

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

The McAdenville Town Council met in regular session on Tuesday, October 14, 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, 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 October Agenda was approved by motion of Joe Rankin, second by Jay McCosh and unanimous vote with the following changes: Legacy Park Lease Revision was inserted as agenda item #5 and the remaining agenda items were shifted down.

CONSENT AGENDA:

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

- a. Council approved the minutes from the Regular Meeting on September 9, 2025,
- b. The Special Event Permit for the 2025 Christmas Town 5K sponsored by the McAdenville Woman's Club was approved.
- c. The Special Event Permit for the 2025 Yule Log Parade sponsored by Pharr, Caromont, and the McAdenville Foundation was approved.
- d. The contract renewal with Ability Development Group for on-call planning services was approved.

POLICE DEPARTMENT REPORT:

GCP Assistant Chief Johnson attended the meeting. Assistant Chief Johnson presented Council with the McAdenville Crime Statistics report for September 2025. He stated that there was only one reportable crime in Beat 78 in September, which was a fraud charge related to a fishing scam and one arrest resulting from a traffic stop on Hickory Grove Road. The Calls for Service report was reviewed with twenty-seven 911/Non-emergency calls and 220 officer initiated special checks. Assistant Chief Johnson stated that he had reviewed the 911 & non-emergency calls

reported and nothing was out of the ordinary for McAdenville or the surrounding area. Regarding follow-up items from previous meetings, radar checks have been set up near McAdenville Elementary, and the SRO and on-duty officers were handling the school crosswalk during peak hours. The offloading of vehicles at McAdenville Motors is being checked regularly but the transport companies that deliver vehicles are not always the same so compliance will require frequent monitoring. He added that the Christmas Town meetings have begun and Officer Owens reports that everything for the GCPD is on track for a successful event. The last comment was related to the McAdenville Greenway special checks. Assistant Chief Johnson stated that special checks are typically done in the off hours and if the Council wanted to see the specific times of the checks it could be provided. Once the slide presentation was completed, questions and comments were invited from the Council.

Mayor Pro-Tem Washam stated that the McAdenville Village neighborhood draws hundreds of kids for trick-or-treating. He added that this can become a dangerous situation along Wesleyan Drive. He asked if the GCPD could station an officer at the Wesleyan Drive traffic circle from 5:30-9:00 pm. Assistant Chief Johnson replied that it would not be a problem, and an officer would be provided in the evening on Friday, October 31st. Attorney Chris Whelchel inquired if the statistics on the Calls for Service report could be double counted. Assistant Chief Johnson replied that no, that all calls have a unique service number and cannot be recounted.

LEGACY PARK LEASE REVISION:

Lesley Dellinger stated that Belmont Land has provided an amended and restated lease agreement for Legacy Park for Council's review. The request to end the current lease to allow for redevelopment of the property was introduced by Belmont Land at the July 2025 meeting with additional discussion by the Board during the August and September meetings. The amended agreement has a 30-day mutual termination clause in Section 1. Staff recommended clarifying the language in this section to tie the removal of Legacy Park to approved site plans for redevelopment of the parcel. Section 9 details the three options for the surrender of the premises and relocation of equipment. Town Council will need to decide on one of the options prior to execution of the contract.

1. Relocation Within McAdenville – The playground equipment may be relocated to a Town owned site available for public use. The site must be mutually agreed upon. Belmont Land would cover all cost of relocation, reinstallation, and ensure certification of the playground equipment.
2. Donation Outside Town Limits – Playground equipment may be donated to an outside entity. The entity receiving the donation (or the Town) would be responsible for all relocation and reinstallation costs.

3. Monetary Contribution – Belmont Land would provide \$30K to the Town in lieu of relocating the playground equipment.

Reid Washam stated that he had discussed donating the equipment with McAdenville Elementary School. The Gaston County school engineer had visited Legacy Park and said the equipment could not be recertified if moved (By School Policy) because it was currently mounted in concrete therefore eliminating the school as an option. He added that the Greenway Park parking lot was the only Town owned land that could be considered for relocation of the playground equipment and that the flooding concerns in this area remove it as a viable option. Joe Rankin stated that he likes option 3 as long as additional language is added, stating that Legacy Park will remain until site plans for redevelopment are approved. Jay McCosh stated that if the lease termination is tied to approved development plans, then it is possible that Legacy Park could remain in place for 5-10 years. At that point the equipment would be older, and the value of the equipment would be less, thus a guaranteed monetary contribution is a feasible option for consideration. Joe Rankin added that the McAdenville Foundation is working on a new park idea for installation once phase one of the redevelopment along the river is complete. Following additional discussion, a motion was made by Joe Rankin to choose the monetary contribution option and directed the Attorney to negotiate language tying the lease termination to site plan approval. The revised lease agreement for Legacy Park would be presented for Council consideration at the November meeting. The motion was seconded by Carrie Bailey and passed with unanimous vote.

STAFF REPORT:

Town Administrator, Lesley Dellinger, reported on the following:

1. WATER & SEWER

Main Street Interconnect Project – The Town’s application for funding was successfully submitted to the Division of Water Infrastructure for the Fall 2025 Funding Round for VUR units. DWI anticipates having approximately \$50 million available this round for both construction projects and planning grants. Staff noted that all funding offered through the VUR is grant funding and subject to a 1.5% processing fee. Lesley added that the Town’s application scored well at 62 points with a project budget of \$4 million dollars. Funding decisions by the State Water Infrastructure Authority (SWIA) will tentatively be made in February 2026.

2. FINANCE

A line-item transfer was authorized in the Water/Sewer fund by the Finance Officer in the FY2025-26 Budget to a new expense account created for Permits, Licenses, & Dues. The DEQ annual water system permit and NC Rural Water dues were posted to the new expense account.

Expenses – Fund 51 (W/S)

51-5810-511	Professional Servies	Decrease	\$ 2,000
51-5819-534	Permits / License / Dues	Increase	\$ 2,000

Note: The line-item transfer will result in no change in the net appropriations for the Water/Sewer Fund with a total budget of \$655,000.

OPPORTUNITY FOR PUBLIC COMMENT:

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

COUNCIL GENERAL DISCUSSION:

No discussion items were presented by the Council.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 6:29 PM upon motion of Joe Rankin, second by Greg Richardson and unanimous vote.

Reid Washam, Mayor Pro-Tem

Lesley Dellinger, Town Clerk