

**TOWN OF MCADEVILLE MINUTES
SEPTEMBER 11, 2018**

The McAdenville Town Council met in Regular Session on September 11, 2018 at 6:00 PM in the Council Chambers of Town Hall, 125 Main Street.

PRESENT:

Mayor Jim Robinette; Council Members: Carrie Bailey, Reid Washam, Greg Richardson and Joe Rankin. Jay McCosh was absent. Also present: 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. He then asked that a moment of silent prayer be observed in honor and remembrance of the 9/11 victims. Carrie Bailey gave the invocation.

ADJUSTMENT & APPROVAL OF SEPTEMBER AGENDA:

The September Agenda was unanimously approved with the removal of the Closed Session minutes of August 14, 2018 by motion of Joe Rankin and second of Greg Richardson.

CONSENT AGENDA:

The items of the Consent Agenda were unanimously approved by motion of Greg Richardson and second of Carrie Bailey:

- a) **Approval of Minutes:** The minutes of the August 14, 2018 regular meeting were approved as submitted.
- b) **Items for Surplus:** Various items were declared surplus and the Clerk was authorized to dispose of by any means available. The items were broken, damaged and/or outdated and no longer of any value to the Town. (A copy of the items is on file with the Town Clerk).

DISCUSSION/DECISION ON GAGA COURT IN LEGACY PARK:

Following discussion on the proposed GAGA Court by Boy Scout Braedon Childers, the Council, by consensus, continued this item to the January 2019 meeting.

SOUTH FORK SEWER UPDATE:

Joe Albright, Director of Twin Rivers Utilities and Stephanie Scheringer, Twin Rivers Division Manager, were present to update Council on the status of the South Fork Sewer Project and answer questions. Stephanie stated the project was still on budget with contingency expenditures being less than \$30K. Approval to proceed with the bore under the railroad has finally been received from Norfolk Southern. This is a guaranteed bore and is expected to take up to two months. The work along Wright Street and Popular Street is mobilized and expected to be completed by the end of October. This section was moved up in the schedule to limit interference with the Greenway construction. The contractor has submitted a second

extension due to the delays associated with the approval from the railroad pushing the construction completion date to February 2019.

MCADENVILLE VILLAGE SUBDIVISION:

At the request of Council, the following items were placed on the Agenda for discussion and possible action:

- a) **Street Repairs on Academy:** The Town Clerk reported that Mason Brothers had been hired to saw cut and repair the large pot hole on Academy Street directly off the traffic circle. She stated that she has discussed the deteriorating road problem with Bob Wilson, contracted Labella Engineer, and his recommendation was to patch now and do the major overhaul in the spring.

- b) **Sidewalk Connectivity Problems:** Bob Wilson, contracted Labella Engineer, provided the subdivision plans of McAdenville Village originally approved by Council. Mr. Wilson had highlighted the areas where the sidewalk was not completed per the submitted plans. Some of the missing sidewalk areas were in front of home lots that were not yet built upon. Bob Clay stated that the lots along upper Lakeview near the culvert bridge would be offered for sale once the South Fork Sewer project was completed. The sidewalks in this area would be completed once the lots were sold and homes built. Mr. Wilson then addressed the missing sidewalk along Church Street and Lakeview Drive surrounding Lakeview Baptist Church. Bob Clay stated that the Church was not agreeable to doing sidewalk and trees on their property. The Town Attorney suggested the Town diplomatically address the right of way boundaries with the Church. The Town Clerk was asked to contact representatives from Lakeview Baptist and reopen the conversation about completing the sidewalks and landscaping bordering their property. The final two areas of missing sidewalk were along Academy Street where no home lots were platted. One was designated greenspace at the dead end of Academy St and the other was greenspace along a large V-shaped lot which borders a gully. Bob Clay stated that the sidewalk would be extended across the greenspace at the dead end of Academy, however he felt the v-shaped lot would not accommodate a sidewalk. Council asked Mr. Wilson to set up a time to view the v-shaped lot with Bob Clay and then present the sidewalk options and alternatives to Council for final approval.

- c) **Street Acceptance Policy Requirements:** A formal Street Acceptance Policy for the Town of McAdenville was passed by Ordinance on March 14, 2017. Item 4) of the Ordinance states as follows: *Upon confirmation that all required infrastructure meets Town standards, the Developer may submit an application for street maintenance acceptance. The application shall be accompanied by a written warranty against defects which shall guarantee the material and workmanship for a period of not less than one (1) year from the date of acceptance. The warranty shall be accompanied by a financial guarantee payable to the Town equal to at least 15% of the cost of the installation of the infrastructure improvements as determined by the Town.* The Developer and its owner, Belmont Land & Investment Company, have expressed concerns as to exactly what is required by the Town now that the remaining streets in McAdenville Village subdivision

are ready to be turned over to the Town for maintenance. Bill Carstarphen stated that he was unaware of the warranty requirement and asked that it be waived. Town Attorney, Jim Windham stated that it was his opinion that the warranty requirement could be met by having a surety in the form of a third party corporate entity. In the matter at hand, the Developer, Wesleyan Development, could provide a responsible surety, such as Belmont Land & Investment Company to execute a surety agreement to fund the road repair in the event the developer was unable or unwilling to do so. After discussion, Council agreed with the Attorney that the warranty requirement should not be waived and that the surety agreement would meet the requirement. Bill Carstarphen stated once more that he did not feel a warranty was necessary given the history between Pharr and the Town, however he respected Council's decision and is open to working with Jim Windham on a surety agreement.

UNITED METHODIST CHURCH HISTORIC BELL:

Staff had been unsuccessful in finding a local organization interested in using the bell as a historic exhibit in Town. The Mayor is currently storing the bell at his home and has been offered \$300 from a private citizen to purchase the bell. Mayor Robinette asked Council for their opinion regarding the sale of the bell or ideas for its future use and/or storage. Bill Carstarphen, Pharr Mills, agreed that the bell's history is important and that Pharr would store the bell for possible placement in the new Edison Park location. Following a brief discussion, Council, by motion of Joe Rankin and second by Carrie Bailey, unanimously voted to remove the bell from its current location to Pharr property until it can be used.

GREENWAY CONSTRUCTION PROJECT:

Greg Richardson briefed Council on the Greenway Project advising that the FERC permit had progressed to Duke Energy and that this approval usually takes an additional 60 days. Custom was scheduled to mobilize within the next two weeks to begin the clearing for the riverside trails. The boardwalk and canoe launch pieces of the greenway have been value engineered by Benchmark Trails and are awaiting spec approval from Stewart Engineering. The County requires that all changes be approved by the project engineer on the original permit otherwise the entire permit for the project is voided. If Stewart approves the boardwalk and canoe launch modifications then a revised project budget will be available to all the stakeholders.

POLICE DEPARTMENT REPORT:

Chief Brad Adams, Cramerton Police Department, presented Council with an updated monthly report detailing the type and number of responses the CPD had addressed in McAdenville for the month of August. Chief Adams went on to advise that the police department is prepared for the weather and that all public safety measures are in place.

OPPORTUNITY FOR PUBLIC COMMENT:

Ashley Hannah, 329 Church Street, stated that she was without water service from late Thursday September 6th to mid-day on Friday September 7th. She requested the Town consider developing a 24 hour emergency number for reporting water outages.

The Mayor excused Town Attorney Jim Windham from the meeting at 7:15 PM.

Larry Beck, 224 Wright Street, asked if the new trail located behind the McAdenville Fire Station would be paved. Greg Richardson stated that this trail would be compressed gravel.

Skip Fredricksen, 508 Lakeview Drive, stated that two sidewalk panels in front of his house had visual damage but were omitted from the repairs being conducted by Wesleyan Development. Photos were provided for Council to review. The Labella inspector, Bob Wilson agreed to revisit the property for further evaluation.

COUNCIL GENERAL DISCUSSION:

Joe Rankin asked Chief Adams if he had received a response from the NCDOT regarding the meeting held about the intersection of Main Street and Wesleyan Drive. Chief Adams stated that he had not been contacted but would follow up.

Greg Richardson provided updates from a meeting about the Hwy 74 Widening & South Fork River Bridge replacement. He stated that the South Fork Bridge replacement has been Fast Tracked by the NCDOT and will include widening to six lanes with a seventeen foot concrete median. In addition, Hwy 74 will be widened from Alberta Lane past the Wesleyan/Market intersection to six thru lanes with a center turn lane, including sidewalks and a fourteen foot multi-use path with a concrete divider. The paved multi-use path will be on the McAdenville side of the highway and a standard sidewalk with green divider strip will be added to the Cramerton side. Completion is estimated to be completed in early 2021.

Reid Washam stated that the AIA Grant Client Kickoff meeting was held on Wednesday September 5th. This is a Two Rivers Utilities project but McAdenville has been included as a separate utility entity. Upon completion McAdenville will have updated GIS mapping and criticality scoring of the Town's Water & Sewer assets.

ADJOURN:

Being no further business to come before the board, motion to adjourn at 7:35 PM was made by Carrie Bailey, seconded by Greg Richardson and unanimously approved.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk