

TOWN OF MCADEVILLE MINUTES NOVEMBER 12, 2024

The McAdenville Town Council met in regular session on Tuesday, November 12, 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, Jay McCosh, Greg Richardson, and Joe Rankin. Also in attendance: CPD Captain Debbold, Town Administrator/Clerk Lesley Dellinger, and Attorney Kayla Butler. (Town Attorney Chris Whelchel 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 November Agenda was approved as presented by motion of Carrie Bailey, second by Jay McCosh and unanimous vote

CONSENT AGENDA:

The items of the Consent Agenda were approved by motion of Joe Rankin, second by Greg Richardson and unanimous vote:

- a) Regular Meeting minutes of October 8, 2024 was approved.
- b) The Edy-Mac Plumbing Quote for \$4,119.50 was approved to remove and rework main sewer line from rear of Town Hall building to the manhole.

VILLAGE HOA REQUEST FOR ASSISTANCE:

The McAdenville Village HOA's is requesting Council authorize the Town's Attorney and Police Chief to work with their board on developing enforceable street parking regulations. The HOA conducted an online survey of the Village residents to gauge interest in regulating on-street parking and gather ideas. The results from the HOA survey were shared with the Town Council. Joe Rankin stated that he walked the Village neighborhood and that many driveways are not large enough to park more than two vehicles. He doesn't feel that town staff should be directed to work on an ordinance that isn't supported by the majority of the Village neighborhood and doubts it would be enforced if Gaston County is awarded the new police contract. Jay McCosh agreed that it would be impossible to create an on-street parking ordinance that would make everyone happy, and enforcement could be problematic. He added that the Academy side of the neighborhood did not have a problem with on-street parking due to the size of the lots. Mayor Pro-Tem Washam asked if Mayor Robinette would allow the Village HOA President, Karen Bynum, who was in the audience to speak and/or answer questions. Ms. Bynum stated that the HOA Board wants to find a solution to get cars off the street. She added that the survey was open ended and asked, "If you could have a street parking rule, what would it be"? Responses were not individual but limited to household. Ms. Bynum confirmed that parking complaints are

primarily from one side of the neighborhood. Greg Richardson questioned if HOA's have the legal authority to regulate street parking on a Town owned street. He asked if the Town's attorney could research how to transfer street parking regulation authority to the HOA. He added that he feels certain residents are repeat offenders and that the problem is on specific streets. Attorney Kayla Butler stated that a street parking ordinance would need to identify specific streets and clearly define the restriction to avoid ambiguity. She added that her office could research the HOA authority question. Mayor Pro-Tem Washam stated that the HOA should hire an attorney to investigate the legal authority question, adding that it is not the responsibility of the Town's Attorney. Town staff was not directed to work with the Village HOA Board on development of street parking regulations.

POLICE DEPARTMENT REPORT:

Police Captain Debbold stated that the monthly report was included in the agenda packet and that he would be happy to answer any questions from the Council. Mayor Robinette asked if the CPD was ready for the annual Christmas Town event. Captain Debbold stated that the planning for the event had run very smoothly. He added that he is working with the Gaston County Police liaison, Sergeant Harris, who will be charged with managing the Christmas Town event in 2025 if a policing contract is finalized. The new location for the resident pass stickers was questioned. Staff replied that a change was requested during a Christmas Town planning meeting and Town Hall staff has been communicating that the tree sticker be placed on the passenger side of the windshield.

STAFF REPORT:

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

Water & Sewer

- Staff requested Council's consideration for contracting assistance with performing a water & sewer development fee study that ensures compliance with HB 436. The House Bill requires studies be updated every 5 years by a certified engineer to remain in compliance. Staff stated that System Development Fees serve as the mechanism by which growth can "pay its own way" and minimize the extent to which existing customers must bear the cost of facilities that will be used to serve new customers. A contract option with Raftelis for \$20,132.00 was presented for consideration. Mayor Robinette asked if additional quotes were solicited. Staff stated that Raftelis was recommended by two other municipalities in Gaston County and that additional quotes were not solicited since the cost was under the \$30K threshold required by the LGC. Mayor Robinette requested additional quotes for comparison to be presented at a future meeting.
- Staff updated Council on progress with the LCRR requirement. The EPA's Lead & Copper Rule (LCRR) includes a suite of actions to reduce lead exposure in drinking water. Revisions to the rule in 2021 required all public water systems to develop and submit Service Line Inventory by October 16, 2024. McAdenville staff worked with NC Rural Water to create our Service Line Inventory. Letters outlining the dangers of lead in drinking water are being distributed to all residents whose service lines materials were identified as unknown. Residents that receive a letter are asked to participate in the online

water service line survey available on the Town’s website. Paper surveys and additional information are available at Town Hall.

Public Works

- Staff stated that the recycling program has been suspended and the new waste collection procedures began Thursday, October 24th. The citizen outreach campaign was successful resulting in only a handful of questions for Town Hall staff. Unfortunately, the resident participation in the online recycling survey has been minimal with only 44 responses. Staff presented a summary of the survey results and added that additional outreach would be done in January 2025.

OPPORTUNITY FOR PUBLIC COMMENT:

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

COUNCIL GENERAL DISCUSSION:

Mayor Robinette provided a reminder that the December Council Meeting would begin at 5:00 PM due to the traffic and parking issues associated with the lights.

Mayor Pro-Tem Washam asked Attorney Kayla Butler to please relay to Chris Whelchel that the draft contract for police service was needed in December for review prior to prepare for the January meeting with Gaston County.

Attorney Kayla Butler confirmed that the Council’s instruction was to pause additional research on street parking options for the McAdenville Village neighborhood.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 6:45 PM upon motion of Joe Rankin, second by Carrie Bailey and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk