

**TOWN OF MCADENVILLE MINUTES  
NOVEMBER 14, 2017**

The McAdenville Town Council met in Regular Session on November 14, 2017 at 7:00 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 NOVEMBER AGENDA:**

Upon motion of Joe Rankin, second of Greg Richardson and unanimous vote the November Agenda was approved as submitted.

**APPROVAL OF CONSENT AGENDA:**

Upon motion of Greg Richardson, second of Joe Rankin and unanimous vote, the following items were approved on the November Consent Agenda.

- a) Regular Meeting Minutes of October 10, 2017
- b) Silver Level Sponsorship for McAdenville Elementary School's 2017-18 School Year.
- c) Disbursement of staff Christmas bonuses appropriated in the 2017-18 Budget
- d) Approval of **Ordinance 2017-008** - Ordinance allowing the sale of alcoholic beverages before Noon on Sundays at licensed premises: (Senate Bill 155) This bill permits any establishment located in the corporate limits of the Town who hold an ABC permit to sell beverages allowed by permit beginning at 10 A.M. on Sundays.

**TOWN HALL CONSTRUCTION BIDDING UPDATE:**

Brian Bumann, Lead Architect Labella Associates, was present to provide Council with an update on the Town Hall construction project. Mr. Bumann stated that the required permitting has been submitted to the County and that an addendum deleting the required bid bond has been distributed. There is a pre-bid construction meeting at 163 Main Street scheduled for Thursday, November 30<sup>th</sup> at 2PM. There are currently three General Contractors interested in the job. The bid opening will be held at 125 Main Street on Thursday, December 7<sup>th</sup> at 3PM.

**UDO / ZONING UPDATE:**

Consultant Jeff Kirchner stated that the Unified Development Ordinance and Zoning Map are ready to be presented to the public with Council's approval. He suggested posting the ordinance and map on the Towns Website and doing a direct mailing to all the residents and businesses notifying them of the proposed changes. He also recommended scheduling a public information meeting where he and Town Staff would be present to personally answer questions and address any concerns. The feedback from the public information meetings can be communicated to Council at the December 12<sup>th</sup> meeting and a resolution to set the official Public Hearing can be made at that time. Upon motion of Joe Rankin, second of Jay McCosh and unanimous vote, Council accepted the McAdenville, NC Unified Development Ordinance and Zoning Map Draft for public distribution.

**ADMINISTRATIVE REPORTS:**

Town Clerk, Lesley Dellinger, reminded Council that the Groundbreaking for the South Fork Sewer Project was scheduled for Wednesday, November 15<sup>th</sup> at 2PM and Police Chief Greg Ratchford's retirement ceremony was being held on Thursday, November 16<sup>th</sup> at 5PM at Cramerton's Town Hall. The easement agreement for Wright Street has been prepared by the Town Attorney and will be delivered to

Mrs. Patsy Holcomb this week for review. The Clerk also reported that the Local Government Commission review meeting on Wednesday, November 1<sup>st</sup> went very well with no negative findings.

**POLICE DEPARTMENT REPORT:**

Sergeant Black of the 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 October, 2017. He then introduced Officer David Bean who has served nine years with the CPD and newly hired Officer Jay Nevins. Council Member Bailey thanked the CPD for the police presence on October 31<sup>st</sup> in McAdenville Village. Council Member Richardson stated that the foot traffic on Halloween was comparable to the heaviest days of the Christmas Town Celebration and asked if the Town should consider closing Church & Academy Streets to vehicular traffic in 2018. Sergeant Black stated that additional patrol should be enough to maintain public safety because the majority of visitors parked their vehicles at the Wesleyan Church or Elementary School and walked to the Village Neighborhood

**OPPORTUNITY FOR PUBLIC COMMENT:**

Reid Washam, Wesleyan Drive resident, inquired when the resident passes for Christmas Town would be available. The Clerk stated that the passes were available now and could be picked up during Town Hall's normal business hours.

Karen Starrett, 346 Main Street, requested the Town's help in dealing with alleged code enforcement issues with two adjacent properties. Mrs. Starrett stated that the property to the left of her home has numerous feral cats and a rodent problem resulting from a deteriorated shed located on the property. This property also has indoor furniture in the yard, an inoperable vehicle in the driveway and unmaintained landscaping. Mrs. Starrett presented photos to Council of the items she felt were in violation and negatively impacting the value of her property. The second property to the right of her home has been sitting vacant for over a year and is in structural disrepair. Ms. Starrett inquired if this property could be addressed through the Minimum Housing Standards that are part of the Town's current code. UDO consultant, Jeff Kirchner stated that he could assist the Town's staff with investigating both of the properties being questioned by Ms. Starrett. Sergeant Black of the Cramerton Police Department stated that the code enforcement officer was aware of the complaints against both properties and has been actively investigating them. He will request that the Code Enforcement Officer, Dan Harris, arrange a meeting with the Town's staff to discuss the status of both properties.

**COUNCIL GENERAL DISCUSSION:**

The Mayor congratulated Town Clerk Lesley Dellinger on completing her training at the North Carolina School of Government and receiving her Municipal Clerks Certification. He also requested prayer for Council Member Erik Jacobs who is fighting cancer.

Council Member's Bailey, McCosh and Richardson thanked the residents of McAdenville for their support in the recent election.

**ADJOURN:**

There being no further business to come before the Board, motion to adjourn at 8:06 PM was made by Carrie Bailey, seconded by Greg Richardson and unanimously passed.

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**Jim Robinette, Mayor**

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**Lesley Dellinger, Town Clerk**