

TOWN OF MCADENVILLE MINUTES SEPTEMBER 13, 2022

The McAdenville Town Council met in regular session on Tuesday, September 13, 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, Greg Richardson and Joe Rankin. Also in attendance: Attorney Chris Whelchel, Police Chief Adams, and Town Administrator/Clerk Lesley Dellinger. Councilmember Carrie Bailey was absent.

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.

ADJUSTMENT & APPROVAL OF AGENDA:

The September Agenda was approved as submitted by motion of Greg Richardson, second by Jay McCosh and unanimous vote.

CONSENT AGENDA:

The items of the Consent Agenda were unanimously approved by motion of Joe Rankin, second by Mayor Pro-Tem Washam:

- a) **Approval of Minutes:** Council approved the Regular Meeting of August 9, 2022
- b) **Resolution 2022-010 - DWI Fall Funding Applications:** Council approved staffs request to partner with WithersRavenel on applications for grant funding in the Fall 2022 round to the NC Division of Water Infrastructure for the following projects: 1). Sewer Rehab to Support Regionalization Project, 2). Water Distribution Projects to Support Regionalization, 3). Waterline Rehabilitation Project resubmittal for VUR funding.
- c) **McAdenville Elementary Support:** Council approved a Silver Level sponsorship for the 2022-23 school year in the amount of \$500 to support educational programs for students and professional development for the teachers.

REQUEST TO SPEAK:

Roxann Rankin, Historian of the McAdenville Woman's Club, spoke to Council about the possibility of partnering with the Town and renovating the upper level of the Fire Department to create a Town Museum. Fire Chief Lance Foulk was also in attendance and stated that he was open to sharing the space but would like to maintain a portion of the upper level for use as a future bunk house for the department. Mayor Robinette stated that the Town was considering modernizing the upper level of the fire station, but if it were going to be used as a public museum it would require an elevator for handicapped accessibility. He added that this would be a substantial cost, possibly \$250K, and asked if the Women's Club would be willing to invest this type of money into the project. Ms. Rankin replied that the space may not be large enough if shared and the expense of adding an elevator may be cost prohibitive, but the club is extremely interested in continuing the discussion. Mayor Robinette asked staff to consult with Preston Wilson on renovation ideas and costs to be presented at a future meeting. He thanked Ms. Rankin and stated that the Town is open to additional discussion.

STAFF REPORT:

Lesley Dellinger reported that the “Waterline Rehabilitation Project” funded in DWI’s spring round for \$3.7 million will need to be resubmitted in the fall funding round for a chance to swap the proposed \$2 million loan for VUR grant monies. This project includes CIP projects for line replacement and upsizing on Ford Drive, Aviary & Poplar, and the Forest Heights neighborhood. She added that the resubmittal will not have an advantage in the fall funding round because it was previously approved but will compete against other applicants based on DWI’s established scoring criteria.

Two additional applications are being prepared by WithersRavenel. One application is for Sewer rehab along Willow Drive, Poplar and Aviary and the 2nd application is for replacement and upsizing of the water lines on Main Street and across the bridge on Hickory Grove, Rankin and Riverside. Both applications are expected to score well, but not as high as the spring submittals. Lesley added that all three fall applications will be eligible for Viable Utility Reserve funding due to the Town’s distressed designation approval. There is still \$11.7 million in VUR grant funding available to McAdenville.

The next item for review was the Memorandum of Understanding (MOU) for future utility merger with the City of Gastonia. The Local Government Commission has imposed a condition with the Town’s “Distressed Designation” award requiring a formal agreement with Gastonia /TRU for consolidation prior to the award of VUR funding. Town Staff and TRU have drafted a MOU which is being presented for Council’s consideration. This MOU sets forth the basic understanding of McAdenville and TRU’s willingness to consider a merger of the Town’s current wastewater and water distribution service into Gastonia’s existing system. It lists the McAdenville system improvements needed prior to consolidation and outlines a possible rate structure for McAdenville customers if a merger were to happen. Staff feels it will meet the LGC’s requirement allowing access to VUR funding and recommends Council approval. Mayor Pro-Tem Washam motioned to approve the Memorandum of Understanding for future utility merger with the City of Gastonia. The motion was seconded by Greg Richardson and passed unanimously. Staff thanked Council and stated that the MOU will be presented to the Gastonia City Council for consideration at their September 20th meeting.

Lesley Dellinger presented a budget amendment authorized by staff on August 11, 2022, to close out the FY2021-2022 budget. (Banking Services – Increased by \$50 / Professional Services – Decreased by \$50) The finance officer is authorized to execute interdepartmental transfers, within the same fund, not to exceed 10% of the appropriated monies for the department whose allocation is reduced. Notice of such transfers must be made to Town Council at its next regular meeting following the date of the transfer.

Final items reviewed by staff: Reminder to RSVP for the Riverkeeper reception on Thursday, September 22 from 5:00-7:00, thank you to Board members for completing the I-85 aesthetics survey, and volunteers solicited to man Town Hall for tours from 12-2 pm during the McAdenville Historical Society event planned for Saturday, October 15, 2022.

PROPOSED PARKING ORDINANCE ADDITION TO TOWN CODE:

Greg Richardson stated that he wanted to see if there was any interest in revising Chapter 6 of the Town Code making parking a vehicle on a public street for the purpose of storage unlawful.

He added that vehicles have been parked for several days at the greenway and the Village has cars parked for weeks at a time along Robinette Lane. Draft language was presented for review. Chief Adams stated that documenting the 72-hour limit would be problematic and that the wording would need to be tweaked to be enforceable in the Village. He added that passing an ordinance that gets dismissed if it ends up in court can diminish the effectiveness of the other ordinances. Joe Rankin added that the issue may resolve itself once the new home construction ends along Lakeview. Greg Richardson added that there is a difference between temporary parking and long-term parking and if the issue persists he would like to work with Chief Adams to modified the proposed language for future consideration. This item was not formally tabled to a later date.

POLICE DEPARTMENT REPORT:

Chief Adams stated that the traffic meeting for the 2022 Christmas Town event was scheduled for Wednesday, September 28th at 1:30 PM. He added that a preliminary meeting was held with local law enforcement agencies and the DOT. The NC Highway Patrol reported that due to staffing shortages the Cramerton Crossroads will only be manned on Friday and Saturday evenings, but the I-85 bridge will continue to be manned nightly. The DOT reported that a limited amount of “changeable message” signage would be available and recommend the sponsors investigate renting additional signs for use during the event for placement on Hickory Grove Road, Peach Orchard, and 29/74. Mayor Pro-Tem Washam asked if a “changeable message” sign would be used at the entrance to Mockingbird off 29/74. Chief Adams replied that new standard reflective signage was ordered for use at this intersection. Jay McCosh asked if the additional street lighting would be added to the Cramerton Crossroads since this was a popular spot for pedestrian crossing from the Food Lion shopping center. Chief Adams confirmed that additional lighting would be added.

Chief Adams stated that the resident sticker is being redesigned for 2022 to improve visibility.

OPPORTUNITY FOR PUBLIC COMMENT:

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

COUNCIL GENERAL DISCUSSION:

Town Attorney, Chris Whelchel, asked if staff would like to reopen the discussion with the Town of Cramerton regarding amending the 25-year interlocal agreement signed in 2007 for annexation of property for the South Fork Village development. He added that there was a discrepancy related to the annual payments for McAdenville’s portion of the assessed value that needed further investigation and resolution. Staff stated that the annual tax assessment payments had been suspended due to a presumed overpayment on Cramerton’s behalf and agreed that discussions for amending the agreement needed to resume.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 7:17 PM upon motion of Mayor Pro-Tem Washam, second by Joe Rankin and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk