

**TOWN OF MCADENVILLE MINUTES
MAY 11, 2021**

The McAdenville Town Council met in Regular Session on Tuesday, May 11, 2021 at 6:00 PM in the Council Chambers of Town Hall located at 163 Main Street, McAdenville N.C.

PRESENT:

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

CALL TO ORDER:

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

ADJUSTMENT & APPROVAL OF AGENDA:

The May Agenda was approved by motion of Greg Richardson, second by Reid Washam with the following addition to the Consent Agenda.

- f.) **Planning Board Appointments:** The McAdenville Planning Board/Board of Adjustments has two members with terms ending in May 2021. The PB/BOA Board request that Council approve their recommendation for renewal of terms for the following members:
- Kevin Lamp – (3) year term of May 2021 to May 2024
 - David Elkins – (3) year term of May 2021 to May 2024

CONSENT AGENDA:

The items of the Consent Agenda were unanimously approved by motion of Joe Rankin and second by Carrie Bailey with unanimous vote:

- a) **Approval of Minutes:** Regular Meeting of April 13, 2021, Special Meeting/Budget Workshop of April 19, 2021, and Special Meeting/Joint Public Hearing of April 22, 2021.
- b) **Schedule Public Hearing on Proposed Budget:** Council set the required public hearing on the proposed 2021-2022 municipal budget for June 8, 2021 at 6:00 PM. Staff will be responsible for publishing the notice in the local paper.
- c) **Resolution 2021-001 – MRF Grant Acceptance / Water Study:** Council accepted the \$50,000 grant from the Division of Water Infrastructure to conduct a Merger/Regionalization Feasibility Study on the Town’s water infrastructure. (Project No. H-MRF-D-21-0043) The primary objective of this project is to help the Town evaluate regionalization and merger management options to enhance long-term utility viability.
- d) **Resolution 2021-002 – MRF Grant Acceptance / Sewer Study:** Council accepted the \$50,000 grant from the Division of Water Infrastructure to conduct a Merger/Regionalization Feasibility Study on the Town’s sewer infrastructure. (Project No. E-MRF-W-21-0039) The primary objective of this project is to help the Town evaluate regionalization and merger management options to enhance long-term utility viability.
- e) **Resolution 2021-003 – Opposing HB401/SB349:** Council voted to support a resolution opposing proposed HB401 and SB349, and strongly encourage the General Assembly not to recommend adoption. In addition, if the General Assembly does pass either HB401 or SB349 that the Governor, the Honorable Roy Cooper, veto these measures. This bill would allow duplexes, triplexes, quadplexes and Cityhouses into all residential zones, including all low-density districts, overriding the planning/zoning code adopted by the individual municipality intended to regulate local development.

POLICE DEPARTMENT REPORT:

Chief Adams stated that the Cramerton Board of Commissioners had approved a new officer position and applications are being accepted. A pay increase for officers was also approved which is expected to help with retention. He added that software upgrades were being implemented which interfered with printing the April Monthly Report, but that all the data should be available by the June meeting. Mayor Robinette asked if a homeless camp had been found in the vicinity of Mockingbird Lane. Chief Adams replied that his department has seen an increase in the homeless population in both McAdenville and Cramerton, but that a camp has not been found in the woods bordering Mockingbird Lane. Councilman Washam asked if the Town's Code of Ordinances addressed vehicle noise. Chief Adams replied that the ordinance had regulations for vehicles with modified mufflers and that the owner could be charged criminally for this type of infraction. Town staff asked if enforcement was possible for a vehicle blocking the sidewalk when it was part of a home's designated driveway. Complaints had been received because it forces pedestrians utilizing the sidewalk into the street. The Chief stated that this situation was not addressed in the Town's code of Ordinances and it would need to be addressed with the Town Attorney to establish if it was enforceable.

STAFF REPORT:

Lesley Dellinger stated that work crews will be conducting smoke testing of the sanitary sewer system between June 8th – 12th. A special non-toxic smoke will be used which is manufactured specifically for this purpose and is not harmful to humans, animals, or plants. Town staff will notify residents of the scheduled testing via U.S. mail one week prior to the testing along with utilizing the Town's call/text system and social media outlets.

Staff then reviewed the W&S rate study conducted by NC Rural Water. The recommendation is for a 3 ½% increase in FY21-22 and a 2% increase over the next four years. The recommended increase schedule would maintain current profitability while covering depreciation costs and add to the necessary reserves to begin CIP projects identified in the Asset Management Plan. Staff added that the recommended 5-year increase plan would be in addition to any increase in service costs imposed by TRU/City of Gastonia for purchase of water and wastewater treatment.

Lesley Dellinger presented the Municipal Tax Fee Proposal from Gaston County. The County's current fee structure is capped at the 2013 values and billed at 0.5% of the total collected levy. McAdenville's average charge from the County for collection of taxes is \$1,600/year. Beginning in 2021, the County will remove the cap and increase the fee to 0.675% in FY2022, 0.85% in FY2023, and 0.85% in FY2024. The rate/fee schedule will be reassessed with the next revaluation. Based on the estimated levy for FY 2022, McAdenville's cost with the new fee proposal will increase to approximately \$3,600/year.

COUNCIL GENERAL DISCUSSION:

Mayor Robinette stated that the committee interviewed and recommends Christopher Whelchel with the law firm of Gray, Layton, Kersh, Solomon, Furr & Smith, P.A. for the Town Attorney position. Greg Richardson added that the firm has long standing roots in Gaston County and was well respected. The Mayor stated that an engagement contract and fee agreement for legal representation will be presented for consideration at the next meeting.

Mayor Robinette reminded Council of the Budget Workshop scheduled for Monday, April 19th at 5:30 PM on Zoom.

Carrie Bailey asked who was responsible for the upkeep of the unsold lots in the Village along Lakeview Drive and Academy Street. Town staff replied that Wesleyan Development still holds these parcels and that a request will be submitted to Eric Clay requesting the lots be mowed and maintained during the growing season.

Reid Washam stated that he has volunteered to serve on the Intergovernmental & Interagency Task Force on Homelessness in Gaston County. The committee will work with the County Commissioners to better understand the extent and challenges of homelessness in Gaston County, to coordinate with ongoing efforts, and to develop or reinforce action steps to reduce overall numbers of homeless in our County. He added that he had served on a similar committee while working for the City of Charlotte and that the Task Force will meet monthly from May through December 2021.

Councilman Washam presented photos of an area that was recently cleared between Academy Circle and Wright Street which runs parallel to the public sidewalk. He was concerned that the drop off was substantial and posed a public safety concern. Washam requested the Board consider adding fencing to reduce the Town's liability. Town staff stated that this item would need to be addressed with the new Town Attorney since it involved a parcel not owned by the Town. Reid Washam stated that it should not matter since the fencing would be in the Town's right of way.

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 6:38 PM upon motion of Reid Washam, second by Greg Richardson and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk