

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

July 18, 2019

The Board of Commissioners for the Town of Cramerton met on Thursday, July 18, 2019 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 Koutsoupas; Commissioners Houston Helms, Donald Rice, and Susan Neeley were present. Commissioner Dixie Abernathy arrived at 6:04 p.m.

Staff Present: David Pugh, Town Manager; Attorney Karen Wolter; and Wilene Cunningham, Town Clerk.

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

Adoption of Agenda for this meeting: A motion was made by Commissioner Helms to approve the proposed agenda. The motion was seconded by Mayor Pro Tem Koutsoupas and approved by all.

Public Comment: No one signed up to speak.

Consider motion to enter into 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 or employee. A motion was made by Commissioner Neeley to enter into closed session. The motion was seconded by Commissioner Helms and approved by all.

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

Upon return to open session, a motion was made by Commissioner Rice to approve a two-year contract for the Town Manager along with a \$2,500 pay increase. The motion was seconded by Commissioner Neeley. The vote was 4 to 1 with Commissioner Abernathy voting nay.

Staff Present: David Pugh, Town Manager; Attorney Karen Wolter; Brad Adams, Police Chief; Josh Watkins, Planning and Zoning Director; and Wilene Cunningham, Town Clerk were in attendance after the closed session. The Finance Director was absent.

Consent Agenda.

a. Minutes

- i. Consider approval of the June 27, 2019 BOC meeting minutes.** A motion was made by Commissioners Rice to approve the consent agenda. The motion was seconded by Commissioner Neeley and approved by all.

Agenda Items Not Requiring a Public Hearing.

a. Planning and Zoning.

i. Set Rezoning Public Hearing.

- 1. Action Item: Consider setting a public hearing for the second BOC meeting in August for the Rezoning Case #RZ19-02: Gaston County parcels 188571, 188566, 188565, 188559, and 188560 consisting of approximately 7.27 acres located at 4017 South New Hope Road. The request is to rezone the property from B-1 and R-2 to B-2.** Mr. Watkins stated the proposed hearing is to rezone this property for commercial self-storage units. Mayor Pro Tem Koutsoupas made the motion to set the public hearing for the second BOC meeting in August for the Rezoning Case #RZ19-02. The motion was seconded by Commissioner Abernathy and approved by all. Commissioner Helms asked if the minutes from the Planning and Zoning Board could be included in the BOC packets. Mr. Watkins stated yes.

- ii. **Market Street Small Area Plan**
 - 1. **Revisit the Market Street Small Area Plan with Planning and Zoning Director for final discussion and questions.** Demetri Baches from Metrocology spoke at the last Board of Commissioners meeting regarding the Market Street Small Area Plan. Mayor Pro Tem Koutsoupas asked what type of feedback was received at the public input meeting about this small area plan. Mr. Watkins stated there was a mistake by the engineer indicating that the pool house at Cramerton Village was being removed. Mr. Watkins stated he explained to those residents that was incorrect. Mr. Watkins said there was a lot of good feedback at the public input meeting. If the plan is approved, then an overlay district will be drawn up similar to the Lakewood/Wilkinson small area plan. This will be a guiding policy document. The overlay should be complete in August or September and they it will be brought to the Board of Commissioners.
 - 2. **Action Item: Consider adopting the Market Street Small Area Plan.** A motion was made by Mayor Pro Tem Koutsoupas to approve the Market Street Small Area Plan. The motion was seconded by Commissioner Rice and approved by all.

b. Board of Commissioners

i. Appointments to Boards: Nominating Committee.

- 1. **Action Item: Per the recent approval of the Appointment to Boards Policy, consider appointing two Commissioners to the Nominating Committee.** Attorney Wolter stated a nominating committee will be needed for appointments to the ABC Board and the Planning and Zoning Board. A motion was made by Mayor Pro Tem Koutsoupas to appoint Commissioner Rice and Commissioner Abernathy to the nominating committee for an upcoming appointment in October on the ABC Board. The motion was seconded by Commissioner Helms and approved by all. Mr. Pugh stated he would be the staff liaison to the nominating committee.

ii. BOC Meeting: Thursday, August 15th

- 1. **Action Item: Discussion and possible action to move Thursday, August 15th BOC meeting to Thursday, August 22nd. This is due to the NC Clerk's Conference falling on the week of the 15th.** A motion was made by Commissioner Neeley to move the Thursday, August 15th, BOC meeting to Thursday, August 22nd. The motion was seconded by Commissioner Rice and approved by all. Commissioner Abernathy stated she may not be in attendance at the August 22nd meeting.

BIG BOARD: An e-mail was received from NCDOT advising that the fog line on North Main Street will be painted next week. Twenty-four hours' notice will be given. The damage to the South Fork Village boat access will not be covered by insurance. A different location is being considered for placement of the boat access as the pier was totally destroyed. Commissioner Helms asked if the town is responsible for removal of the damaged pier materials and Attorney Wolter stated yes.

Manager's Report: Mr. Pugh stated pre-construction activity has started at Town Hall for the renovation. Masonry samples have been taken of the mortar. Pressure washing of the exterior of Town Hall should occur in the next few weeks. Some of the smaller shrubs around Town Hall will need to be removed. Discussion was held about continued discussion with the Masonic Lodge. Mayor Cauthen asked that the Town Manager, Planning and Zoning Director, and the Code Enforcement Officer prepare a formal letter for delivery to the local lodge. Mr. Pugh advised the Board that CaroMont Health is still interested in the Helix R artwork and how it was originally installed. A report on the Baltimore School has been sent to Raleigh and an ordinance will be needed to designate the school as a historic place. Discussion has been held with NCDOT regarding right-of-way's and wayfinding signage. A meeting has been held with Mr. Bizzell regarding parking signs for the downtown area for canoes and kayaks. Mr. Watkins stated that the town is waiting on information from NCDOT regarding the right-of-way on Wilkinson Boulevard in regards to the Lakewood monument. A phone conference was discussed for Monday around 3:00 p.m. with Revize to discuss the town's website. Commissioner Neeley asked about any updates regarding the bathrooms at Central Park. No update was available. Mr. Watkins advised the Board that MT Land is ready to resubmit their zoning application. A pre-development meeting

is scheduled for August 1st. Commissioner Helms recommended some minor changes to the Big Board format. Mr. Pugh advised the Board of the retirement of Mark Cramer with GDC and also the upcoming August 8th meeting at the Belmont Abbey. Wayne Krimminger was introduced to the Board as the town's code enforcement officer.

General Staff Reports:

Update from Two Rivers Utilities: Mike Bynum with Two Rivers Utilities presented his report to the Board. Work on Phase 3 of the clearing project for the Cramer Mountain sewer easement clearing project is almost complete. Work on Phase 4 will begin once a schedule is received from the contractor. An update was given on the development and regional projects. Sewer construction is complete at the Village at South Fork single-family project. A water line shutdown at the Villages at Cramerton Mills was needed in order to place a plug on the water line. Water and sewer construction is complete at The Grove at Peach Orchard. Water construction is complete at The Haven and sewer is about 95% complete. Construction is nearing completion on the South Fork Phase 2 Sewer Project. TRU has acquire all of the right-of-way for Phase 1 of the Southeast Sewer Project. Mr. Bynum stated he would not be in attendance at the next Board meeting.

Police Department: Chief Adams stated Officer Corum and Officer Harris have received their General Instructor's certifications. Officer Corum received Intermediate Law Enforcement certification. Officer Evans and Officer Pena are SWAT certified. Officer Farmer and Officer Nevins finished their radar certification.

Legal: Attorney Wolter stated the Smith litigation case should be dismissed soon.

Committee Reports:

Parks and Recreation Advisory Board: The next meeting will be held on August 5th at 7:00 p.m. at Town Hall.

Community Committee: Commissioner Neeley stated the Back to School supply drive has started through Amazon. The Free Family Event was discussed and the pollinator garden.

Topics of Discussion for Each Commissioner:

Commissioner Helms had nothing to report.

Mayor Pro Tem Koutsoupas commented on the Montcross Chamber of Commerce magazine and the good publicity it provides. Mayor Pro Tem Koutsoupas stated the recent article in the Gaston Gazette newspaper about changes to recycling in the City of Gastonia seems to be creating some questions by citizens if the same rules apply to Cramerton. The Board asked that staff follow up with Waste Management regarding stickers for the recycling carts. Mayor Pro Tem Koutsoupas asked about the yellow caution tape marking some of the street lighting Stuart W. Cramer High School.

Commissioner Abernathy stated she was glad to be back as she had been in California. She asked the Town Manager about the MT Land pre-development meeting. He advised that no action would be taken at the next Board meeting. Commissioner Abernathy stated she will not be at the next meeting as she will at the beach.

Commissioner Rice stated she was happy to see so many people in attendance for the Battle of the Badges. He thanked Parks and Recreation for pressure cleaning the bleachers prior to the kickball game. He stated he has recently attended board meetings at the Town of Dallas and the City of Mount Holly. He stated they were very welcoming and he encouraged other Board members to attend other municipalities' meetings.

Commissioner Neeley stated she and Commissioner Rice went to Catfish Cove and visited with the Cramerton Bunch. She complimented the Cramerton Historical Society for the great job they did with the Mayworth School Center. She stated that she spoke with one of her neighbors, Justine Sotomayor, and she was quite thankful to the Planning Director for his assistance with acquiring

permits for the boat/RV storage project she and her husband were building. Commissioner Neeley stated she encouraged the Sotomayors to join the Montcross Chamber of Commerce. She stated she attended the ABC Board meeting yesterday. She provided a copy of the ABC Board audit to the Board and staff. She encouraged other Board members to attend the ABC Board meetings. Commissioner Neeley stated he attended the service at Riverside Baptist Church. She asked that photos of Central Park be added to the website.

Mayor Cauthen said there had been a possible issue with spring water in Timberlake. The Town Manager said he would follow up with the Mayor and provide an update later.

Mayor Cauthen said he attended a conference in Greenville, South Carolina and there was discussion about opportunity zones. He stated the Battle of the Badges game was fun. He stated barbeque was provided by Mayworth's Public House. He stated he received a letter from David Hill. Mr. Hill said to try to focus on people who love each other and not to focus on bipartisan politics. Mayor Cauthen asked everyone to take time to watch the video that focuses on the Smallwood family.

Adjournment: A motion was made by Commissioner Neeley to adjourn at 8:08 p.m. The motion was seconded by Commissioner Rice and passed by unanimous vote.

Mayor William Cauthen

ATTEST:

Wilene Cunningham, Town Clerk