

**TOWN OF MCADENVILLE COUNCIL AGENDA
TUESDAY, FEBRUARY 11, 2025 @ 6:00 PM
163 MAIN STREET, MCADENVILLE, NC**

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & INVOCATION**
- 2. ADJUSTMENT & APPROVAL OF THE FEBRUARY 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 & Closed Session of January 14, 2025.
 - b) Renewal of Gastonia-Gaston HOME Consortium Agreement: Authorizing McAdenville’s continued participation in the U.S. Department of Housing and Urban Development’s HOME Investment Partnership Program for three-year period beginning 2026-2028.
- 4. POLICE DEPARTMENT REPORT:** A representative from the Cramerton Police Department will be present to report on police activity for the month of January and address any concerns of the Town Council.
- 5. STAFF REPORT:** Lesley Dellinger will provide updates on town business & open projects and answer questions from the Town Council.
- 6. OPPORTUNITY FOR PUBLIC COMMENT:** This is an opportunity for members of the public to address items to the Mayor and Council. Speakers are asked to stand, state their name and address for the record, and limit comments to no more than five minutes.
- 7. COUNCIL GENERAL DISCUSSION:** This is an opportunity for the Mayor and Council to ask questions for clarification, provide information to staff, or place a matter on a future agenda.

ADJOURN

**TOWN OF MCADENVILLE MINUTES
JANUARY 14, 2025**

The McAdenville Town Council met in regular session on Tuesday, February 13, 2024, at 6:00 PM in the Council Chambers of Town Hall located at 163 Main Street, McAdenville N.C.

PRESENT:

Mayor Jim Robinette and Mayor Pro-Tem Reid Washam; Council Members: Carrie Bailey, Jay McCosh, Greg Richardson, and Joe Rankin. Also in attendance: Attorney Chris Whelchel, Police Chief Adams, and Town Administrator/Clerk Lesley Dellinger.

CALL TO ORDER:

Mayor Robinette called the meeting to order at 6:00 PM and led in the Pledge of Allegiance. Pastor Walter Griggs, McAdenville Baptist Church, opened the meeting with prayer.

ADJUSTMENT & APPROVAL OF AGENDA:

The January Agenda was approved as submitted by motion of Carrie Baily, second by Mayor Pro-Tem Washam and unanimous vote.

APPROVAL OF MINUTES:

The regular meeting of December 10, 2024, and Special Meeting of December 19, 2024 were approved as submitted by motion of Joe Rankin, second by Greg Richardson and unanimous vote.

PRESENTATION OF AUDIT FOR FISCAL YEAR ENDING JUNE 30, 2024:

Ms. Sheila Thornton, Managing Partner, Butler & Stowe CPAs presented the Audit Report for the year ended June 30, 2024. She stated that the audit had been completed and there were no instances of non-compliance, either with the accounting controls or regulatory matters. Ms. Thornton stated that the Town ended the year with combined assets exceeding the liabilities by \$9,1306,790 (net position). The Town's total net position increased by \$496,545, primarily due to budgeting and cost controls. As of the close of the current fiscal year, the Town of McAdenville's governmental funds reported combined ending fund balances of \$2,308,115 with a net change from FY2023 of \$428,077. It was noted that approximately 24.48 percent of this total amount, or \$565,035, is non-spendable or restricted. At the end of the current fiscal year, the unassigned fund balance for the General Fund was \$1,743,080 or 167.07 percent of total general fund expenditures for the fiscal year. Ms. Thornton added that all ARPA monies have been spent and that open grant awards were detailed on pages 54 & 55 of the audit. When these DWI grant awards totally over \$7 million dollars move into the construction phase in FY2025 it will require a single audit for the Town. Ms. Thornton stated that Ms. Dellinger and other Town Staff were great to work with during the audit process and thanked Council for the opportunity to provide audit services to McAdenville. In closing, she stated that the town has a positive financial standing and that a clean opinion was issued by the auditor.

Following Ms. Thornton's presentation, Jay McCosh asked for clarification on the Statement of Position. Ms. Thornton replied that it could be compared to a balance sheet outside of

government accounting. He then asked what type of assets were being depreciated on page 14 of the audit. Ms. Thornton replied that page 9 provides more details but that the main depreciated assets are buildings and the Town's water/sewer infrastructure. Mayor Pro-Tem Washam asked for clarification on unrestricted funds versus unassigned funds. Ms. Thornton replied that unrestricted funds were figured on a full accrual basis, and unassigned funds were figured on a modified accrual basis and do not include retirement. She added that the unassigned balance is what is available for allocation. Mayor Pro-Tem Washam then questioned the incumbrance system and why current year funds are used to cover multi-year project expenses that were incumbered in previous years. Ms. Thornton replied that encumbrances that need to roll into a new budget year must be closed out and opened as expenses in the current fiscal period. If the Town wishes to change this then new accounting policies would need to be adopted. Lesley Dellinger requested a detailed listing of all the Town's fixed assets with a depreciation schedule. No additional questions were presented and Mayor Robinette thanked Ms. Thornton for her presentation.

Motion to approve the Audit Report and financial statements prepared by Butler & Stowe, CPAs for the fiscal year ending June 30, 2024, was made by Greg Richardson, seconded by Carrie Bailey, and passed with unanimous vote.

POLICE DEPARTMENT REPORT:

Chief Adams stated that the monthly report was included in the agenda packet. He added that there was an error on the monthly report in the traffic crash category for November and December. The report shows zero incidents due to an issue with the state system. A corrected total will be provided at the February meeting. He then offered to answer questions from the Council. Carrie Bailey asked how many "calls for service" were related to the Christmas Lights event. Chief Adams replied that he didn't have an exact number but that there were no major problems during this year's event. Mayor Pro-Tem Washam questioned the duties of the school crossing guard at McAdenville Elementary regarding directing traffic. Chief Adams replied that crossing guard may direct traffic in and out of the drop off lot, but that it is outside of her scope of duties. Mayor Pro-Tem stated that Gaston County may have issues with a civilian directing traffic if they assume the police contract for the Town. Chief Adams added that the current crossing guard is an employee of Cramerton and funding for this position will end once the current police contract terminates.

STAFF REPORT:

Town Administrator, Lesley Dellinger, reported on the following:

Water & Sewer

- Hallie Bentley PRV – The request for bids was released on Friday, January 10th. This project includes a twelve-inch water main extension from the intersection of Mockingbird/Main Street to parcel 213075 across from Park Drive, with new vault and PRV installation. The Clayton Engineering contract included engineering and bidding services. Sealed bids are due on Thursday, February 6, 2025. Currently there are no grants funds available for this project. Funding is expected to be met through water/sewer reserves and a private partnership.

- DWI Grant Projects – The Water Rehabilitation Project and Water Improvement Projects are still awaiting permits to construct from the Division of Water Infrastructure. The bid release for both projects has been pushed to February.
- Merger Update – Progress continues with TRU on the Utility Consolidation Agreement. Bi-monthly meetings will continue in 2025. Chris Whelchel’s office is working on easement documentation, and town staff is working on asset ownership issues and the data dump for the billing conversion.

Parks & Recreation

- Engineering has resumed on the River Link Trail with the confirmation of the CMAQ award. Staff is working with the Local Programs Management Office to obtain access to the NCDOT EBS system so that McAdenville can submit a request for a formal agreement. The agreement process can take up to six months. Cramerton plans to go out for bid for their portion of the River Link trail in late 2025. McAdenville’s bid for construction will most likely happen in 2026.

Finance

- Request for Proposals Update – RFP for residential solid waste and yard waste collection will be released January 17, 2025 with proposals due February 14th. The RFP for audit services will be released Friday, January 31, 2025 with proposals due March 7th.
- Lesley Dellinger requested Council’s consideration to add Josh Hummel, Deputy Finance Officer, to the Town’s Bank OZK account as an authorized co-signor. Chris Whelchel stated that a resolution may be required as authorization with Bank OZK. If Council supports the addition of the new staff member as a co-signor, he can draft the resolution, and Council can authorize the Town Administrator to execute the document.

Following discussion, Jay McCosh motioned to add Josh Hummel, Deputy Finance Officer, as a co-signor on the Town’s Bank OZK account and allow the Town Administrator to execute the resolution being drafted by the attorney. The motion was seconded by Joe Rankin and passed unanimously.

Old Business – Law Enforcement Contract

- Contract discussions continue with Gaston County on a municipal agreement for police services. Chris Whelchel worked with town staff to create a draft contract that was presented to Chief Zill and Vincent Wong at a meeting held January 10, 2025. Gaston County representatives will review the draft and submit comments prior to the next scheduled meeting on February 12th.

OPPORTUNITY FOR PUBLIC COMMENT:

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

COUNCIL GENERAL DISCUSSION:

Jay McCosh encouraged town staff to contact CCOG about grant writing services. He added that a hot topic at a recent CCOG executive board meeting was the new regulations governing down

zoning authority at the municipal level. He wanted to make sure town staff was aware of the changes and how they may impact future development in McAdenville. He then inquired about the progress on the sign application for the Wesleyan Church.

Mayor Pro-Tem Washam distributed a spreadsheet he had prepared detailing the Unassigned Fund Balance totals from 2016 through the current audit for use during the upcoming budget workshops. He added that he had sent a follow up letter to Senator Overcash and Representative John Torbet regarding the Town's funding request of \$4 million to facilitate the Main Street Waterline Extension Project. The completion of this project is one of the conditions for a utility system consolidation with the City of Gastonia.

Greg Richardson asked if Pharr has presented any development plans for the old space dye facility and the area along Main Street where the old mill houses had been demolished. Lesley Dellinger replied that conceptual plans have been shared with Town staff and conversations about rezoning options were in the preliminary stage.

Carrie Bailey asked if everyone was aware that the River Room was closing their retail space and transitioning into an event venue. She felt this change in business model may prove problematic for Lakeview traffic during the 2025 lighting event.

CLOSED SESSION:

A Closed Session was held for discussion of a personnel matter as allowed under **GS 143-318-11(a)(6)** by motion of Joe Rankin, second by Greg Richardson at 6:52 PM.

Upon return from Closed Session at 7:03 PM, Mayor Robinette reported that the Board conducted the annual performance review of the Town Administrator/Clerk. Mayor Pro-Tem Washam motioned to increase the Town Administrator/Clerk annual salary to \$87,000 and award a \$3,000 bonus. The motion was seconded by Jay McCosh and passed unanimously.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 7:05 PM upon motion of Jay McCosh, second by Joe Rankin and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk

Renewal of Gastonia-Gaston HOME Consortium - RESPONSE REQUIRED

From DuPont, Lana <Lana.DuPont@gastonianc.gov>

Date Fri 1/10/2025 11:00 AM

To Mayor <mayor@townofmcadenville.org>

Cc Lesley Dellinger <clerk@townofmcadenville.org>; Dye, Danette <Danette.Dye@gastonianc.gov>

Good morning, Mayor Robinette

We are reaching out to you because it is time to renew the Gastonia-Gaston HOME Consortium. As you may know, The *Gastonia-Gaston HOME Consortium* is a group of units of local government that enter into an agreement which allows for qualification to receive federal funding from the *U.S. Department of Housing and Urban Development (HUD)*. The agreement is valid for a three-year period and includes *Gastonia, Gaston County, Belmont, Bessemer City, Cherryville, Cramerton, Dallas, Kings Mountain, Lowell, McAdenville, Mount Holly, Ranlo, and Stanley*, with the City of Gastonia serving as the lead entity. This collective local government alliance is beneficial in that it allows smaller communities that do not meet the minimum threshold for funding to assume a more regional, collaborative approach to meeting the affordable housing needs of its communities. 100% of funds will be utilized within the areas stated within the agreement. ***No match funds or administrative funds are required for continued participation, only your signature will be needed.***

A HOME Consortium agreement must be renewed every three years and the renewal process may vary depending upon the addition of a new member or decision of non-renewal by an existing member. The lead entity receives the direct annual allocation of *HOME Investment Partnerships (HOME) Program* funds that are used for programs and activities within each participating local government jurisdiction. The HOME Consortium funding falls within three basic categories:

1. Administration

Eligible costs necessary to support the conduct of carrying out programs and activities.

2. Core Programs

Core Programs funding is given directly to eligible families – this includes programs like down payment assistance to help low to moderate income families purchase homes throughout Gaston County.

3. Community Housing Development Organization (CHDO) Projects

15% of the total allocation of HOME funds are used to fund CHDO projects. CHDO funds are awarded to eligible organizations through a competitive process and funding is open to nonprofit and for profit developers based on availability.

A signature on a formal agreement will be requested later, but for now, we ask that you **please respond to this email at your earliest convenience, but no later than Friday, January 24, 2025 with any questions and to indicate one of the following:**

YES, we plan to continue our participation in the U.S. Department of Housing and Urban Development's HOME Investment Partnership Program (HOME) with the Gastonia/Gaston County Consortium for the successive three-year qualification period (2026-2028).

Or

NO, we do not plan to our continue participation in the U.S. Department of Housing and Urban Development's HOME Investment Partnership Program (HOME) with the Gastonia/Gaston County Consortium for the successive three-year qualification period (2026-2028).

Please do not hesitate to reach out with any questions or concerns. We look forward to hearing from you soon!

Best,

Lana DuPont (she/her)
Grants Accounting Specialist
City of Gastonia – Housing and Community Engagement
lane.dupont@gastonianc.gov



The City of Gastonia is committed to creating and maintaining a work environment that is inclusive, equitable and welcoming. We value diversity and promise to honor your experiences, perspective and unique identity.

OUR MISSION: To provide fair, competent, responsive, cost-effective services at the highest level.



CRAMERTON POLICE DEPARTMENT
MONTHLY REPORT: January, 2025

McADENVILLE CONTRACT

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
ARREST TOTALS	1												1
Adult	1												1
Juvenile	0												0
Felony	1												1
Misdemeanor	0												0
DWI ARRESTS	1												1
CALLS FOR SERVICE	162												162
CASE TOTALS	5												5
Felony	3												3
Misdemeanor	2												2
DRUG INVESTIGATIONS	1												1
TRAFFIC CITATIONS	4												4
License Vios.	2												2
Registration Vios.	0												0
Restraint Vios.	0												0
Speeding Vios.	2												2
Sign/Signal Vios.	0												0
Other Traffic	0												0
TRAFFIC CRASHES	1												1
Damage	0												0
Injury	1												1

STAFF REPORT FOR COUNCIL MEETING 2/11/2025

Presented by Lesley Dellinger, Town Administrator/Clerk

New Business

- The Cleveland Gaston Lincoln Regional Hazard Mitigation Plan has been updated and municipalities within the region that wish to be covered will need to adopt the plan by resolution. The link to the plan is provided with the February agenda packet. Adoption of the plan will allow McAdenville access to NCEM/FEMA resources & funding. Please review the plan and submit questions to the Town Administrator. A Resolution for adopting the plan will be presented for consideration at the March 11th meeting.

Water & Sewer

- Only one construction bid was received on February 6th for the Hallie Bently PRV project. According to G.S. 143-132, three bids are required for construction contracts so the projects will be re-advertised. If no additional bids are submitted the town can consider awarding the contract to the one proposer.

Finance

- Request for Council to set first budget workshop date for the week of February 17-21.

TIME TO ADOPT the Cleveland Gaston Lincoln Regional Hazard Mitigation Plan!

From Nathan Slaughter <nslaughter@espassociates.com>

Date Mon 1/27/2025 4:35 PM

To bobby.horton@clevelandcountync.gov <bobby.horton@clevelandcountync.gov>; mhowell@lincolncounty.org <mhowell@lincolncounty.org>; joshua.holland@lincolncountync.gov <joshua.holland@lincolncountync.gov>; brian.wilson@gastongov.com <brian.wilson@gastongov.com>; justin.sellers@gastongov.com <justin.sellers@gastongov.com>; allen.hook@gastongov.com <allen.hook@gastongov.com>; ahardee@cityofbelmont.org <ahardee@cityofbelmont.org>; bfalls@cityofbelmont.org <bfalls@cityofbelmont.org>; andrew.bryant@lincolncountync.gov <andrew.bryant@lincolncountync.gov>; chris.martin@clevelandcountync.gov <chris.martin@clevelandcountync.gov>; Cindy Safrit <Cindy.Safrit@gastongov.com>; jena.goodman@gastongov.com <jena.goodman@gastongov.com>; Davis; Perry <perry.davis@clevelandcountync.gov>; rodney.willis.413@gmail.com <rodney.willis.413@gmail.com>; Zachary.Parker@boilingspringsnc.net <Zachary.Parker@boilingspringsnc.net>; karen.tucker@cityofkm.com <karen.tucker@cityofkm.com>; rayzor2@yahoo.com <rayzor2@yahoo.com>; Contact@townofmooresboro.org <Contact@townofmooresboro.org>; robyncs.13@gmail.com <robyncs.13@gmail.com>; rick.howell@cityofshelby.com <rick.howell@cityofshelby.com>

 1 attachment (21 KB)

CGL Sample Adoption Resolution.docx;

Good afternoon all

We've been given the green light to move forward with adoption of the Cleveland Gaston Lincoln Regional Hazard Mitigation Plan! Thank you to everyone for your hard work with this effort!

Here is a link to the latest version of the plan  [CGL Regional Hazard Mitigation Plan 012725.pdf](#)
This is the document that needs to be adopted.

Each county and all municipalities within the region that wish to be covered by this plan need to adopt the plan by resolution and submit a copy of the adoption resolution to me so I can get those to NCEM and FEMA. FEMA will then issue approval letters as they receive the resolutions. I have attached a sample adoption resolution. You can use this as a guide for your resolution. Should anyone have any questions about the plan or need assistance with adoption, please do not hesitate to contact me. Thank you all again for your help with this important project!

Nathan Slaughter, AICP, CFM
Department Manager – Hazard Mitigation
ESP Associates, Inc.
2200 Gateway Centre Boulevard – Suite 216
Morrisville, NC 27560
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nslaughter@espassociates.com
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919.264.9582 | Cell
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RESOLUTION
ADOPTING CLEVELAND GASTON LINCOLN
REGIONAL HAZARD MITIGATION PLAN

WHEREAS, the citizens and property within **County/Town** are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS, **the County** desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency pursuant to the Disaster Mitigation Act of 2002, P.L. 106-390, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and.

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS, the **County/Town** has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management.

WHEREAS, it is the intent of the Board of Commissioners of **County/Town** to fulfill this obligation in order that the County will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the County;

NOW, THEREFORE, be it resolved that the Board of Commissioners of **XXXXXX** hereby:

1. Adopts the Cleveland Gaston Lincoln Regional Hazard Mitigation Plan.

2. Vests **County/Town Agency** Emergency Management with the responsibility, authority, and the means to:

- (a) Inform all concerned parties of this action.
- (b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.

3. Appoints **County/Town** Emergency Management to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the **XXXXXX** County Board of Commissioners for consideration.

4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this the **DATE, 2025**.

Name, Chair
XXXXXX Board of Commissioners

Attest:

Name, Clerk
XXXXXX Board of Commissioners

Certified by: _____ (SEAL)

Date: _____