

TOWN OF MCADENVILLE MINUTES OCTOBER 8, 2024

The McAdenville Town Council met in regular session on Tuesday, October 8, 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, Greg Richardson, and Joe Rankin. Also in attendance: Attorney Chris Whelchel, CPD Chief Adams, and Town Administrator/Clerk Lesley Dellinger. Council Member Jay McCosh was 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 October Agenda was approved as presented by motion of Greg Richardson, second by Joe Rankin and unanimous vote

CONSENT AGENDA:

The items of the Consent Agenda were approved by motion of Joe Rankin, second by Mayor Pro-Tem Washam and unanimous vote:

- a) Regular Meeting minutes of September 10, 2024 was approved.
- b) The Sidewalk Levelers contract for \$26,791.50 was approved to repair trip hazards, replace broken panels, and correct ADA compliance issues on sidewalks throughout town. Powell Bill Grant funding will be used to cover the contract.

CONTRACT – ABILITY DEVELOPMENT GROUP, INC:

Staff requested the Council's consideration for an on-call contract with ABDI for technical assistance with updating the current zoning map. David Williams, owner of ABDI, was introduced and provided an overview of his services and credentials. Council was given the opportunity to ask questions. Following discussion, a motion was made by Mayor Pro-Tem Washam to approve the on-call professional service contract with ABDI for planning & development assistance, the motion was seconded by Carrie Bailey and passed unanimously.

PRESENTATION BY KB CREATIVE:

Kirk Brown, owner of KB Creative, was in attendance to present design concepts for a custom Town Seal for McAdenville. Three designs were presented for Council review and input. Staff asked the Council to submit revision recommendations in writing. The design contract includes three rounds of revisions, and final deliverable of selected design in single & full color. A request for volunteers to participate on a design review committee was made by staff.

TOWN CODE AMENDMENT:

Attorney Chris Whelchel presented **Ordinance No 2024-005** for Council's consideration modifying the Town Code Chapter 6-Motor Vehicles & Traffic: Section 6-1(1) Definitions and Rules of Construction, Section 6-4(a), (b) Stop signs Required at Certain Intersections, and Section 6A-5 & 6 Stop Signs. Attorney Whelchel stated that the text changes would certify recent traffic pattern changes and simplify future changes initiated by the Town Council. The proposed text changes were introduced at the August 13th regular meeting and redlined documents were made available to the public on the Town's website. Following discussion, motion to approve **Ordinance No. 2024-005** amending Chapter 6-Motor Vehicles & Traffic of the McAdenville Town Code was made by Carrie Bailey, seconded by Mayor Pro-Tem Washam and passed by unanimous vote.

POLICE DEPARTMENT REPORT:

Police Chief Adams stated that the monthly report was included in the agenda packet and that he didn't have anything additional to report. He then offered to answer questions from the Council. Carrie Bailey asked if traffic citations could be issued for failure to stop at the intersection of Church and Cedar since Council approved the ordinance changes for Chapter 6 of the Town Code. Chief Adams replied yes. No additional comments or questions were presented by Council.

STAFF REPORT:

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

Old Business

- 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 and authorized town staff to execute the change. Staff has encountered issues with the proper placement of the signage at the Lakeview/Cedar Street intersection due to the location of the driveway at 523 Lakeview Drive. Staff requested the Council consider a motion to rescind making Lakeview Drive/Cedar Street a 3-way stop due to physical obstacles preventing the proper placement of one of the signs. Photos of the intersection were presented for review. Following discussion, Greg Richardson motioned to rescind making Lakeview Drive/Cedar Street a 3-way stop due to physical obstacles preventing the proper placement of a stop sign at one leg of the intersection. The motion was seconded by Joe Rankin and passed unanimously.

New Business

- Bob Clay has requested Council consideration for endorsement of a future four-way stop at the intersection of Mockingbird Lane & Main St (NC 7) and future road in McAdenville. The NCDOT had provided approval of the traffic pattern change pending support from McAdenville town staff. Mike Holder, on behalf of Pharr Development, spoke to Council about the proposed change during the September 10, 2024 meeting. Staff stated that the technical memorandum and executive overview from Mike Holder, Gannett Fleming Inc., are included in the October agenda packet. Lesley requested

direction from Council on the support letter request by Bob Clay. Joe Rankin stated that he feels Mockingbird needs to be widened at the Main Street connection to accommodate increased traffic and added that Mr. Holder stated at the September meeting that changes to Mockingbird were not part of the traffic study. Councilman Rankin added that he would like a more detailed examination of the intersection before formally supporting the changes. Mayor Pro-Tem Washam stated that a 4-way stop at the proposed intersection is a good idea, but he would like to see site plans detailing the new road additions. He agreed that improvements to Mockingbird need to be included in the design. Additional information was needed before he could support the request. Greg Richardson stated that he would like to have clarification on the time frame for the build-out because he wants to make sure the development coincides with the traffic pattern change. He added that a site plan of the entire area was needed prior to him making a decision for support of traffic pattern changes in the area. Lesley Dellinger was directed to request additional information from the Pharr Development group to facilitate the Council's endorsement of a future road extension and four-way stop at the intersection of Mockingbird Lane and Main St (NC-7).

Water & Sewer

- The Hallie Bentley PRV replacement project bid documents have been prepared by Clayton Engineering. The decision to postpone bidding to 2025 has been made to avoid interference with the Christmas Town Event since construction would be on Main Street between Mockingbird Lane and Park Drive.
- The Water Rehabilitation Project and Water System Improvement projects are still under review by DWI causing bidding to be delayed. Staff was concerned that the grant monies were in jeopardy since the ARP final rule requires that ARP grant monies be committed by December 31, 2024. Confirmation has been received from the NC School of Government that McAdenville's grant awards met the "commitment" requirement when funds were awarded from DWI and are not in jeopardy of being rescinded if contract awards happen after the December 31, 2024 deadline. Project status updates are pending from WithersRavenel.

Public Works

- Recycling update and Waste Collection changes. Letters have been mailed to all resident's outlining the changes to the curbside recycling program and waste collection procedure. The last recycling collection will be on Thursday, October 17, 2024. Residents will be able to use both trash bins for household trash and yard waste for weekly pickup after October 17th. An online survey is available so that residents have an opportunity to provide constructive feedback on the changes. 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.

OPPORTUNITY FOR PUBLIC COMMENT:

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

COUNCIL GENERAL DISCUSSION:

Greg Richardson provided an update on the damage along the river section of the greenway. He stated that the water has opened a vulnerability at the pinch point and volunteers are needed to fill and place sandbags as a temporary fix. He added that the large rectangular stones that are abundant in town could be used to retain and stabilize the remaining riverbank, but that heavy equipment is needed to move them due to their immense weight. He requested staff contact the contractor that was used to reinforce the pinch point area previously for a quote.

Carrie Bailey asked what direction should be provided to residents if they want a new option to be considered for Lakeview since a stop sign was not possible. Lesley stated that they should be referred to the Neighborhood Traffic Calming Policy available on the Town’s website. Carrie added that the median on the Academy side of the traffic circle was broken and needs repair. Lesley replied that this item will be added to the list of needed street and sidewalk repairs.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 7:01 PM upon motion of Joe Rankin, second by Carrie Bailey and unanimous vote.

Reid Washam, Mayor Pro-Tem

Lesley Dellinger, Town Clerk