

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

**June 3, 2014**

The Board of Commissioners for the Town of Cramerton met in regular session on Tuesday, June 3, 2014 at 6:00 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, and Sandra R. Ware. Commissioner Tammy Lawrence was absent.

**Staff present:** Michael Peoples, Town Manager; Bill Brown, Town Attorney; Joel Lineberger, Finance Director; 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:** A motion was made by Commissioner Carpenter to adopt the agenda as proposed. The motion was seconded by Commissioner Ware and approved by all.

**Closed Session: 143-318.11 (5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.**

**(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual officer or employee.** A motion was made by Mayor Pro Tem Cauthen to enter into closed session. The motion was seconded by Commissioner Koutsoupas and approved by all.

A motion was made by Mayor Pro Tem Cauthen to enter into regular session. The motion was seconded by Commissioner Carpenter and approved by all.

A motion was made by Mayor Pro Tem Cauthen to increase the Town Manager's salary to \$85,000.00 with an incentive pay of \$3,000.00. The motion was seconded by Commissioner Ware. The vote was 3 to 1 with Commissioner Carpenter voting nay.

A motion was made by Commissioner Ware to approve incentive pay of \$5,000.00 for the Town Attorney. The motion was seconded by Mayor Pro Tem Cauthen. The vote was 3 to 1 with Commissioner Carpenter voting nay.

**Invocation:** Given by Attorney Brown.

**Pledge of Allegiance:** Given by all.

**Public Comment:** No one signed up to speak.

**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.**

**Presentation of Information from Staff, Mr. Kevin Krouse.** The Planning Director distributed minutes taken at the May 29, 2014 public information meeting that was held at the

Rader Center. The Planning and Zoning Board's next meeting will be held on June 17<sup>th</sup>. The Planning Director recommended the public hearing to receive public input regarding the proposed conditional rezoning of the Cramer Mountain Clubhouse be continued until the next Board of Commissioners meeting on June 26<sup>th</sup>.

**Motion to Continue Public Hearing Information Until June 26, 2014.** A motion was made by Mayor Pro Tem Cauthen to continue tonight's public hearing to receive public input regarding the proposed conditional rezoning of the Cramer Mountain Clubhouse be continued until June 26<sup>th</sup>. The motion was seconded by Commissioner Koutsoupas and approved by all.

**Public Hearing to Receive Public Input Regarding the Proposed Fiscal Year 2015 Town of Cramerton Budget.**

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

**Public Comment.** There were no public comments.

**Board Questions and Comments.** The Finance Director stated the proposed fiscal year 2015 budget had been properly advertised and there had been no inquiries or comments received from the public. The budget has been posted to the Town's website. Mayor Pro Tem Cauthen thanked the Finance Director and Town Manager for all of their hard work. Commissioner Ware thanked the department heads for preparing their information.

**Motion to Close Public Hearing.** A motion was made by Commissioner Carpenter to close the public hearing. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

**Discussion and Possible Action to Approve the Proposed FY 2015 Budget.** Commissioner Carpenter asked if the State legislature passed any revisions to capping budgets at 8%. The Town Manager stated no. Energy exploration for fracking also did not pass. A motion was made by Commissioner Koutsoupas to approve the proposed FY 2015 Budget. The motion was seconded by Commissioner Ware. The motion passed 3 to 1 with Commissioner Carpenter voting nay.

**Discussion and Possible Action to Approve the Proposed FY 2015 Fee Schedule Effective July 1, 2014.** A motion was made by Commissioner Carpenter to approve the proposed FY 2015 fee schedule effective July 1, 2014. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

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

**Discussion and Possible Action to Approve the Proposed May 1, 2014 Meeting Minutes.** Commissioner Ware requested a correction be made to correct the sentence regarding parking. Commissioner Carpenter asked that a correction be made to the statement regarding the \$20,000.00 for pavers that would be from private donations. A motion was made by Mayor Pro Tem Cauthen to approve the May 2, 2014 meeting minutes with amendments. The motion was seconded by Commissioner Ware and approved by all.

**Discussion and Possible Action to Appoint Various Citizens to the Veterans Sub-Committee and the Centennial Celebration Sub-Committee.** Mr. Krouse stated there are two seats vacant on the Beautification Committee. The Beautification Committee voted to appoint Ms. Genny Hedrick to fill the regular seat. Ms. Nancy Lynn Hargis was suggested to fill the alternate seat that is vacant. Ms. Hargis will fill out the committee application this week. Mr. Ron Rikard stated that Ms. Hargis is a master gardener and her expertise would be beneficial to the Beautification Committee.

Applicants for the Veterans Committee include Ms. Sue Carpenter, Mr. David Charzewski, and Mr. Scott Kincaid for consideration by the Board of Commissioners. Mayor Pro Tem Cauthen asked about the application for Ms. Tracey Powell as it was marked as "other" with no specific committee being listed. The Town Clerk stated Ms. Powell has been contacted and has not responded regarding her application. Mr. Wilbur Queen submitted his application for the

Centennial Committee. Mayor Pro Tem Cauthen asked about the Town residency requirements as Ms. Carpenter and Mr. Queen both reside outside of Cramerton. Commissioner Carpenter stated discussion was held at the recent Beautification Committee regarding the value and experience of residents outside of the Town. The Veterans Committee and Centennial Committees are sub-committees. A motion was made by Commissioner Ware to appoint Ms. Genny Hedrick to the Beautification Committee to fill the regular vacancy. The motion was seconded by Commissioner Carpenter and approved by all.

A motion was made by Commissioner Carpenter to appoint Mr. Wilbur Queen to the Centennial Committee. The motion was seconded by Commissioner Koutsoupas and approved by all.

A motion was made by Mayor Pro Tem Cauthen to appoint Mr. David Charzewski to the Veterans Committee. The motion was seconded by Commissioner Carpenter and approved by all.

A motion was by Commissioner Ware to appoint Ms. Sue Carpenter to the Veterans Committee. The motion was seconded by Commissioner Carpenter and approved by all.

A motion was made by Commissioner Carpenter to appoint Mr. Scott Kincaid to the Veterans Committee. The motion was seconded by Commissioner Koutsoupas and approved by all.

The applications for Mr. Fred Caldwell and Mr. Donald Rice are pending as the criminal background check forms have not been returned.

**Discussion and Possible Action to Adopt Town Resolutions and an Ordinance to Clarify and Establish Speed Limits on the State and Town Portions of Eighth Avenue.** Attorney Brown stated there was some confusion regarding the speed limit on Eighth Avenue that is being maintained by the State. A motion was made by Commissioner Carpenter to adopt Town Resolutions and Ordinance to clarify and establish speed limits on the State and Town portions of Eighth Avenue. The motion was seconded by Mayor Pro Tem Cauthen and approved by all. Chief Ratchford stated there would be no changes to existing signage.

**Discussion and Possible Action to Accept the Recommendation of the Joint Interview Panel from the City of Belmont, Town of Cramerton, and MPO for Team Metrocology for the Wilkinson Boulevard Corridor Study.** Mr. Krouse recommended Team Metrocology for the Wilkinson Boulevard corridor study. A motion was made by Mayor Pro Tem Cauthen to accept the recommendation of the Joint Interview Panel from the City of Belmont, Town of Cramerton, and MPO for Team Metrocology for the Wilkinson Boulevard corridor study. The motion was seconded by Commissioner Carpenter and approved by all.

**Discussion and Possible Action to Adopt the Proposed Revised Title IX: General Regulations and Title XV: Land Usage of the Town of Cramerton Code of Ordinances. Presentation of Information by Planning Director, Kevin Krouse.** Mr. Krouse stated the wrong section of the ordinance had been distributed to the Board and asked that this section be discussed at the next Board meeting after time has been given for review. Mayor Pro Tem Cauthen asked about the minimum housing section regarding the inspection superintendent. Mr. Krouse stated that Mr. Brian Sciba with Gaston County Inspections works with Officer Belinda Robinson as a consultant regarding minimum housing inspections per the interlocal agreement the Town has with Gaston County. Officer Robinson is the Town's minimum housing administrator enforcement officer. Mr. Krouse explained that Mr. Sciba attends all minimum housing hearings. Attorney Brown stated Mr. Sciba is considered to be a witness at the minimum housing hearings. A motion was made by Mayor Pro Tem Cauthen to allow the Board time to review the proposed revised Title IX: General Regulations and Title XV: Land Usage of the Town of Cramerton Code of Ordinances. The motion was seconded by Commissioner Carpenter and approved by all.

## **UPDATE ON CONTINUING PROJECTS:**

### **Update on NCDOT Projects:**

- **C.C. Dawson Bridge:** Curb and guttering were installed today on the C.C. Dawson Bridge. Per Mr. Gary Spangler with NCDOT the opening date for the bridge is July with no specific date given. The four wooden poles will be replaced and light service will be available from Duke Energy after June 10<sup>th</sup>. Mayor Worley asked about the 4x4 wooden box that the power service is connected to as it very utilitarian in appearance. The Town Manager stated this structure was per Duke Energy's standards. Mayor Worley stated possibly some type of landscaping could be used to enhance the area. Mayor Worley asked about the possibility of construction of a U-turn lane on Wilkinson Boulevard. The Town Manager stated he would speak to Mr. Spangler regarding that issue.
- **Goat Island:** No information has been received from the LGC. The Town Manager stated updated information regarding Goat Island has been placed in the information box at the Fire Department. A meeting was held with the NC Wildlife Commission and they agreed to fund the construction of a fishing pier and canoe landing.
- **Villages at Cramerton Mill:** A review of plans and technical review is scheduled for Monday. Two Rivers Utilities is currently reviewing the engineering plans regarding infrastructure.
- **South Fork Apartments:** No other updates on this project.

## **COMMITTEE UPDATES:**

**Beautification Committee:** Commissioner Carpenter had nothing to report.

**Parks and Recreation Committee:** Commissioner Koutsoupas stated the Movie in the Park on Friday night was well attended. Fireworks celebration is scheduled for Saturday, June 28<sup>th</sup>. Volunteers are needed to read for the Story on the Green. The community garden has been started and is located on Mayworth. A block party for the Central Park residents is being discussed to be held to receive feedback from the residents regarding the future of the park.

## **BUSINESS ITEMS/TOPICS OF DISCUSSION FOR EACH COMMISSIONER:**

Commissioner Ware stated parking continues to an issue.

Commissioner Carpenter had nothing new to report.

Mayor Pro Tem Cauthen asked about last week's update regarding the Public Works Department and NCDOT meeting regarding the leaning trees on Cramer Mountain Road.

Commissioner Koutsoupas had nothing new to report.

Mayor Worley stated the old wooden "Welcome to Cramerton" sign near the rescue squad needs to be repaired and updated. Commissioner Carpenter stated the Beautification Committee has discussed this as a project they will be doing. Commissioner Ware stated the sign is redwood. The Town Manager stated he would speak with Mr. Rodney Baker with the Public Works Department regarding this sign.

## **TOWN MANAGER'S REPORT:**

The Town Manager stated the resolution for removal of the obsolete Duke Energy transmission towers and a letter to Senator Harrington and Representatives Bumgardner and Torbett can be hand delivered by Commissioner Koutsoupas while at Town Hall Days in Raleigh.

*Wilkinson Boulevard Corridor Study:* The Gaston County Economic Development Commission is working on the review of property and this should be completed by the end of June 2014.

*NC Wildlife Commission for Water Amenity Construction:* Discussed earlier.

*Miscellaneous Items:* The cleanup for the graffiti issue around Town is being taken care of by the Public Works and Parks and Recreation Departments.

A discussion was held with the Norfolk Southern Railroad representative regarding the speed of the trains traveling through Town and the status of the scrap track. Chief Ratchford stated the speed of the trains averages about 43 miles per hour. Norfolk Southern is considering the possibility of having an outside source scrap the rails that are still along the railroad.

*Flood Insurance:* Information is being prepared to qualify for a reduction of flood insurance costs at the State level.

*North Main Street Parking:* A map was distributed to the Board for the addition of seventeen parking spaces. Mr. Krouse stated a solid white line could be painted instead of individual parking spaces. Mayor Pro Tem Cauthen asked that the Planning Director follow up on this item with NCDOT and bring back costs at the next meeting. Mayor Pro Tem Cauthen asked about a bike lane. The Planning Director stated it would have to be either a bike lane or parking.

**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 31 weekly checks for lift stations, responded to 8 water meter related service requests, and responded to one sewer related request. TRU installed one ¾" irrigation service, completed one utility locate, repaired one sunken place, and mowed outside the Eagle Road Wastewater Treatment Plant. Five water quality samples were taken in Cramerton and all met or exceeded the State drinking water standards. TRU is currently land applying bio-solids from the Eagle Road Wastewater Treatment Plant and will continue to land apply from time to time as the farmers have their fields ready.

**Town Attorney:** Nothing to report.

**Police Department:** Nothing to report.

**Fire Department:** Chief Foulk stated the Town's ISO rating should be received in mid-July. The Fire Department is still waiting on the response for the OSFM grant.

**Town Clerk:** Information regarding the C.C. Dawson Bridge project has been forwarded to the Dawson family.

**Planning Director:** Attended NCDOT workshop about administering DOT and federally funded projects

**Finance Director:** Information was distributed to the Board regarding the cash schedule. The final audited financial statement was received from Collis and Associates.

Mayor Worley stated that a meeting is scheduled for Thursday, June 19<sup>th</sup>, to meet with potential industrial clients for the Villages at Cramerton Mills project.

Mayor Worley thanked Councilman Turner from the City of Belmont for attending tonight's meeting.

**ADJOURNMENT:** A motion was made by Commissioner Ware to adjourn the meeting at 8:40 p.m. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

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Mayor Ronald E. Worley

**ATTEST:**

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Wilene Cunningham, Town Clerk