

## **TOWN OF MCADENVILLE MINUTES DECEMBER 14, 2021**

The McAdenville Town Council met in regular session on Tuesday, December 14, 2021, at 5:00 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, and Joe Rankin. Also in attendance: Attorney Chris Whelchel, Police Captain Debbold, and Town Administrator/Clerk Lesley Dellinger. Council Member Greg Richardson was absent.

### **CALL TO ORDER:**

Mayor Robinette called the meeting to order at 5:00 PM and led in the Pledge of Allegiance. Carrie Bailey opened the meeting with prayer.

### **OATH OF OFFICE:**

The Honorable Jim Robinette, Mayor of McAdenville, administered the Oath of Office for recently reelected Council Members Carrie Bailey and Jay McCosh. The Oath of Office for Greg Richardson was continued to the January 11<sup>th</sup> meeting. Richardson was absent due to a death in the family.

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

The December Agenda was approved by motion of Mayor Pro-tem McCosh, second by Reid Washam with the following changes: Items 7. Request to Speak and 8. South Fork River Health Committee were removed from the agenda; and Item 10. Police Department Report was moved to follow the consent agenda so Captain Debbold could leave to manage the Christmas lights.

### **APPOINTMENT OF MAYOR PRO TEMPORE:**

The General Statutes direct that the Town Council, at its organizational meeting, elect a Mayor Pro Tempore, who is to serve at its pleasure. The direct role of the pro tem is to preside over council meetings and attend meetings in the Mayor's absence. Jay McCosh stated that he has been honored to serve as Mayor Pro-tem but felt that a member of Council that was retired and had more availability to attend functions during normal business should be considered. He motioned that Councilman Reid Washam be appointed to serve as Mayor Pro-tem. This motion was seconded by Joe Rankin with unanimous vote.

### **CONSENT AGENDA:**

Upon motion of Joe Rankin, second of Carrie Bailey and unanimous vote, the following items were approved on the December Consent Agenda.

- a) Approved the Regular Meeting Minutes of November 9, 2021.
- b) Approved Council's 2022 meeting schedule. Meetings will continue to be held on the second Tuesday of each month beginning at 6:00 PM except for the December meeting which will begin at 5:00 PM.
- c) Approved the reappointment of Jay McCosh as McAdenville's Centralina Regional Council Delegate for 2022.

**POLICE DEPARTMENT REPORT:**

Captain Debbold stated that traffic control for the Christmas Town event was running smoothly and that very few complaints have been received. Town Staff agreed that complaint calls/emails submitted to Town Hall have been minimal. Captain Debbold added that one slip and fall incident had occurred near the pond in which EMS was called. Fortunately the person involved in the incident was treated onsite and did not require transport to the hospital.

Carrie Bailey questioned the damaged guardrail on Lakeview Drive near rainbow bridge. Captain Debbold was unaware of an accident report in that area and stated that he would have to follow up. Carrie then added that she had registered one call for service during the Christmas lights and that the CPD was quick to respond.

**SITE PLAN REVIEW – GREENWAY ENTRANCE IMPROVEMENTS:**

David Ledford, owner of J. David Ledford Design, was in attendance to present the proposed development plan for the McAdenville Greenway entrance and parking. The plans include expanding the existing parking lot with entry/exit to Lakeview Drive, adding a picnic area and canoe/kayak storage, along with lighting and landscaping recommendations. Mr. Ledford provided an overview of the various design elements and answered questions from Council. Following discussion, Carrie Bailey motioned to accept the site plan for improvements to the McAdenville Greenway submitted by J. David Ledford Design. The motion was seconded by Joe Rankin and approved with unanimous vote.

**CRAMERTON ANNEXATION AGREEMENT:**

An Interlocal Cooperation Agreement was signed in July of 2007 allowing Cramerton to annex 22.656 acres located in the city limits of McAdenville for a large residential and commercial development called “The Village at South Fork”. Under this agreement, Cramerton agreed to make annual payments to McAdenville in an amount equal to the current assessed value of the 22.656 acres of the Project, times the current ad valorem tax rate for 25 years. Cramerton’s Finance Director has realized an error in the annual payment calculations which presumably resulted in an overpayment and their Board would like to terminate the agreement. Chris Whelchel stated that he has reviewed the Interlocal Agreement and discussed the proposed overpayments with Cramerton’s Attorney. He has requested that the formulas used to determine the proposed overpayment be provided to McAdenville for independent evaluation. He stated that additional investigation and review is needed, but his current advice to Council is not to terminate the agreement, but rather to amend the agreement to include a true-up at the end. He added that moving forward, payment calculation formulas need to be agreed upon by both parties.

**OPPORTUNITY FOR PUBLIC COMMENT:**

Wayne Wright, 305 Church Street, submitted a written comment that was read by the Town Clerk. Mr. Wright stated that if the Christmas lights were scheduled to turn on at 5:30 PM then traffic control should be in place by 5:00 PM to prevent non-residents from entering the restricted areas of the Village neighborhood. Council agreed this was a problem, but budget constraints prevent extending coverage hours this year.

**COUNCIL GENERAL DISCUSSION:**

Mayor Robinette stated that Fire Chief Lance Foulk and his staff were doing approximately \$3,000 in improvements to the lower-level bathroom at the McAdenville Fire Station and were requesting Council’s consideration for a monetary contribution to purchase supplies. Following discussion, Council agreed to contribute \$1,500 toward the renovations and asked that Chief Foulk attend a 2022 budget workshop to discuss additional repairs and improvements needed at the Fire Station facility.

Reid Washam stated that he had attended the Carolina Thread Trail press conference on December 13<sup>th</sup> at the Little Sugar Creek Greenway in Charlotte which officially launched their \$13 million capital campaign. He added that the CTT plans to open two hundred new miles of trail over the next five years and that the event was well attended.

Mayor Robinette said the Gaston Business Association was hosting a newly elected officials’ event at Caromont Park on January 12, 2022. He asked staff to forward the invitation and handle reservations for members interested in attending.

Lesley Dellinger thanked the following people for their help with decorating Town Hall for the 2021 Christmas Season: Todd Dickerson & Kalis Egolf for donating the Toy Soldiers for the front columns and assisting Councilman Washam and his wife Suzanne with installing the garland, bows and outdoor lighting; and Betty Robinette for loaning items from her Christmas shop for display in the reception area.

**ADJOURN:**

There being no further business to come before the board, the meeting adjourned at 6:10 PM upon motion of Reid Washam, second by Carrie Bailey and unanimous vote.

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Jim Robinette, Mayor

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Lesley Dellinger, Town Clerk