

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

**April 21, 2016**

The Board of Commissioners for the Town of Cramerton met in a work session on Thursday, April 21, 2016 at 6:00 p.m. in the G.M. Michael Room at the Cramerton Town Hall.

**Board members present:** Mayor Ronnie Worley; Mayor Pro Tempore Will Cauthen; Commissioners Demetrios Koutsoupas, Donald Rice, and Susan Neeley. Commissioner Houston Helms was absent.

**Staff present:** David Pugh, Town Manager; Bill Brown, Town Attorney; Chief Greg Ratchford; and Wilene Cunningham, Town Clerk. Kevin Krouse, Planning Director and Joel Lineberger, Finance Director, were in attendance at the 7:00 meeting.

**Call to Order and Determination of Quorum:** Mayor Worley called the meeting to order and determined a quorum was present.

**Adoption of Agenda for this Meeting:** A motion was made by Mayor Pro Tem Cauthen to approve the proposed agenda. The motion was seconded by Commissioner Rice and approved by all.

**Cramerton Road Maintenance:**

The Town Manager presented a PowerPoint presentation with information regarding the evaluation of road resurfacing and the proposed timeframe per fiscal year. Mr. Pugh stated that the City of Statesville utilized some creative solutions which may be feasible for usage on several of the town's streets. A paving study of all of the Town's streets conducted by US Infrastructure provided a cost of \$887,000.00. The study identified Washington Street, Woodlawn Avenue, Southfork Lane, and Front Street at the top of the list for repairs. Discussion was held regarding the lack of a stone base under some of the streets per core asphalt samples that were taken. The cost for repairs per the 2014 study was \$187,000.00. The cost now is \$390,000.00 and this triggered looking at other alternative paving solutions. Milling around the guttering area is one creative solution. Woodlawn Avenue could be milled and asphalt reclamation would be feasible which would form a better crown and allow feathering.

Repairs to Front Street is included with the current estimate. Resurfacing will be required on Front Street as it is failing. Drainage on Front Street would require some modification to the topography and encourage draining to the main drain basin near Ninth Street which will create a cost savings. A suggested repair to the alley way behind Front Street includes paving it like a parking lot as traffic is limited. The cost would be \$127,000.00 utilizing this solution. The Town Manager stated Woodlawn Avenue was another good example of using a creative solution such as only doing a portion from the traffic circle area up to Mayflower Avenue by removing and replacing asphalt in selected areas. The cost for this repair would be \$62,000.00.

The Washington Street area has three areas that could be repaired with several options. The lower area near Lincoln Street needs only crack sealing. The area closer to Brooklyn Avenue area has no stone base and to have a good asphalt base requires placement of 1.5 inches of asphalt to increase the crown. The cost for the crack sealing and milling would be approximately \$71,000.00. The area between Brooklyn and Scoggins Avenue can be repaired by crack sealing presently.

The Town Manager stated bidding needs to be sent out soon. The total cost estimated is \$368,000.00. Southfork Lane is not part of this quote. The Washington and Woodlawn resurfacing would be completed first. Front Street and the alley way are included in the railroad's right of way. The bidding for resurfacing would be informal. The decision regarding choosing a contractor could be achieved at the June 7<sup>th</sup> Board meeting with the project to begin mid-summer. Information will need to be submitted to the railroad for processing. The next step will be the creation of a five year road maintenance capital improvement project list detailing what roads will be considered next. Discussion was held regarding Mayflower Avenue as the paving currently

interferes with the guttering and curbing. Milling could be done on the sides with reclaiming of the asphalt and feathering. The Board discussed reviewing how many houses are on the roads and how much daily vehicle traffic. Southfork Lane has limited travel as it contains a cul-de-sac and has a limited number of homes in that area. This area will cost \$127,000.00 to repair. Discussion was held regarding the possible solution of using a parking lot paving solution. Mayor Pro Tem Cauthen asked about the usage of stormwater funding along with the Powell Bill. The Town Manager stated the contractor would break out the items that would be covered under stormwater. The Public Works Department staff can be reimbursed out of the stormwater fund by keeping track of their hours.

Commissioner Rice asked how much money the Town can retain in reserve for the Powell Bill. The Town Manager stated the monies can be kept up to five years in reserve. Attorney Brown stated a reserve needs to be maintained for emergencies. Discussion was held regarding usage of stormwater funding for repairs to Front Street. The Town Manager stated detailed documentation will be necessary if stormwater funding is utilized. Discussion was held regarding resurfacing in the Timberlake neighborhood. Financing may be necessary. Debt payments can be made using Powell Bill funds. Attorney Brown stated if a private bank offers financing there may be the possibility of collateral issues. No action was taken by the Board regarding resurfacing at this meeting. Discussion was held that action by the Board would be taken after bids have been issued for Woodlawn Avenue, Washington Street, and Front Street. At this time a motion was made by Commissioner Neeley to stand in recess until the 7:00 workshop meeting. The motion was seconded by Commissioner Rice and approved by all.

### **7:00 Workshop Meeting:**

**Call to Order and Determination of Quorum:** Mayor Worley called the meeting to order and determined a quorum was present.

**Public Comment:** Mike Shuford, 101 Armstrong Drive, expressed his concerns about the speed of vehicles traveling in his neighborhood and in the roundabout. He stated that speed bumps had recently been installed in one area of Lakewood and he questioned how to begin the process. The Planning Director stated that a petition would need to be signed by the property owners that would be affected in the Lake Drive area and the roundabout. Mr. Krouse stated the petition that was recently received requesting speed bumps was presented by Brad Milton who resides in the Lakewood neighborhood. The area that he asked to be considered for traffic calming devices was from the stop sign at Lake Drive to the lower entrance of Goat Island. Mr. Shuford stated he had concerns about the public safety on Armstrong Drive as he also had seen some drug dealing taking place. He stated he reported this to the Gaston County Police. Mr. Shuford stated he would also like to see progress regarding constructing a Veterans Memorial to show homage. Mayor Worley advised Mr. Shuford that Chief Ratchford along with the Planning Director would assist him regarding the process of installation of traffic calming devices.

Rick Houser, Chief Executive Officer with Alliance Bank and Trust, and is representing tonight as a single asset entity known as Goat Island Incorporated which owns a nine acre tract of land off of Wilkinson Boulevard that was formerly part of the Lakewood golf course. A purchase offer has been received from William Ratchford with Southwood Realty. Mr. Houser stated Mr. Ratchford said he wanted to put 120 apartments at a cost of \$15 million on that site but felt the Town might want this property to remain zoned as commercial. Mr. Houser said a meeting had been held with the former Town Manager along with other property owners and a discussion was held as to future development of that area along with the school property. The topography of the nine acres includes a creek and there was concern that this parcel would not fit with the other parcels. Mr. Ratchford will need an area to deposit soil once he begins development of his site and would place the soil on that parcel. Mr. Houser encouraged the Board members to approve Mr. Ratchford's project.

**Proclamation to Recognize April as National Volunteer Month in the Town of Cramerton.** Mayor Worley read the proclamation recognizing April as national volunteer month.

**Recognition of Public Service for the Outgoing Planning and Zoning Members:** Mayor Worley presented plaques to Charles Oliver and Jim Gaddy for their three years of service on the Planning and Zoning Board. Mr. Gaddy thanked the Board and stated the Town had a professional staff to work with along with good Planning and Zoning board members. Commissioner Neeley

stated she suggested that Charles Oliver serve as the Planning and Zoning Board chair. Mr. Oliver stated serving on the Planning and Zoning Board had been a great experience. The Board thanked them for all of their hard work and for their time served as volunteers.

**Agenda Items requiring a Public Hearing: Consider setting a public hearing for the BOC meeting on Thursday, May 19<sup>th</sup>, for a conditional rezoning for the property located at Wilkinson Boulevard and Peach Orchard Road, Parcel ID #220353.** A motion was made by Commissioner Neeley to set the public hearing for the BOC meeting on Thursday, May 19<sup>th</sup>, for a conditional rezoning for the property located at Wilkinson Boulevard and Peach Orchard Road, Parcel ID #220353. The motion was seconded by Commissioner Rice and approved by all.

**Agenda Items not requiring a Public Hearing: Consider approval of the March 17<sup>th</sup> BOC meeting minutes.** Commissioner Neeley asked that the sentence of page 2 stating “students would be encouraged to be participate” be changed to read “students would be encouraged to participate”. A motion was made by Mayor Pro Tem Cauthen to approve the amended March 17<sup>th</sup> BOC meeting minutes. The motion was seconded by Commissioner Rice and approved by all.

**Planning and Zoning:** Mr. Krouse stated NCDOT has provided a right of way encroachment agreement regarding the Lakewood Road pedestrian crossing and it has been approved. Mayor Pro Tem Cauthen asked if there would be any type of cost sharing with the School Board or Carolina Thread Trail. Mr. Krouse stated the Town could apply for safety monies with NCDOT and this is not considered a Powell Bill project. Mayor Worley asked about a possible contribution by the Carolina Thread Trail. Mr. Krouse stated he would contact them. A pedestrian count was provided by the police department and Chief Ratchford there had been five pedestrians counted. Commissioner Koutsoupas stated students are encouraged to use the crosswalk at the roundabout. Discussion was held regarding placement of a pedestrian bridge as opposed to placement of flashing beacons at the lower entrance of the high school. The cost for the rapid flashing beacons is \$15,000.00. The total cost for the project including mobilization, striping of the crosswalk, two flashing beacons, and traffic control is \$24,860.00. The Board asked if there were other alternatives. Mr. Krouse stated this is the standard and signage would not work as well. He stated he would check into other options but the main concern was pedestrian safety. Chief Ratchford stated that the bridge is being utilized by other pedestrians traveling into town. The Board discussed the School Board assisting financially. Commissioner Neeley stated she did not think the high school had reached full capacity. The Board asked staff to follow up with the School Board and Carolina Thread Trail regarding possibly assisting financially. Mayor Worley stated he wanted this Board to be proactive and not have to discuss this post tragedy.

**Finance: Consider Approval of Budget Amendments #15 to #17.** A motion was made by Mayor Pro Tem Cauthen to approve budget amendments #15 to #17 which include \$3,570.00 to restore funds to the General Government department for cost of demolishing 546 Baltimore Drive; \$3,800.00 to restore funds to Recreation Department for cost of concrete removal and brush clean up at Central Park; and \$257,800.00 to reflect current status of capital project with update of estimated costs and revenues to complete funding. The motion was seconded by Commissioner Koutsoupas and approved by all.

**Parks and Recreation Department:** Cam Carpenter stated he has not received the FERC conveyance letter regarding the Goat Island irrigation pump system. The estimated cost to complete the irrigation project is approximately \$40,000.00. The cost to build the platform and install electricity and the pumps is \$8,000.00. Installation of the pump system would meet FERC requirements and the irrigation system could be installed at a later date. Flooding to Goat Island has occurred over the last three years approximately three to four times which requires removal of excess sand, muck, and debris. Mr. Carpenter stated each time flooding would occur there could be damage to the electrical components, lines, and heads of the system. He recommended the installation of the pump system but not the irrigation system. He stated the pumps would be an asset to the Town as they would be used weekly to manually water. A motion was made by Commissioner Koutsoupas to install the pumps. The motion was seconded by Commissioner Rice and approved by all.

Mr. Carpenter stated no additional information has been received regarding the trailhead bathrooms. He stated he was waiting on a rendering along with pricing. This item will be discussed at a future Board meeting.

Mr. Krouse stated the pedestrian count numbers are conservative as the count is documented by laser. Mr. Carpenter stated the Goat Island shelters are rented out for the next few weeks so the pedestrian traffic volume will be higher. Commissioner Koutsoupas asked if there would be another pedestrian count scheduled for a later time. Mr. Krouse stated this could be scheduled as there is no cost involved. Mr. Carpenter said he would like a pedestrian count performed at the Riverside Park. Commissioner Neeley stated she would like to encourage events such as a health care fair and would be willing to assist in setting this up.

**Public Works Department:** A motion was made by Mayor Pro Tem Cauthen to proceed with the road maintenance discussed at the 6:00 p.m. portion of the meeting. The motion was seconded by Commissioner Koutsoupas and approved by all.

**Town Manager's Report:** A search will begin on Monday for the Parks and Recreation Director's position. Cam Carpenter stated he would assist during the transition period and the City of Gastonia was agreeable.

**Two Rivers Utilities:** Mike Bynum stated TRU responded to eighteen water meter related service requests, six water leaks, completed one utility locate, repaired one street cut, and completed sixteen lift station inspections. Water quality samples were taken at twelve locations and all were in compliance with the State Drinking Water Quality Standards. A contractor serviced the pressure reducing valves on Lake Drive, Lakewood Road, Hanna Woods Drive, and Cramer Mountain Road. The pressure reducing valves on Market Street will be serviced in May once the parts are received. Mr. Bynum stated there had been a water main break at one of plants but it had not affected the water service to Cramerton. A repair will be completed on Hanna Wood Drive pressure reducing valve later this year.

**Town Attorney:** Nothing to report.

**Town Clerk:** An update was given to the Board regarding the applicants who have applied and passed their criminal background checks for volunteering on boards and committees.

**Police Department:** Chief Ratchford stated the bridge on Wesleyan Drive at the fire station will be taken offline for replacement as of December 27<sup>th</sup>. The process should take six to eight months.

The Caromont 5K run will be held on May 14<sup>th</sup>. The run will include the Lakewood neighborhood across Goat Island to the downtown area.

Chief Ratchford stated there had been multiple car break-ins including over a hundred in Gaston County including part of Fort Mill, South Carolina. Vehicles that are unlocked are being targeted.

**Planning and Zoning Department:** A meeting was held with TRU Homes regarding construction of single family homes and town homes in the South Fork development.

The transportation spot rankings from Raleigh will be released this week on Wednesday.

**Finance Department:** A budget meeting is scheduled with the Town Manager on Monday.

**Parks and Recreation Department:** The Arbor Day celebration is scheduled for Saturday from 11:00 a.m. to 2:00 p.m. on Goat Island. Mr. Carpenter again thanked the Board and staff for his twenty-years of service to the Town. He stated Cristy Busler would be in charge of athletics and Stephen Craft would take care of field and pool maintenance.

#### **Committee Reports:**

**Branding and Marketing Committee:** Mayor Pro Tem Cauthen stated an update regarding branding and steering would be provided soon.

**Cramerton Historical Society:** Commissioner Koutsoupas stated a meeting would be held at Town Hall on May 12<sup>th</sup> at 6:30 p.m. Currently they are working on increasing membership.

**Cramerton Merchants Association:** A meeting will be held at Town Hall at 8:00 a.m. on Tuesday.

**Topics of Discussion for Each Commissioner:**

Commissioner Koutsoupas stated he had nothing to report.

Mayor Pro Tem Cauthen stated he recently visited Rutherfordton. He provided to the Board several items to review as part of Rutherfordton's branding and marketing from several years ago. Mayor Pro Tem Cauthen presented information about the National Park Service and how they encourage use of the trail systems. Cam Carpenter stated that Gaston County has been providing a park hop system and three of the Town's parks were included.

Commissioner Rice stated he had nothing to report.

Commissioner Neeley stated she had nothing to report.

Mayor Worley invited everyone to attend the National Day of Prayer at the First Baptist Church in Lowell on May 5<sup>th</sup>. The breakfast starts at 6:30 a.m. and the cost is \$10.00.

Charlotte Mayor Jennifer Roberts will be at the East Belmont Kimbrell Campus of Gaston College tomorrow to discuss economic development collaboration.

**Closed Session:** The Town Manager stated NCGS 143-381.11(a)(6) needed to be added as an item under closed session as a personnel matter. A motion was made by Commissioner Rice to enter into closed session regarding NCGS 143-381.11(a)(6) to consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public officer or employee and NCGS 143-318.11(a)(4) to discuss matters relating to the location or expansion of business in the area served by this body. The motion was seconded by Commissioner Neeley and approved by all.

**ADJOURNMENT:** On return to open session, there being no further business, a motion was made by Commissioner Neeley to adjourn the meeting at 9:13 p.m. The motion was seconded by Commissioner Rice and approved by all.

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Mayor Ronnie Worley

**ATTEST:**

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Wilene Cunningham, Town Clerk