

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

May 17, 2018

The Board of Commissioners for the Town of Cramerton met in regular session on Thursday, May 17, 2018 at 6:00 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 Donald Rice and Susan Neeley were present. Commissioner Dixie Abernathy and Commissioner Helms were absent.

Staff Present: David Pugh, Town Manager; Kevin Bringewatt, Attorney; Brad Adams, Police Chief; Joel Lineberger, Finance Director; Eric Smallwood, Parks and Recreation Director; and Wilene Cunningham, Town Clerk.

Call to Order and Determination of Quorum: Mayor Cauthen called the 6:00 p.m. meeting to order and determined there was a quorum.

6:00 p.m. FY 2018-2019 Budget Work Session: The Town Manager provided a memo outlining revenue, expenditures, and amendments to existing budget line items. Review of revenue included possible utilization of tag and tax. The Town Manager stated Lowell does not collect this revenue. Mayor Cauthen stated this was a fairly new revenue source and is being used as the State does not allow collection of privilege license and impact fees. The Town Manager stated information is being collected from the county regarding impervious areas. The Board consented that further discussion regarding amendments to the revenue sources need to be discussed when all the Board members are in attendance.

Mayor Cauthen asked about the proposed Parks and Recreation expenditures. Mr. Smallwood stated the repairs to the Goat Island Bridge on the Lakewood side can be repaired by staff. Planks will be replaced as needed. The fencing at the back side of Goat Island can be put in next year's budget.

Discussion was held regarding property tax re-valuation and the stormwater collection rate change. Mr. Lineberger stated he would prefer the stormwater fee be collected on the property tax bill. The Board was advised that the county would need to be informed by June 15th regarding collection of tag and tax revenue.

Mayor Pro Tem Koutsoupas recommended approval of a quarterly newsletter and increased usage of other forms of social media.

Mayor Cauthen called for a five-minute recess.

7:00 p.m. Board of Commissioners Meeting:

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

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

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: Mayor Cauthen stated Mike Bynum with Two Rivers Utilities will provide his report after public comment at tonight's meeting. The Town Manager stated the Planning Director needs to add a discussion regarding the public hearing scheduled for tonight's meeting. The closed session needs to be removed. A motion was made by Commissioner

Neeley to approve the amended agenda with the proposed changes. The motion was seconded by Commissioner Rice and approved by all.

Public Comment: Vincent Ginski, 338 Mayflower Avenue, stated he was in attendance as a representative of the Greater Gaston Development Corporation open house to discuss strategy review regarding the airport. The meeting is to be held at Belmont Abbey's Haid Theater from 1:00 to 4:00 p.m. and 5:00 p.m. to 8:00 p.m. on May 30th. He thanked the Town for their support.

Update from Two Rivers Utilities: Mike Bynum provided his report to the Board. The second phase of the Cramer Mountain easement sewer easement starts next week. Letters were hand delivered on Monday to notify the property owners. The water and sewer construction has been authorized for the Courtyards at Cramerton and the site is under construction. Construction of the off-site improvements at the Villages at South Fork single-family phase is underway. The shop drawings for the pump station equipment have been approved. A pre-construction meeting was held earlier this week to authorize water and sewer construction at the Village at Cramerton Mills for Phase 1B. Revised plans for Phase 1E have been received for review.

Proclamations:

- **A proclamation recognizing Memorial Day in the Town of Cramerton to honor those who have given their lives in services of their Country.** A signed copy of the proclamation will be placed in the minute book as part of recordkeeping.
- **A proclamation recognizing National Public Works and the Town of Cramerton's Public Works staff.** A signed copy of the proclamation will be placed in the minute book as part of recordkeeping.

Agenda Items Requiring a Public Hearing:

- **A public hearing to consider approval for the rezoning of Gaston County parcel number 202233 consisting of approximately 2.27 acres located at Main Street Extension and Seventh Street Extension.** Mr. Pettine advised the Board that due to an oversight in notification not being sent to the adjoining property owners tonight's public hearing needs to be rescheduled. A special meeting can be held on May 29th at 6:00 p.m. A motion was made by Commissioner Neeley to schedule a special meeting to consider approval for the rezoning of Gaston County parcel number 202233 consisting of approximately 2.27 acres located at Main Street Extension and Seventh Street Extension. The motion was seconded by Mayor Pro Tem Koutsoupas and approved by all. The previous motion was amended by Commissioner Neeley to schedule a special meeting on May 29th at 6:00 p.m. depending on the availability of a quorum to consider approval for the rezoning of Gaston County parcel number 202233 consisting of approximately 2.27 acres located at Main Street Extension and Seventh Street Extension. The amended motion was seconded by Mayor Pro Tem Koutsoupas and approved by all.

Agenda Items Not Requiring a Public Hearing:

Consider approval of the April 5, 2018 BOC meeting minutes. Mayor Pro Tem Koutsoupas asked for the following changes to the April 5, 2018 meeting minutes. He asked that the clerk confirm who seconded the motion to approve the February 15, 2018 BOC minutes; correct lines items to read "line items"; correct spelling of Jean Valliere's name; addition of title for Resolution 2018-03 (school bond referendum). A motion was made by Mayor Pro Tem Koutsoupas to approve the amended minutes. The motion was seconded by Commissioner Neeley and approved by all.

Planning and Zoning:

- **Code Enforcement.**
 - **Resolution 2018-04: Resolution to repeal and replace Chapter 92 of the Code of Ordinances of the Town of Cramerton: Community Beautification with a new Chapter 92: Solid Waste and Property Maintenance.** A motion was made by Commissioner Rice to approve Resolution 2018-94 to repeal and replace Chapter 92

of the Code of Ordinances of the Town of Cramerton. The motion was seconded by Commissioner Neeley and approved by all. A signed copy of Resolution 2018-04 will be placed in the minutes for recordkeeping.

Big Board Review: The Town Manager stated the upcoming contract renewal will be placed on the Board Board. Mayor Cauthen asked if there had been any updates regarding the sale of the school property. No updates have been received from Donnie Hicks at this time. Mayor Cauthen asked that staff continue to follow up on this item. Commissioner Neeley asked for an update regarding the Cramer Mountain Sidewalk Project. The Town Manager stated a meeting with property owners has not been scheduled yet to discuss this project. Information is being gathered regarding engineering and landscaping.

Cramerton Board of Commissioners:

- **Cramerton Veterans Memorial Update.** The Town Manager stated a \$2,500.00 donation has been pledged by Walmart. South Side Contractors will be the contractor and they have reduced the price for the construction of the bike repair station.
- **Discussion of possible gift of public art:** Updated information will be available next week.
- **Consider cancelling the July 5th meeting.** A motion was made by Commissioner Neeley to cancel the regular scheduled July 5th Board of Commissioners meeting. The motion was seconded by Mayor Pro Tem Koutsoupas and approved by all.

Manager's Report: The Town Manager stated the upcoming Town Hall Day event in Raleigh has a new format. This year it will be held at night as a dinner event.

Town Attorney: Attorney Wolter had nothing to report.

Town Clerk: The Town Clerk reminded the Board of the upcoming groundbreaking ceremony on Thursday, May 24th, at the Courtyards at Cramerton.

Police Department: Chief Adams submitted his monthly report.

Fire Department: Chief Foulk was absent.

Planning: Mr. Pettine stated he was waiting on the verification of bids on the Lakewood Greenway Project. Two bids were received. A final draft of the bike plan should be available next week. Open house meetings will need to be scheduled. The steering committee was pleased with the proposed plan. Mr. Bynum advised that Two Rivers Utilities completed the review of Phase I on South New Hope Road of the Villages at Cramerton Mills Project.

Finance: Mr. Lineberger was absent.

Parks and Recreation: Mr. Smallwood stated the River Sweep was well attended. The pool will open next weekend. National Trails Day is scheduled for June 2nd and between 1,000 to 1,500 people are expected. The C.B. Huss fishing pier will reopen once the repairs to the handicap rails have been completed. The rail was damaged by a tree falling. Mayor Pro Tem Koutsoupas asked for an update regarding the contractor for the playground pillars. Attorney Wolter has looked at the contract and there was only a one-year warranty. Review of other communication with the contractor and Town is being reviewed for consideration of possible cost sharing.

Topics of Discussion for Each Commissioner:

Mayor Pro Tem Koutsoupas asked about the purchase of ink pens as an item to be given to guests and dignitaries. He stated he would like to have the athletic teams from the Cramerton Middle School recognized for this past year of athletic excellence. He thanked the staff and volunteers for their service at the 5K run.

Commissioner Rice stated the River Sweep was a great event and provided an opportunity for fellowship. He stated he was unable to attend the Police Officers Peace Memorial. He stated

Judge Robert Sumner retired this week and David Phillips will be taking his position. He thanked Barry Wilson for his work on the new fire truck and for the cost savings this creates for the Town.

Commissioner Neeley asked if the fire department could do a control burn of the condemned homes at the Villages at Cramerton Mills property. These homes will be demolished by the developer. She stated she attended the River Sweep and NC House of Representative Dana Baumgardner was there. She stated the Gastonia City Council recognized her church's Men's Fellowship who serve hotdogs the first Monday of each month as part of the community outreach for the downtown area from 12:00 to 1:00 p.m. She thanked Rodney Baker and his group for their services to the Town. Commissioner Neeley said she spoke to a resident from the Baltimore neighborhood and asked that they contact the Community Committee if they knew of anyone that needed help.

Mayor Cauthen stated that the Gaston Gazette has published several articles in the last two weeks regarding development in Cramerton. He stated that sixteen tires and fifty bags of trash were collected at the River Sweep. An article is in the "Life on the Mountain" magazine regarding the Veterans Memorial and fundraising.

Adjournment: A motion was made by Commissioner Rice to adjourn at 8:06 p.m. The motion was seconded by Commissioner Neeley and passed by unanimous vote.

Mayor Will Cauthen

ATTEST:

Wilene Cunningham, Town Clerk