

**TOWN OF MCADENVILLE MINUTES**  
**JUNE 13, 2023**

The McAdenville Town Council met in Regular Session on Tuesday, June 13, 2023, 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 present: 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 Walter Griggs, First Baptist Church, opened the meeting with prayer.

**ADJUSTMENT & APPROVAL OF AGENDA:**

The June Agenda was approved as submitted by motion of Greg Richardson, 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 Joe Rankin:

- a) **Approval of Minutes:** Council approved the Regular Meeting of May 9, 2023, and the Special Meeting/Budget Workshop minutes of May 15, 2023.
- b) **Contract to Audit Account:** Council approved the Contract to Audit Accounts from Butler & Stowe for the year ending June 30, 2023, in the amount of \$26,250.
- c) **Carolina Thread Trail Implementation Grant:** Council accepted the CTT grant award of \$150,000 for use in the construction of the town's portion of the River Link Trail along Riverside Drive; and acknowledge that the release of funds is contingent upon McAdenville receiving additional funding to fully support construction of the project.
- d) **McAdenville Woman's Club Lease Agreement:** Council approved the lease agreement for two rooms (362.5 sq ft) in the lower level of the McAdenville Fire Station for the purpose of storage. The lease will be for three years beginning July 1, 2023.

**BUDGET PRESENTATION:**

Lesley Dellinger, Town Administrator/Clerk, presented a slide show on the fiscal year 2023/2024 budget for the General and Water/Sewer funds highlighting changes from the previous year's budget and planned capital improvement projects.

General Fund	\$ 1,450,350.00
Water & Sewer Fund	\$ <u>794,195.00</u>
Total	\$ 2,244,545.00

The budget recommended no change to the Ad Valorem Tax Rate of \$0.39 on each one hundred dollars (\$100.00) valuation of taxable property as listed for taxes as of January 1, 2023; and that

the \$5.00 Vehicle Tag Tax remain unchanged for any vehicle resident in the Town of McAdenville. An increase of 2% was recommended for water & sewer service to 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 2023-2024 BUDGET:**

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

Mayor Robinette opened the floor and invited public comment on the FY23/24 Budget. No public comments were submitted.

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

**ADOPTION OF BUDGET ORDINANCE FOR FISCAL YEAR 2023-2024:**

Upon motion by Carrie Bailey, second by Joe Rankin, **Budget Ordinance No. 2023-002** for Fiscal Year 2023-2024 for the Town of McAdenville was approved by a majority vote and adopted in the amount of \$2,244,545.00. (Voting in favor: Carrie Bailey, Joe Rankin, and Greg Richardson. Voting against: Mayor Pro-Tem Reid Washam and Jay McCosh.) 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. Next, a motion to adopt the proposed fee schedule and water/sewer rates presented with the proposed budget was made by Jay McCosh, seconded by Greg Richardson and passed with unanimous vote. A 2% increase in water/sewer service will be in effect for all bills rendered on or after July 1, 2023; and the Fee Schedule will have moderate increases for residential and commercial zoning permits and plan review services.

**INTERLOCAL AGREEMENT FOR FIRE SERVICE:**

The contract for Fire services has been received from the Town of Cramerton and proposes a 5.39% increase for service. The Fire Protection contract is for 3-years beginning July 1, 2023 in the amount of \$68,500/year with an annual renewal option after the third year. Increases in the fire protection contract may only be negotiated in the event of a substantial change in population, commercial properties, or addition of multi-family/high density housing within McAdenville. Annual increases are capped at 5% of the current contract amount. The fire station lease agreement will be for a term concurrent to the Fire Protection contract and has been updated to exclude use of the 362.5 sq ft of the building being leased to the McAdenville Woman's Club. Following discussion, Reid Washam motioned to approve the Interlocal Agreement for Fire Service effective July 1, 2023. The motion was seconded by Carrie Bailey and approved with unanimous vote. Next, Greg Richardson motioned to approve the lease agreement for use of the McAdenville Fire Station by the Cramerton Fire Department for a term concurrent to the Fire Service contract. The motion was seconded by Carrie Bailey and approved with unanimous vote.

**POLICE DEPARTMENT REPORT:**

Chief Adams stated that the CPD monthly report was provided in the agenda packet and offered to answer questions from Council. Mayor Pro-Tem Washam requested additional patrols of the greenway parking area in the evenings. Chief Adams replied that Sergeant Berry had relayed this

request from the previous meeting and patrols had been increased. Washam added that McAdenville Motors was parking a transfer truck sized car hauler on Wesleyan Drive to receive deliveries due to the overcrowding on the lot. He was concerned about the safety impact to vehicles navigating the area and asked if this could be addressed by the CPD. Chief Adams replied that this issue could be addressed by the CPD and that a call to the non-emergency line would facilitate the timeliness of an officer being dispatched to the scene. Lesley Dellinger stated that the expanded use on the McAdenville Motors lots may violate the rules of the UDO and requested help from the attorney with review and enforcement of the ordinance. Chris Whelchel requested a closed session be scheduled for the July meeting for consultation on legal aspects of the presumed ordinance violations. Carrie Bailey stated that solicitors frequent McAdenville Village and asked if this was a common problem in other areas. Chief Adams replied that this type of unwanted door to door solicitations occur everywhere and recommended calling the non-emergency number to request officer assistance.

**GREENWAY SIGNAGE:**

Town staff has been working with Gaston Printing & Signs on design concepts for the McAdenville Greenway Park signage project. Mockups of the proposed monument sign, kiosk, and way finding signage were presented for Council review and comment. The estimated cost of the projects is \$72,680.73. Lesley stated that the time frame for completion of the project was approximately three months. Following discussion, Jay McCosh motioned to approve the signage proposal from Gaston Printing & Signs for design, materials, and installation of the McAdenville Greenway Park signage project in the amount of \$72,680.73. The motion was seconded by Mayor Pro-Tem Washam and passed unanimously.

**OPPORTUNITY FOR PUBLIC COMMENT:**

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

**COUNCIL GENERAL DISCUSSION:**

Jay McCosh stated that he had the opportunity to talk with Senator Tom Tillis at a local event and that the Senator mentioned an unfunded water particulates mandate required within the next 18 months. He felt this mandate would catch a lot of municipalities off guard, therefore his office was trying to get the word out. Jay added that he had reached out to his contacts at Centralina to get additional information on the particulates mandate. In addition, Senator Tillis stated that his office has information about federal grant opportunities in the pipeline and recommended McAdenville communicate our needs to his staff to facilitate additional help.

**ADJOURN:**

There being no further business to come before the Board, the meeting adjourned at 6:45 PM upon motion of Joe Rankin, second by Mayor Pro-Tem Washam and unanimous vote.

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Jim Robinette, Mayor

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Lesley Dellinger, Town Clerk