

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

February 21, 2019

The Board of Commissioners for the Town of Cramerton met in a workshop session on Thursday, February 21, 2019 at 6:00 p.m., in the G.M. Michael Commission Chamber at the Cramerton Town Hall.

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

Staff Present: David Pugh, Town Manager; Attorney Karen Wolter; and Wilene Cunningham, Town Clerk.

Call to Order and Determination of Quorum: Mayor Pro Tem Koutsoupas called the 6:00 p.m. meeting to order and determined there was a quorum.

Adoption of Agenda for this meeting: The Town Manager requested that the closed session be the first item for discussion followed by discussion regarding the sanitation contract. A motion was made by Commissioner Neeley to approve the agenda with the proposed amendments. The motion was seconded by Commissioner Abernathy and approved by all.

6:00 p.m. Work Session:

NCGS 143-318.11(a)(3) Consult with the attorney to protect the attorney-client privilege. A motion was made by Commissioner Abernathy to enter into closed session. The motion was seconded by Commissioner Helms and approved by all. No action was taken in closed session.

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

Sanitation – Discussion of Draft Waste Management contract renewal. The Town Manager reviewed the proposed costs to include glass as part of the recycling fees vs. no glass. Waste Management advised that China is no longer taking recycling from the United States in significant bulk and the market for recycling and reselling material from recycled goods is not as viable for profit. The various options were discussed. The Board's consensus was to put this item out to bid. A motion was made by Commissioner Abernathy directing staff to bid the sanitation contract out. The motion was seconded by Commissioner Helms and approved by all. Commissioner Abernathy thanked the Town Manager for all of the research that he did.

A ten-minute recess was called.

7:00 p.m. Bi-monthly Meeting:

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

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

Call to Order and Determination of Quorum: Mayor Pro Tem Koutsoupas called the 7:00 p.m. meeting to order and determined there was a quorum.

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

Public Comment: Karen Mullis Sweat stated she was in attendance tonight to introduce herself to the Board as she has applied to serve on the Community Committee.

Proclamation:

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

Presentation:

- **Introduction of new police officer:** Chief Adams introduced Officer JonMark Smith to the Board. Officer Smith has been with the police department for about six months.
- **Presentation by Shaun Gasparini of True Homes.** Mr. Gasparini advised that the model home has been completed for the Peach Orchard project and seven homes have been sold. There are ten different style homes with a wide variety of elevations being offered. Average cost of homes is \$250,000 and up. They plan to build and sell four homes per month. He stated True Homes wants to partner with the Town regarding providing an easement for the greenway project. The Board thanked him for his presentation.

AGENDA ITEMS REQUIRING A PUBLIC HEARING:

A public hearing for the purposes of considering a request from VCM Bowman LLC to close a portion of unopened right-of-way associated with Catfish Lane, which is located off of South New Hope Road.

- I. **Open Public Hearing.** A motion was made by Commissioner Helms to open the public hearing. The motion was seconded by Commissioner Rice and approved by all.
- II. **Staff comments / BOC Questions:** Attorney Wolter stated the Town was in the statutory process regarding closing the right-of-way. The property is owned on both sides by the same owner. Ingress and egress are not affected.
- III. **Developer Comments:** Tanner Smith with Bowman Development Group stated closure of this right-of-way does not affect access.
- IV. **Public Comment:** Mike James, 309 Catfish Lane, stated he was the only house on Catfish Lane and he was concerned he was going to be landlocked. The developer stated the closure being recommended would not affect accessibility to his property.
- V. **Close Public Hearing:** Mayor Pro Tem Koutsoupas made a motion to close the public hearing. The motion was seconded by Commissioner Rice and approved by all.
- VI. **Consider the request from VCM Bowman LLC to close a portion of unopened right-of-way associated with Catfish Lane, which is located off of South New Hope Road.** A motion was made by Commissioner Rice to approve the request from VCM Bowman LLC to close a portion of unopened right-of-way associated with Catfish Lane which is located off of South New Hope Road. The motion was seconded by Commissioner Abernathy and approved by all.

AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

- **Consent Agenda: Consider approval of the consent agenda.**
 - i. **January 20, 2019 BOC meeting minutes.**
 - ii. **January 24, 2019 BOC meeting minutes.**
 - iii. **Kimley-Horn Final Draft contract for traffic engineering services.**
 - iv. **Public Hearings:**
 - i) Consider setting a public hearing for the Thursday, March 7, 2019 BOC meeting for the purposes of considering a text amendment to the Cramerton Commercial Design Standards.
 - ii) Consider setting a public hearing for the Thursday, March 7, 2019 BOC meeting for the purposes of considering a text amendment that will establish a requirement for Traffic Impact Analysis (TIA) for certain developments and utilize the Town's preferred contractor.
 - iii) Consider setting a public hearing for the Thursday, March 7, 2019 BOC meeting for the purposes of considering a text amendment that would amend the R-1 zoning standards so that any lot proposed or approved after April 1, 2019 will be at least 40,000 square feet in size.

v. **Finance:**

- i) Amend Capital Project Ordinance for the Lakewood / Goat Island Park to Village at South Fork Greenway Project (29/74 Greenway Project) to reflect current cost estimates and additional revenue sources.
- ii) Budget Amendment #13: To authorize the return of excess Town funds from the 29/74 Goat Island Greenway Extension Project.
- iii) Budget Amendment #14: To authorize the return of excess Town Funds from the Veterans Memorial Project.

A motion was made by Commissioner Rice to approve the items on the consent agenda as presented. The motion was seconded by Commissioner Abernathy and approved by all.

Planning and Zoning:

- **MT Land (Overlook at Riverside Development):** A motion was made by Commissioner Helms to defer the approval of the preliminary plat until after it has been reviewed by the Town's Planning and Zoning Board. The motion was seconded by Commissioner Neeley and approved by all.

Public Works:

- **Consider approval of Waste Management Renewable Proposal.** This item was discussed earlier in the meeting.

Board of Commissioners Business:

- **Fiscal Year Budget 2019-2020: Consider setting the FY2019-2020 budget work session on either Tuesday March 26th or Wednesday March 27th from 8:30 a.m. to 4:00 p.m.** A motion was made by Mayor Pro Tem Koutsoupas to schedule the budget work session on Wednesday March 27th from 8:30 a.m. to 4:00 p.m. The motion was seconded by Commissioner Rice and approved by all.
- **Gaston County Historic Preservation Commission:**
Resolution 2019-06 – A resolution designating Gaston County Historical Preservation Commission as Historic Preservation Commission for the Town. Attorney Wolter stated that the Town's resolution will be presented at an upcoming County Commissioner's meeting. Commissioner Abernathy asked if this action would affect the Cramerton Historical Society and she was advised it would not. A motion was made by Commissioner Rice to adopt Resolution 2019-07 designating Gaston County Historical Preservation Commission as Historic Preservation Commissioner for the Town. The motion was seconded by Commissioner Neeley and approved by all.
- **Community Committee:**
Consider approval of Community Committee Board Appointments. Consider appointing Karen Sweat Mullis as an alternate member to the Community Committee. A motion was made by Commissioner Helms to appoint Karen Sweat Mullis as alternate member to serve on the Community Committee with this term ending as of November 30, 2019. The motion was seconded by Commissioner Neeley and approved by all.

BIG BOARD: Commissioner Rice stated he presented the executive summary information to Brad Milton who is a member of the local masonic lodge. Commissioner Helms commented on the state of the walls in Town Hall and the amount of decay that is occurring. The Town Manager stated NCDOT has advised that the fog line on North Main Street is on the project list and will be scheduled when warmer weather occurs. Mayor Pro Tem Koutsoupas asked that citizens be notified as soon as the project is cleared to start in order to allow time to move their vehicles off the roadway. A meeting is scheduled next week with Mr. Bizzell to discuss wayfinding signs. The downtown mural will be placed once the weather remains greater than 60 degrees for multiple days. Mayor Pro Tem Koutsoupas asked if the Goat Island Greenway Project could be placed on

the Big Board. Commissioner Helms advised he and Mayor Cauthen met with Richard Atkinson to discuss the historical plaza and possible locations for a historical museum. The downstairs area of the Community Center was discussed. The Board was supportive of the Historical Society to continue brainstorming and stated their appreciation of all of their hard work.

Manager's Report: The Town Manager went over the department heads report. He advised that anyone who would like to attend the March CCOG meeting should notify the clerk. Information was provided regarding the closure of Eighth Avenue for repair work. Mayor Pro Tem Koutsoupas asked about the stormwater fees. Notifications have been sent out and a few people have contacted Town Hall with questions. The Board discussed the code enforcement report and suggested that additional verbiage be added.

GENERAL STAFF REPORTS:

Update from Two Rivers Utilities: Mike Bynum presented his report to the Board. The mobile press has been set up at the Eagle Road Wastewater Treatment Plant to dewater the biosolids for removal. Three quotes have been received from contractors regarding the Cramer Mountain Sewer Easement Clearing Phase 3. Surveying for Phase 4 has been completed. The FEMA Hazard Mitigation Grant application to relocate the Big Lakewood Pump Station out of the 100-year flood plain was not selected for funding due to the high number of projects received in response to the recent hurricanes. Utility construction continues at the Courtyards at Cramerton and testing of the sewer has been completed. Sewer construction has begun for Phase 2 for the Village at South Fork single-family section. Updates to the Baltimore Pump Station have been completed and sewer construction has started in Phase 1E at the Village at Cramerton Mills. Storm drainage is being installed at the Grove at Peach Orchard and the Haven Apartments. Most of the on-site sewer has been installed for the Haven Apartments.

Finance: Mr. Lineberger stated that information was received from the county indicating an increase of the tax base by 22.362%. Property revaluations are to be sent out by the county next month.

The Town Manager stated an NCDOT meeting is scheduled for April 4th regarding the widening of Highway 29/74 and will be held from 3 p.m. to 7 p.m. in McAdenville.

Committee Reports

- **Parks and Recreation:** The next meeting is scheduled for Monday, March 4th.
- **Community Committee:** Commissioner Neeley stated she attended the last meeting for this committee. Work continues on pollinator gardens, bat boxes, and pop up events to invite citizens to participate.

Topics of Discussion for Each Commissioner:

Commissioner Helms asked if anyone had followed up with the postmaster at Belmont or received any updates. Staff has not heard from Mr. Pruitt.

Commissioner Abernathy had nothing to report.

Commissioner Rice asked if there were any updates about the town becoming a tobacco-free community. The Town Manager stated Eric Smallwood has been working on this. The Board agreed that this was an important topic to continue pursuing.

Commissioner Neeley stated she had attended the African American History Museum opening at the Loray Mill.

Mayor Pro Tem Koutsoupas asked about the increased police presence in the Timberlake neighborhood. Chief Adams stated there had been some isolated incidents that occurred that the police department was following up on.

Mayor Pro Tem Koutsoupas asked if there was any activity regarding a follow up meeting with Cramerton Village and Two Rivers Utilities. Mike Bynum stated no meeting has been scheduled

but he did receive information from USI Engineering about recommendations that were made in the past regarding improvements needed at Cramerton Village. He stated he would share this information with the Town.

Mayor Pro Tem Koutsoupas thanked the Town Manager and department heads for the written reports that were presented tonight.

Mayor Pro Tem Koutsoupas stated the Montcross Chamber's directory issue has the Veterans Memorial on the front.

Adjournment: A motion was made by Commissioner Helms to adjourn at 8:38 p.m. The motion was seconded by Commissioner Abernathy and passed by unanimous vote.

Mayor Pro Tem Koutsoupas

ATTEST:

Wilene Cunningham, Town Clerk