

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

**April 5, 2018**

The Board of Commissioners for the Town of Cramerton met in regular session on Thursday, April 5, 2018 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 Demetrios Koutsoupias  
Commissioners Dixie Abernathy and Susan Neeley were present. Commissioner Donald Rice  
arrived at 6:07 p.m. Commissioner Houston Helms was absent.

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

**6:00 p.m. Pre-Development Meeting. Presentation and Discussion with potential developers  
in the South New Hope Road corridor.**

**Call to Order and Determination of Quorum:** Mayor Cauthen called the 6:00 p.m. meeting to  
order and determined there was a quorum. MT Land provided a presentation regarding  
development of a proposed project off the South New Hope Road corridor. The development team  
for this project consists of MT Land as the developer; R. Joe Harris as the engineer; and Kimley  
Horn as the traffic engineer. The project would consist of approximately 1,820 total home sites  
including active adult, single-family, and townhome residential areas plus commercial  
development. Additional information can be obtained at the website of [www.mtland.us](http://www.mtland.us).  
Commissioner Neeley asked if the project would have a homeowner's association. There will be  
one master homeowner's association and three individual associations internally. Road and  
sidewalk improvements along with walking trails will be constructed. Mayor Pro Tem  
Koutsoupias asked if garbage service and road maintenance would be provided by the Town and  
the developer stated yes. Discussion was held regarding impact on the local schools.  
Commissioner Neeley asked about the layout for the active adult homes. The developer stated  
they will be a ranch style with no steps or minimal steps for entering. Discussion was held  
regarding the importance of connectivity, green space, and lot sizes. The Board stated the  
importance of a quality project being constructed. Mayor Cauthen advised the Board to speak to  
the Town's Planning Director with any comments or questions.

A five-minute recess was called.

**7:00 p.m. Board of Commissioners Meeting:**

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

**Staff Present:** David Pugh, Town Manager; Attorney Kevin Bringewatt; 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.

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

**Adoption of Agenda for this meeting:** Mayor Cauthen stated artwork has been submitted for  
review for the Lending Library to be placed at the Riverside Park basketball court along with  
Resolution 2018-03 needs to be added to the agenda. The Town Manager asked that the traffic  
calming policy update on Timberlake traffic signs review be removed along with the closed session  
per the proposed agenda. A motion was made by Commissioner Neeley to approve the agenda

with the proposed changes. The motion was seconded by Commissioner Rice and approved by all.

**Public Comment:** No one signed up to speak.

**Agenda Items Not Requiring a Public Hearing:**

- **Consider approval of the February 15, 2018 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 Mayor Pro Tem Koutsoupas to approve the amended January 27<sup>th</sup>, 2018 meeting minutes. The motion was seconded by Commissioner Rice and approved by all.

**Planning and Zoning:**

- **Traffic Calming Policy: Discussion regarding update on Cimarron Boulevard traffic.** Mr. Pettine advised the Board that two studies have been conducted. Findings of the study show an average speed of 24 miles per hour. Increased speed enforcement will be initiated in both directions with emphasis on outbound traffic. The Board asked if ownership had been determined for the median. Mr. Pettine stated research continues and a deed search may need to be completed. Discussion was held regarding striping of the roadway as a single-lane roadway. Commissioner Neeley asked if the solar powered speed radar unit has been received. Chief Adams stated the grant has been applied for and he should have a response by mid-summer. The Board asked that staff work on creative solutions that will work best for this neighborhood.
- **Wilkinson/Lakewood Overlay District:** Mr. Pettine stated the recent meeting to discuss the overlay district was well attended. The Board thanked Mr. Pettine for the information that was presented at the meeting.

**Finance:**

- **Fiscal Year 2017-2018 Budget Amendments: Consider FY 2017-2018 budget amendment #2018-13.** A motion was made by Mayor Pro Tem Koutsoupas to approve the proposed budget amendment #2018-13 to authorize transfer of funds from the Street Repairs and Resurfacing Capital Project to the General Fund and to adjust the General Fund budget revenue and expenditure line items for funds to be transferred. The motion was seconded by Commissioner Rice and approved by all. A signed copy of the budget amendment will be included as part of the minutes.

**Big Board Review:** Mr. Pugh stated that construction bids for the Veterans Memorial and Bike Repair Station will be discussed at the April 19<sup>th</sup> Board meeting. Talley & Smith Construction is working with staff regarding Town Hall repairs. Gaston County is going through the land surplus sale process and Cramerton is working on an overlay district based on the Wilkinson Boulevard/Lakewood Small Area Plan. Mr. Pugh stated a survey of the teardrop shape property is being completed and a deed will be issued in the Town’s name. Commissioner Abernathy asked about the Lakewood pedestrian bridge. Mr. Pettine updated the Board that funding for this bridge improvement will be from the State Transportation Improvement Program.

**Cramerton Board of Commissioners:**

- **Cramerton Veterans Memorial: Review and consider bids for General Contractor for the Cramerton Veterans Memorial.** The Town Manager stated one bid has been received from a local contractor and another local contractor has stated interest in submitting a bid. It was decided to bring this item back at the April 19<sup>th</sup> meeting. Mayor Cauthen asked about the number of water fountains shown on the drawing. One water fountain will be located at the bike repair station and one at the Goat Island bathroom area.
- **Consider approval to direct staff to negotiate a contract with the lowest responsible bidder for a General Contractor for the Cramerton Veterans Memorial.** No action was taken by the Board.

- **Consider approval of Lending Library artwork:** Mayor Cauthen stated the artwork presented was drawn by Jean Valliere who is a member of the Community Committee. The lending library will be a repurposed newspaper box. Discussion was held regarding changes to the artwork. No action was taken by the Board.
- **Consider approval of Resolution 2018-3: School Bond Referendum for Gaston County.** A motion was made by Commissioner Neeley to approve Resolution 2018-03. The motion was seconded by Commissioner Rice and approved by all. A copy of the resolution will be included with the minutes.

**Manager's Report:** No additional updates.

**General Staff Reports:**

**Update from Two Rivers Utilities:** Mike Bynum provided his report to the Board. The FERC report has been received from Duke Energy along with NCDOT encroachment and driveway permits for the Southeast Sewer Project. Construction of off-site improvements are underway at the Village at South Fork single-family home project. Two Rivers Utilities has received the second submittal of revised water and sewer plans for Phase 1B for the Villages at Cramerton Mills.

**Town Attorney:** No report.

**Town Clerk:** The Town Clerk stated the clerk from the Town of McAdenville had called this week asking about the Blackboard Connect phone messaging service that the Town Cramerton uses as they are interested in utilizing a similar service.

**Police Department:** Chief Adams stated applications for the police officer vacancy are being reviewed. The solar powered speed radar sign has been installed on Eighth Avenue.

**Fire Department:** Chief Foulk absent.

**Planning:** Mr. Pettine stated the bid period for the Lakewood Greenway Project has been closed and no bids were received. An update was given on the public information meeting scheduled for Tuesday, April 10<sup>th</sup>, from 6:00 to 7:00 p.m. for the construction project in the Riverside neighborhood. Mr. Pettine stated the 2014 Community Assessment Flood Plain Survey has been closed out and all violations were cleared up.

**Finance:** Mr. Lineberger announced that he will be a grandfather in November. Everyone offered their congratulations.

**Parks and Recreation:** Pictures of Central Park showing the improvements being completed on the gullies below High Street and Eleventh Street were viewed. Three new benches have been installed. The Town Manager stated that the Parks and Recreation Director along with staff are doing this project in house. Mr. Smallwood commented on how improvements to the trails is being noticed by other municipalities and groups and how the Town has become an outdoor destination town in the Charlotte-Mecklenburg region. Mayor Cauthen stated there needs to be continued conversations with the Town of McAdenville about connectivity, outdoor amenities, and marketing our area as an outdoor destination. Mr. Smallwood advised the Board of the upcoming Parks and Recreation events to be held.

**Topics of Discussion for Each Commissioner:**

Mayor Pro Tem Koutsoupas asked if staff could follow up with the litter that is on the Wilkinson Boulevard Bridge as it has been there for about a week.

Commissioner Abernathy commented on the positive feedback from the recent overlay district meeting held at Town Hall. She asked about the status of the installation of the hardwired speed radar sign in the Lakewood neighborhood. Chief Adams stated the power box has been placed and follow up with Duke Energy is in progress.

Commissioner Rice asked about the status of the Cramer Mountain Sidewalk Project. The Town Manager stated that a meeting with USI needs to be held to discuss preparing a visual aid to show the change as to what trees would be affected and the type of landscaping that would be utilized.

Commissioner Neeley stated she recently brought students from her class at Gaston College to Cramerton and visited Goat Island Park. She thanked the local businesses and the Fire Department for their hospitality. She stated she attended the staff luncheon for Captain Robinson's retirement and the Montcross Chamber of Commerce breakfast meeting. Chief Adams advised the Board that Captain Robinson was officer number 50 out of 102 officers in the department's fifty years.

Mayor Cauthen asked that the police department continue to follow up with the roadways being blocked by contractors in the Timberlake neighborhood. He stated that the roadways need to be monitored for damage.

Mayor Pro Tem Koutsoupas asked about the topics for the upcoming 6:00 p.m. work session meetings. Mr. Pugh updated the Board that items would include nuisance ordinance, possible grants, and budget items.

**Adjournment:** A motion was made by Commissioner Abernathy to adjourn at 8:41 p.m. The motion was seconded by Commissioner Rice and passed by unanimous vote.

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Mayor Will Cauthen

**ATTEST:**

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Wilene Cunningham, Town Clerk