

**TOWN OF MCADENVILLE MINUTES
JANUARY 12, 2021**

The McAdenville Town Council met in Regular Session on Tuesday, January 12, 2021 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: Captain Debbold, 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 January Agenda was approved as submitted by motion of Joe Rankin, second by Greg Richardson with unanimous vote.

APPROVAL OF MINUTES:

The minutes from the Regular Meeting of December 8, 2020 were approved by motion of Joe Rankin, second by Reid Washam with unanimous vote.

PRESENTATION OF AUDIT FOR FISCAL YEAR ENDING JUNE 30, 2020:

Mr. Robert Adams, CPA, Butler & Stowe presented the Audit Report for the year ended June 30, 2020. He stated that the audit had been completed and there were no instances of non-compliance, either with the accounting controls or regulatory matters. Management's discussion and analysis reports the assets and deferred outflows of resources exceeded the liabilities and deferred inflows of resources at the close of the fiscal year with a net position of \$7,334,289. The Town's total net position decreased by \$405,747 from the previous year primarily due to the transfer of capital assets to the City of Gastonia upon completion of the South Fork Sewer Project. The financial statements disclose an increase in the governmental Fund Balance this fiscal year of \$45,700 after several years of decreases due to capital expenditures for the Town Hall facility and public greenway system. The liabilities of the Town remain low in comparison to total assets, with liabilities totaling approximately 13% of the asset base. 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. Greg Richardson asked how the amount of available fund balance was determined related to the restrictions put in place by the State. Mr. Adams stated that at the end of the current fiscal year, the unassigned fund balance for the General Fund was \$761,324 or 59.44 percent of total general fund expenditures for the fiscal year. He added that additional information on calculating the unassigned fund balance amount is explained on page #44 of the audit report. In addition, a two-year fund balance analysis has been provided detailing the unrestricted and spendable reserves for the current budget year. Reid Washam thanked Mr. Adams for providing the additional fund

balance analysis and added how helpful it was in the budgeting process. The Mayor thanked Mr. Adams for the presentation and for the cooperation and support of his staff throughout the year.

Motion to accept the Audit Report for fiscal year ending June 30, 2020 was made by Reid Washam, seconded by Greg Richardson with unanimous vote.

CANOE LAUNCH CONSTRUCTION BIDS:

Canoe launch construction bids were presented for Council review from Blue Ridge Trail Works, Inc for \$24,500 and Piedmont Building Systems, LLC for \$28,700. Both bids include building the launch to the specifications provided by Stewart engineering and a concrete sidewalk connection to the existing greenway. Greg Richardson stated that he had an added level of comfort with Blue Ridge Trail Works because they were recommended by Bret Baronak with the Catawba Lands Conservancy and the Parks and Recreation Director in Cramerton. In addition, he has seen their work since they built the foot bridge on the Thread Trail for the McAdenville Woman’s Club in 2019. Motion to award Blue Ridge Trail Works, Inc the canoe launch construction contract in the amount of \$24,500.00 was made by Greg Richardson, seconded by Mayor Pro-tem McCosh with unanimous vote.

GREENWAY REPAIR DISCUSSION:

The greenway sustained minor damage in two areas during a recent flood event. The pinch point section located behind the Village HOA pool has damage along the one-foot shoulders of the trail and minor wash out under the concrete sidewalk. Sidewalk Levelers has prepared a quote for repairing the pinch point area in the amount of \$7,892.50. Greg Richardson stated that he believes he can repair this area with Secure Set Foam, Quikrete and some volunteers. The Secure Set Foam can be purchased for less than \$400 and could be used to fill the voids under the concrete. The Town already has half a pallet of Quikrete which could be used to repair the damaged shoulders. He added that if the repairs prove unsuccessful then Council could consider contracting the job out to Sidewalk Levelers or another company. Council agreed that Councilman Richardson should have the opportunity to use the “valued engineered” methods discussed prior to contracting out the repair.

The second area damaged was the boardwalk near the Lakeview Drive entrance. During the last flood event this area was approximately 4 feet under water for 48 hours. The boardwalk disconnected from the concrete and floated 20-30 yards from the greenway. The boardwalk appears to be intact with minor damage, but a method for moving it back in place has become problematic and possibly costly. Richardson added that any monies saved with the pinch point repair can be used to move and reattach the boardwalk since the cost for this project has yet to be determined.

CHRISTMAS LIGHTS REVIEW:

Due to the COVID-19 restrictions, the normal operations for the Christmas Town event had to be altered. Lesley Dellinger stated that expenses were incurred with COVID signage and additional staffing for crowd management and access control for the Village neighborhood. She added that the Cares Act Grant funding that the Town received in the amount of \$10,253.00 will be used to offset these pandemic related Christmas Town Event expenses. Council’s input on the events issues and successes was requested. Reid Washam stated that he planned to contact the Director

of Public Health, Steve Eaton, to find out if any COVID positive cases had been contact traced to visitors touring Christmas Town. He added that not lighting the lake achieved the goal of reducing the amount of pedestrian traffic along Wesleyan Drive. Carrie Bailey stated that she felt the additional personnel used for access control at Church Street and Academy was excessive and should be eliminated for future events. Mayor Pro-tem McCosh stated that he felt the access control at the traffic circle was well managed. He added that options for better traffic control at Wright Street and Mockingbird Lane should be evaluated prior to establishing next year's budget.

POLICE DEPARTMENT REPORT:

Captain Debbold stated that traffic citations issued during the month of December were down due to the Christmas Lights and the extra precautions in place to prevent the spread of COVID. He added that procedures for traffic enforcement had resumed to normal as of January.

COUNCIL GENERAL DISCUSSION:

Greg Richardson stated that he was invited to represent the Town of McAdenville on the South Fork River Health Committee. This committee was organized by Cramerton's Mayor, Will Cauthen, with the purpose of understanding issues concerning the current health of the South Fork River and to see what can be done to improve the water quality and investigate the contributing factors for spikes in major flooding events. Richardson added monthly meetings will begin in January 2021 and have committed participants from local municipalities, corporate stakeholders, local conservancy groups, and State Representatives.

Lesley Dellinger stated that the right-of-way encroachments have been approved by the NCDOT for the street lighting additions along Main Street and Wesleyan Drive. She added that the updated service agreement is slated for Council review at the February meeting. An update was also provided on the December 9, 2020 meeting with TRU representatives regarding the increase of sewer flow at the new metering station. Since the meeting, TRU staff discovered a missing manhole cover in the old space dye demo site and a leak in one of the line access points installed with the SFS project. Sanders Utilities has repaired the leak in the SFS line, and a replacement cover is on order for the manhole issue. Stephanie Scheringer requested that the sewer flow discussion be postponed to the February 9th meeting so that flows can be monitored for several weeks to see if the repairs have a positive impact.

OPPORTUNITY FOR PUBLIC COMMENT:

Cheryl Beck, 224 Wright Street, submitted a written comment asking about homeowner guidelines for removing & replacing trees planted in the street right-of-way (ROW) of their property. Lesley Dellinger stated that homeowners can trim trees located in the ROW of their property and remove them if they become diseased or die. Town Council has an approved list of trees that can be planted by the property owner in the ROW or green strip which can be obtained by emailing staff at Town Hall. She added that the Town does not have a tree replacement policy but will trim or remove a tree in the ROW if it poses a public safety hazard or is causing damage to Town property.

William Clark, 136 Church Street, asked if there was any new information available regarding the relocation of the cell tower on Lakeview Drive. Lesley Dellinger stated that the cell tower

should be removed from Lakeview Drive by April 30, 2021 and that no applications for new location sites have been received. Mayor Pro-tem McCosh stated he did not anticipate any interruptions in cell service for AT&T customers with 5G technology. He added that a Crown Castle representative communicated the equipment on the current tower had not been upgraded to support 5G technology due to the anticipated relocation, therefore newer cell devices are already receiving service from neighboring towers.

Denise Palm-Beck, 525 Lakeview Drive, submitted a written comment stating that by her observation, the traffic flow in the Village neighborhood was the best controlled during this year's Christmas Town event of the five years that she has lived in McAdenville.

Anna Renfro Clark, 136 Church Street, asked if the foam material that was discussed for use in the repair along the pinch point of the greenway is safe to be applied near a body of water. Greg Richardson stated that the MSDS information for the foam stated that the product was not toxic to fish, Daphnia, or bacteria.

One additional comment was received via the Q&A tab by an anonymous submitter asking for clarification on the street parking regulations letter sent to McAdenville Village residents. Greg Richardson stated that the correspondence was not from the Town. The letter was from the management group representing the Village HOA and questions on the content would need to be directed to them.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 7:25 PM upon motion of Reid Washam, second by Joe Rankin and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk