

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

June 25, 2015

The Board of Commissioners for the Town of Cramerton met in workshop session on Thursday, June 25, 2015 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; Tammy Lawrence; and Sandra R. Ware.

Staff present: David Pugh, Town Manager; Kevin Krouse, Planning Director; Bill Brown, Town Attorney; Chief Greg Ratchford; Joel Lineberger, Finance 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 Pro Tem Cauthen made a motion to adopt the proposed agenda. The motion was seconded by Commissioner Ware and approved by all.

Public Comment: No one signed up to speak.

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

Proclamation to recognize and honor Wayne Farris for his retirement from the Cramerton Drug Company: Mayor Worley welcomed Mr. Farris and his family. The proclamation was read and presented to Mr. Farris. Mayor Worley stated that Mr. Farris had been an integral part of the community over the years. Mr. Farris thanked the Mayor and Board and stated it had been an honor to serve the community and was blessed with good business partners. Commissioner Carpenter thanked him for his years of service to the Town and wished him an enjoyable retirement. Commissioner Lawrence stated she would miss his smiling face at the drug store. Preston Guy stated Mr. Farris was the most giving person he knew and had been a great business partner. Jeff Ramsey stated Mr. Farris took the business over from the Kisers and maintained tradition. Commissioners Ware and Koutsoupas thanked him for his service to the Town.

Presentation from Gaston Youth Connected: Lela Blackwell introduced herself and stated the presentation tonight is provided throughout the community. Gaston County had 284 teen births this past year and the teen pregnancy rate in Gaston County is declining faster than in the state as a whole. The rate in Gaston County has declined by 37% and the state's rate has declined by 29% for the time frame from 2010 to 2013. Ms. Blackwell stated the program is evidence-based education teaching abstinence knowledge, birth control knowledge, and providing access to prevention services when needed. Mayor Pro Tem Cauthen commented this was great information. Commissioner Lawrence stated she was impressed with the statistics. Ms. Blackwell stated the program ends September 30th as the five year grant ends and they are working on continuation of funding for the program.

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

Discussion and Possible Action to set a Public Hearing for property located at 6121 Wilkinson Boulevard to assign zoning: The Planning Director stated the Planning and Zoning Board unanimously approved recommendation of a B-2 zoning for this property and staff supports this recommendation. A motion was made by Commissioner Koutsoupas to approve holding a public hearing on August 4, 2015 regarding 6121 Wilkinson Boulevard to assign zoning. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Discussion and Possible Action to Approve the Proposed May 21, 2015 and June 2, 2015 Meeting Minutes: A motion was made by Commissioner Ware to approve the proposed May 21, 2015 and June 2, 2015 meeting minutes. The motion was seconded by Commissioner Koutsoupas and approved by all.

Discussion and Possible Action to Approve a Resolution to Support and Maintain the Reauthorization of the Land Water Conservation Fund: Cam Carpenter stated Central Park was built with this grant funding. A motion was made by Commissioner Ware to approve the resolution to maintain and support the reauthorization of the Land Water Conservation Fund Equitable Treatment of the State Assistance Program. The motion was seconded by Commissioner Koutsoupas and approved by all.

Discussion and Possible Action to Approve Budget Amendments: A motion was made by Commissioner Ware to approve budget amendment #27 for \$67,000.00 to authorize return of unexpended funds from Goat Island Phase II project to General Fund and budget amendment #28 to provide additional “audit cushion” using excess ad valorem revenues. The motion was seconded by Commissioner Lawrence and approved by all.

Discussion and Possible Action regarding Contractor for Irrigation System for Goat Island: Cam Carpenter stated the Town does not have all the required permits from Duke Energy at this time to draw water from the river. No FERC permit will be required if usage remains at less than one million gallons per day. Mr. Carpenter stated he would like to receive additional bids for irrigation services along with specifications and present this information to the Board sometime in July or August. Mayor Pro Tem Cauthen stated there are several vendors in Town that are licensed to install backflow devices and irrigation systems. Commissioner Koutsoupas asked when specifications would be available. Mr. Carpenter stated within a few days. Mayor Worley stated this item would be tabled until the August 4th Board of Commissioners meeting.

Discussion and Possible Action regarding renewal of three year contract with Dixie Mowing: Cam Carpenter stated Dixie Mowing has been the Town’s lawn care service since 2007. Their contract ends July 31st. Cam Carpenter stated he and the Finance Director reviewed the proposed services including maintenance of the railroad banks and the banks behind the gyms. The proposed contract cost is \$88,100.00. Chief Ratchford stated Dixie Mowing assists with lawn abatements. A motion was made by Commissioner Ware to approve the renewal of three year contract with Dixie Mowing. The motion was seconded by Mayor Pro Tem Cauthen and approved by all. The Board had a short discussion regarding landscaping at the front entrance of Town Hall.

Discussion and Possible Action to request \$7,500.00 to cover the costs of the Centennial Celebration Fireworks: A motion was made by Commissioner Ware to approve a request for \$7,500.00 from the ABC Board to be used for the Centennial Celebration scheduled in October. The motion was seconded by Commissioner Koutsoupas. Commissioner Carpenter recused himself from voting. The motion passed by unanimous vote with Commissioner Carpenter being counted as a yes.

Discussion and Possible Action to Approve Entire Town of Cramerton Code as presented: Attorney Brown stated the ordinances are ready to be provided to the publisher and are in a computer format. A motion was made by Commissioner Ware to approve the revised code in its entirety and authorize the staff to send the Town of Cramerton Code to American Legal for codification. The motion was seconded by Commissioner Koutsoupas and approved by all.

Discussion and Possible Action to Direct Town Manager to execute NCLM American Legal Codification Agreement: The Town Manager stated funding is already in place for this year’s budget and is under \$10,000.00. A motion was made by Commissioner Ware to direct the Town Manager to execute the codification agreement with NCLM American Legal. The motion was seconded by Commissioner Carpenter and approved by all.

Cramerton Marketing and Branding Initiative: Discussion was held regarding soliciting proposals from outside sources. Mayor Pro Tem Cauthen suggested the Lyerly Agency and the Sumner Group. The Town Manager asked if the Board would like to have presentations made to the Board. Mayor Pro Tem Cauthen said two to three presentations would be sufficient. The

Board stated they would like to have three to five proposals and then have the top two make a presentation to the Board. The Town Manager stated an update could be given to the Board at the end of July. Mayor Pro Tem Cauthen, Commissioner Ware and Commissioner Koutsoupas will be the review group.

Discussion and Possible Action to Cancel the July 7, 2015 Board of Commissioners Regular Meeting: A motion was made by Commissioner Carpenter to cancel the July 7, 2015 meeting. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

TOWN MANAGER'S REPORT: Mr. Pugh stated he attended the COG meeting today and no agreement had been reached between the House and Senate regarding this year's fiscal budget. A redistribution of sales tax would aid rural areas but be harmful to tourism in some areas.

A meeting was held with Pharr Technologies regarding the IT changes being made. David Harrison has been working at Town Hall and off site at the fire department, public works department, and parks and recreation. The IT changeover process is going well.

Mr. Pugh stated the Greater Gaston Development Corporation made a presentation to the Board on May 5, 2015 requesting \$5,000.00. He stated he thought the Board may want to consider a 50/50 split and funding would be taken from two different fiscal years. Mayor Worley stated he received an e-mail from Mark Cramer asking if the Board had made a decision. Mayor Pro Tem Cauthen stated he has had several discussions with other local people since the presentation and now feels that we should participate. The Finance Director asked which fiscal years would this money be allotted from. The Town Manager said fiscal years 2015 and 2016. Commissioner Koutsoupas stated that the requested commitment was for three years. Mayor Pro Tem Cauthen stated this item could be reviewed annually. The Finance Director stated funding is available. Mayor Pro Tem Cauthen made the motion to approve a one year commitment to the Greater Gaston County Development with an annual review for re-evaluation. The motion was seconded by Commissioner Ware and passed by unanimous vote. The Finance Director stated the commitment to Montcross Chamber of Commerce ends at the first of next year.

The Town Manager presented to the Board a map of down town parking. Commissioner Ware stated there had been people parking in the grassy area of the down town area. Mr. Pugh stated there were 47 paved spaces available on the Lakewood side of Goat Island and the walk from that side to the down town area is from four to seven minutes. Wayfinding signs will assist in providing information offering additional options regarding parking. Mayor Worley stated the wayfinding signs are important and would provide information regarding accessibility. Cam Carpenter stated that people are currently using the Lakewood parking spaces. Commissioner Lawrence asked if parking along Eighth Avenue was still being considered as an option. Mr. Krouse stated that parking was being considered on Eighth Avenue on the Park Side. Construction of the knee wall is being considered for the river side of Eighth Avenue. Mr. Krouse stated that Eighth Avenue is wide enough to handle three lanes and striping could be put in place for parallel parking. Chief Ratchford stated there was some concern regarding public safety regarding on street parking and about vehicle doors being hit when being opened. Mayor Worley stated this would be similar to the parallel parking in east Belmont and that is also a twenty mile per hour zone. The Board thanked Mr. Krouse for the map.

STAFF REPORTS:

Two Rivers Utilities: Eric Thomas with Two Rivers Utilities stated TRU completed 66 weekly checks for lift stations, responded to twenty water meter related service requests, repaired four water leaks, and responded to four sewer related calls. Water quality samples were taken at fourteen locations and the samples have met or exceeded the minimum state drinking water standards. Four temporary sewer meters are being installed as part of the inflow and infiltration reduction program.

Town Attorney: Attorney Brown stated he would speak during the closed session.

Police Chief: Chief Ratchford stated Center Street will be closed at 2:00 p.m. on Friday to allow set up to begin for the Independence Day event on Saturday afternoon.

Planning Director: A public meeting regarding the Lakewood greenway was held yesterday afternoon.

Mr. Krouse stated VCM is proof rolling the streets at the Villages at Cramerton Mills' site. A home builder from Lake Wyle will be constructing the single family homes. One of the homeowners on Hamrick Road has not moved as of this date and has until April 2016 before he is required to move. Mr. Krouse stated water and sewer has been installed.

A meeting was held with a prospective tenant for the corner of Peach Orchard at the South Fork development. The North Carolina Department of Transportation is reviewing changes at this intersection. Mayor Pro Tem Cauthen asked about store fronts at this site. Mr. Krouse stated he has not received any recent information from William Ratchford. Mayor Worley asked about the cost for leasing the store fronts. Mr. Krouse stated he did not know the cost but would contact Mr. Ratchford to discuss.

Finance Director: Mr. Lineberger stated a letter was received from NC Department of Environment and Natural Resources regarding the PARTF grant for Goat Island that needs to be kept with the minutes. He presented this information to the Town Clerk for recordkeeping. Chief Ratchford asked the Finance Director about the status of the demolition of 564 Baltimore Drive in order to allow time to contact all parties that would be affected. The Town Manager stated he has addressed this with Rodney Baker, Public Works Director. Mr. Baker will personally contact all parties and a Connect-CTY message will be sent out.

Parks and Recreation: Cam Carpenter stated he had been contacted regarding a possible exposition to be held in the Town Center area on November 14, 2015. He said he instructed her to contact Town Hall regarding obtaining a special events permit. Mr. Carpenter stated there had been thirty children signed up for swimming lessons and there had been a strong revenue from the pool this year.

COMMITTEE REPORTS:

Centennial Committee: Cam Carpenter presented samples of the centennial merchandise that will be available for sale at the upcoming Independence Day event. He thanked Mayor Pro Tem Cauthen and Commissioner Koutsoupas for the logos. A centennial coin is being designed with the assistance of the Sumner Group. The Board discussed the quality of the tee shirts and if the logo would be visible on white tee shirts. Jeff Ramsey presented a rendering of the mural to be placed on the BB&T building. He stated the mural is laid out chronologically so the last item on the mural is the Goat Island Bridge and Stuart W. Cramer High School. The Board discussed possible changes to the sketch. Mr. Ramsey stated work on the mural is planned to begin in August. He said he could ask for modifications to the drawing. Mr. Ramsey stated Joe Depriest is working on a magazine for this event that will be available for \$5.00. Mr. Carpenter stated fifteen foursomes for golf will be needed in order to break even for the centennial event. All the centennial banners spaces for sponsors on Eighth Avenue and Ninth Street have been sold. There are spaces available on Lakewood Road near the roundabout area at Stuart W. Cramer High School. The Bank of the Ozarks has been contacted regarding possible purchase of sponsorship banners.

Mr. Carpenter stated the lights on Goat Island Bridge and the trail areas will be turned back on once the mayflies have left the area.

BUSINESS ITEMS/TOPICS OF DISCUSSION FOR EACH COMMISSIONER:

Commissioner Lawrence asked Mr. Carpenter if the centennial shirts are dry fit. He said yes.

Commissioner Ware thanked the Town Manager for the update regarding parking.

Commissioner Koutsoupas stated a woman spoke to him about the great experience she had with making a reservation for using the facilities on Goat Island. She said Cramerton was a great little town and how impressed she was. Commissioner Ware stated she recently attended a birthday party for a two year old at the island and it was a safe place for the kids.

Mayor Pro Tem Cauthen had nothing to report.

Commissioner Carpenter stated a special order of Crown Royal has been delivered to the ABC Store to honor the 100th anniversary of the Town. He stated he met with the architect regarding the construction of the new store and plans should be available in a month.

Commissioner Lawrence had nothing to report.

Mayor Worley stated he attended the Holy Angels event in Cramerton and there was a good turnout. He stated this was a retail set up and would be providing items from the Cherubs restaurant in Belmont.

CLOSED SESSION: A motion was made by Mayor Pro Tem Cauthen to enter into closed session to discuss a personnel matter. The motion was seconded by Commissioner Ware and approved by all.

Upon returning to open session, a motion was made by Commissioner Carpenter to approve payment to the Town Clerk for comp time leaving a balance of 80 hours and to have timesheets reviewed by the Town Manager. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

ADJOURNMENT: There being no further business, a motion was made by Commissioner Lawrence to adjourn the meeting at 9:26 p.m. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Mayor Ronnie Worley

ATTEST:

Wilene Cunningham, Town Clerk