

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

March 15, 2018

The Board of Commissioners for the Town of Cramerton met in workshop session on Thursday, March 15, 2018 at 7:00 p.m., in the G.M. Michael Room at the Cramerton Town Hall.

Board Members present: Mayor Will Cauthen; Mayor Pro Tem Demetrios Koutsoupas; Commissioners Houston Helms; Donald Rice, and Susan Neeley were present. Commissioner Dixie Abernathy was absent.

Staff Present: David Pugh, Town Manager; Attorney Karen Wolter; Brad Adams, Police Chief; Joel Lineberger, Finance Director; Dave Pettine, Planning Director; and Wilene Cunningham, Town Clerk.

Call to Order and Determination of Quorum: Mayor Cauthen called the 7:00 p.m. meeting to order and determined there was a quorum. Mayor Cauthen thanked everyone for attending the reception for Captain Robinson.

Adoption of Agenda for this meeting: Mayor Cauthen stated NCGS143-318.11(a)5 regarding a real estate matter be added as the second item to be discussed in closed session. He asked that the Board agree for Mike Bynum to present his report early. Jay McCosh, the Town of McAdenville's Mayor Pro Tem, has requested to speak at tonight's meeting. Two additional budget items have been requested to be added to tonight's agenda and the Planning Director asked that a line item be added regarding a public hearing along with consideration for approval of the statement of reasonableness and consistency. A motion was made by Commissioner Neeley to approve the amended agenda. The motion was seconded by Commissioner Rice and approved by all.

Public Comment: No one signed up to speak.

Recognitions and Proclamations: A proclamation to recognize Captain Robinson for his 30 years of Public Service and positive contributions and leadership to the Town of Cramerton. Chief Adams recognized Captain Robinson for his thirty years of service to the Town and the vital role that he played in the police department's training program.

Captain Robinson was officially awarded his badge and service weapon. A signed copy of the proclamation will be included with the minutes.

Presentations: **The Order of the Long Leaf Pine.** Mayor Cauthen presented the The Order of the Long Leaf Pine Award to Captain Robinson. The Board complimented Captain Robinson on his professionalism, commitment, and leadership. The Board wished him good luck on his retirement and thanked his family for their support during his years of service.

Update from Two Rivers Utilities: Mike Bynum provided his report to the Board. He advised the Board of the status of the improvements at the Courtyards at Cramerton project and that the encroachment from Duke Energy had been authorized for the Villages at South Fork project. Plans have been reviewed and comments added for the Village at Cramerton Mills project. Mr. Bynum updated the Board regarding the twelve-inch water main that is being repaired located off of Wilkinson Boulevard near Mockingbird Lane.

Presentation by Jay McCosh: Information was provided regarding incentivizing private investments in low income communities. Governor Cooper will pick areas based on the census track. Mr. McCosh stated he has contacted Mike Maness with CCOG to discuss what steps are needed to be considered. The Board asked that staff follow up with this item. Mr. McCosh thanked Captain Robinson for his years of service to the Town of McAdenville. A motion was made by Commissioner Helms directing staff to look into opportunities jointly with the Town of McAdenville regarding this incentive program and to submit information to Governor Cooper's office for consideration. The motion was seconded by Mayor Pro Tem Koutsoupas and approved by all.

Agenda Items Requiring a Public Hearing: A public hearing for the purposes of considering an application for a rezoning of Gaston County parcel number 188572 consisting of approximately 1.93 acres located at 4007 South New Hope Road.

- **Open Public Hearing:** A motion was made by Commissioner Neeley to open the public hearing. The motion was seconded by Commissioner Rice and approved by all.
- **Staff Comments / Board Questions and Answers:** Mr. Pettine stated a request has been received for this parcel to be rezoned from B-1 to B-2. This rezoning would allow a larger scale of uses for this property. The Planning and Zoning Board and staff approved this rezoning request. The property owner plans to store large boats, RV's, and utility trailers. Mr. Pettine stated there is a very limited number of storage facilities of this type in our local area.
- **Developer Comments:** Justin Sotomayor and his wife Justine, 3488 Fieldstone Drive, Gastonia, stated they planned to maintain the original farm house as office space. The back of the property will be fenced in. There will be one ingress and egress off of New Hope Road. The property will be under twenty-four hour camera surveillance.
- **Public Comments:** Jim Bianucci, 308 Cramer Woods, stated he owns Bianucci Spa which is located beside parcel number 188572 off of New Hope Road. He voiced his concern about the size of the structures being proposed.
- **Close Public Hearing:** A motion was made by Commissioner Helms to close the public hearing. The motion was seconded by Commissioner Rice and approved by all.
- **Consideration of Statement of Reasonableness and Consistency of a Proposed Rezoning Map Amendment:** Mr. Pettine stated the proposed rezoning is consistent with the Town of Cramerton's Comprehensive Land Use Plan. A motion was made by Commissioner Rice to approve statement of reasonableness and consistency and the proposed rezoning change to the zoning map of the Town of Cramerton. The motion was seconded by Commissioner Neeley and approved by all.
- **Consider approval of the rezoning of Gaston County parcel number 188572 consisting of approximately 1.93 acres located at 4007 South New Hope Road.** A motion was made by Commissioner Rice to approve the ordinance to amend the zoning map for the rezoning of parcel number 188572 from B-1 to B-2. The motion was seconded by Commissioner Neeley and approved by all.

Agenda Items Not Requiring a Public Hearing:

- **Consider approval of the January 27th BOC meeting minutes.** Mayor Pro Tem Koutsoupas stated the word "regarding" was repeated twice in the paragraph that reads "three action steps with measurable specifics regarding the Catawba Crossing Bridge". The clerk stated she would make the requested changes. A motion was made by Commissioner Mayor Pro Tem Koutsoupas to approve the amended January 27th, 2018 meeting minutes. The motion was seconded by Commissioner Helms and approved by all.

Planning and Zoning:

- **Traffic Calming Policy: General Updates.** Mr. Pugh stated the placement of two speed humps and a hardwired speed radar sign is scheduled to be installed by May 1, 2018. The solar powered speed radar sign will be installed by the Public Works Department on Eighth Avenue. The specifications have been received from Duke Energy for the installation of the hardwired speed radar for installation on Armstrong Drive. Commissioner Helms commented that a citizen has asked for consideration of traffic calming on Fourth Street. The Board discussed scheduling a meeting with the citizens from the Riverside neighborhood on May 3rd to discuss traffic calming.
- **Wilkinson/Lakewood Overlay District:** The Board discussed and approved the proposed public meeting to present a draft zoning overlay for the Lakewood Drive/Wilkinson Boulevard area on March 27th from 4:00 to 6:00 p.m. in the Town Hall Board room. Notification will be

provided to the Gaston Gazette along with a direct mailing to the Lakewood neighborhood. The clerk will post this information to the Town's website and Facebook.

Finance:

- **Fiscal year 2017-2018 Budget Amendments: Consider FY 2017-2018 budget amendments #2018-8, #2018-9, and #2018-10.** A motion was made by Mayor Pro Tem Koutsoupas to approve the proposed budget amendments. The motion was seconded by Commissioner Rice and approved by all. A copy of the budget amendments will be included as part of the minutes.
- **Discussion of Veterans Memorial Capital Project Ordinance: Consider approval of Capital Project Ordinance for the Cramerton Veterans Memorial project as amended.** A motion was made by Commissioner Neeley to approve the proposed Capital Project Ordinance for the Cramerton Veterans Memorial. The motion was seconded by Commissioner Rice and approved by all. A copy of the Capital Project Ordinance will be included as part of the minutes.
- **Additional Fiscal Year 2017-2018 Budget Amendments: Consider FY 2017-2018 budget amendments #2018-11 and #2018-12.** A motion was made by Commissioner Helms to approve the proposed budget amendments #2018-11 and #2018-12. The motion was seconded by Mayor Pro Tem Koutsoupas and approved by all. A copy of the budget amendments will be included with the minutes.

Big Board Review. Mayor Pro Tem Koutsoupas asked for an update on the teardrop shaped piece of property that is owned by Gaston County. Attorney Wolter stated research is being completed regarding the joint lease agreement.

Mayor Pro Tem Koutsoupas asked about the status of the downtown mural using the vintage ad for the Cramerton Khaki pants. He asked that staff follow up with the new owners of the BB&T building about placement of the mural.

Commissioner Helms stated at this time 187 pavers have been sold and twenty-seven percent of the fundraising has been raised from commercial donations and the rest is from private donations. He especially thanked Wendy Cauthen for her help with this project and her continued energy and passion.

Cramerton Board of Commissioners:

- **Cramerton Veterans Memorial: Discussion and Direction to move forward with Veterans Memorial contractor.** The Town Manager stated no bids were received. Discussion was held about the use of a general contractor and bidding out individual segments of this project. The Board consented to having the staff to continue to look for a contractor and bring back information at the April 5th meeting. A motion was made by Commissioner Rice to authorize the Town staff to proceed in ordering and paying for the art work for the bronze soldier of the soldier dressed in khaki saluting the flag along with the young girl with her doll. The motion was seconded by Commissioner Neeley and approved by all. The statue will be ordered from Big Statues.
- **2018 Goals and Objectives: Consider approval of 2018 Goals and Objectives.** Discussion was held by the Board regarding amending the document using bullet points and condensing this document to one page. Mayor Cauthen asked that item #4 under "manage future growth and development" have the bullet point read "predict departmental needs when economic growth occurs" instead of residential increases occur. A motion was made by Commissioner Neeley to approve the 2018 Goals and Objectives with the proposed amendments. The motion was seconded by Commissioner Rice and approved by all.
- **Upcoming Work Session – review work session timeline.** Mayor Pro Tem Koutsoupas commented about the 6:00 p.m. work sessions being held the second meeting of each month.

- **BOC’s Cramerton “around Town” field trip:** Discussion was held regarding the logistics of a field trip around Town with all Board members possibly in attendance and ensuring proper notice is given. The Board was advised that a public notice identifying where they will be stopping and meeting can be posted if there is a quorum. The Board discussed visiting various neighborhoods and scheduling meetings with developers. Mayor Pro Tem Koutsoupas said he would like to visit Timberlake and VCM as the priority areas. Mr. Pugh stated visits could be set up as stations and Board members could visit each site in pairs. The Board set a tentative date of April 20th.

Manager’s Report:

- **Montcross Chamber of Commerce:** A discussion regarding Gaston County School Bond referendum will be discussed at the upcoming March 23rd Montcross Chamber of Commerce breakfast. Mr. Pugh asked that anyone interested in attending please let him or the Town Clerk know as registration for the event is required. Commissioners Neeley and Rice stated they would be attending.
- **NCLM Town Hall Day, Wednesday, May 23rd in Raleigh:** The Town Manager advised the Board of this upcoming event.
- **Work session meetings:** The Board consented to work session meetings at 6:00 p.m. for the upcoming Board meetings.

Town Attorney: No report.

Town Clerk: The Town Clerk stated she had placed a copy of the current Montcross Chamber of Commerce booklet at everyone’s desk for review.

Police Department: Chief Adams thanked everyone for attending Captain Robinson’s retirement luncheon. He distributed a copy of a letter regarding steps that police departments could take to improve school safety. Captain Adams advised that all of these steps were already in place and this type of training had been provided for years. He stated that next Friday is the last day for applications to be received for the current police officer vacancy.

Fire Department: Chief Foulk provided a printed report to the Board. He stated the inside of fire department has been painted and invited everyone to stop by and visit.

Planning: Mr. Pettine stated a pre-construction meeting was held for the Lakewood Greenway project. One bidder attended. An addendum to bid was rescheduled for March 29th. Mayor Pro Tem Koutsoupas asked about the plans for the Riverside neighborhood project. Mr. Pettine stated he met with Jeremy Wilcox and reviewed house plans. A public meeting for this project is scheduled for April 10th. Mr. Pettine stated that clearing has started on the Courtyards at Cramerton project.

Finance: Mr. Lineberger stated \$25,000.00 has been received from the Fire Department grant. The State Treasurer’s office has scheduled an audit of the Town’s 401K procedures. Budget meetings are scheduled with department heads for next week.

Parks and Recreation: Mr. Smallwood stated the Easter Egg Scramble, Float the Fork, and River Sweep are upcoming events for March. Events for April include the Catawba River Artisan Showcase on April 21st and a joint Arbor Day/Earth Day Celebration with the City of Belmont on April 28th. Mr. Smallwood stated he continues to work with vendors about the farmers market. Mayor Cauthen stated that CCOG would be a good resource to utilize.

Topics of Discussion for Each Commissioner:

Commissioner Neeley stated she was very proud of Captain Robinson and wished him well. She asked Mr. Smallwood to consider asking the Gaston Symphonic Band to play at the grand opening of the Veterans Memorial.

Commissioner Rice congratulated Captain Robinson for his years of service. He thanked everyone for being patient while he was out of Town for training and went on vacation.

Mayor Pro Tem Koutsoupas thanked the staff for the reception tonight for Captain Robinson. He asked Mr. Pettine about the Market Street Improvements project. The Town Manager stated bidding for engineering will be out for three weeks and then an engineer will be chosen.

Commissioner Helms thanked the Board for allowing him to make comments regarding traffic calming. He stated he will not be at the next Board meeting. He thanked Mayor Pro Tem Koutsoupas and Eric Smallwood for their part in the basketball season.

Mayor Cauthen stated the CCOG Regional meeting is scheduled for Thursday, April 12th and will be at the Harris Campus Conference Center. He encouraged all Board members to attend if possible. Mayor Cauthen stated a letter was received regarding the school sales bond referendum.

Mayor Cauthen asked the Planning Director about lighting for the Lakewood Greenway Project along with the type of lumber that will be utilized. Mr. Pettine stated the cost for installation of lighting would be placed on the Town and there is a challenge regarding placement of utilities. Mr. Pettine stated solar options could be considered. He stated he would follow up on possible construction material choices.

NCGS 143-318.11(a)(6) To consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public officer or employee.

NCGS 143-318.11(a)(5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

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

Upon return to open session, a motion was made by Commissioner Rice to amend the firing range sale agreement to extend the closing date through May 30, 2018 in exchange for \$100,000.00 to be placed against the sale price and \$5,000.00 in addition that will not be placed against the sale price for a total of \$105,000.00.

Adjournment: With no further business to be discussed, a motion was made by Commissioner Neeley to adjourn at 9:58 p.m. The motion was seconded by Commissioner Rice and passed by unanimous vote.

Mayor Will Cauthen

ATTEST:

Wilene Cunningham, Town Clerk