

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

**February 15, 2018**

The Board of Commissioners for the Town of Cramerton met in workshop session on Thursday, February 15, 2018 at 6:15 p.m., in the G.M. Michael Room at the Cramerton Town Hall.

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

**Staff Present:** David Pugh, Town Manager; Kevin Bringewatt, Attorney; Brad Adams, Interim Police Chief; Joel Lineberger, Finance Director; Dave Pettine, Planning Director; and Wilene Cunningham, Town Clerk.

**Call to Order and Determination of Quorum:** Mayor Cauthen called the 6:15 p.m. meeting to order and determined there was a quorum.

**6:15 p.m. Workshop Session – Discussion regarding traffic calming in Timberlake Neighborhood:** The Town Manager stated letters were mailed out to the Timberlake neighborhood. The police department maintained an increased presence from October 1<sup>st</sup> to December 1<sup>st</sup> and one written citation and four warning citations were issued.

**Public Comment:** Michelle Thornton, 1819 Chesterfield Drive, stated she lives at the bottom of the hill and she has continued to complain about speeders in their neighborhood. Mayor Cauthen advised that information is being gathered using the furtive speed device that will be employed for use on both weekdays and weekends to determine driving behaviors in that area.

Bob Koehler, 2712 Greenmont Circle, stated he would be in favor of increasing the posted speed limit to 30 miles per hour.

Kelly Locklear, 3150 Greystoke Court, stated she was not in favor of speed bumps. She said she would like for the monies to be spent on paving their roads instead of traffic calming. Ms. Locklear commented that she felt that trimming back the shrubs and bushes in the line of sight would be helpful. She asked if any pedestrians had ever been struck in their neighborhood. Captain Adams said one person was hit about ten years ago.

Danny Potter, 3179 Greystoke Court, stated he was opposed to speed bumps.

Shane Redmond, 2303 Cimarron Boulevard, stated he has noted an increase in traffic over the last sixteen years. He thanked Commissioners Abernathy and Neeley for listening to their concerns. He provided information to the Board regarding the success of improving public safety such as reducing cut through traffic.

Mayor Cauthen advised everyone that the Town has been working in various areas to slow vehicles down by using increased police presence and active speed signs. The Board stated that increased lighting and working with neighborhoods to trim back trees and shrubs are achievable for the Town to assist with.

Susan Redmond stated her two children do not play in their front yard as she does not feel they are safe in that area. She stated she has called the Police Department repeatedly in the past regarding speeders. Chief Adams encouraged Mrs. Redmond to call the non-emergency dispatch number to make a report regarding speeders.

Commissioner Abernathy thanked everyone for coming out tonight and for providing input.

The Board called for a five minute recess.

## **7:00 p.m. Bi-Monthly Meeting:**

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

**Adoption of Agenda for this meeting:** The Town Manager asked that the closed session listed as N.C.G.S. 143-318.11(a)(6) to consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public officer of employee be removed from the agenda. A motion was made by Commissioner Helms to approve the amended agenda. The motion was seconded by Commissioner Abernathy and approved by all.

**Public Comment:** Doug Meyer, 1114 Upper Armstrong Ford Road, spoke regarding his opposition regarding the proposed revisions to Chapter 19 of the Cramerton Land Development Code.

David Ferguson, 2554 Shaggy Bark Court, stated he was in opposition to speed bumps in the Timberlake neighborhood. He stated he was a former State Trooper and he does not feel there is a safety concern.

**Proclamation to recognize the Cramerton Mighty Mites Football Team for their 2017 Season of Excellence:** Mayor Cauthen read the proclamation. A copy of the proclamation will be placed into the record.

**Presentation from Talley & Smith Architects of their Town Hall Study cost analysis.** Bob Smith of Talley & Smith Architects presented information regarding the Town Hall Study analysis. He stated one item overlooked was the need for a water heater for upstairs for the Police Department. Discussion was held regarding window improvements and doors. Commissioner Rice asked about the options for the basement. Mr. Smith stated that he would recommend waterproofing along with added ventilation. The Board discussed the budget process for this project. The Town Manager stated he would contact Talley & Smith to do some construction administration for the bidding and prepare a list of work that would be needed and then provide additional information to the Board. The Board consented and directed staff to contact Talley & Smith to prepare a proposal to provide construction administration for this project.

### **Agenda Items Requiring a Public Hearing:**

- **A public hearing to consider revisions to Chapter 19 of the Cramerton Land Development Code. Open Public Hearing:** A motion was made by Commissioner Neeley to open the public hearing. The motion was seconded by Commissioner Rice and approved by all.
- **Staff Comments/BOC Questions and Answers:** The Planning Director stated the purpose of this proposed text amendment would be to modify Chapter 19 of the Town's Land Development Code that governs conditional zoning. The proposed amendment provides clarification on the flexibility of considering conditional zoning requests. Commissioner Neeley asked if this amendment was specific to a particular site. Mr. Pettine stated no. Attorney Bringewatt stated this is a text amendment and does not apply to a particular piece of property and is just the process for conditional zoning. Mr. Pettine stated this had been a two-part process in the past and is now a one-step process. Attorney Bringewatt stated this amendment aligns with current State law. Mr. Pettine stated his amendment is needed for housekeeping.
- **Developer Comments:** No one in attendance.
- **Public Comments:** Dr. Avanda Demperio, chiropractor, stated the building where she works is now surrounded by multi-family units. She was not in favor of the proposed text amendments and recommended that the Town enforce ordinances.

Greg Damron, 301 Armstrong Drive, recommended this decision be delayed to allow more input from the community.

- **Close Public Hearing:** A motion was made by Commissioner Helms to close the public hearing. The motion was seconded by Commissioner Abernathy and approved by all.

- **Consider approval of the revisions to Chapter 19 of the Cramerton Land Development Code.** A motion was made by Commissioner Helms to approve the proposed revisions to Chapter 19 of the Cramerton Land Development Code. The motion was seconded by Commissioner Abernathy and approved by all. Attorney Bringewatt advised the Board that there would not be any changes to the steps regarding procedures. The motion passed by unanimous vote.

#### **Agenda Items Not Requiring a Public Hearing:**

- **Consider approval of the December 5, 2017 BOC meeting minutes.** Mayor Pro Tem Koutsoupas asked that a correction be made to the motion adding that Commissioner Rice made the motion to appoint Commissioner Koutsoupas as Mayor Pro Tempore. Mayor Pro Tem Koutsoupas recommended that the motion appointing the Town Manager as the Montcross Chamber needed to have Commissioner Rice's name added as making this motion. He asked that the word "South" be taken out of the term "Wilkinson South Small Area Plan" for consistency. The Town Clerk stated she would make the requested changes. A motion was made by Commissioner Helms to approve the amended December 5, 2017 BOC meeting minutes with recommended corrections. The motion was seconded by Commissioner Neeley and approved by all.

#### **Planning and Zoning:**

- **Traffic Calming Policy: Discussion regarding Timberlake Traffic Calming.** Mr. Pettine stated that speed devices with radar would be effective. He stated it would require quite a large speed bump on Cimarron Boulevard due to the wideness of the lanes. He stated that the Town needs to see who owns the median on Cimarron Boulevard. Commissioner Rice asked Mr. Pettine about the cost difference for a digital radar sign vs. placement of speed bumps. Mr. Pettine stated the digital radar sign would cost a little more than speed bumps. The Board discussed the importance of citizen input regarding the median along with lighting in their neighborhood. Mr. Pettine stated he would check on who owns the median and will follow up on clearing sight issues such as shrubs and bushes in their neighborhood.
- **Update regarding new speed hump locations in Lakewood.** Commissioner Helms asked if stop signs have been considered. Mr. Pettine stated the area being reviewed is not in a natural stop area. Discussion was held regarding placement of speed bumps on Lake Drive and Armstrong Road. Commissioner Abernathy commented that one speed bump and a flashing speed sign at gateway to neighborhood would be beneficial. Chief Adams stated electricity availability will need to be determined. Mayor Cauthen asked about the installation of the radar sign on Eighth Avenue. Mr. Pettine stated that style of sign needs to be hard wired to a utility pole and at this time this would require requesting the use of an easement for access. It was recommended that a solar powered sign be installed on Eighth Avenue. Discussion was held regarding placement of the speed bumps in the Lakewood neighborhood and the installation of the hard wired radar speed sign. Chief Adams stated the hard wired sign is no longer available and cannot be returned to the manufacturer. A motion was made by Commissioner Abernathy to approve as proposed to install two speed bumps with one being installed on Armstrong Drive and one on Lake Drive and possibly install at a later date the hard wired radar speed sign on Armstrong Drive. The motion was seconded by Commissioner Helms and approved by all. Mr. Pettine stated the speed bumps will be similar to the ones that were installed on Center Street.

Commissioner Rice asked about investigation for placement of a solar powered radar unit in the Timberlake neighborhood on Cimarron Boulevard. Chief Adams stated he has been looking into a battery powered style unit that is lightweight and can be moved easily. Mr. Pettine stated additional information will need to be gathered prior to the next Board meeting regarding ownership of the median on Cimarron Boulevard and availability of electrical connection. He advised that the radar sign that requires an electrical hook up would be well suited for the Lakewood neighborhood. Discussion was held regarding following up on sending notifications to the Lakewood residents regarding placement of the speed bumps along with the speed sign. Commissioner Abernathy asked that the letter thank everyone for their input regarding this topic especially the Lakewood residents who attended the recent meeting.

**Big Board Review.** Discussion was held about the tentative timeline for construction bids along with the placement of the order for the statute. Mayor Cauthen advised the Board there was a

recent article in the Gaston Gazette regarding the Veterans Memorial. Commissioner Helms stated there has been some changes to the donation forms and over \$20,000.00 private funds have been collected.

Commissioner Abernathy asked if anyone had followed up with application for a grant with the Community Foundation of Gaston County. Mr. Pugh stated the grant process opens in June with a decision given in September.

The Town Manager stated a meeting with Donnie Hicks with the Gaston County Economic Development Commission and NCDOT was held earlier in the week. This property will be offered as an auction parcel. Mayor Cauthen asked about the status of tear drop shape piece of property. Information from the Planning Director has been given to Attorney Wolter.

Mayor Pro Tem Koutsoupas asked about the bid for the Veterans Memorial. Mr. Pugh stated this is a joint bid to include the bike station. Additional signage for the Veterans Memorial will be put in place tomorrow.

The Town Manager advised the Board that the \$70,000.00 for engineering costs for the improvements at the intersection of Wilkinson Boulevard and Market Street is not included in the funding as it has not gone through the official NCDOT procurement process. This engineering cost would need to be split between the Town of McAdenville and the Town of Cramerton. A recent update from NCDOT is that the procurement time would take four months. Discussion was held regarding expediting the procurement time and contacting Senator Harrington's office. A motion was made by Commissioner Helms to authorize staff to contact Senator Harrington's office regarding foregoing NCDOT processing the bid for this project. The motion was seconded by Commissioner Rice and approved by all.

#### **Cramerton Board of Commissioners:**

- **Cramerton Veterans Memorial. Verbal update from Ad Hoc Committee.** Commissioner Helms stated this is a very energetic group. Discussion was held regarding the date that would need to be set for the ordering of the statue. The date of April 5<sup>th</sup> was set to allow ample time for this order to be filled.
- **Gaston County School Bond: Request from Steve D'Avria of the Gaston Chamber for two Cramerton representatives (non-elected officials) to serve on a referendum committee.** Mr. Pugh stated Mr. D'Avria will present information to the Board at the February 20<sup>th</sup> meeting.
- **Fiscal Year (FY) 2018-2019 Budget Work Session: Consider setting FY 18-19 for last week of March (26<sup>th</sup>-29<sup>th</sup>).** Mr. Pugh stated this is an all-day meeting. The meeting date was set for Tuesday, March 27<sup>th</sup>.

**Manager's Report:** Mr. Pugh stated he had nothing else to report.

**Update from Two Rivers Utilities:** Mike Bynum provided his report to the Board. He stated construction continues on the South Fork Phase II Regional Sewer Project and the expected completion date is January 3, 2019. He advised the Board that pipe was being laid on Wright Street. FERC permitting and Army Corps 401/404 permitting is underway for the gravity line from the Baltimore pump station to the new Armstrong Ford Road pump station. An update was given on the Courtyards at Cramerton project and the Village at South Fork project.

**Town Attorney:** No report.

**Town Clerk:** The Town Clerk stated she is enjoying working with everyone bringing information in for the Veterans Memorial fundraising and learning about the history of those who have served.

**Police Department:** Chief Adams advised the Board that CPR training was provided to the staff by Sgt. Jones. Firearms simulator training will be held at Gaston College on February 20<sup>th</sup>. He stated that a recent case involving credit card skimming was solved and he felt that this was achieved due to the added position for a detective.

**Fire Department:** Chief Foulk stated that the MOU for the radio grant application has been submitted. He advised the Board that one of the firemen who works as a volunteer for Cramerton and is a full time firefighter for Charlotte suffered a stroke.

**Planning:** Mr. Pettine stated the Lakewood Greenway project will be put out to bid within the next week. Plans were submitted this week for the project off of Market Street. This project will include a 3,000 square foot dentist office on the corner. Mr. Pettine stated that an IT business has moved into the BB&T building downtown. Other items discussed included the Market Street Small Area Plan, review of home plans for True Homes, and Peach Orchard Apartments. Mayor Pro Tem Koutsoupas asked about the auction property sign. Mr. Pettine stated that this property is governed by zoning that is already in place and any changes would have to be brought back to the Board. Commissioner Neeley asked about the Cramer Mountain Sidewalk Project. Mr. Pettine stated he did not have an update at this time.

**Finance:** Mr. Lineberger advised the Board that ninety-six percent of the ad valorem tax levy has been collected at this time.

**Parks and Recreation:** Mr. Smallwood stated he had nothing to report. Mayor Cauthen stated that Mr. Smallwood shared information with him regarding collection of a percentage to be paid to municipalities by contractors for new development to help with park improvements and add recreational space.

**Topics of Discussion for Each Commissioner:**

Commissioner Neeley stated she attended the annual Montcross Chamber of Commerce meeting. She stated that Cathy Cloninger was chosen for the Harley B. Gaston Award and Holy Angels and Daniel Stowe Botanical Gardens were recognized.

Commissioner Rice stated he would not be in attendance at the next Board meeting as he will be in Jacksonville for training.

Commissioner Abernathy stated she wants the philosophy of continuing to reach out to the neighborhoods and allow them to share on any topic they would like to discuss.

Mayor Pro Tem Koutsoupas asked if staff could follow up on the potholes that are on westbound Wilkinson Boulevard in front of South Fork Village. Mr. Pugh stated NCDOT would be notified. Mayor Pro Tem Koutsoupas stated there is a tree that is leaning located near the Cramerton Christian Academy and he asked that staff check on this.

Commissioner Helms stated the Veterans Memorial fundraising is going well. He commented on the quick response that was given by Chief Foulk, Eric Smallwood, and the Police Department when one of the players fell at the gym and broke his kneecap. He stated his team is playing on Saturday in the championship game at 10:00 a.m.

Mayor Cauthen had nothing to report.

**NCGS 143-318.11(a)(6) To consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public officer of employee.** A request was made to allow Mr. Lineberger to remain in the closed session. A motion was made by Commissioner Neeley to allow Joel Lineberger to remain during the closed session and to enter into closed session. The motion was seconded by Commissioner Rice and approved by all.

**Adjournment:** Upon return to open session and with no further business to be discussed, a motion was made by Commissioner Neeley to adjourn at 10:06 p.m. The motion was seconded by Commissioner Abernathy and passed by unanimous vote.

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Mayor Will Cauthen

**ATTEST:**

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Wilene Cunningham, Town Clerk