

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

October 4, 2018

The Board of Commissioners for the Town of Cramerton met in a workshop session on Thursday, October 4, 2018 at 7:00 p.m., in the G.M. Michael Commission Chamber at the Cramerton Town Hall.

Board Members present: Mayor Will Cauthen; Mayor Pro Tem Demetrios Koutsoupas, Commissioners Dixie Abernathy; Houston Helms; Susan Neeley; and Donald Rice were present.

Staff Present: Attorney Scott Dennis; Josh Watkins, Planning Director; Brad Adams, Police Chief; and Wilene Cunningham, Town Clerk. David Pugh, Town Manager and Joel Lineberger, Finance Director, were absent.

Mayor Cauthen called the meeting to order and determined there was a quorum.

Call to Order and Determination of Quorum: Mayor Cauthen called the 7:00 p.m. meeting to order and determined there was a quorum.

Invocation and Pledge of Allegiance: Commissioner Neeley offered the invocation and the pledge was given by all.

Adoption of Agenda for this meeting: Attorney Wolter advised that an open session following the closed session will be needed for possible approval of a contract prior to adjournment. A motion as made by Commissioner Neeley to adopt the amended agenda. The motion was seconded by Commissioner Rice and approved by all.

AGENDA ITEMS REQUIRING A PUBLIC HEARING: A public hearing for the purposes of considering revising the schedule of Cramerton stormwater rates and fees.

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

Staff Comments / BOC Questions and Answers: Mr. Watkins stated this is the same information as presented at a prior meeting with no changes. The Board asked what would happen if a resident has a discrepancy and what the process would be. Mr. Watkins stated the current data was collected from the Gaston County GIS mapping software and an appeal would need to include presentation of an exact survey. A letter with specific cost changes to those affected will be distributed.

Public Comments: No one signed up to speak.

Close Public Hearing: A motion was made by Commissioner Neeley to close the public hearing. The motion was seconded by Mayor Pro Tem Koutsoupas and approved by all.

Action Item: Consider approval of the revised schedule of Cramerton's stormwater rates and fees. A motion was made by Commissioner Rice to adopt and approve the revised schedule of Cramerton's stormwater rates and fees. The motion was seconded by Commissioner Helms and approved by all.

AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Minutes for BOC: Consider approval of the September 6, 2018 BOC meeting minutes. Mayor Pro Tem Koutsoupas and Commissioner Abernathy asked for several corrections be made to the September 6, 2018 proposed minutes. The Town Clerk will make the proposed changes. A motion was made by Mayor Pro Tem Koutsoupas to approve the amended September 6, 2018 BOC meeting minutes. The motion was seconded by Commissioner Abernathy and approved by all.

Parks and Recreation:

Goat Island Access Discussion: Attorney Wolter advised the Board that a list of pricing for additional security and safety features has been created by the police department and the parks and recreation department. The proposed safety features include installation of four wireless security cameras with solar panels; additional lighting; additional fencing; bollards; and signage. The total cost for all the above items would be \$49,387.00. There would be an additional yearly cost of \$1,824.00 for the unlimited data service lines for the cameras. The cameras will have night vision and will be waterproof. They will be motion activated and information will be stored for seven days. Commissioner Rice asked how many lights are currently in place. Commissioner Abernathy stated she thought there were six. Mr. Smallwood advised the light poles would be leased from Duke Energy.

Mr. Smallwood recommended split-rail fencing be placed on both sides of the trail from Greenwood Place to the Centennial Center Bridge for a total of 2,000 feet. Bollards would be placed to keep motorized vehicles out of the park and to stay on the trail. Discussion was held about the importance of placing fencing on both sides of the trail from Greenwood Place near the utility bridge on the Lakewood side for safety reasons. Oversized signage that is similar to the Baltimore river access that would be placed for notification regarding areas of the park trails that are off limits. Commissioner Abernathy asked about split rail barriers on each side of the greenway using a possible gate and space areas out for distinction. Mr. Smallwood said split rail fences would be easy to climb and a gate would not serve that area very well. He recommended installation of bollards and oversized signage. Commissioner Abernathy stated she was asking about the possible future accessibility of the greenway when the park is closed. Mr. Smallwood stated additional gating would need to be closed at night and this would probably be performed by the police department. Mayor Cauthen asked about placement of fencing at critical areas. Mr. Smallwood stated the first twenty or fifty feet at the utility bridge is the most critical area. He thinks about a hundred or two hundred feet of fencing would improve the safety of those areas.

Commissioner Rice asked how the police department would have access to the cameras. Chief Adams stated the information will be available for review in the patrol cars and in the offices at the police department. Discussion was held regarding placement of a camera at the fire department to monitor the gate. Chief Adams stated the movement of the water would possibly trigger recording by the camera. The solar panels for the cameras would include batteries and would last about two months without solar charging.

Mayor Pro Tem Koutsoupas asked about the additional standard lighting for the island. Mr. Smallwood stated an engineer can determine the amount of lumens and areas to be lit. The cost would be \$4,500.00 to \$5,000.00 per light pole with additional electrical panels to cover the addition of these extra lights. Chief Adams stated that the cameras will function without the addition of any extra lighting. The light poles would be leased from Duke Energy and there would be a monthly utility bill.

Commissioner Neeley asked about the separation of Goat Island Park from the greenway. Commissioner Rice asked if the Town's code regarding the paved trail from bridge to bridge as a separate classification from the rest of Goat Island as a park. Attorney Wolter advised the Town's parks are open from sundown to sunset and the Goat Island Greenway closes at ten p.m. Signage is posted for the park hours from sunset to sunrise and the greenway is posted as closing at ten p.m. The remaining greenways are sunrise to sunset. Commissioner Rice asked if anyone is on the pathways after sunset are they trespassing. Attorney Wolter stated yes. Mr. Smallwood stated that the addition of fencing and lighting would improve the overall safety. He stated the addition of fencing at the utility bridge on both sides will assist with safety in that area.

Commissioner Neeley asked about the connectivity with the Wilkinson Boulevard via the greenway and people wanting to walk the greenway at night. Mr. Smallwood stated most municipalities that have parks and greenways normally close at sunset. Commissioner Abernathy asked about lighting on the Goat Island Greenway. Mr. Smallwood stated there is no lighting as part of the Goat Island Greenway project at this time. Discussion held regarding the importance of lighting for the greenways to encourage usage. No action was taken by the Board.

Goat Island Boardwalk Replacements: Consider Budget Amendment #2018-02 for \$17,500.00 for replacement of boardwalk structures on Goat Island Park. Mr. Smallwood stated the boardwalk structures need full replacement to maintain safe usage. The boardwalks were part of an Eagle Scout project and are vital in moving pedestrians through the park. Due to flooding the boardwalks have deteriorated. The Board discussed the importance of the structures being ADA compliant and these structures also to be included with the aquatic structures for an annual safety inspection. A motion was made by Mayor Pro Tem Koutsoupas to approve Budget Amendment 2018-02 for \$17,500.00 for replacement of boardwalk structures on Goat Island. The motion was seconded by Commissioner Abernathy and approved by all. Mr. Smallwood stated the contractor would be available in ten to twenty days to start the project.

BIG BOARD REVIEW: An update was given by Commissioner Helms regarding the Veterans Memorial. Rhett Cozart will be the emcee and Larry Rick and Scott Kincaid are speakers. The ceremony is scheduled to last about an hour. Invitations have been ordered and the pavers have been delivered and are in storage. The sculpture will be delivered soon. Staff is reviewing areas for placement of the Helix R artwork.

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Veterans Memorial Update: Commissioner Helms provided an update earlier.

Masonic Lodge Parking Plan: Discussion of new parking layout plan. Information was provided to the Board regarding options for paving of the Masonic Lodge Parking Plan including possible use of geopavers. Discussion was held regarding the lifespan difference with the use of asphalt vs. geopavers. Attorney Wolter advised a public-private agreement will need to be created as the Town owns part of the parking lot. Mayor Pro Tem Koutsoupas asked if the proposed parking signage that the Masonic Lodge requested would still be valid and Attorney Wolter stated yes. A construction agreement will need to be prepared with parking restrictions included. The Board consented to proceeding with creation of a formal construction agreement and also an agreement with the Masonic Lodge regarding the restrictions on their parking spaces for the times they need and usage of these spaces by the public as needed. Attorney Wolter stated the information for the contact person at the Masonic Lodge. The Board consented to the reverse direction option by Labella with the asphalt paving option be chosen. The funding will be taken out of the Fund Balance. Staff will also research other funding options for this project.

Mural in Downtown “Centennial Center”: Mayor Cauthen stated Buzz Bizzell is in attendance tonight. The mural is being proposed to be placed on the former BB&T building and this has been discussed with the property owners. Mr. Bizzell explained the installation procedure and how the artwork concept was created. Several photos were shown of local murals and how unique they are to each city. Insets of the story would be placed on the mural on swatches designed to look like textile material. Mayor Pro Tem Koutsoupas asked about the possible installation as several pieces and affixed to the walls. Mr. Bizzell stated this would increase the cost.

Commissioner Abernathy commented that she and her husband purchased several pavers and one of their family members served as a nurse on the front line. She stated she would like to see a different message incorporated for the female represented in the artist’s rendition. The Board thanked Mr. Bizzell for his presentation.

Commissioner Rice requested that the mural tie in with the Town’s branding and marketing. Mayor Cauthen stated that Mr. Bizzell has received a request for proposal for the wayfinding signage. The Board discussed raising of private funding for the mural. The proposed cost of the mural is \$15,000.00. Mayor Cauthen stated that investment in public art is viewed by many as a good indicator of the health of the Town. Commissioner Abernathy asked if any other vendors were contacted. Mayor Cauthen stated this information was provided to several different vendors. Mayor Cauthen asked how the Board would feel if \$1,000.00 of the private

funding was raised for the creation of the artwork. Mayor Pro Tem Koutsoupas confirmed the cost of the mural would be about \$15,000.00 and voiced some concern about the timing in trying to have the mural in place by the time of the Veterans Memorial Dedication. Mayor Pro Tem Koutsoupas commented on the importance of having the mural tie in with the future wayfinding signage and the Veterans Memorial dedication. Mayor Pro Tem Koutsoupas stated he was not sure if he was ready to commit the monies for the mural at this time. He wanted to be assured that the artwork would be used and not just filed away.

Commissioner Abernathy stated she would be agreeable to either \$2,500.00 or \$3,500.00 as a commitment for the mural with the dedication of the Veterans Memorial as this is a special opportunity and is an additional element to consider. Commissioner Helms made a motion to allocate \$3,500.00 to the creation of the artist's rendering for the mural to be placed on the BB&T building. The motion was seconded by Commissioner Abernathy. Commissioner Helms said there was still a lot of work that still needs to be done if this mural is to be in place by the Veterans Memorial Dedication and the Board would need to be prepared to respond to any questions or actions to ensure this happens. Mayor Pro Tem Koutsoupas asked about fundraising prior to the mural being installed.

Mayor Cauthen asked if the Board would be okay with fundraising of \$5,000.00 offsetting the cost. Commissioner Rice said he would be okay with \$7,500.00 in private fundraising to be raised. Attorney Wolter asked if there was a time element to be considered as part of the original motion such as in time for the mural to be completed by the dedication ceremony. Commissioner Helms made a motion to allocate \$3,500.00 to obtain artist's rendering for the purposes of a mural on the BB&T Building. Attorney Wolter asked if this motion was for the timing to be for the mural to be completed and in place by the time of the dedication ceremony for the Veterans Memorial. Commissioner Helms stated that was correct. The Board said they did not want the artist to feel rushed. Commissioner Rice seconded the motion and it was approved by all.

Cramerton Christmas Parade: Discussion and consideration of Christmas Parade Grand Marshal. Further discussion to be held at the next Board meeting.

Manager's Report: No further updates.

GENERAL STAFF REPORTS:

Update from Two Rivers Utilities: Mike Bynum provided his report to the Board. TRU has selected Hulsey McCormick and Wallace to provide engineering services for the preparation of a FEMA Hazard Mitigation Grant Application to relocate the Big Lakewood Pump Station out of the 100-year flood plain. Construction is continuing on the South Fork Phase II Regional Stormwater Sewer Project. Funding is being explored for the Southeast Sewer Project. The sewer line has been accepted through the Courtyards at Cramerton project so the contractor can shift the flow to the new line. Construction of the off-site improvements for the Villages at South Fork are complete and acceptance testing will come later. The signed agreement with Village at Cramerton Mills has been received and will allow additional phases to be built. Review of the revisions to the plans for Phase 1E has been completed. A pre-construction meeting was held for the water

and sewer utilities for the Grove at Peach Orchard and the Haven. The revised preliminary plat for the Overlook at Riverside has been distributed for TRU/Gastonia's review with comments to be returned next week.

Town Attorney: Nothing to report.

Town Clerk: Nothing to report.

Police Department: Chief Adams stated Officer Nevins has received his Law Enforcement certification.

Fire Department: Chief Foulk was absent.

Planning: Mr. Watkins stated the Planning and Zoning Board cancelled their October 16th meeting. The next meeting will be held on Wednesday November 14th.

Finance: Mr. Lineberger was absent.

Parks and Recreation: Mr. Smallwood provided an update on the Goat Island Greenway extension. He advised the Board of several upcoming events to include the We Rock for Autism 5K Run this weekend, Fall Festival on October 20th, Veterans Run on October 27th, Turkey Shoot, the Veterans Memorial Dedication on November 10th, and the painting of pickets hosted by the Community Committee.

Committee Updates:

Parks and Recreation Advisory Board: Mayor Pro Tem Koutsoupas stated that the 5K Run for the Veterans is scheduled for October 27th.

Cramerton Merchants Association: Mayor Cauthen stated no meeting was held. The golf tournament is scheduled for October 11th. No updates for Centralina Council of Government.

Community Committee: Commissioner Neeley stated the Lending Library at the basketball court at Riverside has been completed. The salt building was painted. The committee discussed the lifetime citizen award, citizen of the year award, and neighbors helping neighbors, the pop-up fence project, bat boxes, pollinator gardens, nativity scene, river sweep, and possible kayak and canoe storage locations. The back to school supply drive went well. The pop-up fence project will have about a hundred pickets to paint and this is a free public event to be held on Saturday October 6th at the Community Center.

Topics of Discussion for Each Commissioner:

Commissioner Neeley stated she attended the fishing tournament and Arbor Day Celebration. She congratulated Jack Brown for his appointment to fill the seat as a county commissioner.

Commissioner Rice stated he had a citizen from the Cramerton Village neighborhood asking about when garbage carts will be available. He advised the citizen that the Town is waiting on a delivery of carts from Waste Management.

Commissioner Abernathy stated her support of the police department as they put their lives on the line daily. She stated that the Florence, South Carolina Police Department had several officers that had been shot.

Mayor Pro Tem Koutsoupas stated new flyers and signage for the 5K Run for the Veterans have been distributed. He advised Wendy Cauthen there will be about six volunteers from Stuart W. Cramer High School to participate in the picket fence painting event.

Commissioner Helms stated that safety features on Goat Island definitely need to be looked at. He recognized Wendy Cauthen for meeting the Baltimore School owners regarding the old school house. It is privately owned and discussion was held regarding preservation of the structure. Discussion was held to have Attorney Wolter look into declaring this as an historical property at a municipal level even though it is privately owned.

Mayor Cauthen stated that the Arbor Day Celebration event was a joint event with the City of Belmont. There was a lot of fun activities for both adults and children and the Community Committee was to talk about bat houses and pollinator gardens. This was a great event.

A motion was made by Commissioner Neeley to enter into closed session. The motion was seconded by Commissioner Abernathy and approved by all.

A five-minute recess was called.

NCGS 143-318.11(a)(3) Consult with the attorney to protect the attorney-client privilege.

NCGS 143-318.11(a)(6) To consider the qualifications, competence, prospective public officer or employee or prospective public officer or employee.

NCGS 143-318.11(a)(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.

On return to open session, a motion was made by Commissioner Abernathy to approve the amended contract with Gaston College. The motion was seconded by Mayor Pro Tem Koutsoupas and approved by all.

Adjournment: A motion was made by Commissioner Abernathy to adjourn at 9:29 p.m. The motion was seconded by Commissioner Neeley and passed by unanimous vote.

Mayor Will Cauthen

ATTEST:

Wilene Cunningham, Town Clerk