

STATE OF NORTH CAROLINA
COUNTY OF GASTON
TOWN OF CRAMERTON

March 24, 2021

Special called meeting

The Board of Commissioners for the Town of Cramerton met on Wednesday, March 24, 2021 at 6:00 p.m. as a virtual special called meeting via Zoom.

Call to order and Determination of quorum: Mayor Cauthen called the meeting to order. Commissioner Abernathy confirmed her attendance; Commissioner Atkinson confirmed his attendance; Commissioner Helms confirmed his attendance; Mayor Pro Tempore Koutsoupas confirmed his attendance; and Commissioner Neeley confirmed her attendance.

Staff present: David Pugh, Town Manager; Karen Wolter, Town Attorney; Josh Watkins, Planning Director; Joel Lineberger, Finance Director; Wilene Cunningham, Town Clerk.

Adoption of Agenda for this meeting: A motion was made by Commissioner Atkinson to adopt the proposed agenda as approved. Commissioner Helms seconded the motion. Commissioner Abernathy voted yes; Mayor Pro Tempore Koutsoupas voted yes; and Commissioner Neeley voted yes. The vote was 5 to 0 in favor.

Agenda Items Not Requiring a Public Hearing:

a. Planning and Zoning

i. Del Webb Development (in Belmont)

Action Item: Resolution 2021-05. Supporting the alignment of the Belmont-Mount Holly connector as part of the South Fork Senior Community Development Proposal and as adopted in the GCLMPO Comprehensive Transportation Plan (CTP). The Town Manager presented the proposed changes to Resolution 2021-05 to be considered. The Board discussed that the traffic impact analysis was completed during the COVID-19 pandemic while both school and work traffic were significantly decreased. The study had to rely on older traffic counts from 2018 and 2019. The Board discussed receiving an updated TIA once the pandemic is over. The Town Manager stated that the resolution is to ask the City of Belmont to recognize the circumstances involving the traffic impact from the proposed Del Webb development. Commissioner Helms stated we need to work with the City of Belmont and respect their autonomy and work with them to improve the TIA to the new normal. Mayor Cauthen stated the Town does not want the traffic intersection at Cimarron Boulevard due to the increased traffic flow that will be directed through the Timberlake neighborhood. The Town Manager suggested adding language stating that the developer would be held monetarily responsible for the residual impact on the Town's neighborhoods, specifically Timberlake, in an effort to maximize safety and mitigate traffic impacts. Commissioner Atkinson stated mitigation will be the Belmont-Mount Holly Connector and asked if that project could be moved along as it is part of the master plan. The Planning Director stated the MPO is working now to get some functional designs completed as part of the preliminary engineering. This project is at the discretion of NCDOT funding at this time. Commissioner Atkinson advised that an MPO meeting is scheduled to be held tomorrow night. He asked if there was anything that he could state at that meeting concerning the Belmont-Mount Holly Connector. The Planning Director stated he could speak with Randi Gates. The Planning Director stated there were two options regarding Eastwood and Cimarron intersections. The Eastwood connection is not on the table at this time. The City of Belmont's Planning Board is scheduled to meet tomorrow night to discuss and vote on this development. Commissioner Helms said he would like to review the language regarding mitigating any impact to Cramerton residents especially the Timberlake neighborhood. He said he would like to see the connection at Eastwood and Eagle Roads. Commissioner Abernathy stated the Belmont-Mount Holly Connector is a long term vision and this proposed development is going to be a short term impact. She said the proposed resolution offers formal feedback as a neighboring municipality and provides the Town an opportunity to recognize their autonomy and the importance of the decision they are going to make. Commissioner Neeley asked if the Timberlake residents had been given an opportunity to speak regarding the proposed connector changes. The Planning Director stated there had been a public community input meeting via the Zoom platform several weeks ago, but he was not aware of how many

residents may have attended. Commissioner Neeley voiced her concern about Armstrong Ford Road being a two-lane road and how this development would affect traffic near the age 55 and older community located at the Courtyards at Cramerton. The Town Manager asked if the Board would like to have staff amend this resolution and present it at the next Board meeting on April 1st. Consensus of the Board was to make edits at tonight's meeting to Resolution 2021-05. A motion was made by Mayor Pro Tempore Koutsoupas to approve the resolution after staff completely finalizes it. Commissioner Abernathy seconded the motion. Commissioner Helms asked if the motion includes submittal to the City of Belmont as soon as possible. Mayor Pro Tempore Koutsoupas amended the original motion to approve Resolution 2021-05 and to submit as soon as possible to the City of Belmont. Commissioner Abernathy seconded the motion. Commissioner Atkinson voted yes; Commissioner Helms voted yes; and Commissioner Neeley voted yes. The vote was 5 to 0 in favor. Mayor Pro Tempore Koutsoupas will be available tomorrow to sign the resolution.

b. Finance

i. Installment Debt and Refinancing Options

1. **Action Item: Resolution 2021-06. To approve financing terms for refinancing USDA Rural Development Installment Notes.** Board members were provided copies of this resolution as part of the agenda packet. The Finance Director stated this resolution is in reference for the Town to enter into agreement with Truist Bank for an amount not to exceed \$3,000,000.00 and the annual interest rate to not exceed three (3) percent. Discussion was held regarding early payoff of the current remaining loan with South State Bank. The Finance Director recommended that the South State Bank loan be paid off at the next scheduled payment on April 13th. A motion was made by Commissioner Helms to pay off the debt service to South State Bank using the Town's General Fund and to approve Resolution 2021-06 and 2021-07. Commissioner Neeley seconded the motion. Commissioner Abernathy asked if this payoff would reduce the Town's current forty (40) percent General Fund threshold. She was advised it would not. Commissioner Abernathy voted yes; Commissioner Atkinson voted yes; Mayor Pro Tempore Koutsoupas voted yes. The vote was 5 to 0 in favor. Mayor Pro Tempore Koutsoupas will be available tomorrow to sign the resolutions.
2. **Action Item: Resolution 2021-06. Resolution Authorizing the filing of an Application for Approval of a Financing Agreement Authorized by North Carolina General Statute 160A-20.** Board members were provided copies of this resolution as part of the agenda packet. A motion was made by Commissioner Helms to pay off the debt service to South State Bank using the Town's General Fund and to approve Resolution 2021-06 and 2021-07. Commissioner Neeley seconded the motion. Commissioner Abernathy voted yes; Commissioner Atkinson voted yes; Mayor Pro Tempore Koutsoupas voted yes. The vote was 5 to 0 in favor.

Adjournment: A motion was made by Commissioner Neeley to adjourn the meeting at 7:12 p.m. Commissioner Helms seconded the motion. Commissioner Abernathy voted yes; Commissioner Atkinson voted yes; Mayor Pro Tempore Koutsoupas voted yes. The vote was 5 to 0 in favor.

Will Cauthen, Mayor

ATTEST:

Wilene Cunningham, Town Clerk