

TOWN OF MCADENVILLE MINUTES AUGUST 8, 2017

The McAdenville Town Council met in Regular Session on August 8, 2017 at 5:00 PM in the Council Chambers of Town Hall, 125 Main Street.

PRESENT:

Mayor Jim Robinette; Council Members: Jay McCosh, Joe Rankin, Carrie Bailey and Greg Richardson. Council Member Erik Jacobs was absent. Also present: Town Attorney, Jim Windham and Town Clerk, Lesley Dellinger.

CALL TO ORDER & PLEDGE OF ALLEGIANCE:

Mayor Robinette called the meeting to order and led in the Pledge of Allegiance.

INVOCATION:

Pastor Walter Griggs of McAdenville Baptist Church gave the invocation.

ADJUSTMENT & APPROVAL OF JULY AGENDA:

Upon motion of Greg Richardson, second of Jay McCosh and unanimous vote the August Agenda was approved as submitted.

APPROVAL OF MINUTES:

Upon motion of Joe Rankin and second of Greg Richardson the minutes of the July 2017 Meeting were unanimously approved with the following revision: Under Council General Discussion the \$3,000 donation to the Town was given by Dick and Judy Rankin of the United Methodist Church in lieu of Mrs. Bobbie Jean Pegram.

TRANSFER OF GOLDEN LEAF GRANT:

The Golden Leaf staff has suggested transferring the grant award to Gastonia in an effort to ease the burden for McAdenville staff and make project administration smoother. Gastonia and McAdenville have discussed this possibility and agree that it is in the best interest of all parties involved. Matt Bernhardt, Two Rivers Utilities, said that the grant monies would be restricted and only used for Phase II of the South Fork Sewer Project. Upon motion by Joe Rankin and second by Greg Richardson and unanimous vote, the transfer of the Golden Leaf Foundation Grant in the amount of \$858,000 to the City of Gastonia was approved.

INTERLOCAL AGREEMENTS - SOUTH FORK SEWER PHASE II:

The two-way interlocal agreement between the City of Gastonia and McAdenville was presented by Two Rivers Utilities Director, Matt Bernhardt. This Agreement for Installation and Maintenance of Sewer Infrastructure is for the construction of additional sanitary sewer lines and a master meter system. Upon completion of the Project, McAdenville will own, operate and maintain the portion of the infrastructure leading from the master meter to McAdenville's existing sanitary sewer system. The City of Gastonia will own, operate and maintain the portion of the infrastructure leading from the master meter to their existing sanitary sewer system. Jay McCosh motioned that the Town approve the *Agreement for Installation and Maintenance of Sewer Infrastructure*, subject to their approval by project partner as well as any minor modifications that

may be required and as approved by the Town of McAdenville's Attorney. This motion was seconded by Joe Rankin and unanimously passed.

The second item presented by Mr. Bernhardt was a four-way interlocal agreement between the City of Gastonia, Gaston County, Pharr Yarns and the Town of McAdenville. The purpose of the Utility Infrastructure Development Agreement is to provide for the completion of the South Fork Sewer, Phase II Project, to support local industrial economic and community development, and to further strengthen the utility infrastructure within Gaston County. Jay McCosh motioned that the Town approve the *Utility Infrastructure Development Agreement*, subject to their approval by project partners as well as any minor modifications that may be required and as approved by the Town of McAdenville's Attorney. This motion was seconded by Joe Rankin with unanimous vote.

(Copies of both agreements are on file in the Clerk's Office at Town Hall).

CAPITAL PROJECT ORDINANCE – SOUTH FORK SEWER, PHASE II IDF PROJECT:

Upon motion by Greg Richardson, second by Jay McCosh and unanimous vote the Capital Project Ordinance for the Industrial Development Fund (IDF) Grant issued by the Department of Commerce in the amount of \$750,000 was approved. This Ordinance is required under NC General Statutes, Section 13.2 of Chapter 159. The project authorized is the construction of a sanitary sewer line and related appurtenances to serve the residents and commercial/industrial customers in and around McAdenville.

(Ordinance 2017-007 is on file in the Ordinance Book at Town Hall)

DESIGN APPROVAL FOR 163 MAIN STREET:

The architectural drawings for the inside layout of the new Town Hall facility were distributed to Council on August 2, 2017 for review. The Mayor asked for feedback from Council Members regarding the architectural drawings presented by Labella. All of council was satisfied with the basic layout of the facility and did not request any changes. Greg Richardson felt that the aesthetic of the retro stained glass window at the rear of the building would not fit well with the buildings new purpose. Carrie Bailey stated that the window was not religious in nature and that it was a nice architectural piece from the 1960's era when the church was built. The removal of the church bell was also discussed. Council was in agreement that the bell should be removed during renovations but preserved and placed somewhere else within the downtown district. The Mayor stated that he had been contacted by a local church regarding the availability of the 12 religious stained glass windows. Jay McCosh stated that these windows were only 10 years old and may have considerable value. The Attorney stated that the Town should consider selling the windows but that a purchase contract would need to be devised by his office. Mr. McCosh then stated that the timeline for the renovations was very tight and that scheduling the removal of the windows so as not to delay the construction process could prove problematic. The Town Clerk was directed to investigate the estimated value of the 12 religious stained glass windows and the best way to have them removed.

FOLLOW-UP:

a. Movies in the Park: Susan Mosk, McAdenville YMCA, spoke to Council at the July 11th meeting regarding partnering with the YMCA in hosting future Movies in the Park events. Following discussion Council Member Bailey motioned that the Town would gift \$500 to the YMCA to help with expenses for the August & September events planned for this year 2017. The Town will also

plan to partner with the YMCA for future events and allocate funding in the FY18-19 budget. This Motion was seconded by Joe Rankin and passed with unanimous vote.

b. UDO Assistance: The Planning Board has been working on revising the Gaston County Unified Development Ordinance (UDO) to meet the needs of McAdenville and has requested professional assistance in the final editing and adoption process. Council authorized the Planning Board's request at the June 13, 2017 meeting. The Town Clerk reported that the Town has contracted with Jeff Kirchner for 80 hours of consulting services to assist the Planning Board in the final editing and UDO adoption process. Mr. Kirchner's Scope of Work was presented for Council review.

POLICE DEPARTMENT REPORT:

Deputy Chief Adams of the Cramerton Police Department presented Council with a Monthly Report for June 2017. He informed Council that the number of Traffic Citations issued had been adjusted from previous reports due to a computing glitch. This programming problem has been corrected and all the Traffic Citation counts will be corrected on the report by the September meeting. Council Member Bailey asked for clarification on the breakdown of the various types of citations. The Town Clerk reported that four citizens that live along Mockingbird Lane had complained in person at Town Hall about the amount of vehicles exceeding the speed limit along the road. Traffic counts have been greatly increased due to the Wesleyan Bridge construction. Deputy Chief Adams said that patrols could be increased along Mockingbird Lane in an attempt to deter violators.

OPPORTUNITY FOR PUBLIC COMMENT:

Mr. Skip Fredricksen, 508 Lakeview Drive, asked if the plans for the New Town Hall location were available on line or to the public. The Mayor commented that once the plans were finalized they would be made available to any citizen who requested them but that they would not be posted on line. Mr. Fredricksen asked what the requirements were to be on the Town's Planning Board since there were open seats. The Town Clerk stated that you had to be a resident inside the Town limits and that an application for consideration was available during regular business hours. Mr. Fredricksen's final comment was regarding the overpopulation problem of Canada Geese around McAdenville. Council agrees that the Canada Geese population is an issue but the options available for relocation/removal of the animals were minimally effective and costly.

Mrs. Helen Niles, 205 Wesleyan Drive, asked if the UMC located at 163 Main Street was going to be the location of the New Town Hall. The Mayor confirmed that 163 Main Street had been purchased by the Town to function as a Town Hall location.

Pastor Walter Griggs, McAdenville Baptist Church, suggested that the Town contact Mr. Leon Humphries of Glass Works Inc. to solicit help with establishing the value of the stained glass windows that are being removed from the 163 Main Street property.

Mr. John Niles, 205 Wesleyan Drive, stated that the Canada Geese population in Town was out of control and that the Council should investigate the possibility of enticing them to move from the pond area to the South Fork River.

COUNCIL GENERAL DISCUSSION:

Greg Richardson stated that he had contacted the NC Public Utilities Commission regarding the number of power outages experienced in McAdenville. He explained that the current system is not a continual loop which delays the process of restoring power during an outage. Currently Duke Energy, Pharr representative Buck Altice and the Town are working together to develop a plan to loop the system so that power outages will be less frequent.

Carrie Bailey stated that the residents of the Village were notified by the Developer, Belmont Land, that the final paving was being done on Lakeview and Church the first week of August. The paving was not started as planned and the Town Clerk was asked to follow up with the Developer to find out what caused the delay and when it is currently scheduled to be done.

The Mayor reported that the Wesleyan Bridge replacement is on schedule to be completed in early November.

ADJOURN:

There being no further business to come before the Board, motion to adjourn at 6:07 PM was made by Joe Rankin, seconded by Greg Richardson and unanimously passed.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk