

## **MCADENVILLE TOWN COUNCIL MINUTES**

### **October 11, 2016**

The McAdenville Town Council met in Regular Session on October 11, 2016 at 5 PM in the Council Chambers of Town Hall, 125 Main Street.

#### **PRESENT:**

Mayor Jim Robinette; Council Members: Carrie Bailey, Erik Jacobs, Jay McCosh, Greg Richardson and Joe Rankin. Also present: Attorney Jim Windham, 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 SEPTEMBER AGENDA:**

Upon motion by Carrie Bailey, second by Jay McCosh and unanimous vote, the September 13, 2016 Agenda was approved with the following additions: Item 6(A.) Request to Speak: Matt Bernhardt, Phase II South Fork Sewer Project Funding Update; Item 9(A.) Sponsorship for McAdenville Elementary; Item 11(A.) Ordinance to Amend Chapter 8, Section 8-1 Temporary Vendors Prohibited During the Month of December.

#### **APPROVAL OF MINUTES:**

Upon motion by Greg Richardson and second by Joe Rankin, minutes from the Regular Meeting of September 13, 2016 and Special Meeting of September 29, 2016 were unanimously approved.

#### **PROCLAMATION FOR NATIONAL BREAST CANCER AWARENESS MONTH:**

Upon motion by Greg Richardson, second by Jay McCosh and unanimous vote, the Month of October 2016 was proclaimed Breast Cancer Awareness Month in McAdenville. The Town urges its citizens to participate in activities that will increase awareness of what Americans can do to prevent breast cancer, and to wear pink ribbons in honor of those who have lost their lives to breast cancer and those who are now bravely fighting the battle.

#### **REQUESTS TO SPEAK:**

1) Bob Clay, Coldwell Banker's MECA, requested that council consider adopting a formal street acceptance policy that includes a 12 month bond, from the developer, to cover possible damages resulting from construction completion. Mr. Clay reported that a final paving needs to be done to the new construction roads located in McAdenville Village before the average daily temperature is below 45 degrees. Mr. Clay also stated that he does not want to bare the expense of a final paving without a guarantee that the Town will accept the streets. Mayor Robinette thanked Mr. Clay and stated that his request would be taken under advisement by the Town Council.

2) Matt Bernhardt, Two Rivers Utilities Director, presented updated cost summary information associated with the Phase II South Fork Sewer Project. The scope of the project has not changed but reductions have been achieved through value engineering lowering the project cost to just under \$7 Million. Negotiations are currently in process for a 30 day bid extension with Sanders Utilities. The current bid will expire on October 29, 2016. Mr. Bernhardt also explained that there may be additional funding available through the Golden Leaf Grant and the Department of Commerce Industrial Development Fund. Both of these opportunities are being aggressively pursued.

**MCADEN HALL LEAD AND ASBESTOS TESTING:**

The Asbestos and Lead-Based Paint inspection reports were received from Get the Lead Out on October 5, 2016. There is a small amount of Asbestos in the insulation of the electrical wiring. New wiring would be required in the remodel and as long as the old wire is not disturbed it does not require abatement. There were high levels of lead paint detected throughout the structure. The Town Clerk reported that she would have abatement and/or encapsulation quotes to present at the November 8, 2016 council meeting.

**STREET LIGHTING REQUEST FOR MCADENVILLE VILLAGE:**

As required by Article II of the Town's Street Lighting Policy, a formal lighting plan for the newly constructed phase of McAdenville Village was presented to Council. Following review the proposed plan was unanimously approved upon motion of Jay McCosh and second of Carrie Bailey. This plan includes the addition of 21 decorative metal halide fixtures on Lakeview Drive, Church Street, Academy Street Circle, Wright Street and Chamberlain Court. The developer will pay the decorative adder and installation charges for each fixture and the Town will assume the monthly electrical charges of \$22.89/fixture.

**RECOMMENDED STREET TREE POLICY:**

At the September 13, 2016 meeting Carrie Bailey was asked to review documentation and submit a recommendation for tree species that would be permitted by the Town for planting in the green strips between the curb and sidewalks. Council Member Bailey presented her vision for the future green space development in McAdenville Village. This plan will limit the species of trees allowed for planting and require the trees be planted at the appropriate depth to allow for healthy root growth without damage to the sidewalks, curb and asphalt. A preliminary report will be provided to Council Members for review before the November 8, 2016 meeting.

**MCADENVILLE ELEMENTARY SPONSORSHIP:**

Upon motion by Carrie Bailey, second by Jay McCosh and unanimous vote; a Silver Level Corporate sponsorship for \$500 was approved for McAdenville Elementary. The sponsorship was approved to show the Town's support for educational enrichment programs for students and professional development opportunities for the faculty.

**CENTRALINA COUNCIL OF GOVERNMENTS REPORT:**

Mayor Robinette, Council Member Richardson and Clerk Lesley Dellinger met with CCOG representatives on October 3 to discuss the Town's need for a Capital Improvement Plan. Greg

Richardson reported that CCOG's suggestion was to develop a Key Financial Strategies plan which is a process that combines financial planning with strategic planning. Its primary purpose is to provide a disciplined framework for decision making required to identify and implement strategies required to achieve the Town's vision. A financial plan will reflect the opportunities and challenges required to achieve that result. The cost for developing such a plan would be \$6,355.00. CCOG representatives also highly recommended that the town consider investing in a Comprehensive Land Use Plan prior to approving the new zoning maps and UDO. A Comprehensive Land Use Plan includes a process to engage the community and intentionally plan for the Town's future growth. The primary purpose of the plan is to provide a guiding vision that will assist Town staff, boards, and elected officials when making decisions about future growth and provide consistency and clarity to the public and the development community. The cost for developing this plan is \$12,500.

Further discussion of the two proposals from the Centralina Council of Governments will be added to the November 8, 2016 agenda.

**POLICE DEPARTMENT REPORT:**

Cramerton Police Captain, Rodney Robinson, reported that all the permitting for the McAdenville Christmas Parade has been completed and approved for November 19, 2016.

**ORDINANCE TO AMEND CHAPTER 8, SECTION 8-1- TEMPORARY VENDORS PROHIBITED DURING DECEMBER:**

Council Member Jay McCosh presented a proposed ordinance amendment to the Town's current December Vendors Ordinance. Council requested additional time to review the changes and asked that this item be moved to the November 8, 2016 meeting for voting.

**OPPORTUNITY FOR PUBLIC COMMENT:**

Reid Washam, McAdenville Village resident, inquired when the Bog Walk was going to begin construction. Greg Richardson responded that the project was currently in the permitting stage and once the permit was complete the project could go to bid. Construction should begin in early 2017.

**ADJOURN:**

With no further business to come before the board, motion to adjourn was made at 6:15 PM by Joe Rankin, seconded by Greg Richardson with unanimous vote.

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**James E. Robinette, Jr. Mayor**

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**Lesley C. Dellinger, Town Clerk**