

MCADENVILLE TOWN COUNCIL MINUTES NOVEMBER 8, 2016

The McAdenville Town Council met in Regular Session on November 8, 2016 at 5:00 PM in the Council Chambers of Town Hall, 125 Main Street.

PRESENT:

Mayor Jim Robinette; Council Members: Carrie Bailey, Jay McCosh, Erik Jacobs, Greg Richardson and Joe Rankin. 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.

INVOCATION:

Pastor Walter Griggs of McAdenville Baptist Church gave the invocation.

ADJUST & APPROVAL OF THE NOVEMBER AGENDA:

Upon motion by Jay McCosh, second by Erik Jacobs and unanimous vote the November Agenda was approved with the following changes: Item #7 – McAden Hall Lead & Asbestos Testing was removed; the Police Department Report was moved from item 13 to Item 7; Discussion of Golf Cart Ordinance was moved from Item 12 to Item 7(A); A Resolution of Support for the Catawba River Crossing was added as Item 12.

APPROVAL OF MINUTES:

Upon motion by Greg Richardson and second by Erik Jacobs, minutes from the Regular Meeting of October 11, 2016 were unanimously approved.

US INFRASTRUCTURE REPORT:

Mr. Bob Cook of US Infrastructure was present to briefly summarize typical local municipal policies on street acceptance. He stated that smaller municipalities require a neighborhood to be built out from 50% up to 90% before accepting roads for Town maintenance. The final asphalt surface course is not placed until the occupancy requirements have been met. Performance bonds and often an additional street maintenance bonds should be in place prior to recording subdivision plats and allowing sales of any lots. These Bonds typically remain in place to protect the homeowners that purchase lots to assure that the streets will be maintained and the final paving completed prior to the street acceptance by the municipality. Mr. Cook offered to assist the Town of McAdenville with developing a sub division plan that incorporates a policy for street acceptance.

US Infrastructure has been performing the infrastructure inspections during the construction of Phase II of McAdenville Village. Mr. Cook recommended that a top paving be done in Phase II before the weather stays consistently below 40 degrees due to the type of base asphalt used. The NCDOT standards require that this type of asphalt be overlaid with an asphalt surface course within the same calendar year to protect the intermediate pavement from winter weather. The current asphalt is porous in nature and allows water to penetrate the surface and if it freezes the expansion and contraction of the water results in cracking which is referred to as alligatoring. If alligatoring occurs then the asphalt will need to be removed down to the gravel base and replaced with asphalt a minimum of 4" depth before a final paving can be done. Belmont Land and Investment has been notified by US Infrastructure

of this requirement standard and that the streets will need to be re-inspected and repairs made as warranted prior to acceptance by the Town.

PHASE II SOUTH FORK SEWER PROJECT:

Mr. Matt Bernhardt, Director of Two Rivers Utilities, was present to update the Mayor and Council on the current funding progress and project status. A grant application has been submitted to the Golden Leaf Tobacco Foundation requesting \$858,000. The award date for this grant is late March 2017. A second grant application has been submitted to the NC Department of Commerce requesting \$1.5 million. The average grant award from this organization is \$750,000 with a 25% local match requirement. The award date for these grant monies is late January 2017. The NCDEQ State Revolving Loan is being reviewed and the available funding and terms should be decided by late January 2017. Two Rivers is negotiating with Sanders for a possible bid extension of six months which will allow the funding to be in place before beginning construction. Further reductions of the project scope are being considered in an effort to reduce the construction cost by eliminating the demolition of the two WWT facilities. Mr. Bernhardt requested that McAdenville representatives continue to contact funding sources and other political contacts to inform them about the importance of the project and need for financial support.

POLICE DEPARTMENT REPORT AND GOLF CART ORDINANCE:

Police Chief Greg Ratchford distributed the Monthly Report for October to the Mayor and Council. He then reported that the permits for the 4th Annual Christmas Town 5K, the 17th annual tree lighting ceremony and the 68th Annual Yule Log Parade have all been approved.

Chief Ratchford advised that the Town of McAdenville can regulate Golf Carts. He went on to state that administering a Golf Cart Ordinance is administratively burdensome and that the Town of Cramerton Police Department will not run the program for McAdenville. All carts would have to be licensed and inspected under the NC DOT Guidelines. Chief Ratchford recommended checking with the NC League of Municipalities for their recommendation along with inquiring about increases in the town's liability insurance should an ordinance be adopted. Additional concerns about traffic safety, overflow from garages resulting in increased street parking and allowable streets for golf cart traffic were discussed. No action was taken and this item was continued to the February 2017 meeting.

CENTRALINA COUNCIL OF GOVERNMENT – CAPITAL IMPROVEMENT PLAN:

Greg Richardson requested further consideration of the Town's need for a Capital Improvement Plan. Mayor Robinette, Council Member Richardson and Clerk Lesley Dellinger met with CCOG representatives on October 3, 2016 to discuss the Town's need for a Capital Improvement Plan. Greg Richardson reiterated 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. Centralina submitted a proposal for developing such a plan in the amount of \$6,355. Centralina also highly recommended that the town further consider investing in a Comprehensive Land Use Plan prior to approving the new zoning maps and UDO. The cost for developing such a plan was proposed at \$12,500. Following a brief discussion, motion to accept the proposal of Centralina COG to prepare a Capital Improvement Plan at a cost of \$6,300 was made by Greg Richardson, seconded by Jay McCosh and passed unanimously.

**ORDINANCE TO AMEND CHAPTER 8, SECTION 8-1 OF THE TOWN CODE
(TEMPORARY VENDORS DURING DECEMBER):**

Jay McCosh presented a proposed ordinance amendment to the current December Vendors Ordinance. He outlined the revisions as follows: No existing business may between the hours of 5:00 pm and 11:00 pm during the month of December engage in 1) outside sale or display of merchandise, 2) outdoor advertising not used on a year-round basis, 3) erection of outdoor temporary showrooms, 4) outside serving or dining areas not used on a year-round basis, 5) charging for or renting parking spaces. Following discussion, motion to adopt the Ordinance to Amend Chapter 8, Section 8-1 was made by Jay McCosh, seconded by Joe Rankin with unanimous vote. The Town Clerk will mail a letter to all the businesses impacted by the revisions.

STREET TREE POLICY:

Carrie Bailed advised at the October meeting that she had reviewed documentation from other locations on recommendations for tree species in McAdenville Village. The following is a list of recommended trees she felt suitable for streetscaping in McAdenville: Red Maple, Sugar Maple, Autumn Blaze Maple and Hedge Maple. Also recommend is a list of trees and shrubs to be used as a privacy barrier with a minimum of three trees/shrubs planted at back or side of lot: Emily Brunner Holly, Nellie Stevens Holly and Foster's Holly. The Clerk will use these recommendations in the creation of a policy for subdivisions.

EMPLOYEE CHRISTMAS BONUS:

Upon motion by Jay McCosh and second by Erik Jacobs the following Christmas Bonuses were unanimously designated to McAdenville employees: Town Clerk/Finance Officer - \$1,000.00, Accounts Payable/Billing Clerk- \$750.00 and \$125 to the two part-time employees.

RESOLUTION OF SUPPORT FOR THE CATAWBA CROSSING PROJECT AND ADDITIONAL REGIONAL EAST-WEST CONNECTIVITY:

Mayor Robinette advised that the Catawba Crossings Project is a proposed new location roadway running for NC 279 (S. New Hope Road) in southern Gaston County crossing both the South Fork of the Catawba and Catawba Rivers and connecting to I-485 in Mecklenburg County. Gaston County has deemed the Catawba Crossings to be the top priority roadway project for the City, County, and Region. Motion to adopt the Resolution was made by Greg Richardson, seconded by Carrie Bailey with unanimous vote. (A copy of the Resolution is on file in Resolution Book at Town Hall).

OPPORTUNITY FOR PUBLIC COMMENT:

1. Farrell Buchanan, 251 Rankin Street, advised of open/vacant houses that were eye sores and located at 123 Rankin Street, 129 Rankin Street and 173 Hickory Grove Road. He asked Council to enforce the Minimum Housing Ordinance and either fix or remove these properties. Mr. Farrell also inquired about the purchase of playground equipment that was approved with monies left over from the PARTF Grant.
2. Laura Stewart, 504 Lakeview, stated that the use of golf carts would help people with handicaps; street lights on Lakeview; can fountain run full time; lake looks great, geese are a problem – can we control.
3. Bob Clay, Coldwell Banker MECA, thanked Council for adopting the Resolution of Support for the Catawba Crossing Project and invited them to attend a ribbon cutting on November 29th highlighting the relocation of the Christmas Town Thomas Kinkade Signature Gallery and new Main Street tenant William Henry Spa & Salon. Mr. Clay also stated that trash receptacles and handicapped parking would be restored along Main Street before December 1st.

ADJOURN:

With no further business to come before the board, motion to adjourn was made 7:30 PM was made by Carrie Bailey, seconded by Joe Rankin with unanimous vote.

James E. Robinette, Jr. Mayor

Lesley C. Dellinger, Town Clerk