

**TOWN OF MCADENVILLE MINUTES
JUNE 14, 2022**

The McAdenville Town Council met in Regular Session on Tuesday, June 14, 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: Jay McCosh, Carrie Bailey, Greg Richardson, and Joe Rankin. Also present: Attorney Chris Whelchel, Police Captain Debbold, 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 June Agenda was approved as submitted by motion of Joe Rankin, second by Mayor Pro-Tem Washam and unanimous vote.

CONSENT AGENDA:

The items of the Consent Agenda were unanimously approved by motion of Jay McCosh, second by Carrie Bailey:

- a) **Approval of Minutes:** Council approved the Regular Meeting of May 10, 2022, and the Special Meeting/Budget Workshop minutes of May 14, 2022.
- b) **Contract to Audit Account:** Council approved the Contract to Audit Accounts from Butler & Stowe for the year ending June 30, 2022 in the amount of \$25,000.
- c) **Clayton Engineering Contract Amendment for Hallie Bentley PRV Project:** Council approved the amended contract with Clayton Engineering for scope of work changes to the PRV project. The amended contract amount is \$27,600.00.

*Greg Richardson joined the meeting at 6:05 PM.

BUDGET PRESENTATION:

Lesley Dellinger, Town Administrator/Clerk, presented a slide show on the fiscal year 2022/2023 budget for the General and Water/Sewer funds highlighting changes from the previous year's budget and planned capital improvement projects.

General Fund	\$ 1,297,300.00
Water & Sewer Fund	<u>\$ 876,565.00</u>
Total	\$ 2,173,865.00

The budget recommended that the Ad Valorem Tax Rate be increased to \$0.39 on each one hundred dollars (\$100.00) valuation of taxable property as listed for taxes as of January 1, 2022; and that the \$5.00 Vehicle Tag Tax remain unchanged for any vehicle resident in the Town of McAdenville. An increase of 7% was recommended for water & sewer service to offset the five percent (5%) increase from the Town's wholesale service provider and maintain the Town's

current level of profitability in the enterprise fund. Lesley thanked Council for their involvement in preparing the budget and offered to answer questions.

PUBLIC HEARING FOR PROPOSED 2022-2023 BUDGET:

Upon motion by Greg Richardson, second by Joe Rankin the Public Hearing on the proposed budget was opened.

Mayor Robinette opened the floor and invited public comment on the FY22/23 Budget. No public comments were submitted.

Upon motion by Mayor Pro-Tem Washam and second by Carrie Bailey the public hearing period was closed.

ADOPTION OF BUDGET ORDINANCE FOR FISCAL YEAR 2022-2023:

Upon motion by Joe Rankin, second by Jay McCosh and unanimous vote, **Budget Ordinance No. 2022-002** for Fiscal Year 2022-2023 for the Town of McAdenville was approved and adopted in the amount of \$2,173,865.00. The ad valorem tax rate of \$0.39 cents per \$100 assessed valuation was established along with a Vehicle Tax of \$5.00 per year on any vehicle resident of the Town. A 7% increase in water/sewer service was approved for all bills rendered on or after July 1, 2022; and the Fee Schedule had moderate increases for residential and commercial zoning permits.

ADOPTION OF THE COMPREHENSIVE LAND USE PLAN AND MAP FOR THE TOWN OF MCADENVILLE:

Mayor Robinette reported that the McAdenville Planning Board partnered with N-Focus consulting to create a comprehensive land use plan and map for the Town to comply with the procedures of G.S. 160D-501. The new legislation requires all local governments to adopt a land use plan by June 30, 2022 in order to maintain their authority to enforce zoning regulations. On May 5, 2022 the McAdenville Planning Board voted unanimously to recommend adoption of the proposed comprehensive land use plan, and the required public hearing was held on May 10, 2022. **Ordinance No. 2022-003** adopting the Comprehensive Land Use & Master Plan for the Town was presented for Council consideration. Upon motion by Jay McCosh, second by Carrie Bailey and unanimous vote, the Comprehensive Land Use & Master Plan for the Town of McAdenville was approved and adopted.

BUDGET AMENDMENT FOR THE ARP/CSLFRF GRANT PROJECT ORDINANCE:

Staff reported that the American Rescue Plan Act of 2021 (ARPA) was signed into law in March 2021. ARPA established the Coronavirus State and Local Fiscal Recovery Fund (CSLFRF), which is a program that provides funding over a two-year period to states, counties, and municipalities across the country. Pursuant to GS159 Section 13.2, the Town adopted a grant project ordinance (no. 2021-004) for the anticipated funding. McAdenville's award amount of \$214,483 has been confirmed and the Council has elected to take the standard allowance and expend the funding for the provision of government services. Staff drafted an ordinance amending the Town's ARP/CSLFRF Grant Project Ordinance and presented it for council consideration. Upon motion by Carrie Bailey, second by May Pro-Tem Washam and unanimous vote, **Ordinance No. 2022-004** amending the ARP/CSLFRF Grant Project Ordinance and authorizing

the transfer of funds to the General fund for use in the fiscal year 2022/2023 budget was approved and adopted.

POLICY ADOPTION FOR USE OF ARP/CSLFRF FUNDS:

Staff reported that recipients of CSLFRF funds are subject to provisions specified in the Final Rule including the adoption of ARPA specific policies. The UNC School of Government has provided guidance on the policies needed by municipalities choosing the standard allowance for revenue replacement. The following five (5) polices have been prepared by staff and reviewed by the Town Attorney for adoption consideration by Council.

- 1) Civil Rights/Nondiscrimination Policy (Resolution No. 2022-007)
- 2) Record Retention Policy
- 3) Conflict of Interest Policy
- 4) Eligible Project Determination & Documentation Policy (Resolution 2022-008)
- 5) Cost Principles/Allowable Cost Policy (Resolution No. 2022-009)

Following discussion, Greg Richardson motioned to adopt the five (5) recommended ARP/CSLFRF specific polices. The motion was seconded by Jay McCosh and passed with unanimous vote.

NORTH STREET ALLEY POCKET PARK:

Greg Richardson stated that Belmont Land would like to add a pocket park along Main Street and felt that the North Street alley could be a good location. A rough sketch was presented as a visual for the proposed idea. The park would have an abundance of landscaping, seating, lighting and possibly a mural wall. Greg added that parking would be lost but there was an opportunity to add a few additional spaces along Poplar Street. Joe Rankin asked if alcohol consumption would be allowed in the park since it was next door to 115 Craft. Captain Debbold stated that if alcohol was allowed in the park that 115 Craft would have to modify their current ABC permit. Greg Richardson replied that he felt Belmont Land’s intention was to allow consumption of beverages purchased at 115 Craft in the park, along with food & beverage items purchased at other businesses on Main Street. Jay McCosh stated that the parking spaces in the North Street alley are always full during the day and eliminating these spaces would negatively impact older residents who use them to visit the post office. Greg replied that handicapped parking could be added in front of the post office and a time limit could be placed on the three new spaces on Poplar Street. Carrie Bailey stated that she would like to know if Belmont Land had plans for additional parking across the street associated with the Space Dye renovation. Lesley Dellinger stated that Belmont Land was questioning whether North Street was private or owned by the Town. Chris Whelchel stated that he would assist with determining ownership. Mayor Robinette stated that additional discussion of this item would be continued to a future meeting when representatives from Belmont Land were available.

POLICE DEPARTMENT REPORT:

Captain Debbold stated that the CPD monthly report was provided in the agenda packet and offered to answer questions from Council. Mayor Robinette asked if any parking citations were issued during a recent event at the Baptist Church. He added that cars were lined up on both sides

of Main Street in designated No Parking zones. Captain Debbold stated that he would have to investigate the mayor's request and report back.

OPPORTUNITY FOR PUBLIC COMMENT:

Betty Robinette, 260 Mockingbird Lane, stated that she was opposed to closing the North Street alley because of the loss of parking. Older residents in Town use the lot daily to park and visit the post office. She added that using the parking spaces in front of the Post Office is dangerous due to the speeding that is typical along this section of Main Street.

Wanda Ledbetter, 212 Mockingbird Lane, stated that she does not want to see the North Street alley closed and repurposed as a beer garden. She added that many of her neighbors use the alley parking each day to visit the post office and feels the Town Council should prioritize the needs of elderly residents in the community.

COUNCIL GENERAL DISCUSSION:

Mayor Pro-Tem Washam stated that he had attended a MPO meeting and that engineers from NCDOT District 12 were there to give updates on projects in the area. The Hwy-74 and South Fork bridge replacement project is securing right of ways with construction beginning in FY23/24. It is anticipated that the I-85 widening project from Hwy-321 to US-273 will let contracts for design in 2023.

Carrie Bailey stated that she attended the Social Media for Elected Officials webinar hosted by the UNC School of Government and wanted to highlight a few important points. (1) There is currently NO requirement to post or live stream meetings. (2) All Town social media sites should only be used to send information out, and not allow chat or comment features. (3) At no time should a board member interact on Facebook regarding Town business as a government official. She added that the webinar was interactive and packed full of great information and encouraged the other board members to take advantage of the elected official resources provided through the school of government.

ADJOURN:

There being no further business to come before the Board, the meeting adjourned at 6:50 PM upon motion of Carrie Bailey, second by Reid Washam and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk