

**TOWN OF MCADENVILLE MINUTES
JULY 14, 2020**

The McAdenville Town Council met in Regular Session on Tuesday, July 14, 2020 at 6:00 PM in a virtual format via a webinar hosted on zoom. The webinar was available live, and the link was distributed to the Sunshine List and made available on the Town's website.

PRESENT:

Mayor Jim Robinette and Mayor Pro-tem Jay McCosh; Council Members: Reid Washam, Carrie Bailey, Greg Richardson, and Joe Rankin. Also present: Attorney Jim Windham, Police Chief Adams, and Town Administrator/Clerk Lesley Dellinger

CALL TO ORDER:

Mayor Robinette called the meeting to order at 6:00 PM.

ADJUSTMENT & APPROVAL OF AGENDA:

The July Agenda was approved as submitted by motion of Greg Richardson and second by Reid Washam and unanimous vote.

CONSENT AGENDA:

The items of the Consent Agenda were unanimously approved by motion of Carrie Bailey, second by Reid Washam and unanimous vote:

- a) **Approval of Minutes:** The regular meeting of June 9, 2020 was approved as submitted.
- b) **Interlocal Agreement for Enforcement of State Fire Code:** Council approved the annual contract with Gaston County for enforcement of State Fire Code including inspections, plan review and permitting to begin July 1, 2020 for \$1,350.00.
- c) **Resolution 2020-01:** Council adopted the Cleveland Gaston Lincoln Regional Hazard Mitigation Plan with Resolution 2020-01. Adoption of the plan allows the Town of McAdenville to remain eligible for certain types of FEMA funding. The plan in its entirety can be viewed on the County's webpage at the following link.
https://drive.google.com/file/d/1BPiZnuT23gwy8RwdacRNF1kaTtxBe_zC/view?usp=sharing

CANOE/KAYAK LAUNCH:

Greg Richardson stated that quotes had been solicited from four vendors for construction of the canoe/kayak launch amenity for the greenway. Of the four vendors solicited, the Southeastern Sealcoating & Striping bid is being presented to Council for award consideration in the amount of \$22,340.00. This company recently completed construction of a similar canoe launch at Kevin Lofton's Riverfront Park and was recommended by Gaston County's Parks and Recreation Director Cathy Hart. Due to the generous donations of \$5,000 from the McAdenville Woman's Club and additional donation of \$2,500 from Bill Carstarphen, the Town's responsibility for construction of the launch has been reduced to \$14,840.00. Richardson added that the Catawba River Keeper was considering relocating their headquarters to the historic downtown district in McAdenville. The Catawba River Keeper is a non-profit organization that works to promote water quality through conservation and public education and hosts a kayak rental program to fund their efforts. Adding the launch amenity to our greenway would not only benefit our residents, but further entice the Catawba River Keeper relocation and draw new visitors to McAdenville throughout the year. Upon motion by Mayor Pro-tem McCosh, second

by Reid Washam and unanimous vote, the contract for construction of the canoe/kayak launch was awarded to Southeastern Sealcoating & Striping in the amount of \$22,340.00. Construction is expected to begin in late September 2020.

UPDATE ON UDO TEXT AMENDMENT – TELECOMMUNICATION TOWER AND FACILITIES:

The Mayor reported that Crown Castle had requested that their text amendment application for UDO sections 8.4.22(D) and 8.4.22(I) be postponed to the August 11, 2020 regular meeting for consideration and voting. Council originally reviewed the application at the June 9th meeting and voted to return Crown Castle's application to the Planning Board for further study and consideration. The Planning Board reviewed Crown Castle's text amendment request and voted 5 to 1 to deny the application during their June 25th meeting. Mayor Pro-tem McCosh stated that alternate sites were available for the cell tower relocation and that he was not convinced that the Frank's property on Hickory Grove Road was the only suitable site. He directed staff to contact Crown Castle and request additional information on their process for reviewing existing tower sites and reducing the footprint as technology evolves. Reid Washam thanked the Planning Board for their efforts and directed staff to request a ground level rendering from Crown Castle depicting a 200 ft tower on the proposed Hickory Grove Road site from the 3-way traffic light, traffic circle, and near the damn on the South Fork River. Following discussion, Town Attorney Jim Windham suggested the Town obtain expert advice from an outside source to verify the information that has been presented by Crown Castle. The Mayor agreed with Jim Windham's suggestion and asked that he work with staff to obtain an expert to assist.

POLICE DEPARTMENT REPORT:

Chief Adams offered to answer questions related to the CPD monthly report included in the agenda packet. No questions were presented, and he opened the discussion on golf carts. He stated that if it is the will of the Board to prohibit golf carts on Town owned streets then the current ordinance would need to be updated. The Mayor stated Council voted to deny adopting a golf cart ordinance in April 2017. He added that it was conveyed to the Board that by not adopting a golf cart ordinance the NC State laws would apply therefore only allowing low speed vehicles with a NC registration to be driven on town owned and State owned streets. The Chief stated that currently there is no specific statute that prohibits the operation of golf carts on Town owned streets. Adoption of a "no golf cart" ordinance would provide his officers with the legal authority to issue a citation. Greg Richardson asked if the residents who have registered low speed vehicles would be allowed to drive on Town owned streets if the new ordinance was passed. Chief Adams replied that the low speed vehicles would be allowed because they are not classified as golf carts due to the safety features and travel speeds. Council advised Chief Adams to prepare the language for a "no golf cart" ordinance to be reviewed at the August meeting.

Revisions to the street parking ordinance were the next topic to be discussed. Chief Adams stated that Councilwoman Bailey had requested that street parking be eliminated along certain streets in McAdenville Village. He added that Chapter 6 of the Town Code addresses no parking areas and that specific streets could be added to the text but that appropriate signage would also need to be installed. Mayor Pro-tem McCosh stated that street parking was not an issue throughout the neighborhood and that Council needed to decide which specific streets needed to

be designated as no parking zones. Carrie Bailey stated that Cedar Street and Church Street between the traffic circle and Lakeview were problem areas, but that the Village HOA should be consulted for additional input. Chief Adams requested that Council submit their recommendations for the streets to be designated as no parking to Town staff by Friday, July 17th. He will review the recommendations and submit the text changes for Council approval at the August meeting.

COUNCIL GENERAL DISCUSSION:

Mayor Robinette stated that Council needed to consider how the COVID-19 pandemic was going to impact this year's Christmas Town event. He added that a meeting had been scheduled with Gaston County Public Health to obtain their recommendations. Pharr has also inquired about the Town's position on the event and feels that a decision needs to be made in August since planning and light preparations begin the first of September. Mayor Pro-tem McCosh commented that the COVID-19 situation could be completely different by late November and that postponing a decision till September would be helpful. Greg Richardson added that a scaled back version of the event should be considered but that getting the information out to the public would be a massive undertaking. Reid Washam commented that events were being canceled across the country and that the Town needs to make the responsible decision related to public health even if it is not the most popular one. The Mayor thanked everyone for their input and stated that further discussion regarding the Town's position would be held during the August meeting.

Lesley Dellinger stated that the Town had been contacted by Cramerton Town Manager, David Pugh, about moving forward with improvements to the Market St/Wesleyan Drive intersection. In 2018, Senator Kathy Harrington allocated \$750K in funding to the Towns to be used for improving the pedestrian movement and safety of this high traffic area. Planning for these improvements was suspended when the NCDOT fast tracked their Wilkinson Blvd widening project. The DOT's South Fork Bridge replacement and HWY 29/74 widening project has been delayed 5-7 years so Cramerton's Board would like to proceed with improvements to the intersection utilizing the \$750K in allocated monies. Staff asked if Council would support reopening the project and consulting with Senator Harrington on adjusting the designs to compliment the future NCDOT project. Council unanimously agreed to support moving forward with the planning and design of the Market St/Wesleyan Drive intersection to improve the safety and flow of pedestrian traffic.

Staff stated that the NC Governors extension of Executive Order #142 prohibiting utility shut offs and late fees on past due balances would expire on July 29, 2020 at 6:00PM. She added that the Town has waived \$2,360.11 in water/sewer fees since the original order was put in place in April. Staff intends to reinstate service shut offs of delinquent accounts on Monday, August 3rd and will reinstate late fees after the August 8th billing due date.

Lesley Dellinger presented Council with information and photos of a code enforcement issue at 4 Hillcrest Drive. She stated that the property has been a problem for over three years with consistent violations for high grass and accumulation of solid waste and scrap metal. Complaints are registered daily from the neighboring property owners and staff would like Council to consider moving forward with abatement of the property. Attorney Jim Windham stated that a personal property abatement could be considered by the Town and that the general statutes lay

out the abatement process. He added that caution would need to be exercised with the removal of the vehicles and appliances from the property to avoid litigation. Chief Adams stated that his staff was working the code enforcement case and did not recommend abatement of the property at this time. Mayor Robinette denied staff's request to proceed with abating the property and requested the Chief monitor the situation closely and continue working toward a resolution with the property owner.

OPPORTUNITY FOR PUBLIC COMMENT:

Ashley Smith, 5 Hillcrest Drive, thanked Town staff for their efforts with the code enforcement case on the property located at 4 Hillcrest Drive. She added that the neighboring property owners along Hillcrest Drive were frustrated with the appearance of the property and did not understand how it could continue for over three years without resolution. She requested that the Town increase their efforts to have the property owner clean up the area and maintain it to the appropriate standards.

Ashley Hannah, 329 Church Street, serves as the President of the McAdenville Village HOA and commented that she believed the areas most impacted by on-street parking were Church Street, Cedar Street, and Lakeview Drive by the pond. She offered to coordinate efforts between Town staff and the HOA board to further discuss the topic if needed.

Colin Thompson, 526 Lakeview Drive, submitted a written comment during the public Q&A session asking why the Town would not allow golf carts to be driven on Town streets when a monetary gain could be realized through processing fees for inspection and registration of the carts. The Mayor stated that limited staffing and expertise was the reason for not considering in house inspection and registration of golf carts.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 8:07 PM upon motion of Carrie Bailey, second of Greg Richardson and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk