

TOWN OF MCADENVILLE MINUTES FEBRUARY 9, 2021

The McAdenville Town Council met in Regular Session on Tuesday, February 9, 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; Council Members: Reid Washam, Carrie Bailey, Greg Richardson, and Joe Rankin. Also, present: Police Chief Adams, Attorney Jim Windham, and Town Administrator /Clerk Lesley Dellinger. *Mayor Pro-tem Jay McCosh joined the meeting in progress.

CALL TO ORDER:

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

ADJUSTMENT & APPROVAL OF AGENDA:

The February Agenda was approved with the following addition by motion of Joe Rankin, second by Reid Washam with unanimous vote. Item 5, Canoe/Kayak Rental Discussion, will be changed to Item 5a and Item 5b, Police Department Report, will be added.

CONCENT AGENDA:

The items of the Consent Agenda were unanimously approved by motion of Greg Richardson and second by Joe Rankin:

- a) **Approval of Minutes:** Regular Meeting of January 12, 2021.
- b) **LaBella Professional Services Agreement** – The (2) two-year Professional Service Agreement for On-Call Engineering Services with LaBella was approved. This agreement will be effective from January 2021 through December 2022.
- c) **Historic Preservation Commission Agreement:** Interlocal Agreement between Gaston County and the Town of McAdenville allowing the Historic Preservation Commission the authority to identify and designate local historic districts and landmarks within the planning jurisdiction of McAdenville was approved.

*Mayor Pro-tem McCosh joined the meeting at 6:09 PM.

UPDATE FROM TWO RIVERS UTILITIES:

Two Rivers Division Manager Stephanie Scheringer was present to provide Council with an update on increased sewer flows and water connection upgrades being considered at Pharr's Complex-46 manufacturing facility. Stephanie stated that after McAdenville's WWTP came offline and flow began to be treated at TRU's Long Creek WWTP, higher than anticipated meter readings were observed. Upon investigation, TRU observed that the flow meter installed at the new pump station was not sized properly for the flow amounts and therefore it was replaced. In addition, TRU contracted with Frazier Engineering to conduct an independent flow study to further investigate the increase in flow. This study confirmed that the new meter readings are accurate on typical flow days but are falsely high on low flow days. TRU began applying a credit to the Town's sewer billings for the low flow days beginning with the January 2021 billing. A

graph comparing the billings, with and without the low flow credit, to the Frazier study data was presented for review. Stephanie stated that even with the low flow adjustments the projected flows are still higher than originally projected and cited the following as possible causes: repair of a substantial line break at the Space Dye demo site, expanded customer base to include discharge from the Pharr I-85 manufacturing facility, and I&I. She added that I&I is believed to be a major contributor because historically the Town's readings double during large rain events. TRU recommends that the Town contact the Rural Water Association as an affordable option for I&I investigation. Reid Washam asked if the repairs discussed at the January meeting had made a difference in the flows. (Missing manhole on Willow and leaking access point on SFS line.) Stephanie replied that there was not enough data at this point to comment on how the flow was impacted.

Next Stephanie discussed the water line upgrades under review for the Complex-46 manufacturing facility owned by Pharr. She stated that the proposed plans would include backflow and meter installation for a 4", 6", and 10" water connection. A soft dig was recently done by Sanders Utilities to locate water lines and confirm sizes. TRU staff was onsite during the dig. Engineered plans for the entire project are required to be submitted to the Town for review and approval prior to any commence of work. TRU engineering staff will review all plans and provide the Town with recommendations. An internal inspection of the premises will be conducted following the install of the new meters to verify that all the water connections were captured. It is recommended that a representative from the Town, either staff or elected official, be present for the facility inspection. If additional connections are indicated, then Pharr would be responsible for locating and upgrading all additional connections to current code standards. Reid Washam asked if the new meters would be located so that the Town could do monthly readings. Stephanie replied that all new meter locations would be in a vault that was easily accessible by Town personnel.

Following Stephanie's presentation, TRU Director Joe Albright stated that a 5% increase in services was expected to be passed with the City of Gastonia's FY22 budget which would be effective July 1, 2021. He added that recent increases were absorbed with the additional funding needed to cover COVID costs and he wanted to be forthcoming so that McAdenville could budget accordingly.

CANOE/KAYAK RENTAL DISCUSSION:

The Catawba Riverkeeper is moving their main offices to McAdenville to be housed in the newly renovated Pharr facility at 102 Main Street. The Catawba Riverkeeper Foundation (CRF) is a local, community-based group of members and volunteers located throughout the 26-county river basin that dedicates time, talent, and treasure to ensuring the protection of the Catawba-Wateree River. They offer youth education programs and kayak rentals so that local community members can form a connection to the river and hopefully be inspired to protect it. Greg Richardson stated that CRF executive director, John Searby, had contacted him to see if the Town of McAdenville would consider an exclusive agreement for canoe and kayak rentals from the greenway launch slated for construction in early Spring 2021. A formal agreement would enable the Town to set standards like boating safety certifications, insurance requirements, and allow for rental discounts for McAdenville residents. He added that the City of Belmont currently has an exclusive agreement in place with CRF. The Mayor asked if a fee could be

considered with the agreement to offset the Town's cost for maintaining the launch amenity. Richardson stated that the Town of Cramerton has an operator's permit verses an exclusive agreement in which a yearly fee is required, which is an alternative consideration for McAdenville. Mayor Pro-tem McCosh stated that he would support an exclusive agreement with the Catawba Riverkeeper Foundation. Reid Washam agreed but felt the terms of the agreement should initially be for one-year with the option to renew to make sure the arrangement is beneficial for both parties. The Mayor added that parking for the greenway is limited and having an exclusive agreement that designates areas for trailer parking and equipment storage would be a good idea. Greg Richardson stated that he would assist Town staff with preparing an exclusive agreement for consideration at the March meeting.

POLICE DEPARTMENT REPORT:

Chief Adams stated that the CPD monthly report was included in the agenda packet and offered to answer questions or address any concerns of Council. No additional comments were received from Council.

COUNCIL GENERAL DISCUSSION:

The Mayor stated that Councilman Richardson and a group of volunteers had successfully moved the wooden pier section back in place near the Lakeview greenway entrance. Greg Richardson added that the large pier had been moved with a jack-pulley system which did not required mobilization of heavy equipment. The process took about six hours and a lot of patience, but did not cause any additional damage to the wood decking. The pier still needs to be anchored in place, and various options for reattachment are being considered.

The Mayor stated that new information had been received on the removal of the cell tower located on Lakeview Drive and asked Town Staff to provide additional details. Lesley Dellinger stated that an email had been received from Bob Clay on behalf of Belmont Land and Investment stating that the cell tower would not be removed until April 2022. The delay was due to an oversight in the current contract requiring formal written notice for lease termination. Reid Washam added that the lease agreement for the cell tower was between Belmont Land and Crown Castle and that the Town was not involved in the agreement.

OPPORTUNITY FOR PUBLIC COMMENT:

The Mayor opened the floor for public comment. No comments were submitted.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 6:50 PM upon motion of Reid Washam, second by Carrie Bailey and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk