

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

**August 4, 2015**

The Board of Commissioners for the Town of Cramerton met in regular session on Tuesday, August 4, 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; Chief Greg Ratchford; Joel Lineberger, Finance Director; and Wilene Cunningham, Town Clerk. Attorney Brown was absent.

**Call to Order and Determination of Quorum:** Mayor Worley called the meeting to order and determined a quorum was present.

**Invocation:** Mayor Pro Tem Cauthen gave the invocation.

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

The Town Manager stated no closed session would be held at tonight's meeting.

**Adoption of Agenda for this Meeting:** Mayor Pro Tem Cauthen made a motion to adopt the amended agenda. The motion was seconded by Commissioner Carpenter and the motion passed by unanimous vote.

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

**Proclamation to honor the life of Commissioner Lamar Baker:** Mayor Worley welcomed the family of Lamar Baker. The proclamation was read by Mayor Worley. Ms. Rachel Baker introduced their family to the Board and recognized members from the community who also were in attendance. She stated her husband was a humble man and he loved Cramerton. She stated he was always helpful to those in need and been a contributor to the Little Schoolhouse Fund while she a teacher. She thanked the Board for recognizing her husband. Mayor Worley stated the Town supports her and will continue to pray for her and her family and to please ask for help if she needs it.

**Recognition of new Cramerton Police Officer Kyle Davis:** Chief Ratchford introduced Officer Kyle Davis to the Board and staff. He stated Officer Davis is from Lincoln County and a graduate of Gaston College. Officer Davis has been hired to fill the full time police officer position that was discussed and approved during the budget sessions. Officer Davis stated he loves the Town. The Board thanked him for assisting with the front end at Town Hall. The Town Manager stated Officer Davis worked well at the front and handled matters efficiently. Mayor Worley and the Board welcomed him and encouraged him to be safe while on patrol.

**REVIEW AND DISCUSSION OF AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

**Public hearing regarding rezoning the voluntarily annexed property located at 6121 Wilkinson Boulevard:**

**Motion to open public hearing:** A motion was made by Commissioner Ware to open the public hearing regarding rezoning the voluntarily annexed property located at 6121 Wilkinson Boulevard. The motion was seconded by Commissioner Koutsoupas and approved by all.

**Staff Comments:** The Planning Director stated this area was relinquished by the City of Belmont and is now been requested to be rezoned by the Town of Cramerton as B2. The B2 zoning would be in conformance with the Land Use Plan. An ordinance and resolution have been prepared regarding this parcel of land.

**Board Questions and Answers:** The Board had no questions.

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

**Motion to close the public hearing:** A motion was made by Commissioner Ware to close the public hearing. The motion was seconded by Commissioner Koutsoupas and approved by all.

**Discussion and Possible Action to Approve the Resolution of the Town of Cramerton Board of Commissioners Pertaining to the Reasonableness and Consistency of Proposed Zoning Map Amendments:** A motion was made by Commissioner Ware to approve the resolution of the Town of Cramerton Board of Commissioners pertaining to the reasonableness and consistency of proposed zoning map amendments. The motion was seconded by Commissioner Lawrence and approved by all.

**Discussion and Possible Action to Approve the Ordinance to amend the Zoning Map of the Town of Cramerton for a parcel of land at 6121 Wilkinson Boulevard:** A motion was made by Commissioner Ware to approve the ordinance to amend the zoning map of the Town of Cramerton for a parcel of land at 6121 Wilkinson Boulevard to B-2 zoning. The motion was seconded by Commissioner Koutsoupas and approved by all.

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

**Discussion and Possible Action regarding Traffic Flow in Central Park Area (High Street and Eleventh Street):** Chief Ratchford stated complaints had been received regarding issues with parking in the Central Park area. A traffic flow study has been conducted and specific streets included were High Street, Eleventh Street, Washington Street, Lincoln Street, Hickory Street and Brooklyn Avenue. The Town Manager presented a map for review and discussion. Chief Ratchford stated High Street has received the most complaints due to the congestion and inability for some vehicles to service that area. Chief Ratchford stated that no parking on Eleventh Street within fifty feet of the Eighth Avenue intersection could be enforced and would require curb marking as this area is already regulated by ordinance. Commissioner Ware stated some of the homes do not have driveways and the curb cut fee should be waived for them. Mr. Lineberger stated there are issues with parking when there is a ballgame.

Mayor Pro Tem Cauthen stated there is an issue with public safety vehicles such as the fire truck not able to access this area. The Board discussed the possible options regarding changes to parking ordinances, signage, and painting of the curbs. The Town Manager stated a public hearing could be held to offer an opportunity for the citizens to offer this input. Commissioner Ware stated she could not see Eleventh Street being changed to a one way street. Commissioner Carpenter asked about the number of rental homes in the Central Park area and stated the landlords would need to be contacted.

Chief Ratchford stated the Board needs to make a decision regarding which side of the street parking would be allowed. He stated some of the homes on High Street for the first time would have cars now parking in front of their homes due to which side of the street is designated for parking. Mayor Pro Tem Cauthen recommended authorizing the police department to enforce no parking within fifty feet of the intersection at Eighth Avenue and Eleventh Street, parking to be limited to the left side of Eleventh Street, and to allow the police department to decide which side parking should be allowed for the other streets being considered. Chief Ratchford stated parking on the left would probably be the best choice for all of the streets in the Central Park area. The Board discussed waiving curb cut fees to encourage the implementation of driveways. The Planning Director stated he would be okay with the waiving of the curb cut fee. The Board asked that this item be addressed at the next Board meeting on August 20<sup>th</sup>. Commissioner Koutsoupas asked if the citizens who reside on the streets that are being affected be contacted regarding the changes to parking on the street and the date of the public hearing. Mayor Pro Tem Cauthen stated these citizens could be contacted using Connect-CTY.

**Discussion and Possible Action to consider approval of Local Grant Resolution for GHSP equipment grant for the mobile data upgrade.** A motion was made by Mayor Pro Tem Cauthen to approve the local grant resolution for a \$60,000.00 matching grant from the

Governor's Highway Safety Program for mobile data upgrade equipment. The motion was seconded by Commissioner Lawrence and approved by all.

**Discussion regarding memo on agreements with Hamrick Road residents.** The Town Manager stated individual agreements had been entered into with Hamrick Road residents between August and December of 2010 to convey right-of-way in exchange for water and sewer line installations. He stated in the past month residents from Hamrick Road asked that this item be revisited regarding the responsibility for tap fees. The Town entered into an interlocal agreement with the City of Gastonia and is no longer operates water or wastewater facilities. The Town Manager stated Mike Bynum with Two Rivers Utilities provided the proposed cost for water and sewer tap fees along with the system expansion fees. Dean Bowen stated that he along with other Hamrick Road residents were told they would not be responsible for paying any tap fees. Commissioner Carpenter stated he had been told that he would pay a tap fee because there was not an existing line. Dean Bowen commented that it has now been five years and they do not have access to water and sewer. The Planning Director stated 30 to 40 homes are being proposed to be built and then the utility line will be installed. Mr. Krouse stated he has a meeting planned with Nick Parker and he will discuss this matter. Mayor Worley stated the Town has no authority to waive any fees from Two Rivers Utilities. The Board asked that additional information be gathered and this item be discussed at the August 20<sup>th</sup> meeting.

**Discussion of preliminary report on FY 2014-2015 year end results.** The Finance Director stated Rob Collis, auditor, would be in Town Hall on Monday to begin field work. The year-end report was presented to the Board. The Finance Director stated the monies budgeted for the new fire apparatus will be considered a deposit and not an expenditure at this time. The fire apparatus deposit will be reclassified when the fire truck is received in September. The Finance Director stated he would have several budget amendments prepared for the next Board meeting.

**Discussion and possible action regarding Goat Island Irrigation:** The Town Manager stated McGill Associates has agreed to compile information and assist the Town in providing a complete application regarding the conveyance application for water withdrawal to irrigate Goat Island and Town Center for a maximum fee not to exceed \$4,500.00. There is a \$2,000.00 application fee required by Duke Energy but Cam Carpenter is working with one of their representatives to have consideration of this fee waived. Commissioner Koutsoupas asked about a timeframe. The Town Manager stated he would follow up. A motion was made by Commissioner Ware to accept the proposal from McGill Associates regarding irrigation for Goat Island and Town Center. The motion was seconded by Commissioner Koutsoupas and approved by all.

**Discussion regarding Cramerton Marketing and Branding:** The Town Manager stated the search committee has met several times and reviewed the requests for proposals. Presentations from the firms chosen by the search committee will be presented at the August 20<sup>th</sup> meeting.

**TOWN MANAGER'S REPORT:** Mr. Pugh stated he had nothing else to report.

#### **STAFF REPORTS:**

**Two Rivers Utilities:** Mike Bynum with Two Rivers Utilities stated TRU responded to seven water meter related service requests. Land application process of bio-solids from the Eagle Road wastewater treatment plant continues along with work on the digester. These projects will create an increase of trucks coming in and out of the plant for two to four more weeks. TRU responded to two sewer calls, completed one water/sewer patch, completed two utility locates, and completed fifteen lift station inspections. TRU continues with Stage I voluntary water conservation.

**Town Attorney:** Attorney Brown absent.

**Town Clerk:** She advised the Board that three members of the Parks and Recreation Advisory Board seats will need to be reviewed for term renewals.

**Police Chief:** Chief Ratchford stated he had nothing to report.

**Planning Director:** Mr. Krouse stated he would be providing an update regarding the Villages at Cramerton Mills at the next Board meeting. A picture of the proposed model home to be constructed was shown. The appraisal for this style home should be around \$300,000.00. There will be sidewalks on both sides of the street with no curb and gutter in this phase as this is low impact development.

**Finance Director:** Mr. Lineberger stated there was an additional cost of \$500.00 for printing the recent newsletter in color. He stated the monies are still to be collected from VCM Bowman for the purchase of the nineteen acres on Hamrick Road. The Planning Director stated he would address this at the meeting on Thursday.

#### **COMMITTEE REPORTS:**

**Parks and Recreation Advisory Board:** Commissioner Koutsoupas stated the Parks and Recreation Advisory Board met last night. The windows in the Community Center replacement begins this month and should take about a month to complete. Dixie Glass Company is the vendor. The Parks and Recreation Department staff will be removing old fencing at Central Park. The removal of the concrete slab will cost between \$3,000.00 and \$5,000.00.

Summer camps were successful and fall registration has been completed but will be extended for one more week. The Parks and Recreation Department staff is working on practice fields. Goat Island reservations for September and October are almost full. No further complaints have been received about mosquitoes. Goat Island and Town Center are having issues with geese. A fishing tournament is scheduled for Saturday September 26<sup>th</sup>. A fall festival is scheduled to be held with the Centennial Celebration in October.

The Parks and Recreation Department hired a new employee, Jennifer Shope. The next meeting for the Parks and Recreation Department will be held on September 19<sup>th</sup> due to the Labor Day holiday.

**Merchants Association:** Commissioner Koutsoupas stated the next meeting will be held on August 11<sup>th</sup> at 8:00 a.m. Discussion was held at the last meeting to plan a joint event for the Centennial Celebration on Friday October 16<sup>th</sup>.

**Centennial Committee:** Cam Carpenter stated he needs volunteers for the golf event and a meeting is scheduled with school staff for coordination of Centennial events. The newsletter contained information regarding available merchandise and the golf tournament.

Mayor Worley stated an updated version of the proposed mural for the outside wall at BB&T will be shown to the Centennial Committee at tomorrow night's meeting. Mayor Pro Tem Cauthen asked that the updated mural information be provided to the Board after tomorrow night's review and discussion.

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

Commissioner Ware stated all the parking spaces in the down town area continue to stay full.

Commissioner Koutsoupas had nothing to report.

Mayor Pro Tem Cauthen had nothing to report.

Commissioner Carpenter had nothing to report.

Commissioner Lawrence stated her husband was impressed with this last month's newsletter. She asked about the status with the railroad regarding painting of the underpass and if the building near the railroad could also be painted. The Planning Director stated the building that Commissioner Lawrence referred to belongs to Fred Godley.

Mayor Pro Tem Cauthen asked about the status of the electric transmission tower removal by Duke Energy. The Planning Director stated the project should start on the commercial side but no commitment to a time or place has been presented.

The Town Manager stated a dumpster will be provided by Waste Management for the citizens to use to assist in a cleanup prior to the Centennial event. Commissioner Lawrence stated she wants to ensure the color considered for painting of the railroad area is appropriate.

Mayor Worley commented on the creation of parking spaces for the Carolina Thread Trail off of Eagle Road. He stated that County Commissioner Mickey Price stated someone from Gaston County would be contacting Town Hall regarding designating and marking parking spaces for possible use at the lifesaving crew building. Mayor Worley stated that he and the Town Manager would be meeting with Representative Patrick McHenry in the morning at Cherub's at a breakfast meeting.

**ADJOURNMENT:** There being no further business, a motion was made by Commissioner Carpenter to adjourn the meeting at 8:35 p.m. The motion was seconded by Commissioner Ware and approved by all.

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Mayor Ronnie Worley

**ATTEST:**

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Wilene Cunningham, Town Clerk