

TOWN OF MCADENVILLE MINUTES SEPTEMBER 14, 2021

The McAdenville Town Council met in Regular Session on Tuesday, September 14, 2021, at 6:00 PM in the Council Chambers of Town Hall located at 163 Main Street, McAdenville N.C.

PRESENT:

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

CALL TO ORDER:

Mayor Robinette 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 AGENDA:

The September Agenda was approved as submitted by motion of Greg Richardson, second by Mayor Pro-tem McCosh with unanimous vote.

CONSENT AGENDA:

The items of the Consent Agenda were unanimously approved by motion of Joe Rankin, second by Reid Washam with unanimous vote:

- a) **Approval of Minutes:** Regular Meeting and Closed Session of August 10, 2021.
- b) **Text Amendments – McAdenville Town Code:** Ordinance #2021-006 Amending Chapter 6, Motor Vehicles & Traffic, Sections Section 6-12(a) and Section 6-41(a); and Ordinance #2021-007 Amending Chapter 15, Parks & Recreation, Section 15-23 and 15-29(a-h) were approved.
- c) **Approval of the McAdenville Elementary Sponsorship for 2021-22.**

REQUEST TO SPEAK – FIRE CHIEF, LANCE FOULK:

Fire Chief Lance Foulk was present to review the new fire insurance classification for the McAdenville Fire District. He stated that the Office of the State Fire Marshal (OSFM) collects and evaluates information from communities in North Carolina on their structure fire suppression capabilities. The data is analyzed using a Fire Suppression Rating Schedule (FSRS) and then a Public Protection Classification (PPC) grade is assigned to the community. Chief Foulk reported that when he assumed the position of Fire Chief in 2012 that the community ISO rating was a Class 5. This rating was lowered to a Class 3 approximately six-years ago, and the new rating which will be effective December 1, 2021 will be a Class 2. The Class 2 rating applies to properties with a fire flow of 3500 gpm or less and may be used in the calculations of property insurance premiums. He reviewed the OSFM Data Collection and Analysis report that had been distributed to Council and offered to answer questions. Council thanked Chief Foulk for his presentation and congratulated his department on this accomplishment.

PRV REPLACEMENT – MCADENVILLE SYSTEM:

Clayton Engineering & Design has submitted a scope of work for design, bidding, and construction administration for replacement of an existing pressure reducing valve (PRV) system located on Hallie Bentley Drive. The engineering cost for this project is \$19,500. TRU liaison Stephanie

Scheringer was present to answer questions. She stated that Clayton Engineering managed the PRV replacement on the Crossroads system and did a very good job. The PRV located on Hallie Bentley is slightly more complicated due to the number of water lines that flow into the vault. Mayor Pro-tem McCosh asked why this project was a top priority in the CIP. Ms. Scheringer replied that replacement parts are no longer available for the current PRV due to its age, and if the system failed it would impact water availability for the industrial customers as well as the historic commercial district and residents from Ford Drive to Hickory Grove Road. Following additional discussion, Reid Washam motioned to accept the Clayton Engineering bid in the amount of \$19,500. The motion was seconded by Carrie Bailey with unanimous vote.

CAROLINA THREAD TRAIL SIGNAGE CAMPAIGN:

The Carolina Threat Trail (CTT) is requesting funding participation in their \$3.1 million signage/branding campaign with the 15 counties that make up the strategic regional corridors slated for expansion. Gaston County's portion of signage totals \$162,824 of which McAdenville is being asked to contribute \$6,000 payable over five years. Representatives from the CTT attended the August meeting and provided a slide presentation for Council that detailed the specifics of the project and answered questions. Council agreed to support the CTT signage campaign and requested that staff review the budget and make recommendations on a payment schedule. Lesley Dellinger stated that there was \$2K in the current budget that was not committed and that the remaining \$4K could be allocated in the next budget year. Greg Richardson motioned to approve support for the CTT signage/branding campaign in the amount of \$6,000, with \$2,000 being payable in FY21-22 and \$4,000 being payable in FY22-23. The motion was seconded by Mayor Pro-tem McCosh with unanimous vote.

COMPREHENSIVE LAND USE PLAN PROPOSALS:

Chapter 160D of the NC General Statutes consolidates current enabling legislation for planning regulation and represents the first major recodification and modernization of the city and county development regulations since 1905. Communities that want to regulate development through zoning must "adopt and reasonably maintain a comprehensive plan that sets forth goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction." The comprehensive plan must be in place by July 1, 2022. Without a plan, the Town would have no authority to regulate land with zoning. Staff requested Council's consideration for contracting assistance for the Planning Board to aid with development a comprehensive land use plan. Service agreements for development of a plan for McAdenville have been received from Centralina Regional Council for \$38,000 and N-Focus for \$18,900. Staff stated that the scope of work defined in the agreements were comparable and that both agencies have a favorable reputation. Following discussion, Reid Washam motioned to accept the service agreement from N-Focus in the amount of \$18,900 for development of a Comprehensive Land Use Plan for McAdenville. The motion was seconded by Greg Richardson with unanimous vote.

POLICE DEPARTMENT REPORT:

Chief Adams distributed the monthly report and offered to answer questions from Council. Reid Washam asked for a recommendation on how to correctly manage an encounter with a beggar or homeless person when they approach your residence. Chief Adams stated that a call should be placed to the non-emergency number so that an officer can be dispatched. He added that the officers are trained to deal with the homeless population and can offer options for assistance. Carrie Bailey stated that the residents along upper Lakeview Drive have reported seeing an increase in traffic over rainbow bridge believed to be associated with visitors to the riverfront greenway. She requested that the CPD speed trailer be positioned along Lakeview to help enforce

the 20 MPH speed limit. Chief Adams replied that the speed trailer could be deployed. She also asked that Council consider adding directional signage along Lakeview Drive to assist unfamiliar drivers with navigation within the subdivision.

Staff stated that a residential traffic calming study was initiated in June of this year for Church Street and Lakeview Drive in the McAdenville Village subdivision. The adopted policy requires that a formal traffic study be conducted. Chief Adams stated that a traffic study was conducted in August on Church Street and Lakeview Drive in two phases, utilizing an electronic speed measurement unit that was installed in stationary positions along the roadway. A report detailing the number of cars and their speeds were presented for Council's review. Chief Adams reported that less than 5% of the traffic measured on Church Street and less than 3% of the traffic measured on Lakeview Drive exceeded the posted speed limit by more than 5 MPH. The Town's Traffic Calming Policy list all warrants that must be met to qualify for traffic calming measures on page 3. One of these warrants is that 15% of the traffic on the street must exceed the posted speed limit by more than 5 MPH, as measured by Police Department traffic monitoring devices. The vehicles exceeding the posted speed limit on Church and Lakeview during the study fall below the required 15%, therefore traffic calming measures will not be considered. Staff stated that this information was communicated to the neighborhood representative who initiated the request along with the McAdenville Village HOA President. The Chief added that perception is not always the reality when dealing with vehicular speeds in a neighborhood, but an increased police presence in the area would be continued to maintain speed and regulatory signage compliance.

STAFF REPORT:

Lesley Dellinger provided the following updates on various projects throughout Town:

- Greenway Parking Redesign – The Topo survey had been completed and the preliminary design is underway. A preliminary site plan design will be available for input at the October meeting.
- The Merger Regionalization Feasibility Study kick-off meeting with WithersRavenel was held on September 3rd. The study is expected to be completed by April of 2022.
- Smoke Testing of the sewer lines from McAdenville Village to Wilkinson Blvd is scheduled for October 5th & 6th. Letters with information on the testing will be mailed to residents in the impacted area in addition to postings on social media sites.
- Main Street Parking Changes - The removal of street parking and restriping of Main Street in front of the McAdenville Baptist Church is scheduled for the second week of October. Street parking will remain in front of the YMCA
- Upgrades are planned for Poplar Street including LED street lighting and restriping. A buffer area will be designated with a wide white line behind the commercial properties to improve the safety of customers utilizing the rear exits of the buildings.

COUNCIL GENERAL DISCUSSION:

Greg Richardson reported that the Catawba Riverkeeper's Annual River Sweep Event was planned for Saturday, October 2nd from 9am-Noon. He added that additional volunteers are still needed, and registration information is available on the Riverkeeper's website. Staff added that the McAdenville Greenway Park was a mobilization point and that the Town was providing support for the project by providing a dumpster and bathroom facilities. Chief Adams offered to provide two-way radios and reflective vests for volunteer use during the cleanup event.

OPPORTUNITY FOR PUBLIC COMMENT:

Mayor Robinette opened the floor for public comment. No comments were received.

CLOSED SESSION:

A Closed Session was held to discuss a personnel matter as allowed under **GS 143-318-11(a)(6)** by motion of Greg Richardson, second by Joe Rankin with unanimous vote at 6:47 PM.

Upon return from Closed Session at 7:15 PM, Mayor Robinette reported that the Board consulted with the Attorney on a personnel matter.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 7:16 PM upon motion of Reid Washam, second by Joe Rankin and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk