

TOWN OF MCADENVILLE MINUTES

September 12, 2017

The McAdenville Town Council met in Regular Session on September 12, 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, Erik Jacobs and Greg Richardson. 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 Joe Rankin, second of Greg Richardson and unanimous vote the September Agenda was approved with the following addition: Item 9(a) - Discussion regarding the negotiation for the Right-of-Way in front of the Holcomb property located at 218 Wright Street.

APPROVAL OF MINUTES:

Upon motion of Carrie Bailey and second of Joe Rankin the minutes of the August 2017 Meeting were approved unanimously.

GREATER GASTON DEVELOPMENT CORPORATION:

Executive Director Mark Cramer of the Greater Gaston Development Corporation (GGDC) delivered a presentation on their current initiatives regarding the Airport Plan, GO Month and the status for the Catawba Crossings Project. Mr. Cramer stated that the GGDC is a business led coalition formed to boost job growth and increase the tax base in the county. They were the driving force behind the GO campaign which has been a very successful image and branding campaign for the community. To kick off its second year October has been designated as GO month with four weeks of showcasing much of what is great about Gaston County including business & economic development, education & expansion of the workforce, attracting new restaurants & retail, and culture & recreation amenities. GO-tober Fest is planned for Monday, October 30th in downtown Mt. Holly from 4:00-7:00 PM and will feature food trucks, bands, local breweries and lots of informational handouts and giveaways. Mr. Cramer also stated that the needed funding had been obtained to expand the CLT Airport plan to include Gaston County and that the Catawba Crossing Project was a top priority and received a positive Route Number vote by CRTPO in August.

CCOG PRESENTATION:

Centralina Council of Government Senior Planner Jessica Hill presented Council with the completed Financial Management Plan for the Town of McAdenville. The completed plan is a "tool" to provide an enhanced framework for financial decisions so elected officials and key personnel have the essential information needed to make critical decisions on a timely basis.

The objectives of this tool is to confirm and prioritize the Town's goals and future vision, review the Town's current financial position, develop an inventory of capital needs beyond a traditional Capital Improvement Plan and identify future capital funding requirements and operating needs. A key feature of the plan includes a workable spreadsheet with ten year projection capability of capital and operating needs. Council Member McCosh stated that he would like additional time to review the Financial Management Plan and requested that the formal adoption be continued to the October 10th meeting. Council unanimously agreed.

POLICE DEPARTMENT REPORT:

Captain Rodney Robinson of the Cramerton Police Department presented Council with a Monthly Report. Mayor Robinette requested that a follow up traffic study be conducted along Mockingbird Lane to determine the current number of vehicles being diverted due to the bridge construction. He also requested that a separate Speed Study be done due to the numerous complaints received from the residents that live along the road.

Council Member Erik Jacobs commended the CPD staff on their three minute response time to the accident that occurred in front of the Pharr Family YMCA on Main Street over the weekend.

OPPORTUNIT FOR PUBLIC COMMENT:

Mr. Pressley, 118 Hickory Grove Road, stated that the damp area reported along the side of his property is still damp. The Town Clerk stated she would follow up with Two Rivers to see when the area was being reevaluated and communicate that with Mr. Pressley.

Ms. Zenia Ouszko of 535 Academy Street asked Council if the bridge construction was on schedule. The Mayor replied that he spoke with the general Contractor of the project that morning and that the bridge was on schedule and should be completed and open for traffic in early November. Ms. Ouszko then asked if there were any plans to develop the former Aviary Gardens property. The Town Clerk responded that the property was privately owned and that no formal plans for future development have been discussed. Ms. Ouszko's last question was the construction of the Greenway. Council Member Richardson explained that the Greenway would have paved, planked and natural surface trails along the South Fork and Bog area parallel to Popular Street and that a foot bridge would be constructed to add connectivity from Academy Drive to the Downtown district. Construction on the Greenway is expected to begin in spring of 2018.

COUNCIL GENERAL DISCUSSION:

The following items were addressed by the Mayor. 1-The architectural firm working on the plans for Town Hall, Labella, has requested that the Town obtain an additional topography survey on the property at 163 Main Street. 2- Updates on the South Fork Sewer Project included LGC approval of the SRL loan submittal and that Sander's Construction had submitted a \$35K increase for materials related to construction costs. 3-Two Rivers would like to organize and schedule a Ground Breaking Ceremony for the South Fork Sewer Project in late October or early November.

Council Member Bailey discussed the appearance of Helton's Garage along Wesleyan Blvd. She stated that the number and arrangement of the vehicles was possibly a code violation. The Town Clerk was directed to work with the code enforcement officer to bring the garage into compliance. Council Member Bailey then asked if Council would consider changing the meeting time for monthly meetings to a later start time. She felt like more residents would be able to attend if the

meetings began at 7:00 PM. Council Member's McCosh and Richardson both agreed that a later start time may allow for greater attendance. The Mayor mentioned that the meeting time had been adjusted previously and that resident attendance was not increased but that he was not opposed to trying it again. Upon motion by Jay McCosh, second by Greg Richardson and unanimous vote, the Monthly Council Meeting time was changed from 5:00 PM to 7:00 PM for October and November 2017. The December 2017 meeting would remain at 5:00 PM due to the Christmas Town Lights; and that a permanent time change to 7:00 PM for the 2018 meetings would be readdressed during the December Meeting.

Council Member Jacobs stated that the September Movie in the Park Event was very successful with great attendance and positive feedback from the citizens.

WRIGHT STREET DISCUSSION:

The Town Attorney Jim Windham reported that he had been contacted by Pharr's attorney regarding the gap in the pavement between the Village neighborhood and the DOT maintained portion of Wright Street. Pharr is asking for the Town's help in obtaining the right of way in front of the Holcomb family's property located at 218 Wright Street. The unpaved section of Wright Street is approximately 40 feet and the Developer (Pharr) has agreed to assume all the costs for paving this section to the DOT standard. They have also agreed to purchase approximately 150 feet of right of way from the Holcomb family for \$2,000 and cover all additional fees incurred with recording said transaction. Pharr is requesting that the Town assume complete ownership of the 150 feet of right of way and 40 feet of pavement and they will cover all the costs.

The Mayor excused Council Member Erik Jacobs from the meeting at 6:20 PM.

Council Member Bailey stated that the street width in the Village is wider than the street width along the DOT owned portion of Wright Street. She requested that clarification be provided from the developer regarding the tapering of the curb and blending of the two streets. Council Member McCosh asked for confirmation that the right of way had been obtain from the abutting property owned by the Moody family. The Mayor asked why Pharr wanted the ownership of this 40 foot section of asphalt to belong to the Town prior to the formal submission of the remaining Village Neighborhood streets. Attorney Jim Windham stated that he would address these questions with the Pharr attorney and follow up with Council as soon as possible.

ADJOURN:

There being no further business to come before the Board, motion to adjourn at 6:40 PM was made by Carrie Bailey, seconded by Joe Rankin and unanimously passed.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk