

**TOWN OF MCADENVILLE COUNCIL AGENDA
TUESDAY, DECEMBER 9, 2025 @ 5:00 PM
163 MAIN STREET, MCADENVILLE, NC**

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE & INVOCATION**
2. **ADJUSTMENT & APPROVAL OF THE DECEMBER AGENDA:** Items will only be added or removed upon approval of the 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 of November 11, 2025.
 - b. Approval of resignation statement from Councilman Reid Washam. Resignation to be effective upon official transition to Mayor seat.
 - c. Acceptance of the Gaston County Board of Elections Results for the Municipal Election held on November 4, 2025.
4. **POLICE DEPARTMENT REPORT:** A representative from the Gaston County Police Department will be present to report on police activity for the month of November and address any traffic/public safety issues related to the Christmas Town event or other concerns of the Council.
5. **OPPORTUNITY FOR PUBLIC COMMENT:** This is an opportunity for members of the public to address items to the Town Council. Speakers are asked to stand, state their name and address for the record, and limit comments to no more than five minutes.
6. **SPECIAL RECOGNITION FOR OUTGOING BOARD MEMBERS:** Presentation honoring Council Members Carrie Bailey and Jay McCosh for their years of dedicated service to the Citizens of McAdenville.
7. **OATH OF OFFICE FOR MAYOR AND INCOMING BOARD MEMBERS:** Roxann Rankin, Clerk of Superior Court, Gaston County, will administer the Oath of Office for Mayor Elect Reid Washam and Council Members Elect Greg Richardson, Susan Elkins, and Fred McBee.
8. **NEW BUSINESS:**
 - a. Discussion of open Council Seat.
 - b. Election of Mayor Pro Tempore. (G.S.160A-70)
 - c. Adoption of 2026 Town Council Meeting Schedule.
 - d. Consideration of appointments to committees as recommended by the Mayor.

ADJOURN

**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:

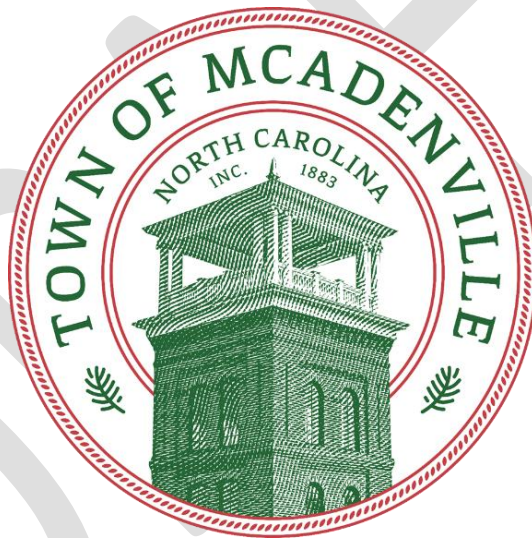
Officer Rogers with the GCPD attended the meeting. Officer Rogers presented Council with the McAdenville Crime Statistics report for October 2025. He stated that there was one arrest in Beat 78 in October involving a two vehicle accident on Main Street with one driver being charged with DWI. The Calls 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

Resignation From Town Council

From Reid Washam <r.washam@townofmcadenville.org>

Date Tue 12/2/2025 12:08 PM

To Lesley Dellinger <clerk@townofmcadenville.org>

I am resigning from my Town Council seat effective upon being sworn in as mayor. I look forward to working with the Council as we come together to move this town forward.

Thank you for your support and encouragement.

Reid Washam

Sent from my iPhone

November 04, 2025 Municipal Election Results by Contest

Friday, November 14, 2025

Page 1 of 3

Contest	Choice	Party	Total Votes	Election Day	Early Voting	Abs Mail	Provisional
CITY OF BELMONT MAYOR	Joe Jordan		2,284	1,857	408	14	5
	Cory Miller		1,288	1,006	268	9	5
CITY OF BELMONT COUNCIL MEMBER	Marc Seelinger		1,818	1,483	320	9	6
	Alex Szucs		1,752	1,400	338	10	4
	Katherine O'Kane		1,195	933	251	6	5
	David Chee		844	633	198	8	5
	Nicholas Vesely		686	555	124	7	0
	Amanda Wall		217	184	32	1	0
	Gregory Mazza		196	156	38	1	1
	Chris Williams		95	79	15	0	1
CITY OF BESSEMER CITY COUNCIL MEMBER WARD 02	Nellie Black Floyd		244	199	44	0	1
	Michael Meeks, Sr.		239	205	33	0	1
CITY OF BESSEMER CITY COUNCIL MEMBER WARD 05	Manny Tsambouniery		280	231	48	0	1
	Brent Guffey		194	168	25	0	1
CITY OF BESSEMER CITY COUNCIL MEMBER WARD 06	Chris Harmon		229	204	25	0	0
	Morgan Smith		139	115	23	0	1
	David Lutz		104	79	24	0	1
CITY OF CHERRYVILLE MAYOR	Wade Stroupe		412	395	8	8	1
CITY OF CHERRYVILLE COUNCIL MEMBER WARD 01	Gary Freeman		390	373	7	8	2
CITY OF CHERRYVILLE COUNCIL MEMBER WARD 03	Jill Parker Puett		392	376	7	8	1
TOWN OF CRAMERTON MAYOR	Nelson Wills		630	572	55	2	1
	Will Cauthen (Write-In)		9	6	3	0	0
	Eric Smallwood (Write-In)		5	5	0	0	0
TOWN OF CRAMERTON TOWN COMMISSIONER	Kathy Ramsey		458	414	40	3	1
	Ronnie Worley		345	322	23	0	0
	Barry Wilson		320	279	40	1	0
	Nancy Daniels		294	255	36	2	1
TOWN OF DALLAS ALDERMAN	Sam Martin		249	208	39	0	2
	Frank Milton		200	163	35	1	1
	Dale Blythe		190	160	29	0	1
	Darlene Morrow		178	147	29	1	1
	Starletta Hairston		163	129	31	2	1
	Jeremiah Doster		83	71	12	0	0
CITY OF GASTONIA COUNCIL MEMBER WARD 01	Demetrios Koutsoupas		855	588	262	3	2

November 04, 2025 Municipal Election Results by Contest

Friday, November 14, 2025

Page 2 of 3

Contest	Choice	Party	Total Votes	Election Day	Early Voting	Abs Mail	Provisional
	Adam Olivieri		239	143	93	3	0
	Walter James Hart, Jr.		225	155	68	2	0
CITY OF GASTONIA COUNCIL MEMBER WARD 02	Glenn Silverman		493	290	196	5	2
	Kathy Boswell		448	302	137	7	2
	Teresa Connor		132	95	35	1	1
CITY OF GASTONIA COUNCIL MEMBER WARD 05	Jennifer M. Stepp		842	511	320	10	1
	Clark Simon		602	382	215	3	2
CITY OF GASTONIA COUNCIL MEMBER WARD 04 (UNEXPIRED)	Angela Dreher		3,783	2,170	1,566	35	12
	Cheryl Littlejohn		3,108	2,003	1,061	39	5
CITY OF HIGH SHOALS MAYOR	P. J. Rathbone		31	30	0	0	1
CITY OF HIGH SHOALS COUNCIL MEMBER	L. Denese Cook		27	26	0	0	1
	Kathy Rhyne		23	22	0	0	1
	Bobby Vassey		20	19	0	0	1
	Jeff Black		14	14	0	0	0
CITY OF KINGS MOUNTAIN CITY COUNCIL AT-LARGE	Scott Neisler		36	14	21	1	0
	Phil Dee		24	22	2	0	0
	Curtis Pressley		17	11	6	0	0
	Bruce W. King		5	3	2	0	0
	Jason Nail		4	3	1	0	0
CITY OF KINGS MOUNTAIN CITY COUNCIL WARD 02	Tim Sanders		8	5	2	1	0
	Mike Butler		7	5	2	0	0
	Tyler Fletcher		5	4	1	0	0
CITY OF KINGS MOUNTAIN CITY COUNCIL WARD 03	Heather Lemmond		21	14	7	0	0
	Chris Pullen		16	5	11	0	0
	Ke'Shawn A. Strong		7	4	3	0	0
CITY OF LOWELL COUNCIL MEMBER	Thomas Gillespie		302	249	51	2	0
	Shane Robinson		297	252	44	1	0
	Travis Smith		268	213	53	2	0
	Steven Rhyne		266	226	39	1	0
	Bill Knox		252	203	47	2	0
	Ashton Weaver		244	200	43	1	0
	Larry Simonds		47	40	7	0	0
TOWN OF MCADENVILLE MAYOR (UNEXPIRED)	Reid Washam		233	193	39	1	0
TOWN OF MCADENVILLE COUNCIL MEMBER	Greg Richardson		177	137	39	1	0

November 04, 2025 Municipal Election Results by Contest

Contest	Choice	Party	Total Votes	Election Day	Early Voting	Abs Mail	Provisional
TOWN OF MCADENVILLE COUNCIL MEMBER	Fred McBee		169	145	24	0	0
	Susan Elkins		144	118	25	1	0
	Jay McCosh		133	112	20	1	0
	Abigail Kelm		78	64	14	0	0
	Carrie Breyare Bailey		22	22	0	0	0
	CITY OF MOUNT HOLLY COUNCIL MEMBER	Lauren Shoemaker		1,219	1,069	130	11
Ivory Craig, Jr.			1,209	1,052	140	9	8
William T. Brooks			976	840	114	16	6
Jarrold Facchino			965	857	96	4	8
Bob Henricks			852	734	103	9	6
Charles (Chuck) Williams			848	740	91	11	6
Garrie A. Brinkley			735	639	82	9	5
TOWN OF RANLO MAYOR		Corey Creech		288	229	57	2
	Lynn Black		207	176	30	0	1
TOWN OF RANLO TOWN COMMISSIONER	Robin Mosley Conner		285	231	52	2	0
	Schivette Hill		250	205	43	2	0
	Diana Palmer		199	163	35	0	1
	Wade Morton		178	150	27	0	1
TOWN OF STANLEY COUNCIL MEMBER WARD 02	Corey Kelly		411	337	64	4	6
	Drew Stewart		211	184	18	4	5
TOWN OF STANLEY COUNCIL MEMBER WARD 05	Brendan Sweeney		369	303	58	3	5
	Chad Jones		248	215	23	5	5

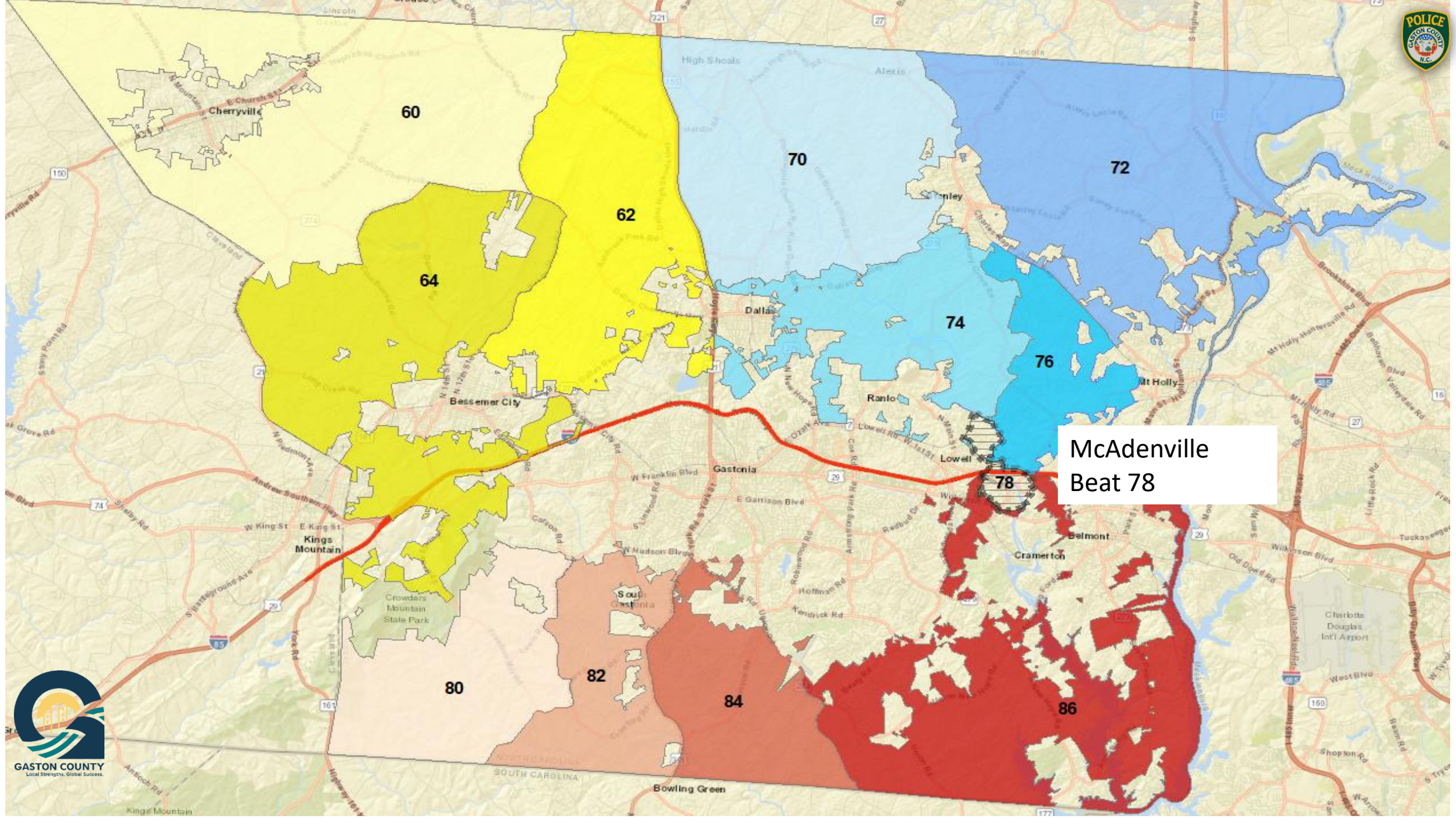


McAdenville Crime Statistics

November 2025

GASTON COUNTY POLICE





McAdenville
Beat 78



November 2025- Case Highlights



- **No cases**

November 2025 Arrests



- **No arrests**

Calls for Service – November 2025



911 and Non-emergency CALLS

SPECIAL CHECK	20
Alarm	6
ACE	3
Call-Police	3
Check Location	2
Unknown Problem	2
Veh Accident PD	2
911 Hang Up	1
Assist Fire	1
Careless & Reckless Driver	1
Child Neglect	1
Damage to Property	1
Domestic	1
Stranded Vehicle-DANGER	1
SUSPICIOUS VEHICLE	1

Total	32
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OFFICER INITIATED CALLS

SPECIAL CHECK	127
TRAFFIC STOP	14
MEET IN PERSON	6
MISCELLANEOUS CALL	3
Check Location	2
Check Vehicle	2
RADAR ASSIGNMENT	2
Check Subject	1
Foot Patrol	1
Special Assignment	1

Total	159
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Officer Initiated Activity Highlights: Nov. 2025



- 501 Lakeview Dr
 - Special Check- 15



Officer Initiated Activity Highlights: Nov. 2025



- 300 Dickson Rd
 - Special Check - 16



Officer Initiated Activity Highlights: Nov. 2025



- 275 Wesleyan Dr (20)
 - Special Check - 19
 - Check Location - 1



Officer Initiated Activity Highlights: Nov. 2025

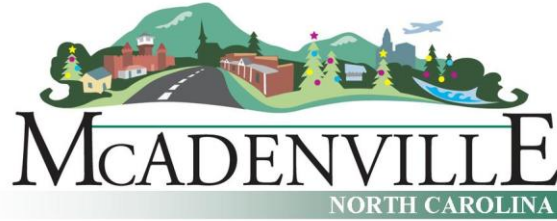


- 5347 Wilkinson Blvd (20)
 - Special Check – 19
 - Foot Patrol - 1



§ 160A-70. Mayor pro tempore; disability of mayor.

At the organizational meeting, the council shall elect from among its members a mayor pro tempore to serve at the pleasure of the council. A councilman serving as mayor pro tempore shall be entitled to vote on all matters and shall be considered a councilman for all purposes, including the determination of whether a quorum is present. During the absence of the mayor, the council may confer upon the mayor pro tempore any of the powers and duties of the mayor. If the mayor should become physically or mentally incapable of performing the duties of his office, the council may by unanimous vote declare that he is incapacitated and confer any of his powers and duties on the mayor pro tempore. Upon the mayor's declaration that he is no longer incapacitated, and with the concurrence of a majority of the council, the mayor shall resume the exercise of his powers and duties. In the event both the mayor and the mayor pro tempore are absent from a meeting, the council may elect from its members a temporary chairman to preside in such absence. (1971, c. 698, s. 1; 1979, 2nd Sess., c. 1247, s. 4.)



McAdenville Town Council Regular Meeting Schedule 2026

In 2026 the Town of McAdenville Council will meet in Regular Session on the second Tuesday each month at 6:00 PM. Meetings will be held at McAdenville Town Hall located at 163 Main Street, McAdenville with exception of the following meetings:

- **December 8, 2026 Council Meeting will be held at 5:00 PM at McAdenville Town Hall to accommodate the Christmas Town Celebration.**
- **Up to Four (4) budget work sessions may be held with the date & time TBD.**

January 13th

February 10th

March 10th

April 14th

May 12th

June 9th

July 14th

August 11th

September 8th

October 13th

November 10th

December 8th

Approved this 9th day of December, 2025

Reid Washam, Mayor

Lesley Dellinger, Town Clerk