

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

September 19, 2019

The Board of Commissioners for the Town of Cramerton met on Thursday, September 19, 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, Dixie Abernathy, Houston Helms, and Susan Neeley were present.

Staff Present: David Pugh, Town Manager; Attorney Karen Wolter; Brad Adams, Police Chief; Josh Watkins, Planning Director; 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: Attorney Wolter asked that a closed session be added under NCGS 143-318.11(a)(3) Consult with the attorney to protect the attorney-client privilege. Commissioner Abernathy requested that the September 5, 2019 minutes be pulled off the consent agenda. A motion was made by Commissioner Helms to adopt the amended agenda. The motion was seconded by Commissioner Rice and approved by all.

Public Comment: Richard Atkinson spoke regarding information presented last year to Mayor Cauthen and Commissioner Helms about the placement of a historical plaza behind the sign located in the Centennial Center. This information was then presented to the Board. This led to the discussion about the Senior Center about partitioning off the front area. Mr. Atkinson stated he presented a plan for the front space of the Senior Center at the March Board of Commissioners meeting with a budget of \$25,000 to \$30,000. The scope was expanded by the Board for the rest of the building. None of this gave them a museum and he was surprised that it was not in the packet. He received an email from Eric Smallwood about the glass partition asking when was it going to be delivered to the site for coordination of installation with the contractor. Mr. Atkinson stated he received quotes on the glass and provided this information to the contractor. Without the glass there will not be a museum.

Jerry Dellinger, 506 Maymont Drive, stated his support for the historical society.

Ted Reece, 306 Lakewood Road, stated he currently has a lot of stuff in his house in boxes and he needs to get them out of his house. He distributed a printout of an article regarding the Lineberger's Fish Fry that started over near the Abernathy's house. He thanked everyone for what they have done for the town and stated that the historical society does not have the money for the museum upfits.

Jeff Ramsey, 3011 Dodsworth Drive, stated there is \$7,100 in the historical society account. The first phase of the museum cost will be about \$10,000 to include display cases and picture frames with a total cost between \$25,000 and \$35,000. He thanked the Board for their commitment.

Chris Leazer, 600 Maymont Road, thanked the Board for what they do. He said that there was talk that the town would help with the costs for a place for the museum so their money could be spent on display cases.

Emily Leazer, 600 Maymont Road, stated her support of the museum and this would provide a place for the elementary students to go and visit. She asked the Board to support the museum.

Mayor Cauthen stated everyone is committed to this cause and has committed \$145,000 to the update of this building.

Closed Session N.C.G.S. 143-318.11(a)(3) Consult with the attorney to protect the attorney-client privilege. 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 Abernathy to return to open session. The motion was seconded by Mayor Pro Tem Koutsoupas and approved by all. No action was taken by the Board in closed session.

Work Session Topic Items:

- a. **Helix R Placement: Presentation and discussion with potential sites for placement of the Helix R sculpture.** Discussion was held regarding possible site locations for the placement of the Helix R sculpture. CaroMont Health is no longer a site option. Commissioner Abernathy stated her preference for the artwork to be placed at the Riverside Park trail loop area as it is fairly secluded but would be accessible. Commissioners Neeley and Rice stated their preference for placement of the artwork at Central Park. Commissioner Rice was not in approval of placing this artwork in the Woodlawn Avenue Circle due to the size of the artwork and this being a residential area. He stated placement of the artwork near the high school roundabout is too close to the other existing artwork. He thinks placement of the artwork in the Centennial Center would conflict with the Veterans Memorial. He stated he likes Riverside Park, Central Park, and the Goat Island/Lakewood greenway area. The Board discussed the Cramerton Middle School option and the possibility of a future roundabout. Mayor Pro Tem Koutsoupas stated he would like to see additional information about the New Hope Road Corridor and also the Central Park location with a more definitive area of placement. Commissioner Rice stated he remembered seeing another roundabout as part of the future plans for the Market Street improvements. Mayor Cauthen spoke about the availability of parking at Riverside Park, Central Park, and Goat Island. Commissioner Helms stated he liked the Cramerton Middle School area and also the greenway trailhead as options. Mayor Cauthen asked about possible issues with flooding and the effect on this sculpture. The Town Manager stated he was not aware of any problems that might occur that would affect the integrity of the sculpture. Mayor Pro Tem Koutsoupas stated he would like to see how the sculpture could connect with the new greenway trailhead. The Board discussed parking in various areas. Commissioner Helms liked the Cramerton Middle School as a location for the sculpture as part of the gateway due to visibility. He liked the greenway trailhead in Lakewood. Commissioner Rice asked Mr. Smallwood about the challenges for these areas. Mr. Smallwood stated there is limited parking at Central Park and it is a residential area with possible issues with flooding at the Riverside trail loop. Cramerton Middle School would be a good location. Mr. Pugh said the school board would need to be contacted as this is not town owned property. Commissioner Abernathy stated there are five to six homes in the Lakewood area near the trailhead. She stated the artwork for the high school was commissioned for the town and she feels we are trying to make this donated artwork fit. The Town Manager commented on the possibility that this donated artwork might not fit into the possible design of other pieces that may be considered for this area in the future. Mayor Cauthen recommended that someone speak to Cramerton Middle School about availability for placement of the artwork. Gary Fankhauser could also be contacted and give us his opinion about the artwork in regards to scale and size and possible alternate locations. Commissioner Rice stated the importance of getting this artwork placed soon. Mr. Pugh stated he will speak to the school board and contact NCDOT for their input.

Consent Agenda.

- i. **September 5, 2019 BOC meeting minutes.** Tabled for further discussion.
- ii. **Set Public Hearing for RZ19-03: Villages at South Fork Conditional Zoning Amendment.** A motion was made by Mayor Pro Tem Koutsoupas to approve the setting of a public hearing for RZ19-03 for the Villages at South Fork Conditional Zoning Amendment. The motion was seconded by Commissioner Abernathy and approved by all.
- iii. **Set Public Hearing for TA19-04: Conditional Zoning Amendments to Land Development Code.** A motion was made by Mayor Pro Tem Koutsoupas to approve the setting of a public hearing for TA19-04 for Conditional Zoning Amendments to Land Development Code. The motion was seconded by Commissioner Abernathy and approved by all.

Agenda Items Not Requiring a Public Hearing.

a. Board of Commissioners

i. ABC Board Applications.

- 1. Distribution of applications received and discussion of next steps in selection process.** Two applications were received. The ad hoc committee consists of Mayor Cauthen, Commissioner Abernathy, and Commissioner Rice. Both applicants will be interviewed. The Town Clerk will contact both applicants to schedule and confirm the interview times.

b. Planning and Zoning

i. Villages at Cramerton Mills Phase 1E

- 1. Action Item: Consider approval of Phase 1E Townhome Map 1.** Paving occurred earlier this week. Construction of model homes is underway and are being completed per the approved plans and ordinance. Staff recommended approval. A motion was made by Commissioner Neeley to approve Phase 1E Townhome Map 1. The motion was seconded by Commissioner Abernathy and approved by all.

ii. Stormwater On-Call Services Consultant Selection

- 1. Action Item: Consider approval of consultants for on-call stormwater services.** There were eight respondents to the RFQ for on-call stormwater service. Four were chosen for consideration by the review committee. Staff recommends approval of HDR, Inc., WithersRavenel, Labella, and Mattern and Craig. Commissioner Abernathy asked if this item was in the budget for this service. The Town Manager stated yes. A motion was made by Commissioner Rice to approve the selected consultants for on-call stormwater services. The motion was seconded by Commissioner Abernathy and approved by all.

c. Parks and Recreation

- 1. Greenways and Trails Naming Philosophy.** Mr. Smallwood provided information and name offerings for the proposed Goat Island greenway. The Board discussed the various proposed names. Commissioner Rice liked the trail name of River Link. Commissioner Abernathy thanked Mr. Smallwood for a good job and liked the proposed names that would have an historical connection. Mr. Pugh stated the greenway will be opened once NCDOT gives the okay. Mr. Smallwood stated the contractor still has to install bollards and that will be done tomorrow. A ribbon cutting ceremony will be planned for a later date. Mr. Smallwood stated he has ordered rules and guideline signage. The Board members agreed to the name River Link. Naming of other trails and connectors can be addressed at a later date.

d. Board of Commissioners

- 1. Discussion of September 5, 2019 Board of Commissioners Minutes.** Commissioner Abernathy stated she would like to discuss some changes to the proposed minutes. The Town Clerk was instructed to listen to the recording and prepare verbatim minutes regarding dialogue in reference to the Cramerton Historical Society. The Board agreed to table the September 5, 2019 minutes until the next meeting.

Big Board: A change order for replacing floor joists in the upstairs kitchen of the Community Center is needed prior to the contractor moving forward. This expense is covered under the contingency. Staff recommends approval of the change order so construction may continue. Additional charge for work is \$5,854. The upstairs kitchen floor was damaged by a roof leak. The contractor has placed a temporary wall and nailed one of the joists together. The floor will need to be jacked up four to six inches and the rotten joists buddied nailed together. A motion was made by Commissioner Abernathy to approve the change order for replacement of floor joists in the upstairs kitchen floor of the Community Center. The motion was seconded by Commissioner Helms and approved by all.

Commissioner Rice advised the Board that the letter that was sent to the Masonic Lodge in August was recently read at their monthly meeting and they are willing to schedule a meeting with us. Commissioner Rice stated he would be willing to facilitate this with Masonic Lodge member Brad Milton.

Commissioner Abernathy asked if there had been any follow up from the last Board meeting to dialogue with the historical society regarding the issue of the glass wall and to reconcile the gap in communication. The Town Manager stated staff has looked at what needed to be done and is looking at options with the contractor for the full-blown glass partition and other options. A meeting with the Cramerton Historical Society will be scheduled to discuss the options and have the Board come to a full decision at the next meeting for a possible budget amendment on October 3rd.

The Planning Director stated the last item for the new greenway is waiting on the bollards to be installed tomorrow and then NCDOT will return next week to inspect.

The Planning Director advised the Board of the text amendment that was part of tonight's consent agenda setting a public hearing to discuss changing conditional use rezonings to conditional zoning was from discussions held with MT Land regarding the conditional zoning process. MT Land is working on the conditions they want to submit and a draft should be presented in a few weeks. They want to meet with the Mayor, attorney, Town Manager, and town staff, just to see if they are on the right page before they take it to other groups such as the Planning and Zoning Board. Mayor Cauthen stated he would like to see a draft prior to any meetings.

Mayor Cauthen asked about updating the information on the Big Board regarding the pocket park. The Town Manager said he would update this item. Mr. Watkins stated that True Homes has left a lot open for a pocket park.

Manager's Report: Mr. Pugh thanked the Board, Chief Adams, and department heads for taking care of the town while he was on vacation. He advised the Board of upcoming events: TRU water plant dedication on Friday October 11th at 10:00 a.m.; FUSE groundbreaking on October 3rd at 5:00 p.m.; and the barbeque fundraiser for State Trooper Wooten on October 2nd. Chief Adams stated he has tickets for the fundraiser and the police department will have volunteers at the event. Mr. Pugh recommended everyone try to make time and walk over to Goat Island and check out the new playground turf. Mr. Smallwood stated height adjustments were made to the swing sets today.

General Staff Reports:

Update from Two Rivers Utilities: Mike Bynum presented his report to the Board. Work was delayed one week and is scheduled to begin the week of September 23rd for the Cramer Mountain Sewer Easement Clearing Phases 4 and 5. Sewer construction and water line construction is complete at the Village at South Fork Single-Family Phase 2. Onsite water construction is about 75 percent complete for the Village at Cramerton Mills Phase 1E. Sewer construction is about 90 percent complete. Water and sewer construction is complete at The Grove at Peach Orchard. Water is complete at The Haven and sewer is about 95 percent complete. A pre-construction meeting for the water and sewer work for the Riverside Drive development on Riverside Drive and Main Street Extension was held on August 29th. Authorization to construct was issued on September 16th and TRU is reviewing the plat and performance bond estimated for the water and sewer. The project dedication for the South Fork Phase 2 Sewer Project is scheduled for September 27th. TRU has acquired all of the right-of-ways needed for Phase 1 of the Southeast Sewer Project. The Water Treatment Plant Renovation Project dedication is scheduled for October 11th.

Police Department: Chief Adams stated the Police Department will be hosting the Celebrite training class and they will offer a free seat for one of our police officers. This is a class regarding telephone searches technology and software. This class costs approximately \$3,800 per attendee.

Parks and Recreation: Mr. Smallwood stated he has reviewed the preliminary plans for Central Park and the area has been surveyed. A plan will be brought to the Board at a later date. Work continues on the Community Center. Water will be left in the swimming pool this year to maintain pressure to assist in keeping the plaster from cracking. Commissioner Neeley asked about the Central Park bathrooms. Mr. Smallwood stated the contractor is working on a quote.

Planning and Zoning: Mr. Watkins stated the greenway will be opening soon. MT Land will be scheduling a meeting in the near future to discuss their project.

Town Clerk: Thanked Commissioner Helms and his volunteers for cleaning up at Town Hall and around the town.

Legal: Attorney Wolter had nothing to report.

Committee Reports:

Parks and Recreation Advisory Board: Mayor Pro Tem Koutsoupas stated the next meeting will be held on October 7th at 7:00 p.m. at Town Hall.

Community Committee: Commissioner Neeley stated an Isle of Capricorn fairy and gnome festival will be held on Goat Island from 10:00 a.m. to 2:00 p.m. on Saturday, September 21st.

Topics of Discussion for Each Commissioner:

Commissioner Neeley stated she attended the ABC Board meeting on Wednesday. The first taste testing ever to be held in a county in North Carolina will be held tomorrow from 4:00 to 7:00 p.m. here in Cramerton at the Market Street store and on Saturday from 3:00 to 6:00 p.m. at the New Hope Road store. She stated Mark Wilks has offered his resignation from the ABC Board and Mr. Carpenter's contract is coming up for renewal. She stated that Mr. Carpenter advised he would be staying another six to twelve months after that. Commissioner Neeley stated she attended the GOP Women's Luncheon along with Commissioner Rice and Richard Atkinson today.

Commissioner Rice stated his appreciation to Eric Smallwood about how great the artificial turf looks at the playground on Goat Island. He thanked Eric Smallwood for his forward thinking and finding a solution for the park which was a great improvement. He thanked Mr. Smallwood for the work that is being done by Parks and Recreation for the greenway and trail system. Commissioner Rice advised Chief Adams that he would check and see if the attorneys' bar meeting next week would like to purchase tickets for the fundraiser and have this as their catered meal that day. He stated he is looking forward to working with the Cramerton Historical Society about the glass partition for the museum and finding a solution that will work. He stated he and Commissioner Neeley are actively campaigning and one citizen off of Tenth Street whose property backs up to the ballfields asked about having some brush removed and a large tree that is located on the town's property to be trimmed off the fence line. Commissioner Rice asked staff to follow up on this request.

Commissioner Abernathy stated the playground turf looks great and thanked Mr. Smallwood for being proactive. Thanked fire department for the award they received. She is looking forward to interviewing the two ABC Board applicants and to thank them for their willingness to apply. She stated she is deeply troubled about the discussion about the museum and the Cramerton Historical Society. She asked that the Board indulge her while she shared what troubles and disturbs her that has evolved over the last few weeks. First of all, there was a unanimous vote by the Board to support the vision, philosophy, and this endeavor. And to hear the citizens attend tonight and speak to us, who clearly had the perception as they asked us in their comments to please support the museum. Perception is reality and is grounded in things that have realistically happened, words that have been said, and actions that have been taken. The fact is that we have already voted to support it, so that disturbs me as members of our community have the impression that we don't, and that's on us, not on them. The second thing that disturbs me is that night that we made that unanimous vote as a Board we didn't make it on an ambiguous definition of what a museum is. We were presented with ideas and a vision and we had members of the historical society here. There were specifics. The Mayor Pro Tem brought up this up at the last meeting in his statement that there were things we were endorsing and that we were excited about. The third thing that disturbs me is the whole issue of the glass wall which bothers her, is that one minute it was there and then one minute it wasn't. I am not implying anything was done deliberately or intentionally or whether it was accidentally. Whatever it is, I don't agree. I know one of the speakers tonight said it's not important what happened with that, to me it's important. I want to know before this whole thing is settled and the paint is dried what the heck happened so far. The fourth thing that disturbs me is even that point and time in the future when we have a beautiful museum and

everything is as it should be with that museum, the fact of the matter is there would have been four to six weeks' time where we had community leaders who are active in our historical society who for that segment of time who were questioning and wondering if they truly had our support for this project. That is bothersome. I wanted my colleagues to know that. She stated her appreciation of the town manager as he is working diligently and quickly to bring resolution and will help us do right by the community.

Mayor Pro Tem Koutsoupas stated NCDOT published a list of projects that are being delayed. The South Fork River Bridge is not being delayed. The resolution that the Board currently passed may need to be coordinated through the MPO due to these changes from NCDOT.

Commissioner Helms thanked Chief Adams for having the purple arrows removed from the roadways. He stated the volunteer group worked in cleaning up the Board's chamber room and labeled and photographed all the artifacts. A list of the artifacts has been compiled. They also worked at Central Park and picked up litter in the Baltimore neighborhood area. They were given a tour of the Mayworth School Apartments.

Mayor Cauthen thanked Commissioner Helms and the Wells Fargo volunteers. He stated that he attended the Mayor/Manager Dinner along with Chief Adams. He stated that Jeff Cash was thanked for receiving the radio grant for \$1.66 million dollars as it is one of the largest ever given and will cover the fire departments' radios. A copy of the resolution supporting NCDOT Division 12 project for the widening of New Hope Road (NC 279) between Union-New Hope Road and Titman Road was provided to Adrian Miller with the City of Belmont.

Adjournment: A motion was made by Commissioner Helms to adjourn at 8:12 p.m. The motion was seconded by Commissioner Neeley and passed by unanimous vote.

Mayor William Cauthen

ATTEST:

Wilene Cunningham, Town Clerk