

**TOWN OF MCADENVILLE COUNCIL AGENDA
TUESDAY, SEPTEMBER 10, 2024 @ 6:00 PM
163 MAIN STREET, MCADENVILLE, NC**

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & INVOCATION**
- 2. ADJUSTMENT & APPROVAL OF THE SEPTEMBER 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 August 13, 2024.
 - b) Approval of Ability Development Group (ADGI) professional service contract for technical assistance with general planning & development services. The billable hourly rate is \$60 on an as-needed basis.
 - c) Approval of Blue Ridge Trail Works quote to install drainage system to divert standing water away from the parking lot and picnic shelter. Project cost is \$6,500.
 - d) Approval of 2024-25 silver level sponsorship for McAdenville Elementary.
- 4. REQUEST TO SPEAK:** Mike Holder with Gannett Fleming, Inc will present a proposed traffic pattern change for the intersection of Mockingbird Lane and Main Street/Hwy 7 to support future redevelopment plans by Belmont Land & Investment. Modifications to the intersection require NCDOT approval and support of the Town Council.
- 5. TOWN CODE AMENDMENT:** Attorney Chris Whelchel will present an ordinance for Council’s consideration modifying Chapter 6-Motor Vehicles & Traffic: Section 6-1(1) Definitions and Rules of Construction, Section 6-4(a) Stop signs Required at Certain Intersections, and Section 6A-5 Stop Signs. The proposed text changes were introduced at the August 13th regular meeting and redlined documents are available on the Town’s website for review. Council approval is recommended.
- 6. POLICE DEPARTMENT REPORT:** A representative from the Cramerton Police Department will be present to report on police activity for the month of August and address any concerns or questions presented by the Town Council.
- 7. STAFF REPORT:** Lesley Dellinger will provide updates on town business & open projects and answer questions from the Town Council.
- 8. 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 come to the podium, state their name and address for the record, and limit comments to no more than five (5) minutes.
- 9. 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 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 31st 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 2nd 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 1st 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.

Reid Washam, Mayor Pro-Tem

Lesley Dellinger, Town Clerk

DRAFT

Ability Development Group Incorporated

CONTRACT

Consultative Services Contract

Ability Development Group

Dr. David L. Williams, MPA, AICP, EDFP- President/Principal Planner

Local Government: Town of McAdenville, North Carolina

Purpose: General Town Land Use/Zoning Planning Services

Consultant: David L. Williams, President/Principal Planner, Ability Development Group, Incorporated

McAdenville, a town/municipality of the State of North Carolina having a mailing address of 161 Main Street, McAdenville, NC 28101 and Ability Development Group, Incorporated (Consultant) owned by Dr. David L. Williams, a resident of North Carolina having a mailing address of 1305 East Garrison Blvd, Gastonia, NC 28054, hereby enters into a contract for a project concerning general land use planning services for the Town of McAdenville, North Carolina.

See below the contents of the contract agreement:

Upon the execution of the undersigned Local Government, Ability Development Group Inc. agrees to perform the services described herein the contract and proposal. The total cost for services rendered by Ability Development Group is to be paid by the Town of McAdenville, NC is at a rate of \$60.00 per hours for 5/10 hours per week beginning in September 2024 for contract time period to run on an as-needed basis as determined by the Town of McAdenville, NC. Consultant shall submit an invoice to the Town along with an accounting for the number of hours spent on the applicable deliverables bi-weekly (every two-weeks).

In the event either party wishes to terminate the agreement prior to completion, Consultant is entitled to keep all progress payments paid to him for completed deliverables, but Consultant shall not receive compensation for any uncompleted work produced. Upon written notice, either party may terminate this agreement with a ten (10) day notice to the other party.

Both parties agree that the Consultant is not an employee, agent, partner, or has any other similar legal relationship with the Town of McAdenville, NC or any employee of the Town of McAdenville(NC). Consultant acknowledges that he is an Independent Contractor/Consultant. Consultant agrees to pay for any taxes which arise from his compensation from this agreement.

The contract will require a pre-audit Certificate.

Contact information: Lesley Dellinger, Town Administrator/Town Clerk or her designee, for the Town of McAdenville, NC, shall be the exclusive contact individual for the Consultant. Consultant shall report all progress and concerns to Lesley Dellinger. The contact information for Lesley is as follows:

MAIL: 161 Main Street, McAdenville, NC 28101
E-MAIL: clerk@townofmcadenville.org
TELEPHONE: (704)-824-3190

It is estimated that the contract will commence by **September x, 2024 (approx.)**
It is estimated that this project will be open-ended or on as-needed basis.

All signatures below commence the contractual agreement

Ability Development Group Incorporated

If the Town of McAdenville (North Carolina) wishes Consultant to proceed with this contract, please have authorized official(s) acknowledge acceptance of this service contract and forward the same to Consultant with the appropriate signatures below.

Ability Development Group Incorporated



BY: _____
Dr. David L. Williams, President/Principal Planner

8/27/2024
Date

Proposal Prepared by:



Ability Development Group Incorporated

Accepted, this _____ day of _____ 20 _____

Town of McAdenville, NC
LOCAL GOVERNMENTAL UNIT

BY: _____
Signature of Authorized Official/City/Town Administrator

Attest: _____
Clerk to the Board (Town of McAdenville, NC

Jim Robinette, Mayor, Town of McAdenville, NC

Date



Blue Ridge Trail Works, Inc

227 East Front St.
Statesville, NC 28677
Office: 828-355-9186
Fax 828-355-9145
brtwinc@gmail.com
www.blueridgetrailworks.com

North Carolina's Best Choice for Sustainably Built Natural Surface Trails

Client: Town of McAdenville - Leslie

Site: Near the corner of Lakeview Dr. and Hickory Grove Rd., in
McAdenville, NC 28101

Contact Info: 704-996-1734 & clerk@townofmcadenville.org

Work: Construction of a Drainage System for McAdenville
Greenway Park

Blue Ridge Trail Works Inc. : Contact Information

BRTW Contact : Scott Brown: 704-929-0151 (wmscottb93@gmail.com)

BRTW Address : 227 East Front St., Statesville, NC 28677

Overview-

On the west Bank of the South Fork River in McAdenville, NC, near the north end of the greenway parking lot, we will construct a new drainage system to train the standing water from the area between the east/ west sidewalk & the north parking lot entrance.

Scope of Services -

Near the parking lot we would regrade around the shelter to direct water into the existing pipe on the north side of the shelter & clean out all debris from the grate and the drain pipe. We will also add river rock in the grate area to help keep out new debris.

In the area between the road road and the parking lot and the sidewalk, grade that area down to install a new 15" diameter x 20' long pipe with a flared end on each side to drain water from that area to the north where it can then drain towards the river. We would have to cut and remove a section of the sidewalk which we would replace afterwards. Any dirt removed would be placed on the property out of the way. We would also hand dig where the electric line is buried. We would spread grass seed and straw afterwards.

QUOTATION :

Start Date - October of 2024			
A) - Construction of Drainage System -			\$6,500.00
TOTAL COST			\$6,500.00

Terms - \$3,250 as down for Materials and Mobilization. With the remaining \$3,250.00 due when the job is complete. Payments due within 3 business days of Invoicing.

Agreed to By: Blue Ridge Trail Works, Inc. & Town Of McAdenville, NC

Date _____

Name _____

Signature _____



BECOME A CORPORATE WILDCAT SPONSOR

McAdenville Elementary 2024-25 Sponsorship Form

Make a tax-deductible donation and make a difference in the 2024-25 school year!

The McAdenville Elementary PTO is committed to creating an enriching environment for students and fostering a sense of community within our school. We do this by raising funds, through our annual sponsorship campaign, to enhance students' school experience. Your dollars go directly back to the school to upgrade classroom supplies, provide fun extracurricular activities, and support school-wide events.

This year a FUN RUN is scheduled for Oct. 10, 2024. In addition to the marketing efforts outlined below, we're offering our corporate sponsors an opportunity to participate in day-of activities by hosting an on-field booth. Pass out water to runners, blow bubbles, shoot water guns, or blast music- the options are as endless as the fun! What better way to see your sponsorship dollars at work than to participate in an event that wouldn't be possible without your support?

THANK YOU for your support. With you, the possibilities are endless!

Business: _____

Address: _____

Contact Name: _____

Contact Phone: _____

Contact Email: _____

Would like a booth at the Oct. 10 Fun Run (Y/N) _____

✓ **Please indicate your sponsorship level**

- \$1,000 Gold Corporate Sponsor**
Silver + name on the school marquee; a "thank you" phone recording to all student households
- \$500 Silver Corporate Sponsor**
Bronze + company listing in the 2024-2025 yearbook; yard sign displayed at school events
- \$250 Bronze Corporate Sponsor**
Name on sponsor wall at school; listing in awards day program; logo on Fun Run fundraising website used and shared by all families; logo on school website; logo on school sponsor banner; business promoted on PTO & school Facebook page
- \$_____ Wildcat Corporate Supporter**
Name on sponsor wall at school

✓ **Please indicate your payment option:**

- Check-** Deliver your form and check made payable to McAdenville Elementary PTO to:
McAdenville Elementary PTO, 275 Wesleyan Drive, McAdenville NC 28101
- Electronic Payment (Credit/Debit)**
 - Email your completed sponsor form to McAdenvillePTO@gmail.com
 - Make your online payment. Scan QR Code or visit: <https://bit.ly/3fx8OIk>





CRAMERTON POLICE DEPARTMENT
MONTHLY REPORT: August, 2024

McADENVILLE CONTRACT

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
ARREST TOTALS	0	2	3	2	0	3	2	1					13
Adult	0	2	3	2	0	3	2	1					13
Juvenile	0	0	0	0	0	0	0	0					0
Felony	0	0	0	0	0	1	0	0					1
Misdemeanor	0	2	1	2	0	0	0	0					5
Traffic	0	0	1	0	0	1	1	0					3
DWI ARRESTS	0	0	0	0	0	1	1	0					2
CALLS FOR SERVICE	109	146	201	185	127	125	108	124					1125
CASE TOTALS	2	3	3	3	0	2	4	1					18
Felony	0	1	1	0	0	1	2	0					5
Misdemeanor	2	1	1	3	0	1	2	1					11
Traffic	0	0	1	0	0	0	0	0					1
DRUG INVESTIGATIONS	0	0	0	1	0	1	0	0					2
TRAFFIC CITATIONS	4	12	4	6	6	12	23	5					72
License Vios.	2	3	1	2	2	7	9	1					27
Registration Vios.	1	3	2	4	2	2	5	2					21
Restraint Vios.	0	0	0	0	0	0	0	0					0
Speeding Vios.	1	4	1	0	2	3	7	1					19
Sign/Signal Vios.	0	0	0	0	0	0	0	0					0
Other Traffic	0	2	0	0	0	0	2	1					5
TRAFFIC CRASHES	2	0	3	0	2	1	2	2					12
Damage	2	0	3	0	0	1	2	0					8
Injury	0	0	0	0	2	0	0	2					4

STAFF REPORT FOR COUNCIL MEETING 9/10/2024

Presented by Lesley Dellinger, Town Administrator/Clerk

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 200 feet. WithersRavenel is investigating additional grant opportunities.

Public Works

- Senator Thom Tillis made an announcement on 9/6/2024 that McAdenville was one of the recipients of \$5.2 million in grant funding for North Carolina. 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 will present the resident information letter for Council review and provide additional details on the on-line survey.