

## **TOWN OF MCADENVILLE MINUTES SEPTEMBER 10, 2024**

The McAdenville Town Council met in regular session on Tuesday, September 10, 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: Jay McCosh, Greg Richardson, and Joe Rankin. Also in attendance: Attorney Marshal Walker, CPD Captain Debbold, and Town Administrator/Clerk Lesley Dellinger. Council Member Carrie Bailey and Town Attorney Chris Whelchel were absent.

### **CALL TO ORDER:**

Mayor Robinette 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 September Agenda was approved by motion of Mayor Pro-Tem Washam, second by Greg with the following changes: Item #5 (Town Code Amendment) was removed due to Attorney Chris Whelchel's absence and continued to the October 8, 2024 meeting for review and vote.

### **CONSENT AGENDA:**

The items of the Consent Agenda were presented for vote. A motion to pull item b (ADGI Professional Contract for Planning Services) from the consent agenda and place it on the October 8, 2024 agenda for discussion and vote was made by Joe Rankin. The motion was seconded by Mayor Pro-Tem Washam and passed unanimously. Next, a motion to approve items a, c, & d of the consent agenda was made by Joe Rankin, seconded by Greg Richardson and passed unanimously.

- a) Regular Meeting minutes of August 13, 2024 was approved.
- b) Item was withdrawn from consideration and placed on future agenda
- c) The Blue Ridge Trail Works quote to install drainage system to divert standing water away from the parking lot and picnic shelter was approved. Project cost is \$6,500.
- d) The Silver Level sponsorship for McAdenville Elementary for 2024-25 was approved.

### **REQUEST TO SPEAK:**

Mike Holder with Gannett Fleming, Inc spoke to Council about a proposed traffic pattern change for the intersection of Mockingbird Lane and Main Street/Hwy 7 to support future development plans by Belmont Land & Investment. Gannett Fleming was hired by Belmont Land to perform a traffic analysis of the intersection and produce a Technical Memorandum and recommendation for submission to the NCDOT. The future residential buildout planned by Belmont Land & Investment will include construction of a fourth leg at the intersection of Mockingbird & Main which is anticipated to cause considerable impact due to the introduction of additional traffic and new conflicting points therefore warranting an all-way stop. Mr. Holder stated that the NCDOT supported the recommendation for adding an all-way stop with construction of the fourth leg and Council approval would be needed in the future. He added that the Technical Memorandum and a YouTube video would be forwarded to the Town Clerk for distribution to Council.

Jay McCosh asked how the traffic signal at Dickson impacts the proposed change and if a traffic signal was considered instead of an all-way stop. Mr. Holder stated the traffic signal at Dickson was outside of the scope of the current study, but the new residential development may increase traffic amounts and qualify for a signal, but a future study would be needed. Mayor Pro-Tem Washam asked if the existing entrance to Mockingbird Lane would be altered because the incline and width are problematic. Mr. Holder stated that no changes were recommended to the existing Mockingbird Lane curbing. Joe Rankin asked if the stop signs would have the flashing lights around them or if stop ahead signage would be added. Mr. Holder stated that signage options could be discussed. Mayor Pro-Tem Washam stated that Lowell has an approved residential development under construction which will connect to Ford Drive increasing traffic on Main Street and asked if this was considered with the analysis. Mr. Holder stated that Ford Drive was outside of the scope of the study. Joe Rankin asked if the I-85 widening project was taken into consideration with the study. Mr. Holder stated that the I-85 corridor like Ford Drive was outside the scope of the current study. Mayor Robinette thanked Mr. Holder for the information.

#### **POLICE DEPARTMENT REPORT:**

Police Captain Debbold stated that he had nothing out of the ordinary to report and offered to answer questions from the board. Mayor Pro-Tem Washam commented on the professionalism displayed by Officer Nevins in a recent incident at the greenway. No additional comments or questions were presented by Council.

#### **STAFF REPORT:**

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

##### Parks & Recreation

- Update on the Great Trails State grant application approved at the August meeting. The application deadline was extended to November, but eligibility requirements have changed making McAdenville's River Link sidewalk connector ineligible due to length. The new rule states that eligible trails must be ¼ mile in length and the McAdenville piece along Riverside Drive misses the required length by approximately 126 feet. WithersRavenel is requesting a meeting with the GTSP committee to discuss options.

##### Public Works

- The Town of McAdenville was awarded \$48,000 in federal grant funding for our Safe Streets for All (SS4A) application. This award is to be used for the development of a Comprehensive Safety Action Plan for improvements to intersections and sidewalks within the town limits. The official NOFO is expected later this month. This award will support the formal sidewalk study prioritized by the Council in the FY2025 budget.
- Recycling update continued from August meeting. Changes to the Town's curbside recycling program are scheduled to begin in October. Staff presented the resident information letter for Council review and asked that any revision requests be submitted by September 20<sup>th</sup>. The letter contains a QR code that links to an on-line survey. Survey results will be a resource for staff when creating the RFP for waste collection in FY2026.

### General Comments

- The Town has joined the Gaston Business Association and there is an Advocacy Breakfast on Thursday, September 26<sup>th</sup> at 7:30AM at which local Representative John Torbett and Senator Brad Overcash will be in attendance. Please let staff know if you would like to attend.
- Before and after photos of the goat scaping were shown. The goats were used for kudzu removal on greenway property near the Fire Station.

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

Mayor Robinette opened the floor for public comment. No comments were presented.

### **COUNCIL GENERAL DISCUSSION:**

Mayor Pro-Tem Washam asked staff to add the Lakeview drive/Cedar Street 3-way stop to the October agenda for discussion and possible vote. He then updated Council on the DOT installation of weight limit signage at I-85 and Riverside Drive and stated that the truck route designation signage at Hickory Grove & Riverside Drive will be installed soon. He added that the Wilkinson Blvd/South Fork Bridge widening project is being held up by FERC but that the construction date had not been revised by the DOT and is still scheduled to begin in 2025.

Council Member Greg Richardson read the following statement and asked that it be recorded in the minute regarding the Stop Signs on Church Street.

*In response to recent complaints by some residents concerning the placement of new stop signs on Church Street (where it connects to Cedar Street), I would like to address for the record certain misinformation alleging that the Town committed procedural error in its decision-making process when it decided to erect these signs:*

*The first point of misinformation is that the Town failed to follow its own Traffic Calming Policy. However, the fact is that the Town passed this policy to give residents a mechanism to request traffic calming measures – it does not limit the Town’s broad authority to regulate its own streets, as granted by the State under GS 160A-296 & 160A-300.*

*Another point of misinformation pertained to NCDOT standards and procedures that were not followed by the Town. However, the standards and procedures cited only apply to State roads, not municipal. Bottom line, the Town committed no procedural error, whatsoever, in erecting these signs to improve public safety.*

*I believe it is better to address these points here, for the record, rather than engage in such debates on social media.*

### **ADJOURN:**

There being no further business to come before the board, the meeting adjourned at 6:41 PM upon motion of Joe Rankin, second by Mayor Pro-Tem Washam and unanimous vote.

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Reid Washam, Mayor Pro-Tem

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Lesley Dellinger, Town Clerk