

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

February 4, 2020

The Board of Commissioners for the Town of Cramerton met on Tuesday, February 4, 2020 at 6:00 p.m., in the G.M. Michael Commission Chamber at the Cramerton Town Hall.

Board Members present: Mayor Will Cauthen; Commissioners Dixie Abernathy, Susan Neeley, Donald Rice, and Richard Atkinson were present. Mayor Pro Tempore Koutsoupas was absent.

Staff Present: David Pugh, Town Manager; Attorney Karen Wolter; Brad Adams, Police Chief; Josh Watkins, Planning Director; Joel Lineberger, Finance 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.

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

Adoption of Agenda for this meeting: A motion was made by Commissioner Neeley to adopt the proposed agenda. The motion was seconded by Commissioner Abernathy and approved by all.

Public Comment: Frank Nixon, 514 Old Mount Holly Road, Apartment 335, Stanley, voiced his appreciation of W.T. Queen.

Recognitions:

- a. A proclamation to recognize W.T. “Wib” Queen.
- b. A proclamation recognizing Cramerton Middle School Athletics for seasons of excellence in girls’ volleyball.
- c. A proclamation recognizing Cramerton Middle School Athletics for seasons of excellence in in golf.
- d. A proclamation recognizing Cramerton Middle School Athletics for seasons of excellence in boys’ soccer.

A copy of the above signed recognitions will be placed in the minutes book.

Proclamation:

A proclamation recognizing February as Black History Month in the Town of Cramerton. A copy of the signed proclamation will be placed in the minutes book.

A ten-minute recess was called at 6:25 p.m.

Consent Agenda:

- i. **January 9, 2020 meeting minutes.** Commissioner Abernathy asked that the January 9, 2020 draft meeting minutes be removed from the consent agenda.
- ii. **Set a Public Hearing for a rezoning application of Gaston County parcels 188559 and 188560 consisting of approximately 3.6 acres located north of 4017 South New Hope Road. The request is to rezone the property from R-2 to CZ, Conditional Zoning District.** A motion was made by Commissioner Neeley to approve the consent agenda with the removal of the January 9, 2020 draft meeting minutes. The motion was seconded by Commissioner Rice and approved by all.

Agenda Items Not requiring a Public Hearing

- a. **Cramerton Board of Commissioners**
 - i. **Cramerton Historical Society (CHS)**
 1. **Action Item: Consider the CHS request for grant funding from the Town of Cramerton.** A motion was made by Commissioner Abernathy for approval of the

\$6,000.00 request from the historical society for the startup of the museum. Commissioner Atkinson seconded the motion. Chris Leazer advised the Board that insurance become effective on February 1st. Commissioner Rice asked what happens to the artifacts if the museum would disband. Attorney Wolter stated she would check and see if the artifacts could be given to the town. Chris Leazer stated that some of the artifacts are on loan and would be returned to their original owners. Jeff Ramsey said some of the artifacts were signed over to the town by Warren Cramer. Mayor Cauthen asked about future fundraising events for the museum. Jeff Ramsey stated several events are planned. Chris Leazer stated donations can be made through the Community Foundation. Commissioner Atkinson said any monies given to the CHS will be used to purchase a hard asset and they will belong to the town. The motion passed with a 4 to 0 vote.

ii. **Veterans Memorial**

1. **Memo update on additional brick pavers and other items.** Discussion was held regarding placement of additional engraved pavers along the inner and outer rings of the Veterans Memorial. The Board discussed the number of bricks that will be made available and a timeline for completion. Information will be distributed through the town's website, newsletter, Facebook page, and signage. Wendy Cauthen stated she would mark the available bricks with chalk. The Town Manager stated that Gary Fankhauser advised that the town should wait a year before cleaning the bricks. Commissioner Atkinson recommended that care be taken when cleaning of the bronze.

iii. **Fiscal Year (FY 2020-2021) Budget Work Session.**

1. **Action Item: Re-examine the current work session date of Tuesday, March 24th.** A motion was made by Commissioner Rice to schedule the budget work session on Thursday, March 26th, from 8:30 a.m. to 2:30 p.m. The motion was seconded by Commissioner Neeley and approved by all.

iv. **Discussion of January 9, 2020 meeting minutes.** Commissioner Abernathy asked that the January 9, 2020 meeting minutes be corrected to state the amount was \$5,000.00 to be based on the Mount Holly model as an annual budget line item. This will be noted in the minutes. A motion was made by Commissioner Abernathy to adopt the January 9, 2020 meeting minutes as corrected. The motion was seconded by Commissioner Atkinson and approved by all.

b. **Parks and Recreation**

i. **Central Park**

1. **Update on Central Park Community Information Meeting.** Mr. Smallwood stated a public information meeting was held on January 30th at the Community Center. Three plans for Central Park were presented at the meeting and the public voted on their preference. The three plans included an active informal playing area, a kid's bike skills area, and an interactive public art expression area. The public art expression art received the most votes. Commissioner Abernathy asked for a description of a public art expression area. Mr. Smallwood stated there is one in Salisbury and includes a graffiti wall and panels to paint on. Commissioner Rice asked if the Helix R sculpture might be an option as a centerpiece and possibly fit in the interactive public art expression area.

2. **Report on Central Park Timeline.** Mr. Smallwood said the process will begin with regrading of the upper stream which will open up the stream and soften the grade for easier mowing. The butterfly garden will remain intact. Duke Energy has been contacted for placement of an electrical meter on the building. Commissioner Atkinson asked if he could have a walkthrough of the bathroom. Mr. Smallwood stated yes.

c. **Planning and Zoning**

i. **Road Renaming.**

a. **Action Item: Based on voting from the public input session held on January 20th, 2020, a recommendation to rename Main Street Extension to Standpipe Hill.** A public input session was held on January 20th to discuss potential street names. A resolution will be prepared and presented to the county. The Public Works Department will provide and install signage. Staff recommendation is to rename Main Street Extension to Standpipe Hill. A motion was made by Commissioner Neeley to rename

Main Street Extension to Standpipe Hill. The motion was seconded by Commissioner Rice and approved by all.

d. Public Works

- i. Road Paving and Improvements. Initial update regarding the next major road paving and maintenance projects in Cramerton.** Information was provided about initial draft findings of the potential cost for the next large scale Cramerton road paving/maintenance project. Based on discussion from the 2020 Board of Commissioners Goals and Objectives meeting, staff has worked with the town engineer for initial draft pricing. The cost to fully repave the Timberlake neighborhood would be approximately \$2 million and the placeholder cost for the downtown parking lot would be approximately \$225,000. Several loan options were presented. Commissioner Atkinson asked if other repair options had been considered. He stated there is process that repairs potholes using a heat process. The Finance Director stated the town could collect tag and tax fees. There are 4,446 registered cars in Cramerton.

BIG BOARD: The Town Manager stated the Planning and Zoning Board meets on February 18th to discuss scheduling a public hearing at the March 5th meeting for March 19th. A walkthrough has been completed of the Town Hall and the Community Center. Attorney Wolter recommended that neither the seniors or the historical society be allowed in the Community Center until construction has been completed and the punch list is signed off. Commissioner Atkinson stated that events are being held in the upstairs of the Community Center. The upstairs area of the community center has been repaired and completed. Mr. Smallwood stated additional work needs to be completed downstairs in the bathrooms, some patching, removal of several wall space heaters which are inoperable, and several outlets to be grounded. The Town Manager stated he has tried to contact Dr. Houchard with the school system and will continue to reach out to him. A public hearing is to be scheduled for adoption of the town's resolution for the preservation of the historic Baltimore School. Commissioner Rice stated he attended the Martin Luther King, Jr. event in Gastonia and stated there was a lot of interest in the preservation of the historic Baltimore School. One bid has been received for the wayfinding signs. Since this is an informal process then a market comparison. Commissioner Atkinson stated he would like to see the bid package. The Town Manager stated recipients will be announced in the spring regarding the Brownfields Grant.

Manager's Report: The ribbon cutting ceremony for CaroMont will be held on Monday, February 10th, at 10:30 a.m. The addition of a bike lane on Cramer Mountain Road will be more than a basic asphalt overlay of the existing lanes and would require grading, full depth asphalt placement for the bike lane, clearing, and possibly retaining walls in some areas. The Planning Director stated he would bring additional information to the Board at a later date regarding this item such as the painting of sharrows.

General Staff Reports:

Two Rivers Utilities: Mike Bynum distributed his report. Construction is almost complete at the Village at Cramerton Mills Phase 1E. The final plat for Phase 1B Map 1 has been approved and TRU is waiting on the as-built drawings and engineer's certifications for acceptance of the water and sewer. The PRV installation has been completed at The Groves at Peach Orchard. Water and sewer construction have been completed at The Haven. Sewer construction is complete at the Riverside Drive Development. Review of the water and sewer plans for Phase 3 of the Village at South Fork single-family development has been completed.

Police Department: Chief Adams stated Captain Jones and Captain Debbold completed rapid deployment instructor training.

Finance Director: Mr. Lineberger asked when a check needs to be provided to the historical society as no budget amendment will be required. The Board said as soon as possible.

Parks and Recreation: Mr. Smallwood stated he would out of the office the rest of the week at the Parks and Recreation Directors Conference in Wilmington.

Planning and Zoning: Mr. Watkins stated he continues to work on the MT Land Project.

Town Clerk: Nothing to report.

Town Attorney: Nothing to report.

Topics of Discussion for Each Commissioner:

Commissioner Atkinson stated he met with Jason Luker, Director at the Gaston County Museum, and discussed the presentation displays that are located at the Loray Mill. Commissioner Atkinson asked Attorney Wolter why he was not allowed entry into the downstairs of the Community Center. Mayor Cauthen stated areas of the building are still active construction zones and the historical society is not a current tenant of the building. Limited access is in place to reduce liability. Commissioner Atkinson asked when the area can be occupied by the historical society. Attorney Wolter stated the area can be occupied once the contractor completes the punch list prior to it being occupied by the tenant. Commissioner Atkinson asked about the storage area adjacent to the corridor as the historical society would still like to have usage of that area. There was some issue with waterproofing of that area.

Commissioner Abernathy stated she will miss the next two Board meetings and will not be able to call in. She thanked the Planning Director, the Town Manager, Attorney Wolter and Attorney Bringewatt for sharing information regarding the MT Land Project. She stated Eric Smallwood does a great job facilitating the Parks and Recreation Advisory Board meetings. She said the advisory board picked Kentucky green for the color of the big slide on Goat Island. The advisory board discussed their 2020 actionable goals and objectives. A field trip is planned for April to visit the town's parks. Rental fees for town facilities were discussed. The Parks and Recreation Department is planning a swap shop to get rid of unused equipment.

Commissioner Rice asked for an update on the bridge board replacement on the Lakewood side of Goat Island. Eric Smallwood stated the replacement boards have been ordered and should be on site in a week or two. Signage was placed and will be kept updated. Commissioner Rice stated the town is having their River Sweep on March 28th and Lowell is having theirs on March 21st. Commissioner Rice thanked Mike Bynum with Two Rivers Utilities for their assistance with the fire department and a water/sewer issue that occurred for one of the residents in the Town of McAdenville over the weekend.

Commissioner Neeley stated the Community Committee will meet next Tuesday at Town Hall. She asked that the budget line item for the Community Committee be increased from \$2,500 to \$5,000. She stated she attended the GPO meeting.

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

A motion was made by Commissioner Rice to return to open session. A motion was made by Commissioner Neeley and approved by all.

Adjournment: Upon return to open session and with no action being taken by the Board, a motion was made by Commissioner Abernathy to adjourn the meeting at 8:43 p.m. The motion was seconded by Commissioner Atkinson and approved by all.

Mayor William Cauthen

ATTEST:

Wilene Cunningham, Town Clerk