

**TOWN OF MCADEVILLE MINUTES
NOVEMBER 14, 2023**

The McAdenville Town Council met in regular session on Tuesday, November 14, 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 in attendance: Attorney Chris Whelchel, Police Captain Harris, 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. Councilwoman Carrie Bailey opened the meeting with prayer.

ADJUSTMENT & APPROVAL OF AGENDA:

The November 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 Carrie Bailey:

- a) **Approval of Minutes:** Regular meeting October 10, 2023.
- b) **Water Shortage Response Plan:** Resolution No. 2023-007 was approved accepting the revised 2023 Water Shortage Response Plan for the Town of McAdenville.

GRANT PROJECT UPDATE BY WITHERS/RAVENEL:

Chris Rosenboom, WithersRavenel Director of Utilities for the Charlotte Region, attended the meeting to provide information to the Board on the status of the grant funded DWI water projects, future funding application for the Main Street Water Main Extension Project, and answer questions. He began with the first award (SRP-D-ARP-0108) for the Water System Improvements Project which includes a 10” water interconnection on Wesleyan Drive and new meter/backflow installations at the I-85 and Saxony manufacturing facilities. Chris stated that design and permitting for the projects is scheduled for completion in December and bid advertisement is anticipated in Spring of 2024. Next an overview of the Water Rehabilitation Project (VUR-D-ARP-0099) was given stating it would involve upsizing and replacement of aging water lines on Ford Drive, Oak Drive, Pine Drive, Poplar Street, McAdenville Avenue, and Fir Street. He added that this project targets some of the oldest water infrastructure in McAdenville and will replace over 6,000 linear feet of 2” galvanized water lines with 6” PVC. Design and permitting for this

project are scheduled for completion in April 2024 and bid advertisement is anticipated in Fall of 2024. Chris added that since both grant projects were funded with American Rescue Plan monies that construction and expenditure of funds must be completed by December 31, 2026. The final item discussed was the future funding application for a water main extension along Main Street. Chris stated that the next round of grant funding is expected to be available for infrastructure expansion to support future development and the Main Street project would be a viable project under these parameters. He added that the Main Street water main project would tie in perfectly with the interconnect project currently funded on Wesleyan Drive satisfying the system hydraulic looping requirement set forth by Two Rivers for future consolidation. Following a Q&A session, Mayor Robinette thanked Chris Rosenboom for his time and presentation.

ACCEPTANCE OF GRANT AWARD – WATER SYSTEM IMPROVEMENTS PROJECT:

The Town of McAdenville has been approved for American Rescue Plan (ARP) funding from the State Fiscal Recovery Fund in the amount of \$3,269,750. The grant offer is made by the Division of Water Infrastructure (DWI), project #SRP-D-ARP-0108. The intent of the Water Improvements Project is to create an interconnect looping the Town’s two water systems and installation of backflow devices to meet current state code. This is a pivotal project in the regionalization efforts with the City of Gastonia. Staff presented the following items for Council’s consideration and vote:

1. Resolution 2023-008 accepting the DEQ/DWI grant offer in the amount of \$3,269,750 and making the applicable assurances for executing the Water System Improvements Project was approved by motion of Mayor Pro-Tem Washam, second by Joe Rankin and unanimous vote.
2. Grant Project Ordinance 2023-005 appropriating funds for DEQ/DWI grant award #SRP-D-ARP-0108 in the amount of \$3,269,750 to complete the Water System Improvements project including engineering and construction was approved by motion of Jay McCosh, second by Carrie Bailey and unanimous vote.

PROFESSIONAL SERVICE AGREEMENT – WATERLINE REHABILITATION GRANT

AWARD: (Item continued from the October 10, 2023 regular Council Meeting.) During the October 10, 2023 meeting the Town Council voted to accept a \$3,749,048 Viable Utility Reserve (VUR) grant from the Division of Water Infrastructure for the Waterline Rehabilitation Project. Withers/Ravenel has submitted a Professional Services Agreement in the amount of \$650K for the project. Their scope of service includes engineering, field investigation, permitting, funding administration, bidding, and construction management. Wither/Ravenel was chosen as the most qualified firm in November 2022 following the required RFQ process for procurement of professional engineering services. Following discussion, motion to accept the Withers/Ravenel Professional Services Agreement in the amount of \$650K for engineering and management of the grant funded waterline rehabilitation project was made by Joe Rankin, seconded by Mayor Pro-Tem Washam, and passed unanimously.

POLICE DEPARTMENT REPORT:

Captain Harris, Cramerton PD, was in attendance and stated that the department is still trying to fill approximately thirty Christmas Town safety slots for traffic control. He added that Chief Adams had reached out to 5 different police departments in Gaston County in an effort to solicit enough help. He then offered to answer questions from the Board. Jay McCosh stated that the electronic speed sign on Main Street was not functioning properly and requested that CPD staff address the issue. Administrator Lesley Dellinger stated that David Smith, 5 Hillcrest Drive, had submitted a request for additional traffic enforcement on Riverside Drive for speeding vehicles during AM and PM commuting hours.

STAFF REPORT:

Town Administrator, Lesley Dellinger, reported on the following:

Financial Report – The FY2022-2023 budget was submitted to the LGC by the Oct 31st deadline.

Old Business – The joint resolution requesting the NCDOT designate a truck route along Riverside/McAdenville Rd to I-85 Exit 26 in Belmont to offset anticipated traffic from the Oaks Commerce expansion on Hickory Grove Road was approved by the City of Belmont on Monday, November 6th and is being presented to the Town of Cramerton Board for consideration tonight. If approved, Attorney Chris Whelchel will handle the formal submission to NCDOT.

Parks & Recreation - The encroachment agreement on Riverside Drive/Hwy 7 for the River Link Trail has been approved by the NCDOT. The only remaining permit needed is for Flood Plain Development. Staff engaged Labella under the professional services contract to review the 60% design plans by Withers Ravenel and NO significant structural changes were recommended.

The McAdenville Greenway shelter project is complete, and the signage installation is expected by the end of the month. Staff requested input from the Town Council on the proposed rules & regulations for the trail. Jay McCosh asked for revisions on prohibiting firearms and requiring leashed pets to walk on the trail shoulder. Carrie Bailey asked that No Camping & No Fires be considered as additions to the rules. The final modification was stating that all ADA Approved devices were allowable.

Christmas Town Event – Staff stated that a Town Council volunteer is needed to deliver a short speech at the Tree Lighting Ceremony on December 1st. Mayor Robinette volunteered to speak.

The Catawba Riverkeeper is requesting that the Pharr parking lot and McAdenville Greenway parking be open for visitor use during the 2023 event. Staff presented Captain Debbold's idea for how traffic could flow in and out of the parking lots utilizing Lakeview Drive. Council did not object to opening the parking lots during Christmas Town if the Riverkeeper hired qualified personnel to manage non-permitted access to the Village over rainbow bridge. Lesley Dellinger

stated that Captain Debbold recommended the resident pass check point be located near the greenway entrance to provide easy turnaround for non-permitted vehicles. Greg Richardson stated that the lack of lighting and clean up in the town owned greenway parking lot may become an issue but can be addressed if/when problems arise.

Water & Sewer – Lesley stated that in 2021, McAdenville asked Gaston County to evaluate a water project for Lowell Elementary School to determine if it would qualify for ARPA funding. The County evaluated the request and recommended abandoning the McAdenville water service connection which consisted of over 475 ft of asbestos concrete line and extending a new connection from the Lowell water system allowing looping and fire protection. Since abandoning the connection was in the best interest of the children and employees at Lowell Elementary, town staff agreed to move forward with the proposed design even though it meant losing approximately \$2,800 in annual water billings. In January 2023, town staff began working on an interlocal agreement with Lowell and Gaston County for the Project. McAdenville’s position was that they would agree to the waterline extension into their jurisdiction but that it would only be allowed as long as Lowell Elementary existed as a school. The water service from Lowell would not be allowed as a connection for any future development in McAdenville’s jurisdiction. The interlocal agreement agreed upon by McAdenville and Lowell was halted by Gaston County because of new ARPA rules which prevented “new income” from being realized with projects funded with ARPA monies. McAdenville has not been involved with any additional conversation regarding the project since March 2023. On Friday, November 10th the Town Manager for Lowell contacted Lesley stating that his board was considering an interlocal agreement with Gaston County for the Lowell Elementary waterline extension at their next meeting. Lesley questioned the validity of the agreement since service cannot be legally extended into another municipal jurisdiction without consent. Attorney Chris Whelchel has been consulted and is currently in conversation with the County Attorney’s Office.

Lesley stated that since this project has been in process for almost two years, McAdenville’s situation has changed and made the following points. (1) Grant funding has been awarded to correct the backflow issues at the manufacturing plants which was the main concern for water quality issues at the school. (2) McAdenville has lost an industrial customer who was a large water consumer directly impacting our water revenues. (3) The proposed contract between Lowell and Gaston County may provide the City of Lowell the opportunity to extend water service further into McAdenville’s jurisdiction encroaching on future revenues from development in the Town’s only I-2 zoning district.

Chris Whelchel confirmed that this project cannot move forward without an MOU or Interlocal Agreement in place allowing Lowell to extend the water service into our jurisdiction. Lesley and Chris will have additional information to present to Council at a future meeting.

OPPORTUNITY FOR PUBLIC COMMENT:

Chelsea Engle, 124 Church Street, asked that Council consider developing a Christmas Town map showing the walking route for viewing the lights, include the handicapped accessible routes, retail/food/beverage locations, and restroom facilities. She recommended the map be linked to a QR code which could be displayed around town, making it easily accessible via visitors' cell phones.

COUNCIL GENERAL DISCUSSION:

Jay McCosh stated that he was being recommended to serve as Chairman over the CCOG Executive Board. He has served as Vice Chair for several years and is very excited about the opportunity. Council congratulated Councilman McCosh. Next, he stated that Lakeview Baptist Church has joined with Flint Groves Baptist, and they are making improvements to the Lakeview location and plan to work with the Wesleyan Church on various service projects to benefit the Town. Lastly, He asked if staff was aware of the missing street light fixtures on Wesleyan Drive across from the elementary school and at the Forest Heights intersection. Lesley Dellinger replied that work orders had been submitted to Duke Energy requesting replacements.

Carrie Bailey asked when the resident stickers would be available. Staff replied that they were delivered to Town Hall that morning. Carrie stated that she would like to provide a weekend option for sticker pick up at her home if there were no objections. There were no objections from the Board.

Mayor Robinette reminded Council that the December meeting would begin at 5:00 pm due to the Christmas Town traffic.

CLOSED SESSION:

A Closed Session was held to discuss matters relating to the location and expansion of industries or business as allowed under **GS 143-318-11(a)(4)** by motion of Joe Rankin, second by Greg Richardson with unanimous vote.

Upon return from Closed Session at 7:54 PM, Mayor Robinette reported that the Board discussed development options for properties owned by Belmont Land in the I-2, TMU, and CBD zoning districts.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 7:55 PM upon motion of Carrie Bailey, second by Joe Rankin and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk