

TOWN OF MCADENVILLE MINUTES

APRIL 12, 2022

The McAdenville Town Council met in regular session on Tuesday, April 12, 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 and Greg Richardson. Also in attendance: Attorney Dan O'Shea, Police Chief Adams, and Town Administrator/Clerk Lesley Dellinger. Council Members Joe Rankin and Jay McCosh were absent.

CALL TO ORDER:

Mayor Robinette called the meeting to order at 6:02 PM and led in the Pledge of Allegiance. Pastor Walt Griggs, McAdenville Baptist Church, opened the meeting with prayer.

ADJUSTMENT & APPROVAL OF AGENDA:

The April Agenda was approved as submitted by motion of Mayor Pro-Tem Washam, second by Carrie Bailey and unanimous vote.

CONSENT AGENDA:

The items of the Consent Agenda were unanimously approved by motion of Greg Richardson and second by Mayor Pro-Tem Washam with unanimous vote:

- a) **Approval of Minutes:** Regular Meeting of March 8, 2022.
- b) **Schedule Special Meeting** (Budget Work Session) for April 23, 2022 at 9:00 AM.
- c) **Resolution 2022-01:** Authorizing spring 2022 grant funding application to DWI for water system improvements to provide system redundancy, improve water volume, fix pressure issues, and correct cross-connections to make future consolidation possible.
- d) **Resolution 2022-02:** Authorizing spring 2022 grant funding application to DWI for water system rehabilitation and replacement of aged, problematic infrastructure in order to facilitate consolidation.
- e) **Resolution 2022-03:** Stating that the Town has been designated as a Distressed System and will complete the viable utility requirements in G.S. 159G-45(b) if awarded grant funding for water system improvements to provide system redundancy, improve water volume, fix pressure issues, and correct cross-connections to make future consolidation possible.
- f) **Resolution 2022-04:** Stating that the Town has been designated as a Distressed System and will complete the viable utility requirements in G.S. 159G-45(b) if awarded grant funding for water system rehabilitation and replacement of aged, problematic infrastructure in order to facilitate consolidation.
- g) **Support for Carolina Thread Trail Name Designation:** The Board supported the CTT's request to name the future trail connection from the South Fork River Trail Head to the Carstarphen Bridge the Pharr Yarns Trail & designate the 26-mile trail corridor from Spencer Mountain to the South Carolina State line the Matthews-Belk Greenway to honor the generous support received during their current fund-raising campaign.

- h) **Renewal of HOME Consortium Agreement:** The Board supported renewal of the Town’s participation in the U.S. Department of Housing and Urban Development’s HOME Investment Partnership Program with the Gastonia/Gaston County Consortium for the successive three-year qualification period of 2023-2025. The Consortium allows the City of Gastonia to apply for and carry out federal programs addressing the housing and community needs of low to moderate income households and persons with special needs in participating communities.
- i) **Letter of Support for NCDOT’s Multimodal Project Discretionary Grant Application:** Improvements to the I-85 corridor in Gaston and Cleveland counties have been needed for more than 20 years. The NCDOT is applying for a MPDG grant to help fund deficits in the I-85 FUTURES project associated with recent increases in construction material costs. The Board agreed to provide a letter of support to the NCDOT for their multimodal project grant application.

WATER & WASTEWATER MRF STUDY PRESENTATION:

The Town was awarded grants in April 2021 from NCDEQ for a Merger/Regionalization Feasibility Study for both the water and sewer systems. The purpose of the study is to evaluate the Town’s financial position related to infrastructure needs and understand the possible future outcomes if McAdenville continues to contract O&M with TRU verses moving forward with a system merger. Megan Powell and Damon Dequenne from WithersRavenel attended the meeting to present the final MRF study to the Board. Ms. Powell distributed copies of the study and gave a slide show presentation. She explained the process and resources used by WithersRavenel to complete the study, adding that a status quo and merger option was explored for each system. It was noted that the town’s current CIP was adjusted to reflect the current market values increasing the total project costs from \$5.9 million to \$7.2 million. Ms. Powell concluded that the MRF report is intended to be one component of the decision-making process the partners can use as they begin to craft decisions that move them toward stronger, more viable water and sewer systems for the McAdenville area. She added that the information contained within the report is best used as a guide for next steps for the Board to decide which options warrant further exploration, pursuing funding opportunities, or moving forward with merger discussions. Following the presentation, Reid Washam asked why the study did not demonstrate how a merger would impact TRU’s net position. Megan replied that since the study was for McAdenville it only provided a “high-level” synopsis of the financial impact on TRU. Damon Dequenne added that the goal of the study is to provide a basis for opening merger discussions with TRU, and the specific financial impacts for both partners would be scrutinized during the negotiation process. Reid Washam asked if WithersRavenel could provide an interactive spreadsheet based on the Town’s current financials that could be manipulated as future financial decisions are made. WithersRavenel representatives felt this was a reasonable request and agreed to have a deliverable to town staff within two weeks. Megan Powell and Damon Dequenne thanked the Mayor and Board for the opportunity to support McAdenville with the MRF study and added that they would be happy to assist with future opportunities for the Town.

REZONING APPLICATION FOR 5103 WILKINSON BLVD:

Lesley Dellinger stated that the Public Hearing on the application for rezoning of 5103 Wilkinson Blvd was held on March 31, 2022 at 6:00 PM. There were no public comments opposing the project at the hearing. The Planning Board held their monthly meeting following the Public Hearing and reviewed the zoning map amendment request from WDT Development. The Planning Board voted unanimously to recommend approval of the application and have

provided a formal statement of consistency and list of proposed conditions for Council's consideration. Lesley asked the Board to reference the memo to Town Council dated April 4, 2022 in their agenda packets. She stated the memo contained the list of recommended conditions submitted to the applicant. Since all conditions attached to a conditional rezoning must be mutually agreed upon by the Board and the applicant, Attorney Dan O'Shea has handled the negotiations. Attorney O'Shea stated that he had been working with the applicant's attorney on modifications to the recommended conditions compiled by the Planning Board. He distributed a memo to the Board dated April 12, 2022 with the applicant's requested updates and modifications highlighted. The revisions were discussed in detail with the Board. Mayor Robinette asked Mr. Drake, representative for WDT Development, to come to the podium and answer questions from the Board. Carrie Bailey questioned the reduction in parking for the facility and asked what methodology was used to determine how many spaces were needed. Mr. Drake replied that the reduction in parking was based on utilization at other properties they have developed and supported by their property management company which oversees over 50 senior housing communities. Carrie Bailey asked if there was available space in the site plan to add an overflow lot or additional parking spaces? Mr. Drake stated that there was plenty of land to add additional parking should the need arise. He added that the reduction in parking standard would only impact the residents and would in no way negatively impact the residents of the Town. Greg Richardson motioned to approve the application for rezoning of parcel #213448 located at 5103 Wilkinson Blvd from C-2 to RMF/CZ for development of an affordable senior (55+) rental community with the conditions stated in the April 12, 2022 memo from Town Attorney, Dan O'Shea. The motion was seconded by Mayor Pro-Tem Washam but failed to pass due to lack of a majority vote. (Yes vote by Greg Richardson and Reid Washam; No vote by Carrie Bailey.) Carrie Bailey stated that she supports the rezoning application but feels the requested reduction in the parking standard is too low. Attorney O'Shea asked how many spaces she would consider adequate for the development. Carrie Bailey replied that 106 spaces would be acceptable. Attorney O'Shea addressed Mr. Drake asking if he would agree on behalf of WDT development to provide 106 parking spaces as a condition for rezoning. Mr. Drake accepted the condition to provide a minimum of 106 parking spaces with the development. Carrie Bailey motioned to approve the application for rezoning of parcel #213448 located at 5103 Wilkinson Blvd from C-2 to RMF/CZ for development of an affordable senior (55+) rental community with the conditions stated in the April 12, 2022 memo from Town Attorney, Dan O'Shea, subject to a rejection of the proposed 96 parking spaces and increasing the minimum parking allowance to 106 spaces. The motion was seconded by Mayor Pro-Tem Washam and passed unanimously.

MCADENVILLE GREENWAY PARKING PROJECT:

Bid solicitations were distributed on February 17, 2022, for the McAdenville Greenway Parking Project. Two proposals were received by the deadline of March 16, 2022, at 5:00PM.

- Custom Site Development & Paving for \$132,686.00.
- Lewis Grading & Paving for \$139,978.75.

Staff stated that both bids were reviewed by the landscape architect, David Ledford, who did the site plan drawings. He confirmed that both bids included the items listed in the General Scope of Anticipated Services. He said that the Lewis Grading proposal was more detailed in terms of cost and work to be performed whereas the Custom bid was more open ended not detailing the work but stating it would be done per the plan. The bids were comparable except for the landscaping component from Sheet 3 of the site plan. Custom's proposal included \$15,600 in landscaping materials. 5 Red Maples, 6 Redbuds, 9 Dogwoods, 6 black gum trees, 9 Oakland hollies, 20 daylilies, soil amendments and bed prep. Lesley added she emailed the contractors to

determine current availability for mobilization. Custom's approximate start time is May 9, 2022, and a response was not received from Lewis Grading. However, Lewis Grading did mention when delivering their bid that they would not be available until late June. Greg Richardson stated that installing landscaping in the middle of summer was a waste of money since there would not be irrigation. He questioned if the landscaping piece could be postponed till fall or removed from the cost of the proposal. Following discussion Mayor Pro-Tem Washam motioned to award the construction contract to the low bidder, Custom Site Development & Paving for \$132,686.00 if they will agree to delay the installation of the landscaping till late fall or remove it from the proposal. The motion was seconded by Carrie Bailey and passed unanimously.

POLICE DEPARTMENT REPORT:

Chief Adams stated that his officers were on tract to complete the State mandated firearms training by the end of April. His department has made training a priority, allowing his officers to participate in a broader array of classes benefiting themselves and the community they serve. Mayor Robinette asked if the trespassing situation in the Forest Heights neighborhood had been resolved. Chief Adams stated that the situation was a civil disagreement located outside the town limits of McAdenville therefore the County Sheriff's office was managing the case.

STAFF REPORT:

LGC/DWI Meeting - Lesley Dellinger stated that while working with WithersRavenel on the spring funding application for NC DEQ it was recommended that McAdenville try to obtain a non-viable utility designation to position the Town to submit the most competitive application possible. The State Water Infrastructure Authority and the Local Government Commission have developed criteria to determine how local government units should be assessed for need and eligibility under the Viable Utility Reserve. If a unit is identified as non-viable it must: Conduct an asset assessment and rate study, participate in a training and educational program, and develop an action plan.

Mayor Robinette felt like the Town could meet the conditions, so on March 30th, with the help of WithersRavenel and Two Rivers Staff, McAdenville presented a slide presentation to the pertinent staff members of DWI and the LGC lobbying for the non-viable designation. Unfortunately, they did not feel that McAdenville qualified for the non-viable designation but were open to considering designating us as a distressed unit. This designation basically has the same compliance requirements as non-viable, and on the upside would allow the Town to compete for the \$544 million in grant monies designated for Distressed or At-Risk systems vs. the \$54.1 million category we qualify for now. Lesley added that the current plan is to submit two funding applications in the Spring round: one for Water Line Rehabilitation and the other for Water System Improvements. Applications are due May 2, 2022.

River Link Trail Connection – Lesley Dellinger provided the Board with an update on the proposed River Link trail that will connect downtown McAdenville to Goat Island in Cramerton. She stated that planning has been held up on the project due to the reallocation of CMAQ funding on the Cramerton portion. The CMAQ funding is now secure and the partners in the project have begun meeting monthly to coordinate planning efforts. The current alignment is slated to run along Riverside Drive and through the Pogorzelski property. The committee wanted to investigate other alignment possibilities and the idea of having a bridge that spanned the South Fork and tied into McAdenville's existing greenway trail was presented for consideration. Cramerton used LaBella to prepare preliminary cost estimates for the bridge alignment and unfortunately the project would be approximately \$17 million therefore the idea

was shelved. The original Riverside drive alignment is still on the table, but the CTT representatives feel we should consider an extension from the McAdenville Greenway to Wilkinson Blvd and tie into the NC DOT multi-use pedestrian path being installed with the 29/74 widening project. The extension would be along property owned by Belmont Land and could possibly be done in less time than the Riverside Drive connection. Lesley stated that the next meeting with the partners will be April 22nd, and she asked if the Board would consider an extension of the McAdenville greenway to Wilkinson Blvd. a viable option. The Board supported investigation of an alternate alignment of the River Link trail to 29/74.

OPPORTUNITY FOR PUBLIC COMMENT:

Pastor Walter Griggs, McAdenville Baptist Church, stated that he supported Councilwoman Bailey’s motion to increase the parking standard for the apartment complex approved for development on Wilkinson Blvd.

COUNCIL GENERAL DISCUSSION:

No comments or action items were presented by the Board.

ADJOURN:

There being no further business to come before the Board, the meeting adjourned at 7:36 PM upon motion of Carrie Bailey, second by Mayor Pro-Tem Washam and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk