

## **TOWN OF MCADENVILLE MINUTES NOVEMBER 8, 2022**

The McAdenville Town Council met in regular session on Tuesday, November 8, 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.

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

The November Agenda was approved as submitted by motion of Carrie Bailey, second by Jay McCosh and unanimous vote.

### **APPROVAL OF MINUTES:**

The October 11, 2022 regular meeting and closed session minutes were approved with no changes by motion of Joe Rankin, second by Mayor Pro-Tem Washam and unanimous vote.

### **TOWN CODE ORDINANCE REVIEW:**

Chapter 8, Section 8-1: Temporary Vendors Prohibited During December. During the October regular meeting Council supported modifying the December vendor ordinance to allow food trucks to expand the food options available to Christmas Town visitors. Attorney Whelchel was asked to revise the ordinance allowing food trucks on private property when sponsored by an existing food and beverage establishment for consideration by the board at the November meeting. Attorney Whelchel stated that the requested revisions to Chapter 8, Section 8-1 was prepared and being presented for consideration as requested by the board. He added that he had concerns because the designation of public and private property in Town was often not clearly defined which makes enforcement of the ordinance revision difficult. Chief Adams agreed that the ordinance revision would be difficult to enforce and added weight to his already taxed staff. Greg Richardson stated that he feels having three establishments serving alcohol and only one restaurant warrants adding food truck vendors during the Christmas lights event. He added that Section 8-1 A(b.) should be modified to read “food or beverage products” verses “food and beverage products”. Following discussion, Mayor Pro-Tem Washam motioned to change the language of Section 8-1 A(b.) to read “food or beverage products” in the proposed ordinance revision. The motion was seconded by Greg Richardson and passed with a majority vote of 4 to 1. (Yes vote by Council members Washam, Bailey, McCosh, and Richardson; No vote by Joe Rankin.) A second motion was made by Greg Richardson to approve the ordinance revision for Chapter 8, Section 8-1 Temporary Vendors Prohibited During December presented by the town attorney with the approved language substitution allowing food truck vendors on private property when sponsored by an existing food or beverage establishment. The motion was seconded by

Carrie Bailey and passed with a majority vote of 4 to 1. (Yes vote by Council members Washam, Bailey, McCosh, and Richardson; No vote by Joe Rankin.) **Ordinance Amendment 2022-006**

#### **OAKS COMMERCE CENTER DEVELOPMENT:**

Mayor Pro-Tem Washam provided information on the 470,000 sq ft warehouse development within The Oaks Commerce Park in the City of Belmont that will have ingress/egress onto Hickory Grove Road near the McAdenville town limits. He stated that the Kimberly Horn traffic study for the project projected 115-130 trucks would access the facility daily. The concern is that 40% of this traffic would be coming through the center of McAdenville on Main Street which would negatively impact the revitalization of our historic downtown and deter future development. Initially Mayor Pro-Tem Washam thought that access to Hickory Grove Road could be blocked through pending annexation. However, after numerous conversations with Belmont staff it was realized that the development had additional access to Hickory Grove via Oak Street. He added that the Belmont City Council approved the warehouse project at their November 7<sup>th</sup> meeting with the condition that the developer petition the NCDOT for a possible rail crossing allowing access to the site from Woodlawn Road. Mayor Pro-Tem Washam stated that McAdenville should work with Belmont on pursuing this rail crossing option and that Council should try to solicit support from Senator Kathy Harrington regarding using \$6.5 million in discretionary funding to add an I-85 interchange on Hickory Grove Road. In addition, McAdenville can work with the MPO to designate Riverside Drive as an official truck route and remove HWY 7/Main Street as an option. Mayor Pro-Tem Washam discussed the situation with Bill Carstarphen, and he offered to solicit help from retired NCDOT director Mike Holder with drafting a letter to Senator Harrington and putting together an information packet on the Town's behalf requesting funding considering for a new Hickory Grove Road interchange. Following discussion, Council agreed to authorize the Mayor and Town Administrator to sign documents prepared by Mike Holder.

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

Chief Adams distributed the monthly CPD report for Council review. He stated that he did not have anything additional to present but would be happy to answer any questions from Council. He requested staff place the Police Department Report at the beginning of December's agenda.

#### **STAFF REPORT:**

- a) Scope and Fee Proposal for Riverlink Extension: McAdenville has been working with Cramerton and the CTT on the Riverlink Extension. McAdenville's intent was to "tag on" to Cramerton's selected engineering contractor for design of our portion of the trail along Riverside Drive for continuity and cost savings. The original proposal for Design Services from WithersRavenel came in at \$194,000 which was over the approved budget for the project. After the proposal was voted down at the October meeting, staff negotiated with WithersRavenel reducing the Design Service proposal to \$99,600 which is within the approved budget of \$100K. The key changes to the project scope was the elimination of bidding assistance, construction management and as-built drawings. The design was modified to a variable width sidewalk with curb and gutter verses a ten-foot trail eliminating the need for boardwalk design and changing the retaining wall to a cast

in place (CIP) design. Withers Staff revisited the site and determined that the Subsurface Utility Engineering (SUE) could also be reduced due to minimal interference of utilities. Staff stated that the goal was to get a shovel ready project to seek out grant opportunities and Withers revised proposal will achieve this goal within the allotted budget. Motion was made by Greg Richardson to approve the WithersRavenel revised Design Service proposal for the McAdenville River Link Trail Connector for \$99,600. The motion was seconded by Joe Rankin and passed with unanimous vote.

- b) Audit Update for FY Ending 6/30/2022: Staff reported that Butler & Stowe completed the Town's audit and that the financial statements were successfully uploaded to the Local Government Commission by the October 31<sup>st</sup> deadline.
- c) Update on Hallie Bentley PRV Replacement Project: The Town is collaborating with Clayton Engineering on the project design for the PRV replacement currently located on Hallie Bentley Road. The current location and size are not optimal for future development so the decision was made to relocate the PRV closer to Main Street and increase the capacity of the system requiring an extension of the water main. To Date: The location has been finalized, with is near the entrance to the Greenleaves property (Pharr House on Main St.) The vault site and easement have been provided by Pharr at no cost to the Town. The surveying has been completed and design is underway. Clayton and TRU are working out the route of the water main extension trying to minimize impact to power poles, sidewalks, and large Christmas trees. Initial plan designs are expected to be delivered to the Town and TRU by year end.
- d) Sublease Options for the McAdenville Fire Station: At the October meeting a request from the McAdenville Woman's Club was discussed for use of the bottom right side of the Fire Station for office/storage space. The Board was open to consideration of the request and asked Attorney Whelchel to review the current Fire Station Lease with the Town of Cramerton and advise options. Attorney Whelchel stated that the current lease did not allow either party to sublet additional tenant space. The current lease could be amended but both McAdenville and Cramerton would have to approve it. He recommended speaking with the Cramerton Town Manager prior to drafting the amendment.

**OPPORTUNITY FOR PUBLIC COMMENT:**

William Clark, 136 Church Street, asked if the revision to the December Vendor Ordinance would allow 115 Craft to sponsor food trucks and have them park in the parking lot on Poplar Street. Mayor Robinette confirmed with Attorney Whelchel that the Poplar Street parking lot was private property and if 115 Craft had permission from the property owner then food trucks could stage in this area.

**COUNCIL GENERAL DISCUSSION:**

Mayor Robinette reminded the Board that the December Council meeting will begin at 5:00PM.

Staff reported that Pharr will have portable restroom facilities located in the same areas as last year's event and cleaning will be three times/week instead of twice. Staff added that Pharr does not intent to add additional trash receptacles along the walking route or at portable restroom locations.

Jay McCosh asked if the apartment complex proposed for 5103 Wilkinson Blvd had fallen through because a new for sale sign was seen on the property. Staff stated that the developer of the proposed 55 year and older affordable housing development did not receive grant funding for the project and had terminated the real estate agreement for the property.

Mayor Robinette asked if the medical office expansion project on the Christmas Town Dentistry property on Wesleyan was rejected. Staff replied that the developer was working to get the site plans in compliance with the current UDO requirements.

Staff stated that the Saxony Warehouse project is moving forward, and the initial site plan review meeting was set for the next day at 2:00 pm.

**ADJOURN:**

There being no further business to come before the board, the meeting adjourned at 7:10 PM upon motion of Mayor Pro-Tem Washam, second by Carrie Bailey and unanimous vote.

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Jim Robinette, Mayor

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Lesley Dellinger, Town Clerk