

TOWN OF MCADENVILLE COUNCIL AGENDA
TUESDAY, JUNE 11, 2024 @ 6:00 PM
163 MAIN STREET, MCADENVILLE NC

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & INVOCATION**
- 2. ADJUSTMENT & APPROVAL OF JUNE AGENDA:** Items will only be added or removed upon approval of the Mayor and Town Council.
- 3. CONSENT AGENDA:** The items of the “Consent Agenda” are adopted on a single motion and vote, unless the Mayor or Council wishes to withdraw an item for separate vote and/or discussion:
 - a) **Approval of Minutes:** Regular Meeting of May 14, 2024, and Special Meeting / Budget Workshop of May 23, 2024.
 - b) **Ordinance Amending FY2023-2024 Budget:** Ordinance No.2024-### authorizing amendments to the Budget for Fiscal Year beginning July 1, 2023, is being presented for Council consideration. General Fund amendments will result in a \$31,051.00 increase in the net appropriations for the fund, increasing the total General Fund budget from \$1,499,000 to \$1,530,051 for FY 2023-2024. 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.
- 4. BUDGET PRESENTATION – FY2024-2025:** Staff will present a slide presentation on the estimated revenue and expenditures for the General and Water/Sewer funds highlighting changes from the previous budget year and planned CIP projects.
- 5. PUBLIC HEARING FOR PROPOSED 2024-2025 BUDGET:** This is the required public hearing on the proposed budget for the fiscal year beginning July 1, 2024. All persons requesting to speak on items in the proposed budget must register with the Town Clerk.
- 6. ADOPTION OF BUDGET ORDINANCE FOR FISCAL YEAR 2024-2025:** The total Proposed Budget for the Town of McAdenville for Fiscal Year 2024-2025 is \$1,957,100 with no change to the current ad valorem tax rate of .39 cents per \$100 assessed valuation. Proposed revisions to the Water & Sewer Rates and Fee Schedule are included as part of the FY2024-25 Proposed Budget. The recommended rate increase for water & sewer services is 10% to continue funding planned capital improvements in the utility system.
- 7. POLICE DEPARTMENT REPORT:** Chief Adams, CPD, will report on police activity for the month of May and address any concerns of Council.
- 8. STAFF REPORT:** Lesley Dellinger will provide updates on town business & open projects and answer questions from the Town Council.

- 9. REQUEST TO SPEAK:** The McAdenville Village HOA Board is requesting clarification on the Town's Street Parking Ordinance and jurisdiction on neighborhood roads. A written request was submitted identifying the Town Code sections in question and additional items for discussion. (included for Council review)

- 10. OPPORTUNITY FOR PUBLIC COMMENT:** This is an opportunity for members of the public to present items of interest to the Mayor and Council. This is not a time to respond or take action. Any necessary action will be taken under advisement. Speakers are asked to stand, state their name and address for the record and limit comments to no more than five minutes.

- 11. COUNCIL GENERAL DISCUSSION:** This is an opportunity for the Mayor and Council to ask questions for clarification, provide information to staff, or place an item on a future agenda.

ADJOURN

**TOWN OF MCADENVILLE MINUTES
MAY 14, 2024**

The McAdenville Town Council met in regular session on Tuesday, May 9, 2024, at 6:00 PM in the Council Chambers of Town Hall located at 163 Main Street, McAdenville N.C.

PRESENT:

Mayor Jim Robinette; Mayor Pro-Tem Reid Washam, Council Members: Carrie Bailey, and Joe Rankin. Also in attendance: Attorney Chris Whelchel, Police Chief Adams, and Town Administrator/Clerk Lesley Dellinger. Council Members Greg Richardson, and Jay McCosh were absent.

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 May Agenda was approved as submitted by motion of Carrie Bailey, second by Mayor Pro-Tem Washam and unanimous vote.

CONSENT AGENDA:

The items of the Consent Agenda were unanimously approved by motion of Joe Rankin, second by Carrie Bailey and unanimous vote:

- a) Approval of Minutes: Council approved the Regular Meeting of April 9, 2024, and Special Meeting/Budget Work Session of April 23, 2024.
- b) Contract to Audit Accounts: Council approved the Butler & Stowe Contract to Audit Accounts for the Town of McAdenville for the year ending June 30, 2024, in the amount of \$27,180.00. Audit prep cost is \$22,400 and writing the Financial Statement is \$4,780.
- c) Amend Meeting Schedule: A Special Meeting for the purpose of a budget work session was set for Monday, May 23, 2024, at 5:00 PM in the lower level of Town Hall located at 163 Main Street, McAdenville.
- d) Code of Ethics Policy: A formal policy outlining the standards of conduct for public officials and employees for the Town of McAdenville was approved and adopted.
- e) Public Hearing on the FY2024-25 Budget: A public hearing for the adoption of the Town of McAdenville Fiscal Year 2024-2025 Budget will be held on Tuesday, June 11, 2024 @ 6:00 PM in the Council Chamber of McAdenville Town Hall located at 163 Main Street.

TRAFFIC CALMING DISCUSSION:

Council Member Carrie Bailey requested the boards consideration for the addition of two 3-way stops in the McAdenville Village neighborhood. She stated that traffic calming measures are needed in the Village, and that rush hour cut through traffic could be slowed or deterred by adding stops signs at the Lakeview Dr/Cedar St & Church St /Cedar St intersections. Mayor Pro-Tem Washam added that he had talked to numerous Church Street residents, and no one had been

opposed to making the Church/Cedar intersection a 3-way stop. He added that additional regulatory signage like a Stop Ahead sign should be considered when traveling West on Church St due to the incline. Chief Adams stated that he did not have an issue with the requested changes at either intersection but asked that the Town Ordinance be updated to help with enforcement. Carrie Bailey added that she had discussed this request with Council Members McCosh and Richarson and both supported the idea. Mayor Pro-Tem Washam motioned to make the intersections of Church Street / Cedar Street & Lakeview Drive / Cedar Street a 3-way stop and authorized town staff to execute the change. The motion was seconded by Carrie Bailey and passed unanimously.

POLICE DEPARTMTNE REPORT:

Police Chief Adams formally announced that the Town of Cramerton had made the decision not to renew the Police Service Agreement with McAdenville at the end of the current contract. He stated the current contract would expire on July 1, 2025, at 6:00AM. The current contract only required 90 days' notice of termination but considering the longevity of the relationship (initial contract was signed in 2010) the Town of Cramerton wanted to provide adequate time for McAdenville to investigate other options for police protection. Carrie Bailey asked if Chief Adams could provide more information as to why the decision was made not to renew the contract. Chief Adams replied that the Cramerton Board had conducted discussions regarding the contract in Closed Session and he did not feel comfortable disclosing this information. Mayor Pro-Tem Washam stated that he had a direct conversation with Cramerton Mayor, Nelson Wills, who stated the contract would not be renewed because maintaining adequate staff levels in the police department was becoming more difficult, and with the growth expected over the next several years their Board felt they needed to focus on Cramerton. Chief Adams then offered to answer questions from the Council related to the monthly incident report. No additional discussion was presented.

LOWELL ELEMENTARY WATER PROJECT:

The Interlocal Agreement with the City of Lowell for the Provision of Water Service to Lowell Elementary School and a Resolution approving the agreement is being presented for Council consideration. Lesley Dellinger provide background on the project stating 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 675 ft of asbestos concrete line and extending a new connection from the City of 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, and would be completed funded and managed by Gaston County, McAdenville agreed to move forward with the project with the following stipulation: 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 public school owned by Gaston County. The water service from Lowell would not be allowed as a connection for any future development in McAdenville's jurisdiction. Gaston County has completed design for the project and is prepared to begin construction once the interlocal agreement between the City of Lowell and McAdenville is finalized. Chris Whelchel stated that the Interlocal Agreement being presented allows Lowell the authority to extend water service into McAdenville's jurisdiction to serve the existing school and prevents service extension to any future development. Mayor Pro-Tem Washam asked if language had been added to accommodate a future merger with TRU. Chris Whelchel confirmed that merger language was included.

Following discussion, Mayor Pro-Tem Washam motioned to approve **Resolution 2024-001** authorizing the interlocal agreement allowing the waterline extension from the City of Lowell into McAdenville’s jurisdiction to serve Lowell Elementary School improving water quality and pressure issues associated with the age of the current service line. The motion received a second from Joe Rankin and passed unanimously.

STAFF REPORT:

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

Old Business

Superior Court in McAdenville was canceled due to power outages associated with the recent storm. A future date will be considered.

Water & Sewer

Initial water/sewer system merger meeting was held on May 2, 2024, with TRU. Discussion topics were historic contracts for transfer of the system from Pharr Yarns, easement documentation, and current grant projects. The next meeting will be held on June 13, 2024.

The water/sewer billing piece with Black Mountain Software went live on May 1, 2024. Customers will see a new bill format with the 5/15 billing.

WithersRavenel has provided the following revised schedule for the Water Improvements & Water Rehabilitation grant projects:

McAdenville Project Timelines	
Task	Date
SRP-D-ARP-0108	
Resubmit to TRU	4/26/2024
Resubmit to Pharr	4/26/2024
Submit for Permitting	5/3/2024
Submit to State (NCDEQ)	5/10/2024
Advertise for Bid	9/15/2024
Construction Start	1/15/2025
Construction Finish	12/1/2025
VUR-D-ARP-0099	
Submit to TRU	5/29/2024
Submit to Pharr	5/29/2024
Submit for Permitting	6/14/2024
Submit to State (NCDEQ)	6/14/2024
Advertise for Bid	10/7/2024
Construction Start	2/1/2025
Construction Finish	12/1/2025
Recommended Deadline for Park Casing Installation	12/31/2024

Parks & Recreation

Blue Ridge Trail Works has provided a tentative state date of the 3rd or 4th week of May 2024 for removal and replacement of the greenway boardwalk.

The CMAQ/CRP grant application was submitted on May 3rd to the GLCMPO for construction funding for McAdenville's section of the River Link Trail.

OPPORTUNITY FOR PUBLIC COMMENT:

Ashley Hannah, 503 Lakeview Dr & 329 Church St, stated that she has heard rumors about the Police contract with Cramerton ending and that she feels uneasy about the change. She added that her husband had witnessed an accident on Main Street in April involving several cars but that the CPD report had zero accidents recorded and felt it should be noted. Lastly, she stated that the Village HOA had provided a letter of support for the Town's Safe Streets for All grant application, and they appreciate any efforts Town Staff is making to improve the safety and walkability of the sidewalks in McAdenville.

Ashley Westmoreland, 544 Academy St, stated that the McAdenville Woman's Club is celebrating 70 years of service to our community with a service fundraiser for The Lighthouse Children's Advocacy Center. The Lighthouse offers legal and emotional support for children who are alleged victims of sexual abuse. All are invited on Saturday, June 8th from 3-7PM behind the bell tower near The River Room in McAdenville to help tie-dye or donate. There will be music, lawn games, and food. She added that she was disappointed in the news that the police contract with Cramerton would be ending, and she has concerns working with a new entity on future Christmas Town 5-K events.

COUNCIL GENERAL DISCUSSION:

Carrie Bailey stated that she had received emails from residents complaining about trash including fishing hooks in the rainbow bridge area due to the persons fishing at the pond. She asked if there was any action the town could take. Staff replied that the pond was private property, but the citizen concerns/complaints would be conveyed to the appropriate personnel at Pharr.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 6:29 PM upon motion of Joe Rankin, second by Mayor Pro-Tem Washam and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk

**MCADENVILLE TOWN COUNCIL
SPECIAL MEETING / BUDGET WORK SESSION
MAY 23, 2024**

The McAdenville Town Council met in Special Session on May 23, 2024 at 5:00 PM in the lower level of McAdenville Town Hall, 163 Main Street. Proper notice was given.

Members Present: Mayor Jim Robinette; Mayor Pro-Tem Reid Washam, Council Members: Joe Rankin and Greg Richardson. Staff: Town Administrator/Clerk Lesley Dellinger. Council Members Carrie Bailey and Jay McCosh were absent.

Mayor Robinette called the meeting to order at 5:07 PM. He stated the purpose of the meeting was to discuss the FY2024-25 budget.

Water / Sewer Fund:

Staff presented the estimated revenues and expenses for the water/sewer fund. She stated that the expenditures are expected to exceed the revenues and reserves would be needed in the amount of \$94,600 to balance the budget. It was explained that the shortfalls correlate with the lost revenue from the closure of the Coats manufacturing plant and process improvements at Mannington. A water/sewer rate increase of 10% was recommended to cover the 7.5% increase from TRU and 2.5% town increase recommended in the NCRWA rate study. Lesley stated that the 10% increase would add approximately \$5 to residential utility bills at the 2500-gallon minimum usage amount. The pending Hailey Bently PRV Replacement Project was discussed. Staff stated that the project is still waiting for DWI approval but will hopefully be ready for bid this summer. The estimated cost is \$900K and is currently unfunded. It was noted that completion of this project is critical to being able to move forward with the Main Street Water Main extension, which is a top priority on the current CIP.

General Fund:

Revenue and expenditure estimates were reviewed for the General Fund. Staff stated that Property Tax revenues were expected to decline in FY24/25 due to the \$9 million loss in valuation from the Coats closure. Most other revenue streams are expected to remain static. The main change in expenses for the next budget will be for administration costs with the addition of a part-time & full-time position. Council discussed the tax rate and recommended no increase or decrease for the upcoming year. Staff stated that \$140K will be allocated to Capital Outlay allowing the Board flexibility with special projects such as the River Link Trail, new office space at Town Hall, and a pedestrian mobility improvement study.

Staff stated that the budget presentation and public hearing is scheduled for the regular meeting on June 11, 2024.

There being no further business to discuss, the meeting was adjourned at 6:35 PM by motion of Joe Rankin and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk

**ORDINANCE AMENDING BUDGET
FOR THE TOWN OF MCADENVILLE NORTH CAROLINA
FOR THE FISCAL YEAR BEGINNING JULY 1, 2023**

BE IT ORDAINED by the Mayor and Town Council of the Town of McAdenville, North Carolina meeting in open session this 11th day of June 2024 that the following amendment to the Budget Ordinance for the Town of McAdenville, North Carolina for the Fiscal Year beginning July 1, 2023 is hereby adopted:

SECTION I: To amend the General and Powell Bill Fund, the appropriations are to be changed as follows:

**Changes will result in a \$31,051 increase in the net appropriations for the General and Powell Bill Fund increasing the total budget from \$1,499,000 to \$1,530,051.*

10-4999 (R)	Fund Balance GF	Increase	\$ 3,500
10-4740 (R)	Insurance Recovery	Increase	<u>\$ 31,051</u>
			\$ 34,551
<hr/>			
20-4999 (R)	Fund Balance P.B.	Decrease	<u>\$ 3,500</u>
			\$ 3,500
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10-5400-522 (E)	Maint/Repair-Fire Station	Increase	\$ 40,000
10-5510-523 (E)	Maint/Repair-Equip Pks&R	Increase	\$ 10,000
10-5510-526 (E)	Utilities/Comm-Pks&Rec	Increase	\$ 100
10-5740-526 (E)	Utilities/Comm-Streets	Increase	\$ 5,000
10-5210-537 (E)	Collection Fee	Increase	\$ 5,202
10-5210-535 (E)	Postage & Printing	Increase	<u>\$ 500</u>
			\$ 60,802
<hr/>			
10-5210-522 (E)	Maint/Repair-Town Hall	Decrease	\$ 8,949
10-5510-561 (E)	Capital Outlay	Decrease	\$ 10,100
10-5210-511 (E)	Professional Services	Decrease	<u>\$ 10,702</u>
			\$ 29,751

SECTION II: To amend the W&S Fund, the appropriations are to be changed as follows:

** Changes will result in no change in the net appropriations for the W&S fund with a total budget of \$874,195.*

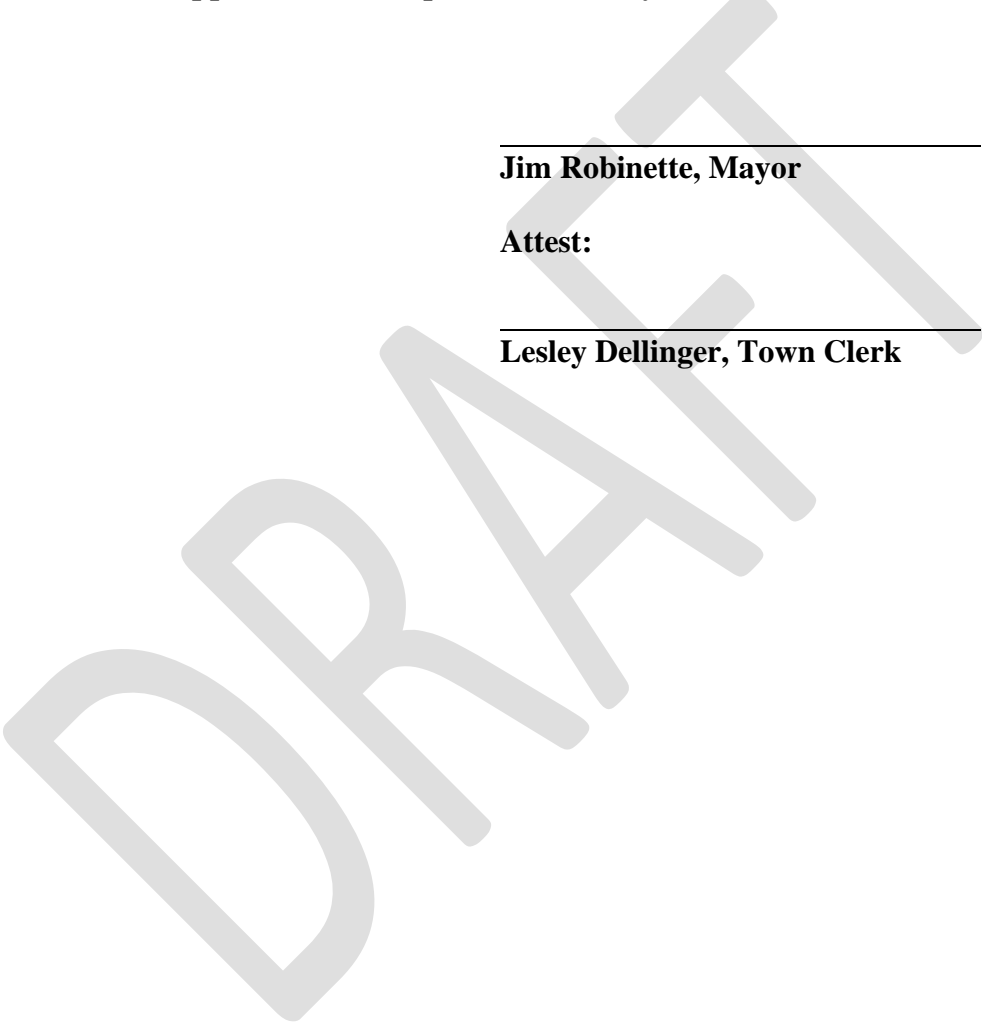
51-5810-425 (E)	Health & Life Insurance	Increase	\$ 2,000
51-5810-532 (E)	Bank Fees	Increase	\$ 100
			\$ 2,100
51-5810-511 (E)	Professional Services	Decrease	\$ 2,100
			\$ 2,100

This Ordinance is approved and adopted this 11th day of June 2024.

Jim Robinette, Mayor

Attest:

Lesley Dellinger, Town Clerk



Notice of Public Hearing Town of McAdenville

Notice is hereby given that the Proposed Municipal Budget for the Town of McAdenville for the 2024-2025 Fiscal Year has been submitted to the Mayor and Town Council.

A Public Hearing on the Proposed Budget is scheduled for June 11th, 2024, at 6:00 PM in the Council Chambers of the McAdenville Town Hall located at 163 Main Street, McAdenville, NC 28101.

A copy of the Proposed Budget is available for inspection in the office of the Town Clerk, 163 Main Street, McAdenville, NC 28101 or may be viewed online at www.townofmcadenville.org.

Oral and written comments will be received from all interested citizens at that time.

5/31/2024

**ORDINANCE ADOPTING A BUDGET FOR THE
TOWN OF MCADENVILLE, NORTH CAROLINA FOR
THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025**

BE IT ORDAINED by the Town Council of the Town of McAdenville, North Carolina meeting in open session this 11th day of June 2024, that the following anticipated revenues and departmental expenditures are hereby appropriated and approved for the operation of the Town of McAdenville and its activities for the Fiscal Year beginning July 1, 2024, and ending June 30, 2025.

SECTION I – GENERAL FUND EXPENDITURES: A total of \$1,312,700 is hereby authorized to be expended from the department accounts of the General Fund as follows:

Governing body	\$ 21,600
Administrative Department	\$ 508,150
Admin Dept – Fire Service	\$ 68,500
Admin Dept – Garbage Service	\$ 100,000
Street Const & Maintenance (Powell Bill)	\$ 50,000
Police Department	\$ 302,750
Public Works Department	\$ 85,000
Election Expense	\$ -0-
Capital Expenditures	<u>\$ 176,700</u>
TOTAL	\$ 1,312,700

SECTION II – WATER AND SEWER FUND EXPENDITURES: A total of \$644,400 is hereby authorized to be expended from the Water and Sewer Fund as follows:

Water and Sewer Department	<u>\$ 644,400</u>
TOTAL	\$ 644,400

SECTION III – GENERAL FUND REVENUES: The Town Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Ad Valorem Taxes	\$ 691,000
Tag & Tax	\$ 40,000
Utility Franchise Tax	\$ 270,000
Sales Taxes	\$ 220,000
Powell Bill	\$ 27,000
Alcohol / Beverage Tax	\$ 4,000
Solid Waste Disposal	\$ 700
Interest Income General Fund (GF)	\$ 35,000
Interest Income Powell Bill (PB)	\$ 2,000
Bldg. and Zoning Fees	\$ 2,000
Fund Balance Appropriations GF	\$ -0-
Fund Balance Appropriations PB	<u>\$ 21,000</u>
TOTAL	\$ 1,312,700

SECTION IV – WATER AND SEWER FUND REVENUES: The Town Council does estimate that the following Revenues will be available during the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Charges for Service	\$ 515,925
Interest Income	\$ 35,000
Fund Balance Appropriations W&S	\$ 93,475
Transfer from General Fund (GF)	\$ - 0 -
TOTAL	\$ 644,400

SECTION V – LEVY OF TAXES: There is hereby levied, for Fiscal Year 2024-2025, an 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. This rate is based on an estimated 98.99% collection rate which was at least the collection rate experienced during the 2023-2024 fiscal year.

There is also hereby levied, for Fiscal Year 2024-2025, a Vehicle tax of \$5.00 per year upon any vehicle resident in the Town of McAdenville.

SECTION VI – FEES SCHEDULE: The Town Council shall adopt a schedule of fees and rates for water and sewer services, as may be amended from time to time as determined appropriate, to provide funding to cover costs for the provision of designated services.

SECTION VII – SPECIAL AUTHORIZATION – FINANCE OFFICER: The finance officer is hereby authorized to reallocate appropriations within departments and among the various line items not organized by departments as deemed necessary.

The Finance Officer shall be authorized to make interdepartmental transfers, within the same fund, not to exceed ten percent (10%) of the appropriated monies for the department whose allocation is reduced. Notification of such transfers shall be made to the Town Council at its next regular meeting following the date of transfer.

Budget Ordinance for Fiscal Year 2024-2025 adopted this 11th day of June 2024.

Jim Robinette
Mayor

Attest:

Lesley Dellinger
Town Administrator/ Clerk



CRAMERTON POLICE DEPARTMENT
MONTHLY REPORT: May, 2024

McADENVILLE CONTRACT

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
ARREST TOTALS	0	2	3	2	0								7
Adult	0	2	3	2	0								7
Juvenile	0	0	0	0	0								0
Felony	0	0	0	0	0								0
Misdemeanor	0	2	1	2	0								5
Traffic	0	0	1	0	0								1
DWI ARRESTS	0	0	0	0	0								0
CALLS FOR SERVICE	109	146	201	185	127								768
CASE TOTALS	2	3	3	3	0								11
Felony	0	1	1	0	0								2
Misdemeanor	2	1	1	3	0								7
Traffic	0	0	1	0	0								1
DRUG INVESTIGATIONS	0	0	0	1	0								1
TRAFFIC CITATIONS	4	12	4	6	6								32
License Vios.	2	3	1	2	2								10
Registration Vios.	1	3	2	4	2								12
Restraint Vios.	0	0	0	0	0								0
Speeding Vios.	1	4	1	0	2								8
Sign/Signal Vios.	0	0	0	0	0								0
Other Traffic	0	2	0	0	0								2
TRAFFIC CRASHES	2	0	3	0	2								7
Damage	2	0	3	0	0								5
Injury	0	0	0	0	2								2

STAFF REPORT FOR COUNCIL MEETING 6/11/2024

Presented by Lesley Dellinger, Town Administrator/Clerk

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 our 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. (The correspondence from Representative Torbett is included for review.)

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.
- 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.

RE: McAdenville Waterline Funding Follow-Up

Viddia Torbett (Rep. John Torbett) <Viddia.Torbett@ncleg.gov>

Thu 6/6/2024 10:02 AM

To: Reid Washam <r.washam@townofmcadenville.org>; Rep. John Torbett <John.Torbett@ncleg.gov>
Cc: Sen. Brad Overcash <Brad.Overcash@ncleg.gov>; Rep. Donnie Loftis <Donnie.Loftis@ncleg.gov>; Lesley Dellinger <clerk@townofmcadenville.org>

Ladies and Gentlemen,

We were working on a letter to update you on the budget progress, but your email came before we got it out. Please see below and we are hoping the \$300,000 will be able to be provided:



North Carolina General Assembly House of Representatives

Representative John A. Torbett
108th District

COMMITTEES

Office: 538 Legislative Office Building
300 N. Salisbury Street
Raleigh, NC 27603-5925

Phone: (919) 733-5868

Fax: (919) 754-3612

Email: john.torbett@ncleg.gov

District: 210 Blue Ridge Drive
Stanley, NC 28164

Phone: (704) 263-9282

Chairman, Appropriations Education
Chairman, Education K-12
Chairman, House Select Committee on Education Reform
Vice-Chairman, Joint Legislative Education Oversight Committee
Vice-Chairman, Appropriations
Vice-Chairman, Redistricting
Vice-Chairman, Rules, Calendar, and Operations of the House
House Select Committee on Oversight and Reform
Joint Legislative Commission on Governmental Operations
Oversight and Reform
State Government
UNC BOG Nominations

June 5, 2024

Dear Friends,

I wanted to drop you an email to bring you up to date on the current budget deliberations. As you may have heard or read, the dollar amount available for projects was greatly reduced due primarily to a miscalculation of revenue by the Administrators Office of State Budget and Management (OSBM).

It was determined by both House and Senate leadership to allocate each member of your Gaston delegation, like all other members, 3 million dollars each to apply to projects. Even then, the 3 million is not guaranteed. Your Gaston Delegation met to discuss maximizing our collective allocations in hopes to best manage requests and to ensure no overlapping of requests, that would cause us to lose dollars for the requests.

Your Delegation agreed to support each other's requests and have done so by a letter of support from each of our offices accompanying each budget request we entered.

Although the total of requests received far surpasses the available funds, I, along with my colleagues, will do all we can with the allocation received, and carry forward requests left unmet until next long session, which is only a few months from now.

Thank you for both your patience and understanding as together we are making Gaston County a better place for future generations.

Sincerely,



Representative John A. Torbett

Viddia Torbett
Legislative Assistant
Representative John A. Torbett
300 North Salisbury Street, 538 LOB
Raleigh, NC 27603-5925
919-733-5868
210 Blue Ridge Drive
Stanley, NC 28164
704-263-9282 Home and District Office
Viddia.torbett@ncleg.gov



From: Reid Washam <r.washam@townofmcadenville.org>
Sent: Wednesday, June 05, 2024 10:39 AM
To: Rep. John Torbett <John.Torbett@ncleg.gov>
Cc: Sen. Brad Overcash <Brad.Overcash@ncleg.gov>; Rep. Donnie Loftis <Donnie.Loftis@ncleg.gov>; Lesley Dellinger <clerk@townofmcadenville.org>
Subject: McAdenville Waterline Funding Follow-Up

You don't often get email from r.washam@townofmcadenville.org. [Learn why this is important](#)

Good Morning Representative Torbett,

My fellow McAdenville Town Councilman, Jay McCosh, recently attended the Gaston Business Association Gala and spoke with Senator Overcash and Representative Loftis about the Town's \$4,000,000 funding request for the Main Street Water Line. It is Jay's understanding that we will not receive funding from the current short session of the Legislature. If this information is correct, we are of course disappointed but understand that short session funding was a long shot. This project remains our top priority and we request that it remain as a top priority for the Gaston County Delegation in the next session of the Legislature. This project is essential for

McAdenville to maintain adequate water service, but also because it is the last major hurdle to overcome in our effort to merge our systems with the City of Gastonia (Two Rivers Utilities).

The precarious financial viability of McAdenville's Water and Sewer Utility has become more evident as we prepare the FY 24-25 budget. A revenue shortfall of \$100,000 is projected in a budget of \$650,000. This results mainly from the closure of the Coats American operations (a significant user of water) which was in the I-85 manufacturing facility which was formerly the Pharr-HP Division in McAdenville. Fortunately, this shortfall can be funded this year with fund balance but is not sustainable in the future. McAdenville's current reserves are \$1.7 million. Other short-term demands of fund balance are our self-funding of a major pressure reducing valve project estimated to cost \$900K, along with reserves needed to cover potential overruns when bids are received for grant funded capital projects. As you can see there is very little "wiggle room" with our available funds.

Our initial merger planning meeting with Two Rivers occurred on May 2nd and additional meetings are scheduled twice per month beginning in June. The initial meeting was very positive and productive. Many operational and administrative details need to be worked out but all seem achievable. As stated previously, the main hurdle remains funding of the Main Street Water Line. We very much appreciate the efforts and consideration of the Gaston County Delegation and need your continued support.

As you know, planning, designing, and engineering a capital project require significant time. In anticipation of receiving full funding in the next session, it would be extremely helpful to have the design and engineering complete prior to the next legislative session. We are requesting a supplemental direct appropriation of \$300,000 that will allow us to complete this task prior to the additional funding. Current and potential financial demands will not allow the Town to self-fund this need at this time.

Again, thank you for your support of McAdenville!

Reid Washam, Mayor Pro-Tem
Town of McAdenville

(704) 562-2214

HOA Request to Speak On 11-June-2024 Town of McAdenville Meeting

McA HOA Secretary <mcahoa.secretary@gmail.com>

Wed 6/5/2024 10:57 AM

To: Mayor <mayor@townofmcadenville.org>; Lesley Dellinger <clerk@townofmcadenville.org>; Reid Washam <r.washam@townofmcadenville.org>; Greg Richardson <g.richardson@townofmcadenville.org>
Cc: MCA HOA President <mcahoa.president@gmail.com>; MCAHOA VicePresident <mcahoa.vicepresident@gmail.com>; McA HOA Secretary <mcahoa.secretary@gmail.com>; MCA HOA Treasurer <mcahoa.treasurer@gmail.com>; MCAHOA MemberatLarge <mcahoa.memberatlarge@gmail.com>; Fred MemberAtLarge <ftmcbee61@aol.com>; J Rob Bridges <jrbridges2@yahoo.com>

Good Morning Mayor Robinette,

The Village of McAdenville HOA Board would like to request to speak on the 11-Jun Town of McAdenville Meeting.

Our HOA President Karen Bynum and Vice President Ashley Hannah Murphy would like to request clarification of the Town's street parking ordinance and its jurisdiction on the neighborhood roads.

Specifically the following sections of the Town Ordinances:

Chapter 6 Motor Vehicles and Traffic

https://townofmcadenville.org/wp-content/uploads/2023/09/CHAPTER-6_MOTOR-VEHICLES-AND-TRAFFIC.pdf

- 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:

https://townofmcadenville.org/wp-content/uploads/2023/09/CHAPTER-7_STREETS-AND-SIDEWALKS.pdf

- 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"

We would like for the Police Chief and/or the Town's Attorney to clarify the following questions:

1) Does the Town's Ordinances allow a resident to call the police for enforcement of street parking in the neighborhood (both a scenario where 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).

2) 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? If not enforceable by the HOA, would the process be to ask the Town to consider adding a street to Ordinance Chapter 6, Section 6A-14?

Thanks,
-William

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William Clark
McAdenville Village HOA - Secretary
Email: mcahoa.secretary@gmail.com