

## **TOWN OF MCADENVILLE MINUTES**

### **JANUARY 11, 2022**

The McAdenville Town Council met in regular session on Tuesday, January 11, 2022, 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 Reid Washam; Council Members: Carrie Bailey, Jay McCosh, Greg Richardson and Joe Rankin. Also in attendance: Attorney Chris Whelchel, 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 Walt Griggs, McAdenville Baptist Church, opened the meeting with prayer.

#### **OATH OF OFFICE:**

The Honorable Jim Robinette, Mayor of McAdenville, administered the Oath of Office for recently reelected Council Member Greg Richardson.

#### **ADJUSTMENT & APPROVAL OF AGENDA:**

The January Agenda was approved as submitted by motion of Joe Rankin, second by Jay McCosh and unanimous vote.

#### **APPROVAL OF MINUTES:**

The minutes from the December 14, 2021, regular meeting was approved by motion of Mayor Pro-Tem Washam, second by Joe Rankin and unanimous vote.

Mayor Robinette recognized the newly elected Mayor of Cramerton, Nelson Wills.

#### **PRESENTATAION OF AUDIT FOR FISCAL YEAR ENDING JUNE 30, 2021:**

Mr. Robert Adams, Partner, Butler & Stowe CPAs presented the Audit Report for the year ended June 30, 2021. He introduced Sheila Thornton, Managing Partner, who assisted with the audit process. He stated that the audit had been completed and there were no instances of non-compliance, either with the accounting controls or regulatory matters. Mr. Adams stated that the Town ended the year with combined assets exceeding the liabilities by \$7,700,834. The unassigned fund balance of the Town's General Fund on June 30, 2021, totaled \$964,549; adding that this represents funds available to the Town Council without restriction. The Town's enterprise fund, the Water & Sewer fund, ended the year with a net income of \$236,862. The total combined assets of the Town at year end totaled \$8,237,329 representing an increase over the prior year of \$270,649. Mr. Adams thanked Lesley Dellinger for her assistance during the audit process, and Council for the opportunity to provide audit services to McAdenville. In closing, he 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. Mayor Pro-Tem Washam, stated that the Town had their hand slapped by the LGC due to fund balance reductions in FY 18/19. The reduction in fund balance was due to capital expenditures

for property acquisition, design and building renovations for a new Town Hall facility. Council would like to use current reserves for greenway renovations but was concerned that it may be flagged once again by the LGC. Mr. Adams stated that the current fund balance was well within the State requirements and that utilizing them for a one-time capital improvement project should be acceptable. Mayor Robinette thanked Mr. Adams for the presentation and for the support of his staff throughout the year.

Motion to accept the Audit Report for fiscal year ending June 30, 2021, was made by Jay McCosh, seconded by Joe Rankin with unanimous vote.

**REQUEST TO SPEAK – ERIC CLAY, CBC MECA:**

Eric Clay requested Council's consideration for a dimension variance for the proposed signage at 102 Main Street. Mr. Clay stated that the existing 24,000 SF warehouse was being repurposed into Class A retail/office space and rebranded as the Dynamo 31 building. Elevation renderings were presented showing the future building façade and proposed blade signage which exceeds the current UDO size requirements by 18.6 sq ft. Mr. Clay explained that the main entrance for the 102 Main Street property would be located on the backside of the building facing the pond. The signage was designed to attach perpendicular to the building so that it would be visible when traveling north on Wesleyan Drive and entering Town via the Carstarphen Bridge. He added that if the sign was attached flat to the wall it would comply with the size requirements of the UDO. Lesley Dellinger asked if the proposed signage would be lit externally or internally. Mr. Clay introduced Sign Connection representative, Will Craig, to explain how the lighting of the sign was engineered. Mr. Craig stated that the sign would be lit from the inside and was designed to be ambient in nature and would have a copper hue. Following discussion, Carrie Bailey motioned to approve a variance allowing installation of the Dynamo 31 blade sign totaling 37.6 sq ft on the rear side of 102 Main Street facing the pond. The motion was seconded by Greg Richardson and passed unanimously.

**SOUTH FORK RIVER HEALTH COMMITTEE (SFRHC):**

Councilman Richardson has been the McAdenville representative on the SFRHC since its inception in late 2020. Richardson stated that the committee has spent the last nine months developing a formal action plan. The SFRHC's action plan is the result of a collaborative engagement process involving stakeholders throughout the South Fork basin. The planning document envisions a preferred future for the river and outlines a set of recommended strategies and associated actions to realize it. The committee hopes the plan will serve as a roadmap for current stakeholders and future stakeholders to work together for a healthier future for the river. Richardson presented a Memorandum of Understanding (MOU) for Council's consideration which establishes the intention of the parties to cooperate on implementing the goals and activities outlined in the SFRHC Action Plan. Each Participating Stakeholder agrees to the following tasks for this MOU:

- Designating an individual to serve as its official representative who will act on behalf of the organization in implementing the Action Plan.
- Attending quarterly SFRHC meetings.
- Participating in SFRHC subcommittees to coordinate on specific items within the Action Plan.
- Provide regular updates to the Participating Stakeholder's governing body and staff leadership.

Richardson added that several participating stakeholders have made financial contributions to help fund these efforts, however, the MOU does not obligate any Participating Stakeholders to future financial commitments. All local government financial contributions are subject to the consideration and approval of the entity's governing body. Following discussion, Jay McCosh motioned to approve the MOU supporting the SFRHC's Action Plan and meet the outlined tasks for Participating Stakeholders. The motion was seconded by Greg Richardson and passed unanimously. Mayor Pro-Tem Washam thanked Greg for the presentation and for his continued service as McAdenville's representative on the SFRHC.

#### **POLICE DEPARTMENT REPORT:**

Chief Adams reported that the new citation software updates have been done and the program is completely operational. He noted that the reduction in December traffic violations on the CPD Monthly Report were primarily due to the Christmas Town event during which vehicles are only traveling at 2-5 MPH in the evenings. He then offered to answer questions and address any concerns of Council. Mayor Robinette asked if there was a post-Christmas Town traffic meeting scheduled. Chief Adams responded that a post event meeting has not been mentioned. Jay McCosh stated that the electronic speed sign on Main Street appears to be turned off. Chief Adams stated that the display was disabled during December but has been turned back on and is working properly. Carrie Bailey asked if the guardrail damage at Main Street and Lakeview Drive had been reported to the NCDOT. Chief Adams stated that no accident report was filed, and that Town Staff should follow up with the NCDOT for repair. Greg Richardson stated that a box truck has been parked in the greenway parking lot on Lakeview Drive for several days and asked if the CPD had looked into it. Chief Adams replied that the box truck had been reported and the CPD had investigated. He added that the truck was owned by a Village resident and that No Overnight Parking signage should be considered during the greenway parking renovation project.

#### **STAFF REPORT:**

**Complex 46** - Lesley Dellinger reported that Pharr sold Complex 46 to Mannington in December 2021 triggering upgrades to the current water connections at the facility. Section 15A NCAC 18C.0460 states that "a transfer in water billing account ownership requires the utility to ensure all required backflow devices are installed and tested." Pharr has hired Sanders Utilities to evaluate the current connections and engineer/install the required upgrades. TRU will be reviewing the plans and inspecting the work on behalf of the Town. Additionally, a post-closing agreement has been signed between Mannington, Pharr and the Town formalizing the required upgrades and allowing 6-months for the work to be completed.

**PRV Replacement on Hallie Bentley** – Clayton Engineering was hired in August 2021 for engineering and design of the PRV system located off Hallie Bentley Drive. This PRV manages the pressure inside the four-inch (4") & two-inch (2") distribution lines that serve the northwest side of Town including Mockingbird, Ford, Main and Hickory Grove Road. Lesley Dellinger reported that Clayton Engineering has advised that if the PRV is replaced at the current maximum four-inch (4") capacity it may not be able to meet future development demands along the South Fork River. Currently, engineering has been temporarily halted and the Infrastructure Committee will be meeting with Clayton and TRU to discuss options, cost estimates, and revisions to the current scope of work.

**Next Steps / LYNX Silver Line** – The GCLMPO held a meeting in November 2021 to discuss new developments in the light rail extension to Gaston County. CATS is recommending a phasing plan for the Silver Line Extension. Phase A extends into center city then south to Matthews and Phase B extends from the gateway station west to I-485. The problem is that Phase B of the CATS plan omits design west of I-485 to the Catawba River. In order to get CATS to include the extension of the line all the way to the Catawba River, Gaston County will have to commit to a 15% design plan for the Silver Line extension from the middle of the Catawba River to the Belmont proposed station. Lesley Dellinger reported that high level cost estimates for this 15% design is \$750,000, and that all Gaston County municipalities will be asked to share in the cost. Belmont has already committed \$100K to the design project and a formal cost sharing agreement is anticipated to be presented for Council consideration in March/April of 2022.

**OPPORTUNITY FOR PUBLIC COMMENT:**

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

**COUNCIL GENERAL DISCUSSION:**

Mayor Pro-Tem Washam stated that due to water quality concerns, Gaston County has agreed to use ARP grant funding to upgrade the water service connection at Lowell Elementary. Water service will be transferred to the City of Lowell allowing for a shortened service line and fire protection. McAdenville will have to sign an interlocal agreement with the City of Lowell for extension of the water service to a customer inside the McAdenville Town limits.

**CLOSED SESSION:**

A Closed Session was held for discussion of a personnel matter as allowed under **GS 143-318-11(a)(6)** by motion of Joe Rankin, second by Mayor Pro-Tem Washam at 6:52 PM.

Upon return from Closed Session at 7:03 PM, Mayor Robinette reported that the Board conducted a favorable annual review of the Town Administrator/Clerk. Motion was made by Jay McCosh for a 10% salary increase for the Town Administrator/Clerk effective PPE February 20, 2022. The motion was seconded by Carrie Bailey and passed unanimously.

**ADJOURN:**

There being no further business to come before the board, the meeting adjourned at 7:08 PM upon motion of Greg Richardson, second by Carrie Bailey and unanimous vote.

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Jim Robinette, Mayor

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Lesley Dellinger, Town Clerk