen stated an opening date for the bridge needs to be determined in order to make preparations for the grand opening ceremony.

TOWN MANAGER'S REPORT:

Update on Codification Schedule: A meeting is scheduled for Thursday to continue discussions regarding codification.

FY 2015 Budget Update: A public hearing will be held on Tuesday, June 3rd.

Wilkinson Boulevard Corridor Study: The Planning Director will cover this item in his update.

Town Manager and Town Attorney Evaluations: The Town Manager stated these evaluations need to be scheduled and they are normally held in May or June.

Miscellaneous: A Waste Management dumpster is available to the public behind the Parks and Recreation Center behind the old Town lot on Eleventh Street.

Improvements are being made the entrance of Old Course.

A meeting is scheduled to meet with Mr. Gary Spangler with NCDOT on Thursday to discuss the Lakewood sidewalk.

The plaque for the Lakewood Road sculpture has been ordered.

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 presented information to the Board. Two Rivers Utilities completed 26 weekly checks for lift station and responded to nine water meter related service requests. Inspection and startup of the pump station for the Village at South Fork was completed. TRU received 24 requests to place 24 water meters for the first building at the Village at South Fork Apartments so they can clean the units. TRU responded to two sewer related calls and repaired one water leak. Two asphalt repairs were completed and one sewer manhole ring and cover were replaced. TRU installed a new air compressor for the Groves Street Pump station and installed a new check valve on pump #1 at the Timberlake lift station. A dead tree was removed at the Timberlake lift station and the wet well was cleaned at Town Hall.

Town Attorney: Nothing to report.

Police Department: Chief Ratchford stated a memorial service for slain peace officers will be held in Gastonia tomorrow. The Shred-It event held last Thursday was successful. The Governor's Highway Safety Grant was received for a little over \$8,000.00 and this will allow the replacement of cones that were lost during the flood last fall and will fund the purchase of a generator light trailer.

Fire Department: Chief Foulk was absent.

Planning Director: Four requests for qualifications have been received regarding the Wilkinson Boulevard Corridor Study. Three parties were chosen by the Town of McAdenville and the City of Belmont to be interviewed. A meeting is scheduled to be held on Friday, May 16th, to discuss the Wilkinson Boulevard Corridor Study. The meeting will be held from 9:45 a.m. to 2:00 p.m. Mr. Charles Oliver and Mr. Wil Neumann from the Planning and Zoning Board along with the Planning Director will be representing the Town of Cramerton. Other parties of the interview team will include Mr. Adrian Miller, Assistant Manager from the City of Belmont, and two members from their Planning and Zoning Board. A staff member from the

Gaston MPO will also be in attendance. An update from this meeting will be given at the next Board meeting.

A site visit is scheduled for next Thursday at the Village of South Fork. A site plan should be submitted by David Weekley Homes soon.

Town Clerk: The Board was given draft copies of the April 17, 2014 meeting minutes to be reviewed.

Finance Director: An application is being submitted to the Local Government Commission on Thursday regarding Goat Island. The reimbursement agreement for VCM Bowman is going to be presented to the LGC for approval as a special item on their agenda on June 3rd. Cash statements were presented to the Board.

ADJOURNMENT: A motion was made by Commissioner Carpenter to adjourn the meeting at 8:56 p.m. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Mayor Ronald E. Worley

ATTEST:

Wilene Cunningham, Town Clerk