

**TOWN OF MCADENVILLE MINUTES
JUNE 11, 2024**

The McAdenville Town Council met in Regular Session on Tuesday, June 11, 2024, at 6:00 PM in the Council Chambers of Town Hall located at 163 Main Street, McAdenville N.C.

PRESENT:

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. Mayor Robinette was absent.

CALL TO ORDER:

Mayor Pro-Tem Washam 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 by motion of Jay McCosh, second by Greg Richardson and unanimous vote with the following change: Item #8 – Staff Report / Add discussion and Council consideration for increasing the budget estimate in the CMAQ grant application to \$2.5 million for construction of the River Link Sidewalk Connector.

CONSENT AGENDA:

The items of the Consent Agenda were unanimously approved by motion of Joe Rankin, second by Jay McCosh:

- a) **Approval of Minutes:** Council approved the Regular Meeting of May 14, 2024, and the Special Meeting/Budget Workshop minutes of May 23, 2024.
- b) **Ordinance Amending FY2023-2024 Budget:** Ordinance No. 2024-003 authorizing amendments to the Budget for Fiscal Year beginning July 1, 2023, was approved by Council. General Fund & Powell Bill amendments will result in a \$31,051.00 increase in the net appropriations for the fund, increasing the total General Fund & Powell Bill budget from \$1,499,000 to \$1,530,051 for FY2023-2024. Amendments in the Water & Sewer Fund will result in no increase or decrease in the net appropriations for the fund with a total budget of \$874,195.00.

BUDGET PRESENTATION:

Lesley Dellinger, Town Administrator/Clerk, presented a slide show on the fiscal year 2024/2025 budget for the General and Water/Sewer funds highlighting changes from the previous year's budget and planned capital improvement projects.

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| General Fund | \$ 1,312,700.00 |
| Water & Sewer Fund | \$ 644,400.00 |
| Total | \$ 1,957,100.00 |

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, 2024; and that

the \$5.00 Vehicle Tag Tax remain unchanged for any vehicle resident in the Town of McAdenville. An increase of 10% 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 2024-2025 BUDGET:

The Public Hearing on the proposed budget was opened by motion of Jay McCosh, second by Greg Richardson.

Mayor Pro-Tem Washam opened the floor and invited public comment on the FY24/25 Proposed Budget. No public comments were submitted.

Upon motion by Joe Rankin and second by Jay McCosh the public hearing period was closed.

ADOPTION OF BUDGET ORDINANCE FOR FISCAL YEAR 2024-2025:

Upon motion by Greg Richardson, second by Joe Rankin, and unanimous vote the Budget Ordinance for Fiscal Year 2024-2025 (Ordinance No. 2023-004) for the Town of McAdenville was approved and adopted in the amount of \$1,957,100.00. 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. The proposed Water/Sewer Rates and Fee Schedule were approved as presented as part of the budget. A 10% increase in water/sewer service will be in effect for all bills rendered on or after July 1, 2024; and the Fee Schedule will have moderate increases for residential and commercial zoning permits and plan review services.

POLICE DEPARTMENT REPORT:

Chief Adams stated that the CPD monthly report was provided in the agenda packet and offered to answer questions from Council. No additional questions were presented by the Council.

STAFF REPORT:

Town Administrator/Clerk, Lesley Dellinger, reported on the following:

Water & Sewer

The online bill pay option for utility bills is scheduled to go live June 17th. Information mailers will go out with the June 15th billing.

OSBM Funding Update – A formal request was submitted to Representative John Torbett for direct allocation consideration in the short session for \$4,000,0000 to fund the Main Street Waterline Project. Unfortunately, funding was not awarded but the Town's request will continue to be a priority and sought during the long session this fall. A revised request for \$300K for engineering and design was presented by Mayor Pro-Tem Washam to our delegates on June 5th. Both Representative Torbett and Senator Brad Overcash responded, agreeing to submit the request for engineering/design monies in advance of a full project award.

Parks & Recreation

Demo of the damaged wooden pier on the greenway is complete, and removal and cleanup are happening this week. If the weather cooperates the new boardwalk construction is on track to be completed by the end of June or early July.

Two seating areas are being installed along the riverside section of the greenway. The concrete pads have been poured, and bench installation is scheduled for June 14th.

Fire Station Damage

The severe storm on May 8th resulted in extensive damage to the fire station. The NCLM insurance adjustor estimated the damage repair claim at \$31,048.67. Most of the damage was to the outside of the building including the roof, siding, and overhead power lines. Minor repairs are needed inside the building due to water damage from the holes in the roof. Lake Electric has been contracted for the overhead power line/electrical work and repairs began June 6th. Repair quotes for the roof, siding, and internal water damage are being reviewed.

River Link Trail Extension – CMAQ Grant Application

The CMAQ review committee has questioned the \$1.6 million budget submitted with the grant application. DOT advisors, Dean Ledbetter & Jackie McSwain, feel that the construction costs of the proposed project would cost \$2.5 million. Town staff and WithersRavenel met with the committee advisors on June 10th to review the construction budget and discuss needed changes. It was stated by the CMAQ advisory committee that if McAdenville can meet the 20% local match of an estimated \$2.5 million project cost, the committee will proceed with consideration of their application. Staff added that the project has been awarded \$275K in grant funding from the CTT and OSBM which can be used as match monies for CMAQ reducing the Town match amount to \$225,000. Council consideration was requested. Following discussion, Greg Richardson motioned to increase the CMAQ application budget for the River Link connector project to \$2.5 million and commit to the required 20% funding match. The motion was seconded by Jay McCosh and passed unanimously.

REQUEST TO SPEAK:

The McAdenville Village HOA President, Karen Bynum, addressed the Board asking for clarification on the Town's Street Parking Ordinance and jurisdiction on neighborhood roads. A written request was submitted to the Council and Town Staff prior to the meeting identifying the Town Code sections in question and additional items for discussion.

Chapter 6 Motor Vehicles and Traffic

Article 4, Section 6-12, Item a), Number 7 & 8:

"a) No person may park any vehicle or permit it to stand in any of the following locations:

7) In any portion of a roadway intended to carry traffic at the time such vehicle is parked or left standing;

8) On the roadway side of any vehicle stopped, standing, or parked at the edge of a curb or street;"

Section 6A-14 "Parking Prohibited At All Times:"

Chapter 7 - Streets and Sidewalks

Article 7-1, Item a:

"Except as otherwise authorized by statute or ordinance (including Sections 7-11 and 7-12 of this chapter), and except to the extent required by the performance of some function authorized or mandated by a statute or ordinance, no person may obstruct or impede travel in the public streets or sidewalks within the town by placing or leaving any object within the traveled portion of the public right-of-way"

Ms. Bynum asked if the Town's Ordinances allow a resident to call the police for enforcement of street parking in the Village neighborhood? Specifically, when a car is parked and blocking someone's driveway and, in a scenario, if a car is parked, not blocking a driveway and is an appropriate distance from an intersection. Town Attorney Chris Welchel stated that he had reviewed Chapter 6 and 7 of the Town Code and that he does not feel the street parking rules referenced by the HOA Board are enforceable by the Cramerton Police as written because they would not hold up in court. He added that the current ordinances were written prior to the construction of McAdenville Village and unfortunately do not translate well to a high-density neighborhood. Chief Adams added that the police could intervene when a driveway or hydrant is block or a car was interfering with the site distance at an intersection because these situations are governed by state law.

Ms. Bynum asked if the McAdenville Village HOA drafted and approved a rule to limit street parking either on certain street(s) or on a certain side of a street(s), would this be enforceable by the HOA or is it not enforceable because the Town owns the streets in the neighborhood? Chris Welchel replied that the HOA does not have the power under the law to govern the streets and the Cramerton Police could not issue citations for violating the HOA covenants. Ms. Bynum asked for further clarification, stating that if the HOA could not enact rules regulating street parking in the Village what would the process be to ask the Town to change the current ordinance? Chris Welchel replied that the Council would need to take formal action to update Chapter 6 & 7 of the Town Code. Council Member Jay McCosh stated that the Council is willing to work with the Village HOA on this matter, but only if the majority of the residents in the neighborhood want the change. He recommended a formal poll and development of a street parking plan to present to Council for consideration. Carrie Bailey added that street parking has been a topic of conversation by the Board since 2017 but the residents of the neighborhood need to have input prior to formal action being considered. Chief Adams stated that if Council makes the decision to change the Town Ordinance making on-street parking illegal, it will also require installation of signage and curb markings. He added that an education campaign highlighting the changes would be helpful. Ms. Bynum thanked Council, the Attorney and Chief Adams for their time and clarification.

OPPORTUNITY FOR PUBLIC COMMENT:

Darrell Bailey, 131 Church Street, stated that “safety first” should be the top priority when making decisions about on-street parking. He referenced Chapters 6-Motor Vehicles and Traffic & Chapter 7-Streets and Sidewalks of the Town Ordinance. Mr. Bailey stated that he lives on Church Street therefore his focus is on that area. Adding that the Church Street homes from the traffic circle to the Lakeview intersection have adequate driveways for parking and additional parking pads are allowed with spill over parking available at Lakeview Baptist Church. He sees no reason why pedestrian safety should be ignored and on-street parking allowed. Mr. Bailey thanked Chief Adams for past assistance with this matter.

Anna Clark, 136 Church Street, stated that the Village HOA Board receives questions about what can be planted in the green strips between the roadway and the sidewalk. She asked that the UDO exhibit referencing specific preferred planting be updated with a list of appropriate trees for this specific area. She added that she hopes the Board will utilize the current UDO guidelines when planning future neighborhood developments.

COUNCIL GENERAL DISCUSSION:

Chief Adams stated that his takeaway from the discussions at tonight’s meeting was that the Town Ordinance needs to be written in a manner that is enforceable and per the Attorney, the current Town Ordinance as written does not disallow on-street parking, therefore the CPD will not issue citations for on-street parking. If the Council wishes to change the current ordinance and install proper signage, then officers will begin issuing citations for on-street parking violations. Chris Whelchel confirmed that Chief Admas assessment was correct.

No additional comments were presented by the Board.

ADJOURN:

There being no further business to come before the Board, the meeting adjourned at 7:18 PM upon motion of Joe Rankin, second by Jay McCosh and unanimous vote.

Reid Washam, Mayor Pro-Tem

Lesley Dellinger, Town Clerk