

**TOWN OF MCADENVILLE MINUTES
SEPTEMBER 9, 2025**

The McAdenville Town Council met in regular session on Tuesday, September 9, 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, Greg Richardson, and Joe Rankin. Also in attendance: Attorney Chris Whelchel, GCP Sergeant Anthony, and Town Administrator/Clerk Lesley Dellinger.

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 September Agenda was approved as submitted by motion of Jay McCosh, second by Joe Rankin and unanimous vote.

CONSENT AGENDA:

The items of the Consent Agenda were unanimously approved by motion of Carrie Bailey, second by Greg Richardson:

- a) Council approved the minutes from the Regular Meeting on August 12, 2025.
- b) TIP Agreement for I-85 Bridge Betterments: Council approved contract for participation costs in TIP# I-5719B / U-5800 in the amount of \$222,945.
- c) WithersRavenel Agreement for Professional Services: Council approved contract for assistance with the grant application to the NC Division of Water Infrastructure for the Main Street Interconnect Project in the amount of \$10,000.
- d) Approval of 2025-26 silver level sponsorship for McAdenville Elementary.

POLICE DEPARTMENT REPORT:

GCP Sergeant Anthony presented Council with the McAdenville Crime Statistics report for August 2025. He stated that the report only included the crime statistics for Beat 78. The arrest cases were reviewed along with the special checks performed by patrol officers. Sergeant Anthony then provided updates on two issues presented by Council at the August meeting. He stated that Officer Rogers had talked to the owner of McAdenville Motors regarding the positioning of car haulers in travel lanes when making deliveries to the business. Moving

forward, McAdenville Motors will begin unloading vehicles in the Food Lion parking lot to avoid blocking travel lanes on Wilkinson Blvd and Wesleyan Drive. The absence of a school crossing guard at McAdenville Elementary is being addressed by the SRO position or by the officer covering Beat 78 during peak drop-off and pick-up times. Upon completion of the slide presentation, Sergeant Anthony offered to answer questions and hear any additional concerns from the Council. Joe Rankin stated that his daughter witnessed an incident on Main Street on Friday September 5th around 8:15 PM which prompted a 911 call. He was concerned because his daughter reported that no one responded to the 911 call. He asked Sergeant Anthony to research the incident and provide additional information on the perceived lack of response. Sergeant Anthony stated that he would gather information on the 911 call and follow up with Councilman Rankin directly.

LEGACY PARK DISCUSSION:

Item continued from the August 12th Council meeting for additional discussion. Redevelopment plans are being considered by Belmont Land which impact the Legacy Park site.

Mayor Pro-Tem Washam stated that Legacy Park was going to be closed, and the current lease agreement provides for relocation of the park at the lessor's expense to another site in Town. He added that the greenway parking area was the only town owned property that could be considered for the relocation, but flooding concerns eliminates this as a viable spot. Carrie Bailey agreed that the greenway is not ideal for a full-scale park but hopes that some of the equipment could be utilized elsewhere in town. Joe Rankin felt the benches, picnic tables, and decorative trash receptacles should be used elsewhere in Town, but it was best to try and donate the playground equipment. Mayor Pro-Tem stated that the Town of Cramerton was interested in the equipment if the Town could not use it.

STAFF REPORT:

Town Administrator, Lesley Dellinger, reported on the following:

1. WATER & SEWER

- Hallie Bentley PRV Update – Will Clayton of Clayton Engineering conducted the formal bid opening for the Hallie Bentley PRV project at Town Hall on August 28th at 2:00pm. Following thorough review of the bid forms, Clayton Engineering recommends accepting the low bid submitted by BW Service Solutions, LLC for \$174,158.00. The bid evaluation and recommendation of award packet was provided for Council's review

Following discussion, a motion to award the Hallie Bentley PRV project to BW Services Solutions, LLC as the lowest responsible, responsive bidder was made by Jay McCosh, seconded by Greg Richardson and passed with unanimous vote.

- Capital Improvement Plan – Staff has worked with WithersRavenel on updating the Town’s water/sewer CIP to include the new Main Street Interconnect Project and align existing projects costs with current construction estimates. The revised CIP was presented for Council review along with a resolution to formally adopt the 10-year plan.

Following discussion, a motion to approve Resolution No. 2025-06 adopting the 2026-2035 Capital Improvement Plan for the Town’s Water & Sewer System was made by Joe Rankin, seconded by Carrie Bailey, and passed with unanimous vote.

3. PARKS & RECREATION

River Link Trail – Proposed amendments to the WithersRavenel contract for the River Link Trail design and engineering was presented for discussion. The original contract was executed in November 2022. Federal funding for the project has been secured through a CMAQ award of \$2.5 million. The use of federal funds has triggered more stringent standards related to design, ROW acquisition, and environmental documentation. The amendment will increase the current contract by \$95,750. Lesley Dellinger stated that the Town has approximately \$86K in OSBM grant monies which are earmarked for the River Link Trail project which need to be expended by April 2026. Following discussion, Greg Richardson motioned to approve the WithersRavenel contract amendment for \$95,750 with staff making best efforts to reduce the contract total to align with the remaining OSBM funding. The motion was seconded by Carrie Bailey and passed with unanimous vote.

4. NEW BUSINESS

Street Trees – Lesley Dellinger stated that Town staff are frequently questioned about what type of trees are appropriate for planting in the green strip between the road and sidewalk. For easy reference and clarity, Appendix B – Approved Tree & Shrub Species will be updated designating three (3) varieties of maple trees for this specific purpose. Photos and brief descriptions of the designated understory trees for green strip planting were provided to the Town Council for reference. She added that the Town does not operate a street tree replacement program, nor is there an ordinance requiring homeowners to replace a street tree if it is removed for any reason. There was no additional discussion.

OPPORTUNITY FOR PUBLIC COMMENT:

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

COUNCIL GENERAL DISCUSSION:

Greg Richardson stated that he had met with Scott Brown to discuss additional armoring of the pinch point on the greenway.

Jay McCosh stated that he will ask the Centralina lobbyist to help with OSBM allocation request for the Main Street Interconnect project.

Mayor Pro-Tem Washam stated that the NCDOT has provided cost information on upgrading the crosswalk at McAdenville Elementary. The flashing crosswalk will cost between \$14-\$18K plus installation. Jay McCosh asked Sergeant Anthony about the effectiveness of the flashing crosswalks. Sergeant Anthony replied that he didn't have any direct data, but that there are no negatives to upgrading crosswalk equipment.

Mayor Pro-Tem Washam announced that Lesley Dellinger was a recipient of the 2025 Women Who Rock award from the GBA/EDC. The award ceremony will be held at Gastonia Hall on October 2nd from 3-5pm.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 6:48 PM upon motion of Joe Rankin, second by Carrie Bailey and unanimous vote.

Reid Washam, Mayor Pro-Tem

Lesley Dellinger, Town Clerk