

**TOWN OF MCADENVILLE MINUTES
NOVEMBER 11, 2025**

The McAdenville Town Council met in regular session on Tuesday, November 11, 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 November Agenda was approved as submitted by motion of Greg Richardson, second by Joe Rankin and unanimous vote.

CONSENT AGENDA:

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

- a. Council approved the minutes from the Regular Meeting on October 14, 2025.
- b. Council approved the construction contract with BW Service Solutions LLC for the Hallie Bentley PRV project in the amount of \$166,708. The notice to proceed will be issued in January 2026 to avoid construction during the Christmas Town Event.

POLICE DEPARTMENT REPORT:

Officer Rogers with the GCPD attended the meeting. Officer Rogers presented Council with the McAdenville Crime Statistics report for October 2025. He stated that there was one arrest in Beat 78 in October involving a two vehicle accident on Main Street with one driver being charged with DWI. The Calls for Service report was reviewed with thirty-two 911/Non-emergency calls and 212 officer initiated special checks. Once the slide presentation was completed, questions and comments were invited from the Council.

Greg Richardson asked if there had been a reduction in car haulers unloading on Hwy 74 and Wesleyan Drive for the McAdenville Motors dealership. Officer Rogers replied that there were 22 special checks recorded for McAdenville Motors in October. He added that the business uses different dispatch companies for car delivery making full compliance difficult, but they will stay

on top of it. Mayor Pro-Tem Washam commended the GCPD for a great job on Halloween. Adding that the officer assigned to McAdenville was out of his car and actively engaged with the kids and families. Joe Rankin stated that he had been told that car haulers delivering to McAdenville Motors were using the Wesleyan Church parking lot to unload and requested enforcement. Officer Rogers recommended adding signage prohibiting large trucks since it was private property and encouraged the Church to call for assistance when the trucks were trespassing so it could be addressed.

TOWN SEAL:

A presentation ceremony was held for the unveiling and adoption of an official Town Seal for the Town of McAdenville. Mayor Pro-Tem thanked Council members Carrie Bailey and Jay McCosh for their hard work on the project and recognized the designer Kirk Brown, owner of KB Designs. Carrie Bailey motioned to approve Resolution No. 2025-07 for adoption of an official Town Seal for McAdenville and provide for its use in official capacity. The motion was seconded by Jay McCosh and approved with unanimous vote.



CHECK SIGNOR AUTHORIZATION FOR TOWN ACCOUNT:

The Town Administrator requested Council's consideration to update the authorized signers on the Town of McAdenville's operating account held at Bank OZK.

The current authorized signers include:

- Jim Robinette (former Mayor)
- Carrie Bailey (Council Member not seeking reelection)
- Joe Rankin, Council Member
- Lesley Dellinger, Town Administrator/Clerk
- Josh Hummel, Deputy Finance Officer

To ensure the account reflects current leadership and responsibilities, the following updates were recommended:

To be removed:

Jim Robinette
Carrie Bailey

To be added:

Reid Washam

Following discussion, Carrie Bailey motioned to update the authorized signers on the Town of McAdenville's operating account held at Bank OZK to include:

- Reid Washam, Mayor-Elect
- Joe Rankin, Council Member
- Lesley Dellinger, Town Administrator/Clerk
- Josh Hummel, Deputy Finance Officer

The motion was seconded by Jay McCosh and passed with unanimous vote.

LEGACY PARK AMENDED & RESTATED LEASE AGREEMENT:

Mayor Pro-Tem Washam provided an overview of the discussions held since July 2025 regarding Belmont Land's request to amend the lease agreement for Legacy Park to support future redevelopment of the parcel and surrounding area. The Council voted at the October 14th meeting to choose a monetary contribution in lieu of relocating the park and directed the Town's Attorney, Chris Whelchel, to negotiate language tying the lease termination to site plan approval. Chris Whelchel presented an amended agreement for Legacy Park with final edits from Belmont Land for Council's consideration. He stated the amended lease accomplishes the Council's goals of keeping the park open till redevelopment was imminent and removes any future financial burden to the Town. Further clarification was provided on the following:

- Section 1 includes a 30-day mutual termination clause with provisions requiring third party approvals, permits, and permissions for beginning construction.
- Section 9 outlines the terms of the monetary contribution and removes the Town's responsibility for removal of equipment.

Following discussion, Greg Richardson motioned to terminate the original Legacy Park lease dated August 23, 2011, and replace it with the amended and restated lease agreement reflecting a periodic month-to-month tenancy of the premises effective as of January 1, 2026. The motion was seconded by Joe Rankin and passed unanimously.

STAFF REPORT:

Town Administrator, Lesley Dellinger, reported on the following:

Economic Impact of Manning Mills Clousre

Mannington Mills announced on October 28th that they will be shutting down its residential carpet business resulting in a plant closure and layoffs at their facility located at 200 Saxony Drive in McAdenville. The expected number of affected employees at the McAdenville facility is 296 with separation beginning by the end of the year. The impact of the plant closure is significant for the town related to future property tax revenues and water sales. Lesley presented the following chart showing assessed value and total tax based on the current tax rate for 2025.

McAdenville Assessed Value 2025			
	Assessed Value	Tax Rate	Total Tax
Real Property	\$ 154,552,361.00	0.39	\$ 602,754.21
Personal Property	\$ 21,640,527.00		\$ 84,398.06
			\$ 687,152.27
Manninton Mills Property 2025			
	Assessed Value	Tax Rate	Total Tax
Real Property	\$ 6,553,790.00	0.39	\$ 25,559.78
Personal Property	\$ 18,775,887.00		\$ 73,225.96
			\$ 98,785.74

She added that the Mannington closure will not affect the FY2025-26 General Fund budget, but it will have an immediate impact on the Water/Sewer budget. Staff anticipate a reduction in water sales revenue of approximately \$110K for FY2025-26 but the net impact to the budget is still under review.

Water & Sewer Update

The pre-construction meeting for the McAdenville System Upgrades projects (VUR-D-ARP-0099 & SRP-D-ARP-0108) was held on October 15, 2025 at McAdenville Town Hall. Key team members from State Utility Contractors, DWI, WithersRavenel, TRU and McAdenville were in attendance. Primary discussion topics included project coordination, funding, and timelines. A construction start date of November 10th was decided to ensure the September 2026 deadline for ARPA expenditures could be met. The “No Work” areas were discussed to avoid traffic disruptions during the annual Christmas Lights event. The meeting concluded with a focus on ensuring all administrative processes are followed to keep the project on track for completion within the 300-day timeline.

OPPORTUNITY FOR PUBLIC COMMENT:

Ashley Westmoreland, McAdenville Woman’s Club Representative, requested Council’s permission to display a banner at Town Hall celebrating Matthew Rink, a McAdenville resident who is participating in the 2026 Special Olympics USA Games. Matthew will be competing in the bowling competition as a member of Team SONC. Town Council congratulated Matthew on this wonderful achievement and agreed unanimously to allow the banner in his honor to be displayed at Town Hall during the Christmas Town 5K and lighting events.

COUNCIL GENERAL DISCUSSION:

Mayor Pro-Tem Washam provided a reminder that the December Council meeting would start at 5:00 PM due to the Christmas lights. He added that the swearing in ceremony for the newly elected Mayor and Council Members would be done by NC State Senator, Brad Overcash.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 6:34 PM upon motion of Joe Rankin, second by Carrie Bailey and unanimous vote.

Reid Washam, Mayor Pro-Tem

Lesley Dellinger, Town Clerk