

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

August 1, 2019

The Board of Commissioners for the Town of Cramerton met on Thursday, August 1, 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 Donald Rice and Susan Neeley were present. Commissioner Houston Helms arrived at 6:16 p.m. Commissioner Dixie Abernathy was absent.

Staff Present: David Pugh, Town Manager; Attorney Karen Wolter; Brad Adams, Police Chief; Josh Watkins, Planning Director; and Wilene Cunningham, Town Clerk. The Finance Director was absent.

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: The Town Manager requested a closed session be added under NCGS 143.318-11(a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. A motion was made by Commissioner Neeley to approve the amended agenda. The motion was seconded by Commissioner Rice and approved by all.

Public Comment: Heather Levine, 529 Lake Wylie Road, asked that the Board of Commissioners consider how the size of the proposed MT Land project would affect their area and their way of life.

Proclamation: A proclamation honoring those recipients of the Purple Heart Medal who have selflessly served the United States of America. A signed copy of this proclamation will be placed in the minutes book.

Work Session Topic Items:

- a. **Pre-Development Meeting: Presentation and Discussion with potential developers in the South New Hope Road corridor.** Bridget Grant with Moore and Van Allen, Steve Vermillion with MPV Properties, and Paul Shriver with MT Land were in attendance. Ms. Grant presented a PowerPoint presentation for the Overlook at Riverside project. Mr. Watkins advised the Board that the developer was presenting information only with no decisions being made at tonight's meeting. The proposed plan consists of 479 acres that will include 670 single-family homes, 260 age-related single-family homes, 140 townhomes, 80,00 square feet retail/commercial, 100,000 square feet office, 450,000 square feet business park/light industrial (with future reservation of the Catawba Crossing corridor and the Carolina Thread Trail), and 30+/- percent open space and amenity areas. A list of building materials was presented. A new traffic study will be completed. The designated greenway area will be about 2.2 miles. Ms. Grant stated a zoning application will be submitted next week. Commissioner Rice asked about the triggers for development of the commercial area. (Commissioner Helms arrived at 6:16 p.m.) Ms. Grant advised that certain amenities and trail areas will be built based on the number of rooftops. Transportation improvements will be triggered by the number of rooftops and be based on the TIA study. It is difficult to place a timeline on retailers and place a number of how many rooftops will be needed to trigger this development. She stated this is seventy acres with a fifteen-year reservation.

The Board asked about open space amenities. Mr. Shriver stated there will be public easements for the open space amenities and the YMCA may be interested in partnering regarding the pool and other amenities. Mr. Shriver stated there will be a master HOA

which would be in charge of the landscaping and then there will be separate HOA's within the project. Commissioner Neeley asked about ADA compliance and residents being able to utilize golf carts. Mr. Shriver golf carts would be encouraged as a benefit. He stated that residents would be encouraged to use the sidewalk connectivity to the Carolina Thread Trail and the commercial center. The Board asked about parking for residential areas. Mr. Shriver stated the single-family homes will have a two-car garage and two additional spaces on the driveway. Commissioner Rice asked who would be responsible for park maintenance. Mr. Shriver stated the parks would be maintained by the master HOA. The Board asked about the impact of this project on fire and police services. Chief Adams said he would like to see how the project will be phased in order to increase the number of officers as needed as the project is being built out. It was suggested for a possible satellite area or substation be provided for use by the fire, police, and public works departments. Mr. Shriver stated it will be approximately two years before the first home will be constructed. Total buildout for the project is estimated to be eight to ten years. Ms. Grant stated population information will be available after the traffic impact analysis is completed.

Mr. Watkins stated this plan contains medium density residential units, commercial, business, and industrial areas and aligns closer to the town's Land Use Plan. Mr. Shriver stated they are working with Two Rivers Utilities regarding utilities. A regional pump station has been designed and water lines will be installed along New Hope Road and Armstrong Ford Road. Mr. Watkins stated the current proposed project is in alignment with the airport study. Mr. Shriver stated they would be working closely with NCDOT to limit the impact on the current residents. A traffic light will be installed at the Lake Wylie Road intersection. Improvements to the local recycling center has been discussed. The Board asked if the proposed roads will be sufficient for fire, police, and garbage service vehicles. Ms. Grant stated the proposed roads will meet all standards and requirements. The Board asked about buffers and Mr. Shriver stated they would be fifty feet. Commissioner Rice asked about price points. Mr. Shriver said townhomes would start around \$200,000; age related homes closer to \$250,000; single-family homes starting at \$250,000 to \$275,000; and active adult homes starting at \$300,000 to \$350,000. Ms. Grant thanked the Board for their time.

Mayor Cauthen called for a five-minute recess.

Consent Agenda.

a. Minutes

- i. Consider approval of the July 18, 2019 BOC meeting minutes.** A motion was made by Mayor Pro Tem Koutsoupas to approve the consent agenda. The motion was seconded by Commissioner Rice and approved by all.

Agenda Items Not Requiring a Public Hearing.

a. Board of Commissioners

i. Appointments to Boards: Nominating Committee.

- 1. ABC Board vacancy timeline.** This item will be discussed at the next Board meeting.

Manager's Report: Mr. Pugh stated a hurricane and storm preparedness meeting with the police and fire department to educate citizens is planned for Tuesday, August 13th, at 6:30 p.m. He stated that the Community Committee meeting is scheduled for the same time and their meeting will be relocated to a different location in Town Hall. He reminded the Board of the Montcross meeting for August 14th at the Belmont Abbey and anyone wishing to attend needs to let the Town Clerk or himself know in order to be registered.

General Staff Reports:

Update from Two Rivers Utilities: Kyle Butler with Two Rivers Utilities was in attendance. He presented the report from TRU and asked if anyone had questions to please let him know. The Board did not have any questions at this time. Work on Phase 3 of the clearing project for the Cramer Mountain Sewer Easement Phases 3 and 4 is almost complete. A contractor has been selected for Phase 4 and notification will be sent to affected property owners before work starts. A final acceptance report for the Courtyards

at Cramerton will be done once a copy of the recorded plat is received. Sewer construction is complete at the Village at South Fork single-family homes. Water line construction is about 90 percent complete. Relocation of the water line that was in conflict with the sewer has been completed at the Village at Cramerton Mills. Water and sewer construction are complete at The Grove at Peach Orchard. Water construction is complete and sewer is about 95 percent at The Haven. Some additional fill material will need to be hauled in before completion of the last segment of the sewer.

Police Department: Chief Adams stated an account has been set up with the State Employees Credit Union to assist with medical expenses for State Trooper Chris Wooten. Several fundraising events are being discussed.

Parks and Recreation: Eric Smallwood stated that work has started on the Community Center building. Several small leaks are being patched. Mayor Pro Tem Koutsoupas asked for an update regarding the turf for the Goat Island playground. Mr. Smallwood advised turf should be available at the end of August. Mr. Pugh advised the Board of the continuing work at Town Hall and that there are two examples of mortar on the front of the building.

Town Clerk: She asked that the Board members to please let her know as soon as possible if they will be attending the August 14th Montcross event as this is a limited seating event.

Legal: Attorney Wolter discussed the setting up an account with the Community Foundation as a general fund for donations. Since the Community Foundation is a 501(c)3 account the town would not have access as to who the donors were. Attorney Wolter stated she would follow up with this topic and present information at an upcoming meeting.

Topics of Discussion for Each Commissioner:

Commissioner Helms stated he was not running for office and thanked Richard Atkinson for signing up. He said the proposed MT Land project is a very large project and is a big deal for the town and he wants to make sure it is properly monitored. He offered his prayers to the Wooten family.

Mayor Pro Tem Koutsoupas stated his prayers also for the Wooten family. He stated there was recent question about one of the fire hydrants in Cramerton Village and he thanked the Town Clerk and Chief Foulk for following up on this item. He said that a contractor has already started work on repairs to this fire hydrant.

Commissioner Rice stated several residents from Lakewood have asked him what they can do to assist the Wooten family. He said coordination and management of these events will need to be through staff. He thanked Josh Watkins for the presentation tonight. He thanked Mr. Pugh for his assistance with information regarding the town's policy on bulk pickups. He stated he spoke with Brad Milton and informed him that a letter from the Board of Commissioners has been sent to the Masonic Lodge regarding the parking lot paving. Commissioner Rice stated he would be in Raleigh next week at the Governor's Highway Safety Symposium.

Commissioner Neeley asked Chief Adams about the speeding on Mayflower Avenue. He stated police presence has been increased in this area. She thanked code enforcement for the quick cleanup of the area on South New Hope Road. She attended the retirement lunch for Mark Cramer held at TechWorks in Belmont.

Mayor Cauthen recommended that everyone read the recent Gaston Outside article about the surge of placemaking in Gaston County. The article focused on Cherryville with mention of Belmont, Dallas and Cramerton.

The Town Manager stated that a request for a certificate of need application from CaroMont has been received. The Board consented to this certificate be completed and returned to CaroMont.

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closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. A motion was made by Commissioner Neeley to enter into closed session. The motion was seconded by Commissioner Rice and approved by all.

A motion was made by Mayor Pro Tem Koutsoupas to enter into open session. The motion was seconded by Commissioner Rice and approved by all.

Adjournment: Upon return to open session and with no action taken in closed session, a motion was made by Commissioner Neeley to adjourn at 8:38 p.m. The motion was seconded by Commissioner Rice and passed by unanimous vote.

Mayor William Cauthen

ATTEST:

Wilene Cunningham, Town Clerk