

TOWN OF MCADENVILLE COUNCIL AGENDA
TUESDAY, FEBRUARY 10, 2026 @ 6:00 PM
163 MAIN STREET, MCADENVILLE, NC

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE & INVOCATION**
2. **ADJUSTMENT & APPROVAL OF THE FEBRUARY AGENDA:** Items will only be added or removed upon approval of the Mayor and 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 and Closed Session of January 13, 2026.
 - b. Water System Improvements SRP-D-ARP-0108: To better align with project funding needs, DWI approved the Town’s request to move \$283,000 in previously approved funding from the VUR-D-ARP-0099 Waterline Rehabilitation project to the SRP-D-ARP-0108 Water System Improvements project. **Grant Project Ordinance No 2026-002** will amend the original ordinance increasing the appropriated revenues from \$3,269,750 to \$3,552,750.
 - c. Waterline Rehabilitation VUR-D-ARP-0099: To better align with project funding needs, DWI approved the Town’s request to move \$283,000 in previously approved funding from the VUR-D-ARP-0099 Waterline Rehabilitation project to the SRP-D-ARP-0108 Water System Improvements project. **Grant Project Ordinance No 2026-003** will amend the original ordinance decreasing the appropriated revenues from \$3,749,048 to 3,466,048.
 - d. Following the annual performance review by the Town Council, a ten percent salary increase is approved for the Town Administrator/Clerk position.
 - e. Approval of new job classification for Utility Billing/Customer Service Representative position and authorization to post job advertisement.
4. **PRESENTATION OF AUDIT FOR FISCAL YEAR ENDING JUNE 30, 2025:** Sheila Thornton, Partner with Butler and Stowe CPA’s, will present the Town of McAdenville’s Audit and financial statements for FY2025 to Council for approval.
5. **REQUEST TO SPEAK – GASTON COUNTY EDC:** Representatives from the Gaston County Economic Development Commission will discuss projects and incentive plan for the Mannington Mills site located at 200 Saxony Drive.
6. **POLICE DEPARTMENT REPORT:** A representative from the Gaston County Police Department will present the monthly report and address questions and concerns of the Town Council.

7. **SCHEDULE PUBLIC HEARING FOR PROPOSED UDO TEXT AMENDMENTS:**
During the Planning Board meeting on January 22, 2026, the Board reviewed and supported the request by Town staff to consider proposed text changes to the UDO. The Planning Board is requesting the Council set a joint public hearing to receive comments on the proposed text amendments in the following sections of the McAdenville UDO: Chapter 5 - Permit and Modification Procedures, Section 5.16.5 Zoning Map Amendments – Conditional Zoning (CZ) District; and , Chapter 6 - Zoning Districts, Section 6.4 Conditional Zoning (CZ) Districts; and, Chapter 13 – Subdivision Regulations, Section 13.15.3(C1). Documentation on the proposed text amendments are included for Council review.
8. **STAFF REORT:** Lesley Dellinger will provide updates on town business & open projects and answer questions from the Town Council.
9. **OPPORTUNITY FOR PUBLIC COMMENT:** This is an opportunity for members of the public to address items to the Mayor and Council. Speakers are asked to stand, state their name and address for the record, and limit comments to no more than five minutes.
10. **COUNCIL GENERAL DISCUSSION:** This is an opportunity for the Mayor and Council to ask questions for clarification, provide information to staff, or place a matter on a future agenda.

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