

**TOWN OF MCADENVILLE MINUTES
FEBRUARY 13, 2024**

The McAdenville Town Council met in regular session on Tuesday, February 13, 2024, 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 Walter Griggs, McAdenville Baptist Church, opened the meeting with prayer.

ADJUSTMENT & APPROVAL OF AGENDA:

The February Agenda was approved as submitted by motion of Greg Richardson, second by Joe Rankin and unanimous vote.

APPROVAL OF MINUTES:

The regular meeting and closed session minutes of January 9, 2024, were approved as submitted by motion of Mayor Pro-Tem Washam, second by Jay McCosh and unanimous vote.

PRESENTATION OF AUDIT FOR FISCAL YEAR ENDING JUNE 30, 2023:

Ms. Sheila Thornton, Managing Partner, Butler & Stowe CPAs presented the Audit Report for the year ended June 30, 2023. She stated that the audit had been completed and there were no instances of non-compliance, either with the accounting controls or regulatory matters. Ms. Thornton stated that the Town ended the year with combined assets exceeding the liabilities by \$8,634,245 (net position). The Town's total net position increased by \$647,478, primarily due to budgeting and cost controls. As of the close of the current fiscal year, the Town of McAdenville's governmental funds reported combined ending fund balances of \$1,880,038 with a net change from FY2022 of \$193,627. It was noted that approximately 34.76 percent of this total amount, or \$653,576, is non-spendable or restricted. At the end of the current fiscal year, the unassigned fund balance for the General Fund was \$1,119,220 or 100.75 percent of total general fund expenditures for the fiscal year. Ms. Thornton added that the remaining \$107,241.69 in ARPA funding was reflected as cash on the current audit and will be reclassified as revenue once the revenue replacement expenditure is met. Ms. Thornton thanked Lesley Dellinger for her assistance during the audit process, and Council for the opportunity to provide audit services to McAdenville. In closing, she stated that the town has a positive financial standing and that a clean opinion was issued by the auditor. The FY2023 audit report and financial statements were submitted to the State by the October 31st deadline and approval was received in November.

Following Ms. Thornton's presentation, Mayor Pro-Tem Washam asked for additional clarification on fund balance amounts in the general fund; and Lesley Dellinger requested a detailed listing of all the Town's fixed assets with a depreciation schedule.

Motion to approve the Audit Report and financial statements prepared by Butler & Stowe, CPAs for fiscal year ending June 30, 2023, was made by Joe Rankin, seconded by Greg Richardson, and passed with unanimous vote.

POLICE DEPARTMENT REPORT:

Chief Adams stated that the monthly report was included in the agenda packet, and he offered to answer questions or address any concerns of the board. No additional items were presented for discussion.

STAFF REPORT:

Town Administrator, Lesley Dellinger, reported on the following:

Parks & Recreation – The monument sign and kiosk are installed, and the way-finding signage should be in by the end of February. The greenway sustained moderate damage during the recent flood, and repair or replacement of the boardwalk is needed. The landscaping needs attention including removal and replacement of dead trees along with additional planting and overseeding. Lesley stated that the Town has \$107,000 in ARPA funding that must be spent by December 31, 2024. This funding was being held for construction of the River Link trail connection, but construction will most likely not commence before the ARPA funding deadline, so it needs to be reallocated. Town Council supported the reallocation of ARPA funding for greenway repairs and requested staff to get repair/replacement quotes for the boardwalk. Carrie Bailey stated that mulch, fabric, and wood boarders were needed in the exercise area. Greg Richardson added that concrete pads with benches would be a nice addition along the river section of the trail. Mayor Pro-Tem Washam requested that staff send a thank you letter to Mr. Brian Helton and Mr. Jerry Helton for volunteering their time and equipment to clean up the trail and parking lot after the recent flood event which covered everything in sand.

Water & Sewer – A formal request was submitted January 23rd to our local legislative representatives requesting consideration for \$4 million in funding for the Main Street Waterline Extension project during the 2024 short session in April. Representative John Torbett has responded and requested additional information on the project. Lesley added that the Main Street Waterline Extension project remains a priority for a system merger with TRU; and additional grant opportunities for this project are being investigated through the NCLM grant assistance program.

New Business

1. Gaston County District Attorney Travis Page has requested the Council's consideration to hold court at McAdenville Town Hall. This is part of a promotional campaign to make the judicial process more accessible to the people in Gaston County. Official Court proceedings would be held for a ½ day session in the Council Chambers this summer (June or July) and would be open to the public. Town Council supported the request.

2. The McAdenville branch of the YMCA will be closing and transiting indoor programming to nearby facilities in Belmont and Gastonia by December 31, 2024. The official announcement from the YMCA & Pharr is available on the Town's website.
3. Revisions to the Flood Insurance Rate Maps (FIRMS) for Gaston County have been in process for several years. A public meeting to view the preliminary flood maps was held on February 7th in Dallas. Property owners that are in the Special Flood Hazard Area (SFHA) on the proposed maps were notified by mail in January by Gaston County's Building & Development Services. A listing of McAdenville properties currently in or being moved into the SFHA was presented for Council review. Lesley Dellinger added that any property in the SFHA with a mortgage from a federally regulated lender will be required by Federal law to carry flood insurance once the maps are finalized. Notice of a 90-day formal appeal period will be published in the Gaston Gazette in the coming months. Mayor Pro-Tem Washam asked who residents needed to contact with questions. Lesley replied that the Town contracts with Gaston County Building & Development Services for flood plain development/management, so all questions need to be directed to Jena Goodman at jena.goodman@gastongov.com or 704-866-3155.

OPPORTUNITY FOR PUBLIC COMMENT:

David Smith, 7 Hillcrest Drive, stated he believes the amount he pays in city tax is too high for the services he receives. He is specifically opposed to his property tax payment being used to pay for water/sewer services when his home is served by a community well and private septic system. He added that fire protection is not even provided since there are no fire hydrants on the east side of the South Fork River in the McAdenville Town limits. Mr. Smith presented a copy of NC General Statue 160A-58.53 regarding the Provision of Water & Sewer Services which he believes requires the town to extend water/sewer service to all properties within the town limits. The Council provided clarification to Mr. Smith that property tax revenues are not used to support the town's water/sewer system. The town attorney asked that agenda item #9 Closed Session be amended to include attorney/client consultation on the legal aspects of GS 160A-58.53 presented by Mr. Smith.

COUNCIL GENERAL DISCUSSION:

Mayor Pro-Tem Washam asked if the NC DOT had responded to the truck route designation and weight limit request submitted by the Town. Chris Whelchel replied that a NC DOT response is still pending.

Carrie Bailey informed staff that the street sign for Lorance Drive was down and needed repair.

Greg Richardson motioned to amend item #9 Closed Session of the agenda to include consultation with the attorney on GS 160A-58.53. The motion was seconded by Mayor Pro-Tem Washam with unanimous vote.

CLOSED SESSION:

A Closed Session was held to consult with the Town's Attorney as allowed under **GS 143-318.11(a)(3)** by motion of Carrie Bailey, second by Jay McCosh at 6:58 PM.

Upon return from Closed Session at 7:18 PM, Mayor Robinette reported that the Board consulted with the attorney on NC General Statute 160A-58.53, Provision of Water Sewer Service; and the expansion of a non-conforming use on parcel #134830 (5401 Wilkinson Blvd) regulated by the Unified Development Ordinance. No action was taken.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 7:19 PM upon motion of Joe Rankin, second by Greg Richardson and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk