

## **TOWN OF MCADENVILLE MINUTES AUGUST 13, 2024**

The McAdenville Town Council met in regular session on Tuesday, August 13, 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 in attendance: Attorney Chris Whelchel, CPD Chief Adams, and Town Administrator/Clerk Lesley Dellinger. Mayor Jim 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 Walt Griggs, McAdenville Baptist Church, opened the meeting with prayer.

### **ADJUSTMENT & APPROVAL OF AGENDA:**

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

### **CONSENT AGENDA:**

The items of the Consent Agenda were unanimously approved by motion of Jay McCosh, second by Greg Richardson and unanimous vote:

- a) **Approval of Minutes:** Council approved the regular meeting of July 9, 2024.
- b) **KB Creative Design Contract:** Council approved the creative design contract in the amount of \$2,400 to create an official Town Seal for McAdenville. The contract includes three custom design options for consideration, three rounds of revisions, and final deliverable of selected design in single & full color.

### **NORTH STREET EASEMENT:**

Attorney Chris Whelchel stated that the Council made the decision to permanently close North Street and return it to private ownership by Belmont Land & Investment in April 2023. A blanket utility easement was put in place with this transfer and Belmont Land is requesting the Town consider removing the blanket easement and replacing it with a specific easement. To facilitate this process, Belmont Land has agreed to install a 16" steel water sleeve at their cost and provide the required 30 ft utility easement along North Street. The easement and steel water sleeve will support the Waterline Improvement grant project SRP-ARP-0108 set to begin construction in January 2025. Chris Whelchel presented the formal easement for the Council's consideration. Mayor Pro-Tem Washam stated that he wanted a firm date included in the easement language for installation of the steel casing and the option for the Town to perform the construction for reimbursement removed. He added that the Town did not have the available funding to front the construction and delaying the project past March 31<sup>st</sup> may impact the grant. Following discussion, Mayor Pro-Tem Washam motioned to approve the North Street easement agreement subject to the follow required changes: (1) deadline of March 31, 2025 for installation of the 16" steel water sleeve by Belmont Land & Investment, and (2) removal of the language that the Town will construct. The motion was seconded by Greg Richardson and passed unanimously.

## **POLICE DEPARTMENT REPORT:**

Police Chief Adams stated that he had nothing to report.

No additional questions/comments were presented by the Council or town staff.

## **STAFF REPORT:**

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

### Town Code – Ordinance Revision

- The Town Council voted at the May 14, 2024, meeting to add 3-way stops at the intersections of Church/Cedar Street & Lakeview/Cedar Street. Chief Adams stated during the meeting that Town Code Chapter 6-Motor Vehicles & Traffic would need to be updated for his staff to issue citations following the traffic pattern change. Staff recommends amending Section 6-4(a)(b) to remove the schedule in Appendix A, Section 6A-5 & 6. Modifying the language in this section and removing the schedule eliminates the need for future ordinance amendments when stop signs are added or removed throughout town. Council supported staff's recommendation and directed the Town Attorney to prepare an Ordinance amending Chapter 6, Section 6-4(a)(b), and Section 6A-5 & 6 of the McAdenville Town Code for adoption consideration at the September 10, 2024 regular meeting.

### Parks & Recreation

- The GCLMPO recommended McAdenville for a \$2 million CMAQ award for the River Link trail construction on Riverside Drive. Final approval from the NCDOT is pending.
- Lesley requested Council's consideration for contracting with WithersRavenel for grant writing services. She stated that there was an additional funding opportunity for the River Link Trail. The Great Trails State Grant provides funding for new trail development and extension of existing trails anywhere in the state of NC. There is \$25 million in the current grant cycle with maximum awards of \$500K. Matching grant requirements are \$1 non-state matching for every \$1 of state funds. (*CMAQ grant funding can be used as match monies for the Great Trails State grant.*) Grant writing and application assistance is available through WithersRavenel for a cost of \$5,000. Following discussion, Motion to enter into a professional services contract with Withers for grant application services for the Great Trails State Grant opportunity was made by Joe Rankin, seconded by Greg Richardson and unanimous vote.

### Water & Sewer

- The Hallie Bentley PRV replacement project has received approval from DEQ for the water main extension on Main Street. Clayton Engineering is preparing the revised cost estimates and public bid documents for the project.
- Town staff met with WithersRavenel representatives on August 2<sup>nd</sup> to review the status of grant projects SRP/ARP/0108 & VUR/ARP/0099. Design approvals are still pending with DWI but Chris Rosenboom, Lead Engineer, stated that both projects will be ready for public bid in September. The ARP grant funding requires that monies be committed by December 31, 2024. Town staff expressed concern that this milestone may not be met if construction bids come in above the current grant funding awards. Alice Briggs,

financial consultant with WithersRavenel, stated that she was looking into options for additional funding for project overages and would investigate the possibility of sharing funding between the Town's two funded projects. Chris Rosenboom felt there were options for value engineering or modifying the scope of work for both grants if bids come in above the allotted funding.

### Public Works

- The cost of recycling is escalating and managing acceptable recyclables during curbside collection is very difficult. As it stands now, the recycling being collected by Harrison Sanitation has a contamination level above what is acceptable and often ends up in a landfill. Town staff is working on a letter and on-line survey for McAdenville residents to explain the current recycling situation and provide an opportunity for input. The Town's current contract for solid waste collection ends June 30, 2025. Information from the on-line survey will be used as a tool to help staff develop an RFP for solid waste collection that best serves the majority interest of the citizens.

### Financial Update

- The test work for the FY2023-2024 audit is complete. Butler & Stowe personnel found no issues with the conversion data from Southern Software to the new platform.

### **OPPORTUNITY FOR PUBLIC COMMENT:**

Kevin Rink, 534 Lakeview Drive. Mr. Rink stated that the Board should remove the new stop signs on Church Street because they were erected without following the procedures set forth in the Town's Residential Traffic Calming Policy. He added that the speed study conducted by the Cramerton Police in September 2021 did not support the addition of a three-legged stop and that a formal engineering study should have been ordered by the Council before changing the traffic pattern on Church Street. Mr. Rink cited additional studies supporting his opinion that stop signs were not an effective means of traffic calming.

Fred McBee, 140 Church Street. Mr. McBee thanked the Board for adding stop signs at the intersection of Church & Cedar. He stated that visibility of traffic coming up Church was limited due to the steep grade of the road and the stop sign improves the safety of the intersection. He also felt the stop signs would slow traffic down, making the walk to school for the numerous young children in the neighborhood safer.

### **COUNCIL GENERAL DISCUSSION:**

Mayor Pro-Tem Washam provided an update on the recent MPO meeting stating that the I-85 widening project had been broken into three separate phases due to cost and that the northern section which will include the McAdenville exit will be in the 1<sup>st</sup> phase of construction. He added that the NCDOT has approved the weight limit on Main Street and designated truck route along Hwy7/Riverside Drive. Mayor Pro-Tem Washam stated that even though the truck route and weight limit has taken two years for approval the signage should be in place prior to the Hickory Grove Warehouse being occupied. Greg Richardson thanked Reid Washam for his work on the truck route which will redirect a projected 100 transfer trucks daily once the Hickory Grove warehouse is operational.

Greg Richardson reported an accident on the greenway which resulted in a severe head injury. He stated that near the river trail footbridge there was a small section of algae or river silt on the concrete that made the area slippery causing a walker on the trail to fall. Sand was used to improve foot traction in the area following the incident. Mayor Pro-Tem Washam will be contacting GEMS to discuss options for trail signage that would allow users to accurately report their position on the trail in an emergency.

**ADJOURN:**

There being no further business to come before the board, the meeting adjourned at 6:47 PM upon motion of Joe Rankin, second by Carrie Bailey and unanimous vote.

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Reid Washam, Mayor Pro-Tem

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Lesley Dellinger, Town Clerk