

**TOWN OF MCADENVILLE MINUTES  
JANUARY 8, 2019**

The McAdenville Town Council met in Regular Session on January 8, 2019 at 6:00 PM in the Council Chambers of Town Hall located at 163 Main Street, McAdenville, N.C.

**PRESENT:**

Mayor Pro-Tem Jay McCosh; Council Members: Reid Washam, Carrie Bailey and Greg Richardson. The Mayor Jim Robinette and Council Member Joe Rankin were absent. Also present: Attorney Jim Windham and Town Clerk, Lesley Dellinger.

**CALL TO ORDER & PLEDGE OF ALLEGIANCE:**

Mayor Pro-Tem McCosh called the meeting to order at 6:00 PM and led in the Pledge of Allegiance. Pastor Walter Griggs, First Baptist Church, opened the meeting with prayer.

**ADJUSTMENT & APPROVAL OF OCTOBER AGENDA:**

The January Agenda was unanimously approved as presented by motion of Carrie Bailey and second of Reid Washam.

**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 November 13, 2018 Regular Meeting and the minutes of the canceled meeting of December 11, 2018 were approved as submitted.
- b) **Approval of Meeting Schedule for 2019:** The Regular Meeting Schedule for 2019 was approved. Council will meet the 2<sup>nd</sup> Tuesday of every month at 6:00 PM with the exception of the December meeting which will begin at 5:00 to accommodate the Christmas Town traffic.
- c) **Agreement to participate in the Gastonia/Gaston County Consortium (US Department of Housing and Urban Development's Home Investment Partnership Program):** Council agreed to continue the Town's participation in the HUD "Home" program for the next three years and approved the corresponding Interlocal Agreement.

**PRESENTATION OF AUDIT FOR FISCAL YEAR ENDING JUNE 30, 2018:**

Mr. Robert W. Adams, CPA, Butler & Stowe presented the Audit Report for the year ended June 30, 2018. He stated that the audit was broken into four (4) sections including financials, supplementary data, individual fund statements and levy/tax collection information. He advised the members of Council to review the Management's discussion and analysis presented on pages 2-11 which highlights the different factors impacting the net position of the Town.

Management's discussion and analysis reports a positive cash flow and an increase in net position in both the governmental and business-type activities resulting in a total net position of \$4,593,761. The financial statements disclose a decrease in the governmental Fund Balance of \$77,671 resulting from renovations beginning on the new Town Hall facility. The water and sewer fund did not require any contributions from the general fund and ended with a positive income of \$165,639. In closing, Mr. Adams stated that the town has a positive financial standing and that a clean audit report had been approved by the state.

After presenting the overview Mr. Adams welcomed questions and/or comments from Council. Reid Washam asked for clarification on the factors impacting the Town's amount of unrestricted funds. He then questioned why there was an increase in the State Stabilization amount from the previous year's audit. Mr. Adams stated that the state stabilization amount was determined by a formula and that the increase was directly related to the contract liabilities signed prior to the year-end close of June 30, 2018. Reid Washam then stated that he was frustrated that a 56 page audit contained 25 pages of notes on accounting policies and supplemental retirement and that a simple year to year Fund Balance Comparison would be more useful for future budgeting. Mr. Adams stated that he understood Councilman Washam's frustration but the notes section was composed in a boiler plate format that is dictated and required by the state. He added that a spreadsheet providing a year to year Fund Balance comparison could be set up and provided to the Town Clerk moving forward.

Motion to accept the Audit Report for FY ending June 30, 2018 was made by Reid Washam, seconded by Greg Richardson with unanimous vote.

*(A copy of the audit report is on file at Town Hall and available for inspection)*

#### **RESOLUTION ACCEPTING THE STREETS, CURBING AND SIDEWALKS IN PHASE II OF MCADENVILLE VILLAGE SUBDIVISION:**

Wesleyan Development notified Town staff in July of 2018 that Phase II of the McAdenville Village was at 80% completion and requested an inspection of the streets to initiate the street maintenance acceptance process required by **Ordinance 2017-001**. The Town's contracted engineering firm, Labella Associates, conducted a formal inspection of the Phase II streets, curbing and sidewalks and provided Wesleyan Development with a punch list of the required repairs. The punch list items have been completed and the final inspection approved by Labella Associates confirming that the infrastructure meets Town standards. Attorney Jim Windham stated that the Surety and Warranty agreements required by the Ordinance had been review by Wesleyan Development and were ready to be executed. He added that Wesleyan Development had asked consideration by Council to begin the one year warranty period on December 11, 2018 since the street maintenance acceptance would have been on the agenda of the December regular meeting that was canceled due to a lack of quorum being present.

Carrie Bailey stated that she felt the street maintenance acceptance should not move forward until the sections of missing sidewalk along Academy Street, Lakeview Drive and Church Street were completed. The McAdenville Village plans originally approved by Council showed sidewalk connectivity throughout the neighborhood and she feels the developer should be held responsible for completing the sidewalks according to the approved plans. Bailey stated that the areas of missing sidewalk were addressed with the developer during the September 11, 2018 meeting. She also provided a reference map completed by Bob Wilson of Labella Engineering with the areas being questioned highlight in red. Jay McCosh agreed with Bailey that the sidewalks needed to be completed to the specifications of the approved plan. He requested that additional language be added to the Warranty Agreement referencing the specific sidewalk sections that needed to be installed along with a timeline for completion. He also stated his concern that substantial damage to the sidewalks, curbing and street could occur when the cell

tower located on Lakeview Drive is removed in 2021. He suggested that Council also consider adding language to the Warranty Agreement holding the developer liable for repairing any damage incurred during the cell tower relocation process. Greg Richardson stated that connecting the sidewalk on Academy Street at the Academy Circle intersection may prove problematic due to the topography of the land. He suggested Council give consideration to the developer allowing for the submittal of reengineered plans for the sidewalk in this area. He also questioned the value of adding sidewalks on upper Lakeview Drive prior to the lots being developed with residential homes. Carrie Bailey asked if anyone knew the timeline for development of the last lots along upper Lakeview Drive. Pharr President Bill Carstarphen responded that the upper Lakeview lots were still owned by Wesleyan Development and a builder would be actively sought once the South Fork Sewer Project was completed. Jay McCosh stated that it was a reasonable request by the developer to install the sidewalks in this area after the homes were built and that the Warranty Agreement could provide a delayed timeline for this area of one (1) year after the completion of the South Fork Sewer Project.

Attorney Jim Windham recommended Council consider approving the McAdenville Village Phase II streets for Town maintenance in principal effective December 11, 2018 subject to refinement of the Warranty Agreement to include additional language related to sidewalk connectivity being agreed upon by the Town and the developer. Greg Richardson motioned to accept the recommendation of Attorney Windham as stated, seconded by Reid Washam and unanimous vote. Jay McCosh agreed to represent Council and work with Wesleyan Development representatives on the refinement of the Warranty Agreement language prior to the February meeting. **Resolution No. 2019-001** accepting the streets, sidewalks and curbing for Town maintenance effective December 11, 2018 will be continued to the February 12, 2018 meeting.

#### **DISCUSSION OF EAGLE SCOUT PROJECT:**

McAdenville resident Braedon Childers presented Council with a proposal to construct a GaGa Ball Pit in Legacy Park as an Eagle Scout project in August 2018. Council felt that Legacy Park was too small to accommodate a GaGa Ball Pit but wanted to support Braedon in his pursuit of the Eagle Scout ranking. Greg Richardson stated that he had reached out to Braedon with ideas for improvements to the McAdenville section of the Carolina Thread Trail and/or the Bog Walk area of the Town's Greenway that is under construction. Richardson's ideas included trail surface improvements, observation area construction and bird habitat additions which he felt would enhance the trail user's experience, and fulfill Braedon's Eagle Scout service project requirements.

#### **DISCUSSION OF MARK MCDOWELL MEMORIAL:**

Jay McCosh stated that about five years ago the McDowell family of 203 Wesleyan Drive requested permission from the town to place a plaque by the steps in the traffic circle in memory of their son Mark McDowell who was killed while serving his country. Due to ownership and right of way issues the memorial was never erected. Stan McDowell contacted Jay McCosh recently to ask if there was another area in Town that could be considered for a plaque and/or memorial. Jay McCosh stated that he felt a small Veterans Memorial would be a nice addition to the Town and asked that Council Members reach out to area clubs in an effort to create interest in the idea and suggest partnering with Mr. McDowell.

**STREET PARKING ORDINANCE REVISION:**

Carrie Bailey is requesting that a committee be formed to work on revising the current On-Street Parking Ordinance (Article IV, Section 6-12) to better meet the needs of citizens and first responder personnel. Chief Adams stated that he would help with the revision because it needed to be enforceable from a law enforcement perspective. Carrie Bailey and Greg Richardson agreed to be part of the committee and work with Chief Adams. Chief Adams suggested that Council consider a public comment period prior to passing a revised Ordinance due to the number of citizens that would be directly impacted.

**POLICE DEPARTMENT REPORT:**

Chief Adams, Cramerton Police Department, presented Council with an updated monthly report detailing the type and number of responses the CPD has addressed in McAdenville for the month of December. The Chief noted that there were only four (4) traffic crashes in December. This was lower than previous years and he believed resulted from having the appropriate staffing level to properly managing the flow of Christmas Town visitors. He added that the solar radar sign was ready to be installed on Main Street across from Park Drive and asked the Clerk to contact locate services for the dig site. Reid Washam stated that he had been in contact with personnel at the NCDOT regarding his safety concerns about the sidewalk along Wesleyan Drive bordering the pond. He was informed that the NCDOT will consider sidewalk improvements due to safety concerns only when there are documented accidents. Washam asked the Chief to communicate this information to his staff so that any future incidents would have an official record to use in the Town's push for improvements.

**OPPORTUNITY FOR PUBLIC COMMENT:**

James Murphy, 329 Church Street, stated that he had received a letter from the Town requesting that his personal vehicle be parked in a manner that did not block access to the water meter. He explained that the Town's water meter was located in his driveway and due to the large size of his personal vehicle and the short length of his driveway that it was impossible not to park over the water meter. The clerk stated that the meter readings were typically done the last Sunday of every month between noon and 4:00 PM and that any consideration Mr. Murphy could provide would be greatly appreciated.

Ashley Hannah, 329 Church Street, asked if the street acceptance being considered in the Village would include all the remaining streets; if the rumored road from lower Lakeview Drive to Wilkinson Blvd would happen; and if there was a date for when the Bonterra Builders construction trailer would be removed from Church Street. Mayor Pro-Tem McCosh responded that the street acceptance request does include all remaining streets in the Village and that no formal plans to construct an additional road connecting lower Lakeview to Wilkinson Blvd have been submitted to the town by the current land owner. The Town Clerk stated that the Bonterra Builders construction trailer was scheduled to be removed in 3-4 months.

**COUNCIL GENERAL DISCUSSION:**

Reid Washam requested that an additional budget workshop be scheduled this year in April. Council was in agreement and directed the Town Clerk to handle the arrangements.

Carrie Bailey stated that the condition of the Town's sidewalks needed to be a priority during the 2019-2020 budget planning process. She requested the Town Clerk contact Sidewalk Levelers in order to have an assessment done prior to the April budget workshop. Bailey also requested that the remote meter reading process be a consideration for the 2019-2020 Budget and requested that the Clerk arrange a presentation from an automated meter reading systems vendor for a future Council meeting.

Greg Richardson stated that the design work for the two (2) steel bridges ordered for the greenway have been completed and approved; that the FERC permitting process is progressing and should be completed within the next six weeks; and that Stewart Engineering is reviewing the pinch point issues encountered along the riverfront portion of the trail.

The Clerk recognized and thanked residents Suzanne Washam, Todd Dickerson and Ronald Egolf along with Council Members Bailey and Washam for their help with decorating Town Hall for its Christmas Town debut.

**ADJOURN:**

There being no further business to come before the board, the meeting adjourned at 7:28 PM upon motion of Greg Richardson, second of Carrie Bailey with unanimous vote.

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Jay McCosh, Mayor Pro-Tem

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Lesley Dellinger, Town Clerk