

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

September 5, 2019

The Board of Commissioners for the Town of Cramerton met on Thursday, September 5, 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: A motion was made by Commissioner Helms to adopt the proposed agenda. The motion was seconded by Commissioner Abernathy and approved by all.

Invocation and Pledge of Allegiance: The invocation was offered by Commissioner Neeley and the pledge of allegiance was given by all.

Public Comment: Rose Planer, 508 Maymont Drive, stated she and Katie Porter, 1040 Dan Maples Drive, were here to speak regarding the traffic at the Cramerton Middle School. Ms. Porter stated she was advised by the school that there had been an increase of 70 to 80 students this school year. She inquired as to why no police officer was at the school to direct traffic. She voiced her support of South New Hope Road needing to be widened. Ms. Planer stated she has received multiple e-mails from others addressing the traffic problem at the school. Mayor Cauthen advised Ms. Planer and Ms. Porter that this issue would be addressed with Chief Adams.

Richard Atkinson, 501 Stuart Ridge, addressed the Board regarding the renovation of the Community Center and the historical society. He stated he had presented plans to the Board in March with a proposed budget with a request that the space be renovated for use by the Cramerton Historical Society. He stated that he found out last week that the glass wall was not included as part of the downstairs renovation. Mr. Atkinson stated the historical society has raised \$7,000 but does not have enough funds to pay for the placement of the glass wall. He stated that the current walls are lauan paneling and sheetrock would make a better work surface. He stated concerns about the flammability rating of the lauan paneling as this is an assembly area. Mr. Atkinson stated that adding the glass wall provides a foyer to the other side and would be an improvement to the building.

Warren Cramer, 728 Washington Street, stated he supported Mr. Atkinson's commentary. A lot of artifacts were brought from the Cramer home and he is looking forward to seeing them displayed. He stated he was grateful for the respect the town shows for the history of the town and the maintaining of the local character. The Veterans Memorial is beautiful and the mural is wonderful. He stated the Community Center is a good area to display the historical artifacts and he hopes to see the glass wall installed. He thanked the Board for all of their great work.

Work Session Topic Items:

- a. **Update from Talley & Smith Architecture regarding Town Hall and Community Center Capital Projects.** Bob Smith and Steve Fender with Talley and Smith Architects provided information regarding the trench drain to divert water from the Town Hall building. The tile roof has no gutters and all water runs down the side of the building to the base of the wall where there is no waterproofing. The original trench drain is not operational and the architects were not sure where the water is draining to at this time. The Board was provided two options for waterproofing. Option 1 for \$22,206.00 and option 2 for \$33,791.00. Options also included costs for sign repair. Sign repair option 1 was \$2,208 and option 2 was for rebuilding of the sign for \$10,562.00. Steve Fender, construction manager, explained that the sign was disturbed

by the vibration of the machinery and the corner of the sign fell off. He stated the sign was not struck by any type of equipment. Tuckpointing has been completed and the mortar has been filled out on the front of the town hall building. Mortar is being placed on the back and sides of the town hall building. Waterproofing of the Town Hall building will follow as the next step. Mr. Fender provided information regarding the various options for waterproofing and the possible installation of a sump pump. Commissioner Helms asked about the option of filling in of the basement area. The Town Manager stated if the basement area is left open then it could be used for a storage area. Commissioner Helms asked that information be provided at the next meeting regarding the cost of filling in the basement. Mr. Fender stated that waterproofing will still be required even with the filling in of the basement area. Vents could be placed to improve ventilation of the basement area. Concrete will be placed around the building to the generators. The Board consented to option 2 and to remove the exterior sign at the front of Town Hall. A motion was made by Commissioner Rice to approve the change order for \$33,791.00. The motion was seconded by Commissioner Neeley and approved by all.

Consent Agenda.

a. Minutes

- i. Consider approval of the August 22, 2019 BOC meeting minutes.** Mayor Pro Tem Koutsoupas made a motion to approve the August 22, 2019 BOC meeting minutes. The motion was seconded by Commissioner Neeley and approved by all.

Agenda Items Not Requiring a Public Hearing.

a. Planning and Zoning

ii. Villages at South Fork (True Homes residential neighborhood).

- 1. Action Item: Consider approval of Villages at South Fork Map.** Staff has received the final plat request for the Villages at Southfork True Homes Phase 1 Map 1. This section includes 86 single-family residential lots as well as the entrance road off of Highway 7 McAdenville Road. A motion was made by Commissioner Helms to approve the Villages at South Fork map plat request. The motion was seconded by Commissioner Abernathy and approved by all. Shaun Gasparini with True Homes offered an update regarding the True Homes project. He stated one lot is being held for the greenway in Phase I. Some lots have been sold in Phase II and a total of twelve homes are being resided in.

iii. NCDOT's South New Hope Road Widening Project.

- i. Action Item: Consider approval of Resolution 2019-09.** Discussion was held regarding the NCDOT let date for the project of 2023. Commissioner Helms asked that staff check on the original date of the project. Mayor Pro Tem Koutsoupas asked who would be receiving a signed copy of this resolution. Copies will be sent to NCDOT Division 12. County Commissioner Ronnie Worley will present the resolution at the county level. The resolution will be provided to the local municipalities. A motion was made by Commissioner Helms to approve Resolution 2019-09. The motion was seconded by Mayor Pro Tem Koutsoupas and approved by all.

b. Parks and Recreation

- i. Discussion and consider the renaming of Goat Island Greenway Extension.** During a recent wayfinding signage committee meeting with Buzz Bizzell the committee discussed the possibility of renaming what is currently known as the "Goat Island Greenway Extension". This is the greenway project that is being completed and starts at the end of Greenwood Place in the Lakewood neighborhood and will finish just before Wilkinson Boulevard. The greenway could be named after the South Fork River. Mr. Smallwood stated the Carolina Thread Trail is a network connecting all of the trails including the blue line in Lakewood as a connector. Commissioner Rice asked if the Town of McAdenville had offered a name for their part of the trail. Mr. Smallwood offered the River Link Greenway as a possible name. The Board asked that the staff continue to work on possible greenway names.

Big Board: The Town Manager advised that a letter has been sent to the local Masonic Lodge. Commissioner Helms asked about the Helix R artwork. No site has been selected at this time. Commissioner Abernathy mentioned revisiting the original sites that were discussed. Commissioner Rice stated he would like to consider the second roundabout at the high school. The Town Manager stated the website designer will now be charging \$100 per hour. Mayor Pro Tem Koutsoupas asked that the designer be informed regarding the color palette the town has chosen.

The Board discussed the upfit to the Community Center and support of the Cramerton Historical Society. Mr. Pugh stated that Talley and Smith was not involved with the interior upfit. The upfit to the community center was put to bid and a spreadsheet was provided to the general contractors. The glass partition can be added at a cost of \$10,000.00. Commissioner Helms asked if the glass partition was part of the project. The Town Manager said no. Commissioner Abernathy stated she thought the capital projects that were approved were based on the plans brought to the Board by the Cramerton Historical Society. The Town Manager stated that no official plans had been adopted for the upfit of the interior of the Community Center Building by this Board. Mr. Smallwood stated that he, Richard Atkinson, and Jeff Ramsey walked the site and there was some miscommunication about the glass partition. Commissioner Rice asked if the glass partition was removable or permanent. The glass partition will be permanent and is not load bearing. Richard Atkinson stated the wall has to be braced from the ceiling before any ceiling tiles can be placed. A door that can be secured has been requested for the back corridor. Staff will work with the Cramerton Historical Society and return with information regarding the museum at the next Board meeting.

Commissioner Helms asked about the delay regarding MT Land. The Planning Director advised that an update to the ordinance is being discussed through the legal department. He advised the Board that True Homes is dedicating lot #22 as open space for a pocket park along with a greenway easement on their property. This section of the project will be developed in Phase III.

Manager's Report: Mr. Pugh stated he spoke with several members of the Gaston Art Guild that were in town at the gazebo. They stated they felt safe when they were in Cramerton and commented on how clean the town is. Mr. Pugh advised the Board he will be attending the ICLM meeting in Nashville to be held in October. The town is hosting a high school senior who is attending the Early College Program at Gaston College. She will be job shadowing from 9:00 a.m. to noon every second or third Friday of the month and will be available until spring 2020. The Town Manager stated that the Cramerton Police Department had several officers participate in the county's multi-jurisdictional SWAT team training. The Town Manager advised the Board that he would be out of the country and would be returning prior to the next Board meeting. Mr. Pugh stated he would be in Winston-Salem tomorrow.

General Staff Reports:

Update from Two Rivers Utilities: Mike Bynum presented his report to the Board. The work on Phase 3 of the clearing project from the Cramer Mountain Sewer Easement clearing is complete. Work is scheduled to begin the week of September 16th for Phase 4 of the clearing project. A final acceptance report has been issued for the water and sewer for the Courtyards at Cramerton Project. Water line and sewer construction has been completed for the Village at South Fork Single-Family Phase 2 project. TRU is waiting on the approval of the as-built drawing, review of the sewer videos, and the final water test results prior to putting the water system into service. Onsite water construction and sewer construction is almost complete at the Village at Cramerton Mills Phase 1E. TRU is reviewing the rezoning plans for Phases 1C and 1D. Water and sewer construction have been completed for The Grove at Peach Orchard. Water is complete and sewer is about 95 percent complete for The Haven. A pre-construction meeting conference was held on August 29th regarding the water and sewer work for the development on Riverside Drive and Main Street Extension.

Police Department: Chief Adams had nothing to report.

Finance Officer: Mr. Lineberger provided additional information about the financial statements he distributed. He stated the tag and tax revenue along with the ad valorem tax

collection rate is 99.51 percent. He advised the Board that the audit is underway. The Board thanked the Finance Director for this information and the great job he is doing.

Parks and Recreation: Mr. Smallwood advised that Goat Island would be closed for the next ten days while the playground area is being upgraded.

Planning and Zoning: Mr. Watkins stated the date on the NCDOT's website for the South New Hope widening project completion date is 2023. Mr. Pugh stated staff would follow up with Randi Gates to confirm the let date of this project.

Town Clerk: Nothing to report.

Legal: Attorney Wolter had nothing to report.

Topics of Discussion for Each Commissioner:

Commissioner Neeley asked about the status of the town becoming a "Bee City". Mayor Cauthen stated this was still a long-term goal. She stated she attended the Gaston Regional Meeting with U.S. Congressman McHenry being the lead speaker.

Commissioner Rice stated he also attended the Gaston Regional meeting and heard U.S. Congressman McHenry speak. Commissioner Rice commented on the traffic at the Cramerton Middle School and how he has witnessed several crashes that almost occurred as the left turn traffic has become more aggressive. He thanked the police department for their restraint and professionalism during the recent standoff at the Mayworth School Apartments. He stated he would be in attendance at the ABC ad hoc committee meeting scheduled for Thursday at 5:30 p.m.

Commissioner Abernathy had nothing to report.

Mayor Pro Tem Koutsoupas thanked the police department and commended them for a job well done. He also asked about the rebar at the railroad underpass. He thanked the Public Works department for cleaning up the speed limit sign he mentioned at the last Board meeting.

Commissioner Helms stated volunteers from Wells Fargo will be available on September 16th to assist with clean up and any other help that is needed around Town Hall. He stated that he noticed 37 purple arrows that are painted on the town's streets. He was told that the paint would fade within a few days. Commissioner Helms stated if the paint does not fade away then someone needs to pay for it to be removed.

Mayor Cauthen offered his praise to the police department for the great job they did with the standoff. He stated that Greg Ramsey and Preston Guy had both contacted the police department about some suspicious activity around their businesses. Both thanked Officer Farmer for responding to this call and his professionalism.

Adjournment: A motion was made by Commissioner Rice to adjourn at 9:00 p.m. The motion was seconded by Commissioner Abernathy and passed by unanimous vote.

Mayor William Cauthen

ATTEST:

Wilene Cunningham, Town Clerk