

**TOWN OF MCADENVILLE MINUTES
AUGUST 12, 2025**

The McAdenville Town Council met in regular session on Tuesday, August 12, 2025, 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, and Joe Rankin. Also in attendance: Attorney Chris Whelchel, and Town Administrator/Clerk Lesley Dellinger. Council Member Greg Richardson 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 Walter Griggs, McAdenville Baptist Church, opened the meeting with prayer.

ADJUSTMENT & APPROVAL OF AGENDA:

The August Agenda was approved as submitted by motion of Carrie Bailey, second by Jay McCosh and unanimous vote.

APPROVAL OF MINUTES:

The regular meeting minutes of July 8, 2025 were approved as submitted by motion of Jay McCosh, second by Joe Rankin and unanimous vote.

POLICE DEPARTMENT REPORT:

GCP Assistant Chief Johnson and Officer Rogers attended the meeting. Assistant Chief Johnson presented Council with the McAdenville Crime Statistics report for July 2025. He stated that a special policing district has been created for McAdenville (Beat 78). Creating a special district allows the crime analyst to report information accurately within a designated geographic area. Case highlights were provided, and Assistant Chief Johnson was happy to report that no arrests occurred during the month. He explained that each month the Council would receive a report listing calls for service broken out by 911 & non-emergency calls and Officer initiated calls. During June there were twenty-five 911/non-emergency calls and 214 Officer Initiated Calls. His officers are making a asserted effort to be visible and present in the community by conducting Special Checks throughout Town. These Special Checks were highlighted in the monthly presentation and are recorded on the Calls for Service report. After concluding his presentation, Assistant Chief Johnson invited questions and comments from the Council.

Mayor Pro-Tem Washam stated that the visibility of the GCPD Officers in Town has been great. He added that there was an issue with car haulers stopping on Wesleyan Drive and 29/74 to deliver cars to McAdenville Motors creating a hazardous situation for motorists. Joe Rankin agreed that it's a dangerous situation because the car haulers will block the turn lane on 29/74 and the inbound travel lane on Wesleyan forcing cars into oncoming traffic. Assistant Chief Johnson replied that there may be a special rule that applies, and he would contact the Highway Patrol for guidance. Carrie Bailey asked if all the Calls for Service reported were within Beat 78? Assistant Chief Johnson replied yes, based on GIS coordinates. She then requested an increased presence at the Wesleyan traffic circle with school starting and special checks for the intersection of Church & Cedar St. Jay McCosh inquired about the absence of the school crossing guard at McAdenville Elementary. Mayor Pro-Tem Washam replied that a crossing guard position was not an option with the new police contract, but staff is working on upgraded crossing signals for the school zone. Officer Rogers then requested an opportunity to address Council. He stated that he has been doing foot patrols in Town and talking to residents. The top concerns noted during these conversations were speeding and the need for lighting at the McAdenville Greenway parking lot. He added that Special Checks are being done at the greenway, but adding lighting in secluded areas is always a positive. Carrie Bailey thanked Officer Rogers for his efforts to engage with Town residents.

LEGACY PARK DISCUSSION:

Discussion continued from the July 8th Council meeting. The Town Council members requested additional time to inquire about options for playground equipment donation.

Mayor Pro-Tem Washam stated that he had contacted Lowell Elementary School and the McAdenville Wesleyan Church to see if they were interested in the playground equipment. Lowell Elementary replied that they do not have room and the Wesleyan Church was interested but had liability concerns if the site had to be open to the public. Jay McCosh agreed that liability is an issue for the Wesleyan Church and that they could not accept the equipment if the site had to be open to the public. He added that the equipment has little value, and if donated, it needs to be free. Carrie Bailey did not feel the equipment should be restricted to public use when considering donation options. Joe Rankin asked if the Council was only considering options inside McAdenville or if it could be given to another municipality or to an organization in an underserved area. Carrie Bailey asked if the picnic tables and trash cans in the park could be used elsewhere in Town or if everything was being considered for donation. She added that she would reach out to her contact at Gaston County Schools to gauge interest.

Following additional discussion, a motion to continue the Legacy Park conversation to the September 9th meeting was made by Carrie Bailey. The motion was seconded by Jay McCosh and passed unanimously.

STAFF REPORT:

Town Administrator, Lesley Dellinger, reported on the following:

1. WATER & SEWER

- Water System Upgrade – The bid opening for the Water System Upgrades was held on Wednesday, July 30 at 2:00 pm. This was the second round of bidding for the project. Bids were for two projects funded by DEQ/DWI which were combined into a single project for the purpose of bidding but separated into two divisions. Water System Improvements (Project 1) and Waterline Rehabilitation (Project 2). One bid package was received from State Utility Contractors, Inc for \$2,754,863.00 (Project 1) and \$2,408,744.00 (Project 2) for a combined bid of \$5,163,607.00. The bid package has been reviewed by WithersRavenel and complies with NC General Statutes and the requirements set by the funding agency DEQ/DWI. WithersRavenel recommends awarding the contract to State Utility Contractors. It is important to note that while the overall project costs are less than the overall total project funding, a letter requesting a transfer of \$283,000 from Project #2 to Project #1 to cover a shortfall is included in the award packet for DWI consideration. The bid evaluation and recommendation of award packet was provided for Council's review.

Following discussion, a motion to approve Resolution No. 2025-04 for the tentative award of the Water System Upgrades Project to State Utility Contractors, Inc as the lowest responsible, responsive bidder was made by Jay McCosh, second by Joe Rankin and unanimous vote.

- Main Street Interconnect Grant Opportunity – Viable Utility Reserve (VUR) funding in the amount of \$50 million will be available in the NC Division of Water Infrastructure fall funding round with applications due September 30th. Single awards are capped at \$5 million and can be used for project design, engineering, and construction. The Main Street Interconnect project is an important piece for the utility consolidation with TRU. This project would extend the 12” main on Mockingbird west to Ford Drive and east to Elm Street where it will connect to the new 10” main extension being constructed with the current Water System Upgrades grant projects. Efforts to obtain funding for this project through a direct allocation have been unsuccessful so the VUR competitive grant is currently the Town's best option. Staff requested Council's support to apply for State grant assistance for the project and contract with Withers Ravenel for the application. The grant application fee for WithersRavenel is \$10K. The W/R agreement documentation is pending and will be included on the September consent agenda for approval consideration.

Following discussion, a motion to approve Resolution No. 2025-05 authorizing the Town to apply for grant funding for the Main Street Interconnect Project was made by Joe Rankin, second by Carrie Bailey and unanimous vote.

- Hallie Bentley PRV Update - The redesigned Hallie Bentley PRV project was advertised on Wednesday, August 6th. Bids are due on or before 2:00 PM on August 28th. The bid opening will be held at Town Hall.

2. FINANCE

Budget Amendment for fiscal year ending June 30, 2025. Ordinance No. 2025-04 was presented for Council consideration. Amendment will impact the separate funds as follows:

- ***Changes will result in a \$155,500 increase in the net appropriations for the General Fund, increasing the total budget from \$1,262,700 to \$1,418,200.***

Revenues

10-4111 (R)	Ad Valorem Tax	Increase	\$ 39,000
10-4120 (R)	Vehicle Tax	Increase	\$ 10,000
10-4232 (R)	Local Option Sales Tax	Increase	\$ 65,000
10-4311 (R)	Interest Earnings	Increase	\$ 40,000
10-4451 (R)	Trash Collection	Increase	\$ 1,000
10-4790 (R)	Miscellaneous Revenue	Increase	\$ 1,000
10-4540 (R)	Planning and Zoning Fees	Decrease	\$ 500
			\$ 155,500

Expenses

10-5210-512 (E)	Contractual Services	Increase	\$ 6,000
10-5210-522 (E)	Maint & Repair - Buildings	Increase	\$ 35,000
10-5210-523 (E)	Maint & Repair - Equipment - Admin	Increase	\$ 30,000
10-5210-525 (E)	Property & Other Liability Insurance	Increase	\$ 3,000
10-5210-526 (E)	Utilities & Communication	Increase	\$ 4,000
10-5210-534 (E)	Dues & Subscriptions	Increase	\$ 2,500
10-5210-561 (E)	Capital Outlay - Admin	Increase	\$ 20,000
10-5510-523 (E)	Maint & Repair - Equipment - Parks	Increase	\$ 30,000
10-5510-561 (E)	Capital Outlay - Parks	Increase	\$ 10,000
10-5740-521 (E)	Maint & Repair - Infrastructure - Streets	Increase	\$ 10,000
10-5740-526 (E)	Utilities & Communication - Streets	Increase	\$ 5,000
			\$ 155,500

- ***Changes will result in no change in the net appropriations for the Powell Bill Fund with a total budget of \$50,000.***

Revenues

20-4280 (R)	Powell Bill Aid	Increase	\$ 3,000
20-4311 (R)	Interest Earnings	Increase	\$ 2,000
			<u>\$ 5,000</u>
20-4999 (R)	Appropriation from Fund Balance	Decrease	\$ 5,000
			<u>\$ 5,000</u>

➤ ***Changes will result in a \$43,925 increase in the net appropriations for the Water/Sewer Fund, increasing the total budget from \$644,400 to \$688,325.***

Revenues

51-4311 (R)	Interest Earnings	Increase	\$ 35,000
51-4463 (R)	Utilities-Water	Increase	\$ 95,000
51-4562 (R)	Utility Late Payment Fees	Increase	\$ 5,000
51-4563 (R)	Utility Taps & Service Fees - Water	Increase	\$ 2,400
51-4999 (R)	Appropriation from Fund Balance	Decrease	\$ 93,475
			<u>\$ 43,925</u>

Expenses

51-5810-511 (E)	Professional Services	Increase	\$ 17,925
51-5810-579 (E)	Miscellaneous Expense	Increase	\$ 1,000
51-5820-521 (E)	Maint & Repair – Infrastructure - Water	Increase	\$ 10,000
51-5830-521 (E)	Maint & Repair – Infrastructure - Sewer	Increase	\$ 15,000
			<u>\$ 43,925</u>

Motion to approve the FY2024-25 budget amendment recorded in Ordinance No. 2025-04 was made by Carrie Bailey, seconded by Jay McCosh and passed unanimously.

3. PARKS & RECREATION

Update provided on open projects – Premiere Tree Service completed the dead tree removal along the natural surface and paved sections of the greenway. The pinch point repairs by Blueridge Trail Works are underway and should be completed by mid-August if the weather cooperates.

4. NEW BUSINESS

Christmas Town Event – Staff met with GCPD staff to discuss the Town’s budget for traffic safety personnel, signage, and resident access points. Gaston County has budgeted for the needed signage, traffic cones, and barriers. The Town will be responsible for design and purchase of the resident passes as well as deciding where the sticker will be placed on the windshield. The County agreed to the town approved off-duty rate of \$40/hour and feels the current budget is

adequate to cover the event. Staff discussed adding an additional resident check point on Lakeview Drive near the greenway parking lot to prevent visitor access to rainbow bridge. Controlling access to Mockingbird Lane from Wilkinson Blvd was also discussed, but Assistant Chief Johnson felt that this station needed additional investigation.

OPPORTUNITY FOR PUBLIC COMMENT:

Mayor Pro-Tem Washam opened the floor for public comment. No comments were submitted.

COUNCIL GENERAL DISCUSSION:

Jay McCosh stated he and Carrie Bailey had the final revision meeting for the Town Seal. The designer was able to make the changes requested during the meeting, and they were both very happy with the final design. The Town Attorney was asked to prepare a resolution adopting the design as the Town's Official Seal for presentation at the October meeting.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 6:55 PM upon motion of Joe Rankin, second by Carrie Bailey and unanimous vote.

Reid Washam, Mayor Pro-Tem

Lesley Dellinger, Town Clerk