TOWN OF CRAMERTON
BOARD OF COMMISSIONERS

Mayor Nelson Wills
Mayor Pro Tempore Richard Atkinson
Commissioner Dixie Abernathy
Commissioner Jennifer Ramsey
Commissioner Kathy Ramsey
Commissioner Ronnie Worley

BOARD OF COMMISSIONERS
Tuesday, April 21, 2026 at 6:00 pm
G.M. Michael Commission Chamber, Cramerton Town Hall

AGENDA

1. **Call to Order and Determination of Quorum**
2. **Invocation and Pledge of Allegiance**
3. **Adoption of Agenda for this meeting**
4. **Public Comment**
5. **Proclamations and Presentations**
6. **Consent Agenda**
   a. Budget Amendment #13
   b. Budget Amendment #14
   c. Board of Commissioners Meeting Minutes April 7, 2026
7. **Agenda Items Requiring a Public Hearing**
8. **Agenda Items NOT Requiring a Public Hearing**
   a. McAdenville Fire Contract and Lease Agreement
   b. Goat Island Bridge Inspection Reports
   c. Patriot Alley Contract Amendment #1
9. **Manager's Report**
10. **General Staff Reports**
    a. Parks & Recreation, Public Works, Stormwater, Planning & Zoning, and Code Enforcement Monthly Department Reports
    b. Fire Department Monthly Report
    c. Police Department Monthly Report
    d. Two Rivers Utilities (TRU) Monthly Report
11. **Topics of Discussion for Each Commissioner**
12. **Adjournment**

UPCOMING BOC MEETINGS
Monday, May 4, 2026 @ 6pm Workshop Board Meeting
Tuesday, May 19, 2026 @ 6pm Regular Board Meeting

AGENDA ITEM NO. 6.a

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 21, 2026
SUBMITTED BY:	Josh Watkins ,Finance
ITEM TYPE:	Budget Ordinance Amendment
AGENDA SECTION:	Consent Agenda
SUBJECT:	Budget Amendment #13
SUGGESTED ACTION:	Staff recommends that the Board approve Budget Amendment #13

ATTACHMENTS:
Request for Action
Budget Amendment 13

Town of Cramerton Board of Commissioners
Request for Action

Meeting Date: 4/21/2026	**Agenda Item Number:**
Submitted By: Josh Watkins	**Department:** Administration
Attachments: Draft Budget Amendment #13	

Topic: Budget Amendment #13

Staff Summary: Budget Amendment #13 is intended to do two things:

1. Correct the principal and interest payments for the TD Synnex contract and the Lease Crunch agreement.
2. Appropriate fund balance to cover the principal and interest for the airpacks for the fire department. This item was approved after the budget was approved, and thus was not appropriated in the budget.

This request would require the appropriation of $41,760 to cover the airpacks and correct the principal and interest payments. The proposed budget for next year does account for the financing related to the airpacks, so we should not run into that issue again.

Staff Recommendation: Staff recommends that the Board of Commissioners approve Budget Amendment #13.

Examples of Possible Motions:

Motion to Approve: I make a motion to approve Budget Amendment #13.

Motion to Deny: I make a motion to deny Budget Amendment #13.

Town of Cramerton
Budget Ordinance Amendment #13
Fiscal Year Ending June 30, 2026

BE IT HEREBY ORDAINED by the Board of Commissioners the the Budget Ordinance of April 21 , 2026 is hereby amended as follows:

Section 1. The following amount is hereby appropriated for operations of the Town of Cramerton and its activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026 as shown below:

Department - Account Description	Account	Debit	Credit
General Fund - Debt - Community Lease-Principa	10-6000-727	$ 35,672	$ -
General Fund - Debt- Community Lease - Interest	10-6000-728	$ 3,982	$ -
General Fund - Debt - Lease Crunch - Principal	10-6000-753	$ 1,935	$ -
General Fund - Debt - Lease Crunch - Interest	10-6000-754	$ 171	$ -
General Fund - Debt - GASB #87 TD Synnex Prin	10-6000-721	$ 1,742	$ -
General Fund - Debt - GASB #87 TD Synnex Inte	10-6000-722	$ -	$ 1,742
General Fund - Fund Balance Appropriated	10-4991	$ -	$ 41,760
		$ 43,502	$ 43,502

To appropriate funds for debt payments that were not included in FY 26 Budget Ordinance and correct principal and interest amounts in the TD Synnex lines.

Section 2. Copies of this amendment shall be provided to the Town Finance Officer and Town Clerk to be kept on file by them for the direction and disbursement of Town funds.

ADOPTED and effective this the 21st day of April, 2026.

_____

Nelson Wills, Mayor

ATTEST:

_____

Missy Melton, Town Clerk

AGENDA ITEM NO. 6.b

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 21, 2026
SUBMITTED BY:	Josh Watkins ,Finance
ITEM TYPE:	Budget Ordinance Amendment
AGENDA SECTION:	Consent Agenda
SUBJECT:	Budget Amendment #14
SUGGESTED ACTION:	Staff recommends that the Board approve Budget Amendment #14

ATTACHMENTS:
Request for Action
Budget Amendment 14

Town of Cramerton Board of Commissioners
Request for Action

Meeting Date: 4/21/2026	**Agenda Item Number:**
Submitted By: Josh Watkins	**Department:** Administration
Attachments: Draft Budget Amendment #14	

Topic: Budget Amendment #14

Staff Summary: The sole purpose of Budget Amendment #14 is to move funds into the budget to complete the purchase of the fire engine purchased with OSBM grant funds. The money was "parked" outside of the annual budget cycle in an interest-bearing account; this budget amendment will move the funds back into the budget so that we can cut the check for the fire engine.

Staff Recommendation: Staff recommends that the Board of Commissioners approve Budget Amendment #14.

Examples of Possible Motions:

Motion to Approve: I make a motion to approve Budget Amendment #14.

Motion to Deny: I make a motion to deny Budget Amendment #14.

Town of Cramerton
Budget Ordinance Amendment #14
Fiscal Year Ending June 30, 2026

BE IT HEREBY ORDAINED by the Board of Commissioners the the Budget Ordinance of April 21 , 2026 is hereby amended as follows:

Section 1. The following amount is hereby appropriated for operations of the Town of Cramerton and its activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026 as shown below:

Department - Account Description	Account	Debit	Credit
General Fund - Fire Department Capital Equipment	**10-7000-667**	**$ 987,242**	**$ -**
General Fund - Fire Department Grant Revenue	**10-4622**	**$ -**	**$ 987,242**

To appropriate funds for fire truck that was not included in FY 26 Budget Ordinance (OSMB grant)

Section 2. Copies of this amendment shall be provided to the Town Finance Officer and Town Clerk to be kept on file by them for the direction and disbursement of Town funds.

ADOPTED and effective this the 21st day of April, 2026.

_____
Nelson Wills, Mayor

ATTEST:

_____
Missy Melton, Town Clerk

AGENDA ITEM NO. 6.c

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 21, 2026
SUBMITTED BY:	Missy Melton
ITEM TYPE:	Minutes
AGENDA SECTION:	Consent Agenda
SUBJECT:	Board of Commissioners Meeting Minutes April 7, 2026
SUGGESTED ACTION:	

ATTACHMENTS:
04-07-2026 Final Draft

Town of Cramerton Board of Commissioners Workshop Meeting

April 7, 2026 – 6:00 p.m.

G. M. Michael Commission Chamber – Town Hall, Cramerton, NC

Mayor Nelson Wills called the meeting to order at 6:00 p.m. on April 7, 2026, in the G. M. Michael Commission Chamber, Town Hall, Cramerton, North Carolina and determined there was a quorum. Susan Neely presented the Invocation and led the audience in the Pledge of Allegiance.

PRESENT:

Elected Officials:	Mayor Nelson Wills
	Mayor Pro Tem Richard Atkinson
	Dixie Abernathy
	Jennifer Ramsey
	Kathy Ramsey
	Ronnie Worley
Staff:	Town Manager Josh Watkins
	Assistant Town Manager Chase Sturgis
	Town Attorney Karen Wolter
	Planning & Zoning Director Nolan Groce
	Town Clerk Missy Melton Via Zoom

ABSENT:

Elected Officials:	None

ITEM 3: Adoption of Agenda

The Mayor reviewed the agenda format for the evening, explaining that the Mercer Hole 11 project included three separate action items:

1. Annexation
2. Conditional Rezoning
3. Statement of Consistency

Staff requested the addition of:

- 7C – Annexation Vote
- 7D – Rezoning Vote
- 7E – Statement of Consistency

Motion was made by Mayor Pro Tempore Atkinson to approve the agenda as amended. The motion was seconded by Commissioner Worley. Motion approved unanimously.

ITEM 4: Public Comment

No Public Comment

ITEM 5: Proclamations and Presentation

5a: ABC Board Presentation/Update on Potential Retail Expansion

Rick Hargis, ABC Board Chairman, provided a detailed presentation requesting approval to proceed toward development of a third ABC store.

Key discussion points**:**

- The ABC Board formally voted on March 18, 2026, to pursue expansion.
- Proposed location is Red Hawk Point Shopping Center, adjacent to a new Publix.

- New store would be approximately 1,700 sq. ft., smaller than existing stores.
- NCDOT roadway reconstruction will eliminate left-turn access at the existing South New Hope Road store.
- The proposed store is intended to mitigate anticipated revenue loss during road construction.
- ABC distributions to the Town have ranged from $140,000 to $192,000 annually.
- Sales projections suggest the new location could exceed $1 million annually.

Commissioners asked clarifying questions regarding timing and traffic access. No formal vote was required.

ITEM 6: Consent Agenda

6a: Audit Contract Extension

6b: Board of Commissioners Meeting Minutes March 3, 2026

6c: Board of Commissioners Meeting Minutes March 17, 2026

A motion was made by Commissioner Worley to approve the Consent Agenda. The motion was seconded by Commissioner K. Ramsey. The vote was all in favor.

ITEM 7: Agenda Items Requiring a Public Hearing

7a & 7c: Public Hearing – AN26-01 Mercer Hole 11 Annexation

A motion to open the Public Hearing was made by Commissioner J. Ramsey. The motion was seconded by Mayor Pro Tempore Atkinson. The vote was all in favor.

Staff Presentation

Planning & Zoning Director Nolan Groce presented the voluntary annexation request for Parcel 308557 (approximately 1.77 acres), currently located in Gaston County.

Staff findings included**:**

- Parcel is contiguous to Cramerton corporate limits.
- All statutory requirements for voluntary annexation are met.
- Municipal services (police, fire, etc.) can be adequately provided.
- No objections from staff departments.
- Annexation is necessary to proceed with the accompanying rezoning request.

Public Comment

No speakers signed up for public comments specific to annexation.

A motion to close the Public Hearing was made by Mayor Pro Tempore Atkinson. The motion was seconded by Commissioner K. Ramsey. The vote was all in favor.

A motion was made by Commissioner Abernathy to deny the annexation. Motion failed for lack of a second.

A motion was made by Commissioner Worley to approve Annexation Case AN26-01 Mercer Hole 11. The motion was seconded by Commissioner K. Ramsey. The vote was in favor by Mayor Pro Tempore Atkinson, Commissioner J. Ramsey, Commissioner K. Ramsey and Commissioner Worley. Commissioner Abernathy voted against.

Annexation Approved (4-1)

7b & 7d: Public Hearing – RZ26-02 – Mercer Hole 11 Conditional Rezoning

A motion to open the Public Hearing was made by Mayor Pro Tempore Atkinson. The motion was seconded by Commissioner J. Ramsey. The vote was all in favor.

Mr. Groce presented the conditional rezoning request totaling approximately 5.55 acres, proposing 25 attached townhomes.

Detailed elements of the proposal:

- Density: approx. 4.5 dwelling units per acre
- Dedication of 0.84 acres to Cramer Mountain Club
- 25-foot enhanced buffer with canopy and understory trees
- Stream buffers exceeding minimum requirements
- Stormwater detention designed for 2- and 10-year storm events
- Architectural restrictions including prohibition of vinyl siding
- Maximum building height of 48 feet
- Planning Board unanimously recommended approval on March 5, 2026
- Neighborhood meeting held January 11, 2026

Applicant / Engineer Presentation

The project engineer explained:

- Existing grades and how runoff would be captured and detained
- How stormwater discharge rates would not exceed pre-development conditions
- That detention improvements would represent an improvement over “by-right” development
- That easements, stormwater facilities, and buffers would be bonded and subject to third-party review

Public Comment (Summary)

Opposition / Concerns**:**

- Residents on Scotty Court described long-standing flooding history.
- Speakers expressed concern about concentrating runoff toward downhill properties.
- Some residents preferred single-family development under R-1 zoning.
- Visual impacts from Cramer Mountain golf course were raised.

Support:

- Cramer Mountain Golf Club representatives supported the project, contingent upon:
    - Early completion of land dedication
    - Formal buffer easements
- Several speakers noted that current zoning could allow mobile or modular homes under county regulations.
- Supporters emphasized the developer’s local ties and enforceable conditions.

Board Deliberation

Commissioners asked extensive questions regarding:

- Stormwater modeling assumptions
- Visual screening from the golf course
- Enforcement of conditions
- Comparison to “by-right” development outcomes

Staff and the applicant repeatedly stated that stormwater would be *improved* relative to existing conditions and that zoning conditions are legally enforceable.

A motion was made to close the Public Hearing by Mayor Pro Tempore Atkinson. The motion was seconded by Commissioner Worley. The vote was all in favor.

Commissioner Abernathy stated concerns remained regarding neighborhood objections and potential water issues.

Other commissioners emphasized:

- Planning Board recommendation
- Conditional protection
- Golf course preservation
- Town-wide planning consistency

A motion was made by Commissioner Worley to approve Conditional Rezoning Case RZ26-02 – Mercer Hole 11. The motion was seconded by Commissioner K. Ramsey. The vote was in favor by Mayor Pro Tempore Atkinson, Commissioner K. Ramsey, and Commissioner Worley. Commissioner Abernathy and Commissioner J. Ramsey voted against.

Rezoning Approved (3-2)

7e: RZ26-02 Mercer Statement of Consistency and Reasonableness

Staff presented the required findings that the rezoning is consistent with the Comprehensive Plan when evaluated with imposed conditions and public benefits.

A motion was made to approve the Statement of Consistency for RZ26-02 Mercer Hole 11 by Commissioner Worley. The motion was seconded by Commissioner K. Ramsey. The vote was in favor by Mayor Pro Tempore Atkinson, Commissioner J. Ramsey, Commissioner K. Ramsey, and Commissioner Worley. Commissioner Abernathy voted against.

Statement of Consistency was approved (4-1)

At 7:53pm Mayor Wills called for a five-minute recess.

At 8:03pm Mayor Wills called the meeting back to order.

ITEM 8: Agenda Items NOT Requiring a Public Hearing

8a: Recreational Trails Program Grant Contract

Staff presented the Recreational Trails Program Grant contract for approval. The Town was awarded $100,000 in federal funding to support the Cramer Mountain Road Natural Surface Trail project, which will connect the Baltimore Pier to the Old Course neighborhood.

Key points discussed:

- The project also includes $250,000 in previously secured developer funds.
- The trail will include two stream crossings with wooden bridges.
- This represents the first phase, with plans to pursue additional grants for future expansion toward Life.Church and the school.
- The trail will allow pedestrian connectivity from downtown to residential areas.

A motion was made by Commissioner J. Ramsey to approve the Recreational Trails Program Grant Contract. The motion was seconded by Commissioner Abernathy. The vote was all in favor.

ITEM 9: Items for Discussion

9a: Cramerton FY26 Paving Project

Staff presented the proposed paving project funded by approximately $220,000 allocated in the current budget.

Proposed Areas:

- Lineberger Place
- Tomshire Estates

Discussion Highlights:

- Lineberger Place streets have not been resurfaced in approximately 30 years.
- Selection of both neighborhoods improves cost efficiency due to proximity.
- Pavement condition ratings indicate deterioration nearing critical levels.
- Rising asphalt costs due to fuel prices emphasize urgency.
- Project completion is targeted before July 1, 2026.

Staff requested authorization to solicit bids, noting:

- Final project scope may be adjusted based on bid results.
- Communication plans include direct mail and neighborhood outreach.
- Work could potentially be completed within one week, weather permitting.

A motion was made by Commissioner Abernathy to approve release of the RFP. The motion was seconded by Commissioner Worley. The vote was all in favor.

9b: Budget Discussion

Staff presented an updated budget workbook incorporating feedback from:

- January 10 Goals & Objectives Meeting
- March 14 Budget Retreat

Revenue Updates

- Projected property tax revenue increased to approximately $4.97 million due to development growth.
- Property taxes represent 54% of total revenue.
- Sales tax contributes approximately 25%.

Expenditure Highlights

- Public safety (Police & Fire) accounts for roughly 34% of the budget.
- Combined public services (Police, Fire, Public Works, Parks & Recreation) account for approximately 65–70%.
- Debt service remains low at approximately 2.3%, indicating strong financial positioning.

Cost Adjustments

- Health insurance increase: 19% (lower than projected 23%)
- Waste collection increase: 4.5% (contract maximum)
- Salary adjustments: Year 3 of a multi-year plan (~$45,000 increase)

New Budget Items

- Creation of a Board Special Projects Fund ($37,000) for:
    - Center Street lighting
    - Community banners and flags
    - Strategic planning initiatives

Operational Considerations

- Credit card processing fees may be passed on to users beginning July 1.
- Fuel costs remain a significant unknown impacting multiple departments.
- Continued evaluation of paving and infrastructure priorities.

Fund Structure Overview

Staff provided a detailed explanation of municipal fund types, including:

- General Fund**:** Primary operating fund
- Restricted Funds**:**
    - Stormwater Fund
    - Powell Bill (road maintenance)

- Project & Reserve Funds**:**
    - Fleet Fund ($200,000 balance)
    - Flood Mitigation Fund ($50,000)
    - Special Projects Fund
    - Grant-funded project accounts

Discussion emphasized:

- Improved transparency and tracking of funds
- Avoiding duplication of funds (e.g., consolidating fire truck funding into Fleet Fund)
- Better long-term financial planning

Additional Discussion

- Staff presented visual tools (charts/graphs) to improve public understanding of:
    - Revenue sources
    - Budget allocation (“where each dollar goes”)
- Board expressed strong support for increased transparency and public communication.

Commissioner Abernathy’s Remarks

Commissioner Abernathy began by acknowledging several strengths within the proposed FY 2027 Budget, including:

- Continued multi-year efforts to adjust and improve staff salaries
- Prioritization of public safety, including compensation for police and fire personnel
- Commitment to maintaining excellent services for residents
- Investment in infrastructure, specifically a comprehensive paving project

Despite these positives, Commissioner Abernathy stated that she cannot support the budget in its current form and indicated her intent to vote “no” unless revisions are made.

Her Key Areas of Concern

Item #1: Property Tax Rate

- The proposed budget maintains the current tax rate at $0.430.
- Commissioner Abernathy requested a reduction to $0.425 (half-cent decrease).

Item #2: Elected Officials’ Salaries

- The proposed budget increases the elected officials’ salaries from $15,360 to $46,500.
- Commissioner Abernathy expressed opposition to this increase and requested its removal.

Item #3: Strategic Planning Expenditure

- The proposed budget includes $12,000 under “Board Special Projects” for continued strategic planning.
- Commissioner Abernathy expressed concern over this allocation.
- She stated that foundational strategic planning has already been completed during the current fiscal year.
- She recommended shifting focus in upcoming years toward data analysis and refinement, rather than additional consulting expenses.
- She formally requested removal of this item from the proposed budget.

ITEM 10: Topics of Discussion for Each Commissioner

Commissioner Worley expressed appreciation for fellow commissioners’ remarks and emphasized that the Board as a whole shares a common priority of serving the citizens. He reflected on past decisions, including the agreement with Two Rivers Utilities, noting it significantly reduced water costs for residents and continues to provide long-term financial benefits. He acknowledged that while increases may occur, rates remain comparatively lower than in previous years.

He further discussed taxation, noting that all revenue sources ultimately stem from taxpayers, and emphasized the importance of responsible financial management. Commissioner Worley expressed hope that future property revaluations may allow for a potential tax rate decrease, while recognizing current economic conditions.

Commissioner K. Ramsey shared a citizen concern regarding traffic safety at the intersection of Faith Avenue and Market Street, where drivers are reportedly failing to yield appropriately. She requested that staff review the issue and explore possible safety improvements.

Commissioner Abernathy, clarified previous comments regarding tax rate discussions, emphasizing that all Board members are committed to advocating for residents, though priorities may differ based on constituent feedback. She reiterated her support for continued evaluation of the tax rate.

She also highlighted the Town's efforts in planning events for the upcoming 250th celebration, commending staff and community partners for their work. She encouraged increased promotion to ensure strong participation from both residents and the broader county.

Commissioner J. Ramsey**,** inquired about recent damage at Riverside and was informed that the incident involved an inexperienced driver and is being addressed through insurance. She also relayed feedback from residents requesting traffic calming measures in the area.

She commended staff for their work on landscaping and maintenance throughout the Town, noting the visible improvement and expressing appreciation for their efforts.

Mayor Wills shared citizen concerns regarding traffic safety in the Cimarron area, including dangerous driving behaviors. He requested consideration of increased police presence, even temporarily, to improve safety and awareness.

He also suggested creating a simplified, single-page promotional flyer for the Town's 250th events to improve accessibility and community outreach.

Additionally, he provided context regarding proposed Board compensation adjustments, noting that while percentage increases may appear significant, the overall financial impact remains relatively small within the broader budget.

It was noted that the Mayor Pro Tem Atkinson will preside over the next meeting in the Mayor's absence.

ITEM 11: Adjournment

A motion was made by Commissioner Abernathy to adjourn, and Commissioner Worley seconded the motion. The vote was all in favor. The meeting was adjourned at 9:30 pm.

_____
Nelson Wills, Mayor

ATTEST:

_____
Missy Melton, Town Clerk

AGENDA ITEM NO. 8.a

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 21, 2026
SUBMITTED BY:	Josh Watkins ,Administration
ITEM TYPE:	Contract/Agreement
AGENDA SECTION:	Agenda Items NOT Requiring a Public Hearing
SUBJECT:	McAdenville Fire Contract and Lease Agreement
SUGGESTED ACTION:	Staff recommends that the Board of Commissioners review the attached draft contract to provide fire services to the Town of McAdenville and the accompanying Lease Agreement for the McAdenville Fire Station and consider approval of both of these documents.

ATTACHMENTS:
Request for Action
Draft McAdenville Contract 2026
Draft Fire Station Lease Agreement

Town of Cramerton Board of Commissioners
Request for Action

Meeting Date: 4/21/2026	**Agenda Item Number:**
Submitted By: Josh Watkins	**Department:** Administration
Attachments: Draft 3-year contract to provide fire service to McAdenville, Draft Lease Agreement	

Topic: McAdenville Fire Contract and Lease Agreement

Staff Summary: The current fire contract with McAdenville expires June 30, 2026. Staff have been working with McAdenville representatives to negotiate another three-year contract for the Town of Cramerton to provide fire service coverage for the Town of McAdenville. The existing contract was to provide fire service coverage for McAdenville at a rate of $68,500 per year. The new negotiated contract would increase that rate to $72,000 for year one of the contract, increasing to $75,000 for years two and three of the contract. In addition to this, McAdenville is agreeing to continue to lease the McAdenville Fire Station to the Town of Cramerton for $1 per year; this section of the agreement alone carries a value of around $38,000 per year based on the cost of finding comparable accommodations for the Town's equipment, apparatus, and personnel. Based on, this, staff finds this arrangement and draft contract to be mutually beneficial, and is recommending approval of this contract.

Staff Recommendation: Staff recommends that the Board of Commissioners review the draft contract and lease agreement and consider approval of both documents.

Examples of Possible Motions:

Motion to Approve: I make a motion to approve the Contract to provide Fire service coverage to the Town of McAdenville and the accompanying Lease Agreement.

Motion to Deny: I make a motion to deny the Contract to provide Fire service coverage to the Town of McAdenville and the accompanying Lease Agreement.

INTERLOCAL AGREEMENT FOR PROVISION OF FIRE SERVICES

THIS AGREEMENT, is entered into as of the 1st day of June, 2026 by and between the Town of Cramerton, a municipal corporation under the laws of the State of North Carolina (hereinafter referred to as "Cramerton") and the Town of McAdenville, a municipal corporation located within Gaston County, organized under the laws of the State of North Carolina (hereinafter referred to as "McAdenville").

WITNESSETH:

WHEREAS, pursuant to the provisions of Article 20 of Chapter 160A of the North Carolina General Statutes, Cramerton and McAdenville wish to enter into this lnterlocal Agreement for the Provision of Fire Services which Cramerton will provide to McAdenville and the compensation which McAdenville will pay to Cramerton for such services.

WHEREAS, McAdenville desires Cramerton to provide its necessary fire services within the limits of McAdenville and the Town Board of each has adopted a resolution as required by North Carolina General Statute 160A-461; and

WHEREAS, the parties hereto desire to reduce the terms of this agreement to writing:

NOW, THEREFORE, in consideration of the premises above and pursuant to the terms of this Agreement, Cramerton and McAdenville agree as follows:

1. Purpose of the Agreement. This Agreement hereby amends and replaces that certain Interlocal Agreement For Provision of Fire Services between the parties dated _June 29_____, 2023__. The purpose of this Agreement is to specify the fire services which Cramerton, through the Cramerton Fire Department (CFD), will provide within the current corporate limits of McAdenville and future areas annexed by McAdenville, and the boundaries of the fire district for McAdenville as determined by the Gaston County Fire Marshal pursuant to the requirements of the State Fire Marshal and to set forth the financial agreements between Cramerton and McAdenville with respect to the provision of such fire services. This agreement does not intend to specify the manner in which fire services will be provided; all services will be provided in accordance with the CFD's established policies and procedures and North Carolina law, under the control and direction of the CFD.

2. Independent Contractor Status. It is agreed between the parties that the CFD is an independent contractor and is not an employee or agent of McAdenville. The officers shall carry out their responsibilities in accordance with all state, local and federal law and as authorized by CFD.

3. Compensation. The amount of annual compensation due from McAdenville to Cramerton under this agreement for ~~each~~ fiscal year 2026-2027 will be seventy-two thousand dollars ($72,000) and for fiscal years 2027-2028 and 2028-2029 will be seventy five thousand dollars ($75,000).

The parties to this agreement understand and agree that these amounts (hereinafter referred to as "fire service costs" are based on estimated Cramerton operational, personnel and equipment costs for CFD to service the Town of McAdenville 24 hours per day for 365 days per year.

Payment of compensation for Cramerton fire services shall be paid in monthly installments with the first installment due and payable by McAdenville on or by the 5th day of each month commencing with July 2026.

4. Exclusive Fire Services. CFD will be the sole provider of fire services for McAdenville. CFD shall have original jurisdiction with respect to all fire matters within the Town of McAdenville and shall be responsible for their direction and control. Subject to the forgoing, CFD personnel shall consult and cooperate in good faith, subject to state and federal law, with the Town Administrator and staff of McAdenville as necessary to provide fire services in a manner acceptable to McAdenville and shall inform its Town Administrator of significant changes or developments affecting the provision of fire services. CFD will send a representative, upon request, to the monthly McAdenville Council Meeting to update the Council on fire department operations in McAdenville

5. Alternative Fire Services. Nothing in this agreement shall be construed to prevent the Town of McAdenville from reestablishing a McAdenville Fire Department or otherwise contracting with another entity for the same or similar services on expiration of this Agreement.

6. Personnel Necessary For the Provision of Fire Services. All personnel involved in providing fire services within McAdenville shall be either employees or volunteers of Cramerton and shall act under the direction of the CFD Fire Chief, who in turn, is responsible to the Cramerton Town Manager and the Cramerton Town Board. Neither McAdenville, nor its agents, nor its employees, shall have the authority to supervise persons engaged in providing fire services to McAdenville by Cramerton pursuant to this Agreement**.**

7. Level and Area of Service. CFD agrees to provide continuous, twenty-four hour per day fire suppression, education, fire inspection, and protection services to current corporate limits of McAdenville and future areas annexed by McAdenville and the boundaries of the fire district for McAdenville as determined by the Gaston County Fire Marshal, pursuant to the requirements of the State Fire Marshal. CFD shall respond to all fires with adequate apparatus, equipment, and trained personnel in compliance with the State standards. CFD will maintain a full staff, by volunteers and/or employees, and maintain an adequately equipped fire station, apparatus, and equipment sufficient to provide fire service in McAdenville's fire district with response times consistent with State standards. CFD agrees to maintain adequate mutual aid agreements and response cards with all neighboring fire departments so that McAdenville can receive all needed mutual assistance. CFD will make good faith efforts to have employees and volunteers who respond in McAdenville to be a North Carolina certified firefighter. CFD will provide E-Level medical services.

8. Hydrant Testing. CFD will test and inspect fire hydrants owned by McAdenville and located within the McAdenville fire district at least once per year in coordination with McAdenville. CFD will provide McAdenville with its inspection information so McAdenville can make any necessary repairs to its fire hydrants.

9. Hazard Mitigation Plan. CFD agrees to participate in all necessary Hazard Mitigation Plan activities on behalf of McAdenville in conjunction with Gaston County.

10. Real Property. McAdenville will lease the building located at 144 Wesleyan Drive ("the Property"), McAdenville, North Carolina 28101 for use as a fire station for a term equal to that of this Agreement and any renewal terms, in a form substantially the same as the Lease attached hereto as Exhibit A. Cramerton may sublease the property with prior approval of McAdenville. The property shall be free and clear of all liens and deeds of trust when leased to Cramerton. All conditions of the lease of this building are addressed in Exhibit A.

11. Personal Property and Equipment. Any personal property or equipment acquired by Cramerton for use in connection with services provided hereunder shall be owned solely by Cramerton and shall remain the property of Cramerton after termination of this Agreement.

12. Term of Agreement. This Agreement shall be effective beginning at 6:00 am on July 1, 2026 and shall be effective until 5:59 am on July 1, 2029. Unless one party notifies the other in writing of its intent to terminate this agreement at least 90 days prior to expiration of the current term, this Agreement shall continue for an additional 2-year term through 5:59 am July 1, 2031, provided the parties shall make mutually agreeable adjustments to the levels of service and compensation due during the additional term period, not to exceed a five percent (5%) increase, as necessary for the additional term to be agreed upon in good faith by both parties.

13. Amendment of Agreement. This agreement may be amended at any time by the parties. All amendments must be in writing and approved by the governing boards of both parties before they shall become effective**.**

14. Entirety of Agreement. No oral agreement shall occur and this written agreement and its written amendments alone shall constitute and represent the basis of the relationship between the parties to this agreement. All attachments to this agreement are incorporated by reference herein as if fully stated. Nothing herein shall affect the terms or performance of the existing mutual aid agreements between the police departments of the two towns.

15. Invalidity. Should any portion of this Agreement be determined to be unlawful or invalid, the parties agree to take all actions necessary to continue with a valid agreement or other actions needed to continue the lawful provision of fire services within McAdenville.

Executed as of the day and year first above written pursuant to authority duly given by the Cramerton Town Board and the McAdenville Town Board.

TOWN OF CRAMERTON	TOWN OF MCADENVILLE
_____	_____
Mayor	Mayor
_____	_____
Town Clerk – Attest	Town Clerk – Attest
_____	_____
Town Attorney	Town Attorney
Seal:	Seal:

EXHIBITS:

Lease Agreement between Town of Cramerton and Town of McAdenville for 144 Wesleyan Drive, McAdenville, North Carolina 28101, Exhibit A

NORTH CAROLINA

LEASE AGREEMENT

GASTON COUNTY

THIS LEASE AGREEMENT entered into this ___ day of _____, 2026, by and between Lessor, the Town of McAdenville, a municipal corporation organized and existing under the laws of the State of North Carolina, hereinafter referred to as "McAdenville," and Lessee, the Town of Cramerton, a municipal corporation organized and existing under the laws of the State of North Carolina, hereinafter referred to as "Cramerton";

WITNESSETH:

WHEREAS Cramerton and McAdenville have entered into an Interlocal Agreement for fire services, which said Agreement is dated the ___ day of _____, 2026, having been duly executed by the authorized representatives of the parties hereto; and

WHEREAS, the above-referenced agreement contains a provision under which McAdenville agrees to lease to Cramerton an agreed upon portion of that certain property located at 144 Wesleyan Drive in McAdenville for use as a fire station during the term of the Interlocal Agreement, together with any renewal terms, which portion of property is described on Exhibit "A" attached hereto;

WHEREAS, the parties have agreed to the terms of said Lease and wish to confirm those terms by executing this Lease Agreement.

NOW, THEREFORE, for and in consideration of the covenants and conditions set forth herein, the parties agree as follows:

1. Term. The initial term of this Lease shall be for a period of three (3) years beginning on the 1st day of July, 2026 and continuing until Midnight on the 30th day of June 2029. It is understood and agreed that this Lease Agreement shall be for a term that is equivalent to the term of the above-referenced Interlocal Agreement for fire services. In the event of the termination of said Interlocal Agreement before the end of the three (3) year term as set forth in said Agreement, this Lease Agreement shall also terminate concurrently with the termination of said Agreement. Additionally, in the event the Interlocal Agreement shall be extended for additional years, this Lease Agreement shall be extended for the same extension period as the Interlocal Agreement.

2. Rental. The rental for the premises shall be in the sum of $1.00 (One Dollar and no/100) per year, which said amount shall be payable for the first year upon execution of this Lease Agreement and each and every year thereafter on or before the anniversary of the initial payment.

3. Use of Premises. It is understood and agreed that the premises shall be used by Cramerton as a fire station and for uses reasonably related to the operation of a fire station, but for no other purpose or purposes without the written consent of McAdenville.

4. Utilities. Cramerton shall be responsible for the payment of all utilities during the term of this Lease, including, but not limited to, water, sewer, electric, gas, telephone and trash disposal.

5. Condition of Premises. The premises described above are being leased in an "as is/where is" condition. McAdenville makes no warranties regarding the condition of the premises, including, but not limited to, the utility lines located upon said premises and the heating and air conditioning, plumbing and electrical apparatus. Cramerton has fully inspected the building and is familiar with its current condition and accepts the same in its current condition. Cramerton covenants that it will surrender the premises at the end of the term and any renewal option thereof in as good condition as the same now exists, save and except for the natural wear incident to the use and occupancy of the premises as a fire station.

6. Maintenance, Repairs, Improvements and Alterations. Cramerton agrees to maintain the premises in good repair and in a clean and neat condition, including the parking lot and driveway areas, provided, however, that Cramerton's obligation for maintenance and repairs shall not exceed $1,000.00 per occurrence or need and the aggregate liability for maintenance shall not exceed $5,000.00 each fiscal year. Building maintenance and repairs exceeding $1,000.00 shall not be undertaken without first securing the written approval of McAdenville. The premises shall not be structurally altered or changed without the written consent of McAdenville.

7. Insurance. During the term of this Lease Agreement, Cramerton shall, at its sole cost and expense, maintain public liability insurance insuring itself and naming as an insured McAdenville against any and all liability for injury or damage to persons or property in connection with the use of the leased space described above arising out of or in any way related to the occupancy of the Premises by Cramerton. Liability insurance coverage shall be in the sum of no less than $1,000,000.00 (One Million Dollars) for personal injury or death for each occurrence. Cramerton shall also maintain contents and personal property insurance for all equipment, furniture, fixtures and other personal property located on the Leased Premises and belonging to Cramerton.

Cramerton shall provide McAdenville with certificates of insurance evidencing continuous coverage of the levels of insurance described above for the duration of this lease agreement. Such certificates of insurance shall be forwarded to the Town Clerk at the beginning of each policy year.

McAdenville shall, at its sole cost and expense, carry and maintain fire and extended insurance coverage covering the premises and the portion of the premises leased to Cramerton for loss or damage by fire and wind damage together with other coverage for risks commonly included in "extended coverage policies."

8. Indemnity. Cramerton hereby agrees to indemnify and save harmless McAdenville from and against all claims, judgments, costs, expenses, including reasonable attorney fees, which arise in any manner from or out of this Agreement as a result of the acts or omissions of Cramerton in its occupancy and use of the demised premises.

9. Remedies Upon Default. In the event either party shall fail or neglect to perform or observe any of the conditions and covenants contained herein, and, in the further event that said party in default has been notified of such default in writing by the other party, and such default has not been cured with sixty (60) days after such written notice, the non-defaulting party may immediately, at its election, terminate this Lease and may, in any manner as it sees fit, re-enter upon the Premises and cancel this Lease Agreement. Nothing contained herein shall be construed to limit or restrict in any manner any of the other rights or remedies of either party permitted by or available under the laws of the State of North Carolina.

10. Assignment. Cramerton shall not sign or sublet any part of the Premises without the written consent of McAdenville.

11. Construction. This Lease Agreement shall be governed by and construed under the laws of the State of North Carolina.

12. Binding Effect. Subject to the terms and conditions of this Lease Agreement, this Lease shall inure to the benefit of and be binding upon the parties hereto, their successors and assigns. This Agreement constitutes the entire agreement of the parties with respect to the subject matter contained herein and supersedes all prior agreements, whether written or oral, and no modification shall be binding upon the parties unless evidenced by a writing signed by the parties hereto. Both parties acknowledge and stipulate that this Agreement is the product of mutual negotiation and bargaining and it has been drafted by counsel for both Cramerton and McAdenville. As such, the Doctrine of Construction against the drafter shall have no application to this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be executed as of the day and year first above written.

LESSOR:

Town of McAdenville

By:_____

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

LESSEE:

Town of Cramerton

By:_____

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

AGENDA ITEM NO. 8.b

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 21, 2026
SUBMITTED BY:	Josh Watkins ,Administration
ITEM TYPE:	Reports
AGENDA SECTION:	Agenda Items NOT Requiring a Public Hearing
SUBJECT:	Goat Island Bridge Inspection Reports
SUGGESTED ACTION:	Staff requests that the Board review the biannual bridge reports for the two pedestrian bridges on Goat Island Park. No action is requested at this time; this agenda item is just for informational purposes.

ATTACHMENTS:

Request for Action
Goat Island Bridge 1 Report
Goat Island Bridge 2 Report
Goat Island Bridge Letter

Town of Cramerton Board of Commissioners
Request for Action

Meeting Date: 4/21/2026	**Agenda Item Number:**
Submitted By: Josh Watkins	**Department:** Administration
Attachments: Bridge Inspection Reports for each bridge, addendum for bridge decking on Lakewood Bridge	

Topic: Goat Island Bridge Inspection Reports

Staff Summary: The Town is required to have both bridges on Goat Island Park inspected by a bridge engineer every two years. TGS Engineers have been the firm that have performed this work for us in the past, and we have asked them to perform this inspection again for us in 2026. In addition to the normal bridge inspection work that they typically perform, we also asked them to take a look at the bridge decking on the Lakewood Bridge, as this has come up previously as a potential safety issue. Attached you will find the 2 typical bridge inspection reports along with an addendum addressing the bridge decking on the Lakewood Bridge. Both bridges were deemed safe, and the decking addendum notes that there is typical weathering present but no safety issues were observed.

Staff Recommendation: Staff recommends that the Board of Commissioners approve the RTP Grant Contract.

Examples of Possible Motions:

No motions needed.

TGS ENGINEERS

ATTENTION: _____

GOAT ISLAND BRIDGE

BRIDGE INSPECTION REPORT

TYPE INSPECTION: ROUTINE

COUNTY: Catawba | BRIDGE NUMBER: 1 | INSPECTION CYCLE: _____

ROUTE: Goat Island Greenway | ACROSS: South Fork Catawba River | M.P.: N/A

LOCATION: 50ft E. Jct. 8th Ave.

DESCRIPTION: Four (4) spans - PPC Cored Slab and Steel Truss

End bents: RC Caps; Interior bents: RC Caps on Steel Pipe Piles

Total length of bridge = Approx. 360'

PRESENT CONDITION	Good	INVENTORY RATING	
INSPECTION DATE	2/10/2026	OPERATING RATING	
PRESENT POSTING	Not posted	PROPOSED POSTING	None
COMPUTER UPDATE		ANALYSIS DATE	
POSTING LETTER DATE	None	GPS LATITUDE	N 35° 14' 12.34"
OTHER SIGNS PRESENT	None	GPS LONGITUDE	W 81° 04' 15.88"



LOOKING STATIONS AHEAD

SPECIAL PERMIT: None

SIGN NOTICE ISSUED FOR	NUMBER REQUIRED
WEIGHT LIMIT	
SPECIAL PERMIT	
DELINEATORS	
NARROW BRIDGE	
ONE LANE BRIDGE	
LOW CLEARANCE	

TGS ENGINEERS

OWNER: TOWN OF CRAMERTON

COUNTY: GASTON

DATE: 2/10/2026



LOOKING UPSTATION ACROSS BRIDGE



LOOKING DOWNSTATION ACROSS BRIDGE

TGS ENGINEERS

OWNER: TOWN OF CRAMERTON

COUNTY: GASTON

DATE: 2/10/2026



LOOKING RIGHT DOWNSTREAM



LOOKING LEFT UPSTREAM



TYPICAL CORED SLAB UNDERSIDE



TYPICAL TRUSS UNDERSIDE



TYPICAL TRUSS



TYPICAL INTERIOR BENT



1/32" LONGITUDINAL CRACKING IN SPAN 1
WEARING SURFACE



1/32" TRANSVERSE CRACKING IN
WEARING SURFACE OVER BENT 3

TGS ENGINEERS

ATTENTION: _____

GOAT ISLAND BRIDGE

BRIDGE INSPECTION REPORT

TYPE INSPECTION: ROUTINE

COUNTY: Catawba | BRIDGE NUMBER: 2 | INSPECTION CYCLE: _____

ROUTE: Goat Island Greenway | ACROSS: South Fork Catawba River | M.P.: N/A

LOCATION: 0.08mi. W. Jct. Greenwood Pl.

DESCRIPTION: One (1) span -Steel Truss

End bents: RC Caps

Total length of bridge = Approx. 180'

PRESENT CONDITION	Good	INVENTORY RATING	
INSPECTION DATE	2/10/2026	OPERATING RATING	
PRESENT POSTING	Not posted	PROPOSED POSTING	None
COMPUTER UPDATE		ANALYSIS DATE	
POSTING LETTER DATE	None	GPS LATITUDE	N 35° 14' 19.26"
OTHER SIGNS PRESENT	None	GPS LONGITUDE	W 81° 04' 12.48"



LOOKING STATIONS AHEAD

SPECIAL PERMIT: None

SIGN NOTICE ISSUED FOR		NUMBER REQUIRED
_____	WEIGHT LIMIT	_____
_____	SPECIAL PERMIT	_____
_____	DELINEATORS	_____
_____	NARROW BRIDGE	_____
_____	ONE LANE BRIDGE	_____
_____	LOW CLEARANCE	_____

TGS ENGINEERS

OWNER: TOWN OF CRAMERTON

COUNTY: GASTON

DATE: 2/10/2026



LOOKING UPSTATION ACROSS BRIDGE



LOOKING DOWNSTATION ACROSS BRIDGE

TGS ENGINEERS

OWNER: TOWN OF CRAMERTON

COUNTY: GASTON

DATE: 2/10/2026



LOOKING RIGHT DOWNSTREAM



LOOKING LEFT UPSTREAM

TGS ENGINEERS

OWNER: TOWN OF CRAMERTON

COUNTY: GASTON

DATE: 2/10/2026



TYPICAL TRUSS



TYPICAL TRUSS UNDERSIDE

TGS ENGINEERS

OWNER: TOWN OF CRAMERTON

COUNTY: GASTON

DATE: 2/10/2026



TYPICAL END BENT



TYPICAL CHECKING ALONG DECK BOARDS



TYPICAL CHECKING ALONG DECK BOARDS

TGS ENGINEERS

201 W. Marion St., Suite 200
Shelby, North Carolina 28150
(704) 476-0003 Phone
(704) 476-0024 Fax
www.tgsengineers.com

February 11, 2026

Brandon Free
Director Parks and Recreation
Town of Cramerton
155 North Main Street
Cramerton, NC 28032

Re: Goat Island Bridge Evaluation

Dear Mr. Free:

As requested, TGS Engineers has performed a visual inspection of the Goat Island Bridge on February 10, 2026 in Cramerton, NC.

We examined the 12'x9"x4" rough cut deck boards across the entire length of the structure.

The warping and splitting observed in the rough-cut timber decking is a typical reaction to environmental exposure. Although the boards may not retain their original aesthetic appearance, they remain structurally sound and fully functional.

If you have any questions or need further information, please contact me at (704) 476-0003.

Thank you,

Thomas L. Fletcher, PE
TGS Engineers
Email: tfletcher@tgsengineers.com

AGENDA ITEM NO. 8.c

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 21, 2026
SUBMITTED BY:	Josh Watkins ,Administration
ITEM TYPE:	Contract/Agreement
AGENDA SECTION:	Agenda Items NOT Requiring a Public Hearing
SUBJECT:	Patriot Alley Contract Amendment #1
SUGGESTED ACTION:	Staff recommends that the Board of Commissioners approve the Patriot Alley Contract Amendment #1.

ATTACHMENTS:
Request for Action
Contract Amendment #1
Quote for Contract Amendment Services

Town of Cramerton Board of Commissioners
Request for Action

Meeting Date: 4/21/2026	**Agenda Item Number:**
Submitted By: Josh Watkins	**Department:** Administration
Attachments: Draft Contract Amendment, quote for additional work	

Topic: Patriot Alley Contract Amendment #1

Staff Summary: Staff is requesting a contract amendment to the Patriot Alley construction contract in the amount of $7,895.00 to cover the costs associated with the purchase and install of the archway as well as the purchase and installation of the fountain. While we did know at the time that this work would be performed, it was listed in the approved contract as work to be provided by others. After further investigation, our current contractor will be able to perform this work. To pay for the proposed work, staff is requesting to use the $10,000 contingency funds in the existing contract as well as add an additional $7,895.00 to the contract price. The funds that we have received so far from donations will cover the costs of this additional work.

Staff Recommendation: Staff recommends that the Board of Commissioners approve Patriot Alley Contract Amendment #1.

Examples of Possible Motions:

Motion to Approve: I make a motion to approve Patriot Alley Contract Amendment #1.

Motion to Deny: I make a motion to deny Patriot Alley Contract Amendment #1.

FIRST AMENDMENT TO CONTRACT FOR SERVICES
STANDARD FORM SMALL CONSTRUCTION PROJECTS

This First Amendment to the Contract for Services Standard Form Small Construction Projects ("First Amendment") is made and entered into this 21st day of April, 2026 (the "Effective Date"), by and between the Town of Cramerton of the state of North Carolina, a municipal corporation ("Town") and Absolute Turf Management ("Contractor").

Background

Town and Contractor are parties to that certain **CONTRACT FOR SERVICES STANDARD FORM SMALL CONSTRUCTION PROJECTS** executed 9th day of March, 2026 (the "Contract"), pursuant to which Contractor agreed to provide certain work (the "Work") to the Town. Town and Contractor have agreed to amend the Contract as provided herein.

Agreement

NOW THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree for themselves, their heirs, personal representatives, successors and assigns and follows:

1. **Scope of Work**. The Parties hereby amend the Scope of Work for the Patriot Alley and associated improvements project as shown on Exhibit 1A attached hereto and incorporated herewith.

2. **Payment for Services**. In consideration for the Work as amended herein, the Town will pay the Contractor an amount not to exceed eighty-two thousand, three hundred ninety-five dollars ($82,395.00).

3. **Definition of Contract; Capitalized Terms.** All references in the Contract, to "Contract" shall mean the Contract as amended by this First Amendment. All capitalized terms not otherwise defined in this First Amendment shall have the meanings given to them in the Contract.

4. **Unmodified Terms.** Terms and provisions of the Contract which are not expressly modified by this First Amendment shall remain in full force and effect.

5. **Counterparts.** This First Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall comprise but one and the same instrument.

IN WITNESS WHEREOF, the Town and the Contractor have executed this First Amendment to Contract for Services Standard From Small Construction Projects on the Effective Date.

Absolute Turf Management

the Contractor Name

Signature of Authorized Representative

the Contractor's Federal Identification #
[if Contract is with Organization or Social Security Number if individual]

Town of Cramerton

Signature of Authorized Representative

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Signature of Authorized Finance Officer Date

Approved as to Form

Town Attorney

ESTIMATE

ABSOLUTE TURF MANAGEMENT
PO Box 1611
Belmont, NC 28012-9523

roger@absoluteturfmanagement.com
+1 (704) 608-2788

Bill to
Town Of Cramerton
155 North Main St.
Cramerton, NC 28032

Estimate details
Estimate no.: 1500
Estimate date: 04/10/2026

Description	Qty	Rate	Amount
Change Oder Request For Patriot Alley			
COR # 1 - Fountain - purchase, delivery & installation. Installation of drain line plumbed in with storm water drain. Install fresh water line controlled by Irrigation control clock. Install electrical conduit line for pump power.			$7,870.00
COR # 2 - Custom black mental arch installation and footings			$10,025.00
	Total		**$17,895.00**

Accepted date **Accepted by**

AGENDA ITEM NO. 10.a

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 21, 2026
SUBMITTED BY:	Missy Melton
ITEM TYPE:	Reports
AGENDA SECTION:	General Staff Reports
SUBJECT:	Parks & Recreation, Public Works, Stormwater, Planning & Zoning, and Code Enforcement Monthly Department Reports
SUGGESTED ACTION:	No Action Required Information Only

ATTACHMENTS:
Department Reports March 2026

Department Reports

Introduction

The information below is for the April 2026 Cramerton Department Reports. This represents department information for the month of March 2026.

Parks and Recreation

Shelter Rentals: Goat Island Large – 10 Goat Island Small – 4 CB Huss Shelter – 2 Central Park Shelter – 0 Centennial Center – 2 Riverside Shelter – 0	**Indoor Rentals**: Community Center – 18 CB Huss Gym – 16
Upcoming Events: Concert & Movie Night	**Programs**:
Events: Concert – 70 Easter Egg Scramble - 300	Youth Sports: Spring youth sports teams have started practicing. Games will begin in April. Baseball – 169 participants (Full) Girls Volleyball – 217 participants (Full) Soccer – 193 participants (Full) Girls Softball – 38 participants (Full) Tee-Ball – 132 participants (Full)

Additional information:

RAB meeting information: Park assessment for Riverside Park. Also, compiled a list for capital improvement requests at the parks.

Recreation Center attendance for programming and weightroom: 902 participants

Public Works

- Public Works staff has successfully advertised the Request for Proposals for this fiscal year's paving project. We have received multiple inquiries from contractors and anticipate receiving at least three competitive bids. Bids are due on April 24th at 10:00 AM.
- Public works staff continues to coordinate on ongoing projects, including improvements at Patriots Alley and maintenance activities at Town facilities. This includes the installation of new glass at the front desk of town hall and re-configuration of office space.
- Public Works has begun its seasonal right-of-way mowing operations throughout Town. Staff will continue rotating through all areas on a regular schedule as growing conditions increase with the warmer weather.
- In addition to mowing, crews are also addressing trimming around signs, guardrails, and other roadside infrastructure to ensure clear visibility and accessibility.
- Interviews are still on-going for our Public Works crew member position. We hope to have someone in place by May.
- Public Works staff has been actively coordinating with Police and Parks and Recreation to support a safe, organized, and successful Goat Island Games event.

Stormwater

- Staff have completed all stormwater system and stormwater control measure inspections for this permit year.
- Public Works staff are installing the Town's first Chronolog photo station on the pier beside the Goat Island Bridge. This station allows the public to contribute to a time-lapse log of the South Fork River.
- Town staff, along with community volunteers, participated in a litter pick-up on Peach Orchard Rd on March 26th. 180 pounds of trash was removed.
- Fourteen members of the Stuart W Cramer High School Recycling Club participated in a litter pick-up on Goat Island Park and a storm-drain marking event in the Lakewood community on March 27th.
- Since March 17th, 2 NOVs have been issued for illicit discharge incidents in Town.
- After interviewing many qualified candidates, the Summer Internship position has been filled. Our Summer Intern, Anna O'Reilly, will join our team in May.
- Annual pesticide applicator training was held on April 8th for Public Works and Parks and Recreation employees.

- Staff have partnered with the Parks and Rec and Planning Departments to hold an Earth Day celebration on Goat Island on April 22nd. This event will feature a group nature walk as well as crafts and activities for children.

Planning and Zoning

Total Permits Issued March 2026: 31

Residential Permits: 26

*New Home Permits: 20 *Home Additions: 2 *Other: 0
*Residential Interior Upfits: 2 *Residential Accessory Structures: 1
*Residential Demolition: 0
*Driveway Permits: 0
*Zoning Use Permits: 0
*Residential Mechanical/Electric: 1

Nonresidential Permits: 5

Pending Permits: 5

Development Updates:

Redhawk

In March, fourteen (14) new home construction zoning permits were issued for the Redhawk Subdivision. Redhawk Phase 1 & 2 site construction continues. Phase 3 Construction Documents – 6th submittal – were entered into the review cycle beginning March 3rd; comments were returned on March 31st. Phase 4 Construction Documents – 1st submittal – were entered into the review cycle beginning March 31st; comments are expected to be returned on April 28th.

Redhawk Commercial

Redhawk Pointe Construction Documents – 3rd submittal – were entered into the review cycle beginning February 17th; comments were returned on March 17th. Redhawk Amenity Center Construction Documents – 1st submittal – were entered into the review cycle beginning March 31st; comments are expected to be returned on April 28th.

Riverbend

The Riverbend Preliminary Plat was approved subject to the following condition: developer agrees to resolve the GORE issue with the abutting property owner. It is understood by the developer that construction document design may be subject to revision pending resolution, and that the risk is acknowledged and understood. Riverbend Construction Documents – 1st submittal – were entered into the review cycle beginning February 17th; comments were returned on March 17th.

VCM Phase 1F

Final plat was signed by Staff in September. In March, zero (0) new home construction zoning permits were issued for VCM Phase 1F.

Millstone Phase 2
Millstone RTAP received. Comments returned to applicant; awaiting resubmittal. In March, three (3) new home construction zoning permits were issued.

Riverloom on the Southfork
Riverloom Construction Documents – 3rd submittal – were entered into the review cycle beginning March 3rd; comments were returned on March 31st.

Foxcroft Ridge
Foxcroft Ridge Construction Document comments sent to the applicant on October 7th; awaiting resubmittal.

The Terraces
In March, two (2) new home construction permits were issued.

Cramer Mountain Trail
TOC was awarded a $100,000 grant through the Recreational Trails Program (RTP). The grant was applied for on behalf of the Town by the Carolina Thread Trail (CTT). Staff continues to look for additional areas of funding to aid in the future design and construction of the proposed trail.

Vistas at Cramerton
Construction Document RTAP received. Staff continues to work with the applicant & engineering consultant team to address comments related to stormwater infrastructure.

As shown in the permit counts for March, 26 residential permits have been issued. Staff expect continued growth in permitting requests for Spring 2026 as Redhawk construction continues and other developments such as Riverloom on the Southfork, Foxcroft Ridge, Vistas at Cramerton, and Riverbend proceed through the approval process.

Code Enforcement

Total active cases: 39

Resolved Cases: 38

Signs collected from ROW: 12

Golf Cart/UTV Inspections: 2

Highlights:

- **408 Woodlawn Ave:** On 03/04/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **454 Eighteenth St:** On 03/04/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **353 Mayflower Ave:** On 03/04/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **607 Washington St:** On 03/04/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **610 Washington St**: On 03/04/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **617 Washington St:** On 03/04/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED
- **226 Meyers Ridge Rd:** On 03/04/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **7018 Dolphin St:** On 03/10/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **234 Keats Alley**: On 03/10/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **570 Baltimore Dr:** On 03/10/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **554 Baltimore Dr:** On 03/10/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **181 Center St:** On 03/10/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED
- **182 Center St:** On 03/10/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **211 Front St:** On 03/10/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **579 High St:** On 03/10/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **90 Fifth St:** On 03/17/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **96 A Elm St:** On 03/17/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **100 Sixth St:** On 03/17/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED
  (Second Violation)

- **286 Park St:** On 03/17/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **411 Woodlawn Ave:** On 03/17/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **380 Washington St:** On 03/17/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **617 Washington St:** On 03/17/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED

- **611 Washington St:** On 03/17/2026, I sent the resident a friendly reminder about the Trash can placement
  Update: RESOLVED
  (Second Violation)

- **170 Eighth Ave:** On 02/26/2026, I noticed that the property had junk and debris being stored on the property.

Action: On 02/27/2026, Sent a violation to the property owner. Will re-inspect the property on 03/09/2026.
Update: **RESOLVED.**

- **204 Woodbridge Dr:** On 02/26/2026, I noticed that the property had junk and debris being stored on the property.
  Action: On 02/27/2026, Sent a violation to the property owner. Will re-inspect the property on 03/09/2026.
  Update: **RESOLVED.**

- **341 Mayflower Ave:** On 03/03/2026, I noticed that the property had junk and debris being stored on the property.
  Action: On 03/04/2026, Sent a violation to the property owner. Will re-inspect the property on 03/16/2026.
  Update: **RESOLVED.**

- **571 High St:** On 03/09/2026, I noticed that the property had junk and debris being stored on the property.
  Action: On 03/10/2026, Sent a violation to the property owner. Will re-inspect the property on 03/23/2026.
  Update: **RESOLVED.**

- **389 Woodlawn Ave:** On 03/16/2026, I noticed that the property had junk and debris being stored on the property.
  Action: On 03/17/2026, Sent a violation to the property owner. Will re-inspect the property on 03/30/2026.
  Update: **RESOLVED.**

- **203 Woodbridge Dr:** On 03/16/2026, I noticed that the property had junk and debris being stored on the property.
  Action: On 03/17/2026, Sent a violation to the property owner. Will re-inspect the property on 03/30/2026.
  Update: **RESOLVED.**

- **510 Bentley Court:** On 03/16/2026, I noticed that the property had junk and debris being stored on the property.
  Action: On 03/17/2026, Sent a violation to the property owner. Will re-inspect the property on 03/30/2026.
  Update: **RESOLVED.**

- **2516 Shaggy Bark Ct:** On 3/17/2026, I noticed that the property had junk and debris being stored on the property.
  Action: On 03/16/2026, Sent a violation to the property owner. Will re-inspect the property on 03/30/2026.

Update: **RESOLVED.**

- **3320 Hawthorne Ln:** On 3/17/2026, I noticed that the property had junk and debris being stored on the property.
  Action: On 03/16/2026, Sent a violation to the property owner. Will re-inspect the property on 03/30/2026.
  Update: **RESOLVED.**

- **192 Front St:** On 3/17/2026, I noticed that the property had junk and debris being stored on the property.
  Action: On 03/16/2026, Sent a violation to the property owner. Will re-inspect the property on 03/30/2026.
  Update: **RESOLVED.**

- **192 Front St:** On 3/17/2026, I noticed that the property had junk and debris being stored on the property.
  Action: On 03/16/2026, Sent a violation to the property owner. Will re-inspect the property on 03/30/2026.
  Update: **RESOLVED.**

- **389 Woodlawn Ave:** On 3/30/2026, I noticed that the property had junk and debris being stored on the property.
  Action: On 03/31/2026, Sent a violation to the property owner. Will re-inspect the property on 04/10/2026.
  Update: **RESOLVED.**
  (Second Violation)

- **5013 Newport Landing Way:** On 3/30/2026, I noticed that the property had junk and debris being stored on the property.
  Action: On 03/31/2026, Sent a violation to the property owner. Will re-inspect the property on 04/10/2026.
  Update: **RESOLVED.**

- **411 Woodlawn Ave:** On 03/16/2026, I noticed that the property has storage and collection practices in the right-of- way.
  Action: On 03/17/2026 Re-inspected the property, and the items were removed from the right-of way.
  Update: **RESOLVED.**

- **2524 Shaggy Bark Ct:** On 03/16/2026, I noticed that the property has storage and collection practices in the right-of- way.
  Action: On 03/17/2026 Re-inspected the property, and the items were removed from the right-of way.
  Update: **RESOLVED.**

- **57 Fourth St:** On 02/10/2026, I noticed that the property had installed a chain link fence in the Mill Village Overlay.
  Action: On 02/12/2026, Sent a violation to the property owner. Will re-inspect the property on 02/24/2026. Sent a fine Violation on 03/10/2026 **$250.**

AGENDA ITEM NO. 10.b

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 21, 2026
SUBMITTED BY:	Missy Melton
ITEM TYPE:	Reports
AGENDA SECTION:	General Staff Reports
SUBJECT:	Fire Department Monthly Report
SUGGESTED ACTION:	No Action Required Information Only

ATTACHMENTS:
Fire Department Monthly Report

Cramerton Fire Department

141 8th Avenue, Cramerton, NC 28032

Phone: 704-879-4231

Cramerton FD monthly incidents report

Filter: Incident.Basic Details Incident Date within last month

Incident Date	Incident Number	Incident Address	Incident Type Code	Incident Type Name	Total Number of Apparatuses	Total Number of Personnel
03/01/2026	26000091	3940 E FRANKLIN BLVD GASTONIA	111	Room and Contents Fire	17	16
03/01/2026	26000092	101 ROCKS DR GASTONIA	611	Cancelled	9	2
03/01/2026	26000093	1024 AVONDALE RD LOWELL	641	Fire / Smoke Alarm	8	6
03/02/2026	26000094	2529 SHAGGY BARK Ct Belmont	500	Lift Assist	1	3
03/04/2026	26000095	2140 FERNCLIFF LN Belmont	320	Unconscious Victim	4	3
03/09/2026	26000100	275 Wesleyan Dr McAdenville	611	Cancelled	11	2
03/10/2026	26000101	5600 WILKINSON Blvd Belmont	631	Controlled Burning (Authorized)	1	1
03/10/2026	26000102	295 THIRTEENTH ST Cramerton	641	Gas Alarm	1	4
03/12/2026	26000103	3021 GREENMONT Cir Belmont	351	Building Collapse / Structure Collapse	1	4
03/12/2026	26000104	288 MARKET ST / GASTON RD GASTONIA	800	Weather Response	1	2
03/13/2026	26000105	5620 POPLAR TRAIL DR MOUNT HOLLY	651	Smoke From Nonhostile Source (Smoke Scare)	12	2
03/13/2026	26000106	129 Main St McAdenville	611	Cancelled	1	2
03/13/2026	26000107	225 Market St Cramerton	622	No Incident Found Upon Arrival / Location Error	9	3
03/17/2026	26000108	601 CRAMER MOUNTAIN RD GASTONIA	444	Electrical Power Line Down / Arching / Malfunction	8	
03/17/2026	26000109	3001 BLUEGILL LN Belmont	320	Unknown Problem	5	

Cramerton Fire Department

141 8th Avenue, Cramerton, NC 28032

Phone: 704-879-4231

Incident Date	Incident Number	Incident Address	Incident Type Code	Incident Type Name	Total Number of Apparatuses	Total Number of Personnel
03/19/2026	26000110	217 AUTUMN WOODS BLVD MOUNT HOLLY	111	Structural Involvement	14	3
03/19/2026	26000111	500 Cramer Mountain Rd Cramerton	641	Fire / Smoke Alarm	7	6
03/20/2026	26000112	2401 S I 85 GASTONIA	322	Motor Vehicle Collision	5	3
03/20/2026	26000113	134 HAMRICK RD GASTONIA	740	Accidental Alarm	3	3
03/21/2026	26000114	2712 GREENMONT Cir Belmont	500	Citizen Assist / Service Call	3	2
03/21/2026	26000115	212 TIMBERLANE Dr Belmont	320	Cardiac Arrest	9	2
03/23/2026	26000116	236 EIGHTH AVE 104 Cramerton	500	Citizen Assist / Service Call	1	2
03/25/2026	26000117	200 BAY SHORE DR Belmont	160	Other Outside Fire	13	14
03/25/2026	26000118	8560 CATAWBA COVE DR Belmont	611	Cancelled	3	6
03/26/2026	26000119	1322 SWIFT LN Belmont	622	No Incident Found Upon Arrival / Location Error	7	4
03/27/2026	26000120	306 RHYNE OAKLAND RD GASTONIA	111	Structural Involvement	18	12
03/29/2026	26000121	124 RIVER LOOP RD Belmont	111	Structural Involvement	18	1
03/29/2026	26000122	2399 S I 85 LOWELL	611	Cancelled	3	1
03/29/2026	26000123	2529 SHAGGY BARK Ct Belmont	500	Lift Assist	1	2
03/31/2026	26000124	3324 HAWTHORNE Ln Belmont	321	Fall	5	2

AGENDA ITEM NO. 10.c

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 21, 2026

SUBMITTED BY: Missy Melton

ITEM TYPE: Reports

AGENDA SECTION: General Staff Reports

SUBJECT: Police Department Monthly Report

SUGGESTED ACTION: No Action Required Information Only

ATTACHMENTS:
Police Department Montly Report

CRAMERTON POLICE DEPARTMENT

MONTHLY REPORT: March, 2026

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
ARREST TOTALS	5	2	5										12
DWI ARRESTS	0	0	2										2
CALLS FOR SERVICE	1370	1222	1234										3826
CASE TOTALS	21	16	12										49
Larceny	9	8	5										22
Breaking & Entering	2	1	1										4
Drug Offenses	1	0	2										3
Assaults	1	3	2										6
Fraud	1	0	2										3
TRAFFIC CITATIONS	62	41	79										182
License Vios.	8	4	8										20
Registration Vios.	16	6	12										34
Restraint Vios.	1	1	0										2
Speeding Vios.	26	25	50										101
Unsafe Movement	6	1	2										9
Other Traffic	5	4	7										16
TRAFFIC CRASHES	12	14	11										37

AGENDA ITEM NO. 10.d

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 21, 2026
SUBMITTED BY:	Missy Melton
ITEM TYPE:	Reports
AGENDA SECTION:	General Staff Reports
SUBJECT:	Two Rivers Utilities (TRU) Monthly Report
SUGGESTED ACTION:	No Action Required Information Only

ATTACHMENTS:
TRU Monthly Report

Cramerton Board Meeting
April 21, 2026

Two Rivers Utilities Activity Report

Kyle Butler – Utilities Engineer

Two Rivers Utilities is pleased to be the water and sewer provider for the Town of Cramerton. The following table details some of the services performed by Two Rivers Utilities since the last update on 3/17/25:

Town of Cramerton Service Accomplishments 3/12/26 - 4/8/26	
Water Meter Related Service Calls	1
Water Meter Placements	0
Water Service Installations	0
Repaired Water Leaks	1
Miscellaneous Water Calls	12
Irrigation Service Installations	0
Sewer Related Calls	5
Sewer Service Installations	0
Miscellaneous Sewer Calls	1
Pump Station Inspections & Preventative Maintenance Items	39
Water Quality Samples Taken / Water Quality Samples in Compliance with NC Drinking Water Quality Standards	9/9

TRU Project Updates

TRU is continuously looking for ways to provide the best service for all TRU customers. We are working on the following projects to help us better serve the residents of Cramerton.

Advanced Metering Infrastructure (AMI)

The AMI implementation team is working with the City of Gastonia to set up the integration of AMI software with existing City of Gastonia software. The AMI contractor is performing lead service line surveys at water meter locations. These surveys are technically not a part of the AMI program, but we are using the AMI contractor to verify services with unknown service materials to remain in compliance with federal regulations. The contractor has installed the 4 data collection units (DCUs) that will collect meter readings in the Cramerton area once the AMI project is live.

Big Lakewood Pump Station Hazard Mitigation Grant

The construction of the new pump station is complete. Closeout is finalized. A TRU survey will deploy to the site to collect mapping data for a recordable plat that will transfer the lot where the old pump station sat back to Cramerton. The plat will also establish easements for the underground piping to and from the new pump station. TRU staff are reviewing the as-built drawings in preparation for the survey work.

Brooklyn Neighborhood Water Relocation

The City of Gastonia City Council has passed a resolution to accept $1,105,000 of State Reserve Earmark funding to implement the Brooklyn Neighborhood Water Relocation project. The project will replace existing undersized water mains on private property, with appropriately sized water mains to be placed in the public right-of-way where possible. In-house design is complete and TRU has acquired the easement needed for the waterline improvements. TRU submitted plans and specifications and other related paperwork to NCDEQ-DWI for review. Staff are now working to respond to comments provided by DWI based on their review of the submittal.

Southeast Utility Project

The City of Gastonia's contractor will connect the 16" waterline installed by the Redhawk development at Ray Nathan's to the 16" waterline installed by the City of Gastonia's contractor on S. New Hope Road. The waterline has already been bored across S. New Hope Road at the fire station. The proposed connection will be bored under Armstrong Ford Road. A sewer forcemain will be installed at the same time as the 16" waterline in this section of S. New Hope Rd between Armstrong Ford Rd. and Union New Hope Road on the east side of S. New Hope Rd. The force main and waterline will be installed within the City's existing easement purchased for the Southeast Water and Sewer improvements. Work on the 16" waterline and forcemain on S. New Hope began the first week of April. All work on Phase 2 is scheduled to be completed by September 2026.

Development Projects **(as of 4/8/2026)**

Foxcroft Ridge Subdivision
Water and sewer plans have been returned to the engineer for revisions (September 2025). The Engineer recently requested feedback on a possible route for the off-site force main that would discharge into City sewer on Armstrong Ford Road. According to the Engineer, it has been difficult to get property owners to agree to the necessary easements for the force main.

Millstone Subdivision
Phase 1 & 2 has been accepted for maintenance. Project is now under warranty through 9/11/2026 for Phase 2.

Redhawk - On-site water/sewer Phase 1
Phase 1 Maps 1, 2, & 3 water and sewer have been accepted for maintenance. (April 2026)

Redhawk - On-site water/sewer Phase 2
Pump station materials have been approved. A Pump Station Pre-Construction meeting will be held on 4/16/2026. (April 2026)

Redhawk - On-site water/sewer Phase 3
Water and sewer plans have been returned to the Engineer for revisions. (February 2026)

Redhawk - On-site water/sewer Phase 4
No update since Rezoning plan was reviewed "Approved as Noted" (August 2024)

Redhawk - Off-site water Phase 2
Under construction. Pre-Construction meeting held 2/12/2026.

Redhawk Pointe Grocery/Shopping Center Water & Sewer
Water and sewer plans returned to Engineer for revisions. (March 2026)

Riverloom on the South Fork Subdivision Water & Sewer
Water and sewer plans are currently under review. (April 2026)

Village at Cramerton Mills Phase 1F
Water and sewer construction is complete for Maps 1 & 2 and the water and sewer has been accepted by the City of Gastonia. Plat for Map 3 has been approved and recorded. As-builts are being reviewed.

Vistas at Cramerton
Under construction. Pre-construction meeting was held for water and gravity sewer only on 12/1/2025. Sewer pump station materials are approved. A pre-construction meeting will be scheduled for the pump station work.

Utilities Maintenance

TRU Utilities Maintenance is performing hydrant flow testing in Cramerton, mainly on the Cramer Mountain, to collect flow and pressure data. Residents might encounter wet roads due to these tests.