

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

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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.

**ADJOURN**

**TOWN OF MCADENVILLE MINUTES  
JANUARY 13, 2026**

The McAdenville Town Council met in regular session on Tuesday, January 13, 2026, at 6:00 PM in the Council Chambers of Town Hall located at 163 Main Street, McAdenville N.C.

**PRESENT:**

Mayor Reid Washam and Mayor Pro-Tem Joe Rankin; Council Members: Susan Elkins, Fred McBee, Jay McCosh, and Greg Richardson. Also in attendance: Attorney Chris Whelchel, and Town Administrator/Clerk Lesley Dellinger.

**CALL TO ORDER:**

Mayor 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 January Agenda was approved as submitted by motion of Jay McCosh, second by Mayor Pro-Tem Rankin and unanimous vote.

**CONSENT AGENDA:**

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

- a. Council approved the minutes from the Organizational Meeting on December 9, 2025.
- b. Budget Ordinance No 2026-001 amending the General Fund, Powell Bill, and Water/Sewer budgets for Fiscal Year 2025-2026 was approved. The amendment will increase the FY2025-26 total budget by \$34,250.00 to \$2,134,250.00.
- c. Council approved the updated ARPA policies presented by staff for compliance with the revised DWI grant recipient rules for the Water System Improvement (SRP-D-ARP-0108) and Water Rehabilitation Project (VUR-D-ARO-0099).

**POLICE DEPARTMENT REPORT:**

Officer Rogers, McAdenville's Community Coordinator GCPD, attended the meeting. He introduced himself to the new Town Council members and began the monthly slide presentation for December 2025. A brief explanation of why Beat 78 was formed and how it helps with reporting was provided. Officer Rogers stated that there were no arrests in December, with three reports of found property, and one missing person incident that was cleared. There was an increase in special checks initiated by officers and the public for the month. Officer Rogers stated that there was a special slide added which detailed the calls received during the Christmas Lights between 5:30-10:00pm. He added that this was the first year that Gaston County had managed the Christmas Town event and that they had a few difficulties in the first week but overall felt the management of the event was highly successful. A debriefing meeting will be scheduled for Town and GCPD staff in February. At the conclusion of the slide presentation, Officer Rogers offered to answer questions from the Council. Mayor Washam stated that he contacted Officer Rogers about a traffic control issue on Hickory Grove Road during the lighting

event. The issue was addressed quickly with no future problems. Fred McBee commented on what a great job the GCPD did with the mobilization efforts to locate the missing person.

## **STAFF REPORT:**

Town Administrator, Lesley Dellinger, reported on the following:

### Christmas Town Event

- The pedestrian counts from this year's Christmas Town event have been provided by the MPO. Counters were situated at the Main Street crosswalk and on Wesleyan Drive north of the traffic circle. The total count was 50,612 which was a 7% increase from 2024. Traffic counters were requested from the NCDOT, but they were not provided so we do not have a vehicle count for this year's event.
- Trash management during the Christmas Town event is always a challenge. The McAdenville Women's Club covered the cost for this year's event and provided enough funding to double the number of roll out bins and add additional collection days during the last two weeks. The total cost for trash collection for the event was \$2,418.20.
- Council Comments: Mayor Washam commented that Pastor Josh Baker, McAdenville First Wesleyan Church, did trash pick-up every day along Wesleyan Drive during the lights. Councilman Richardson commented that the crowds on Lakeview Drive have increased to amounts similar to Wesleyan and that rainbow bridge has become a safety issue. Adding that the bridge is very dark, has no safety railing, and is crowded with pedestrians and vehicular traffic.

### Bridge Aesthetics for I-85 Widening Project

- The Town voted in June 2025 to participate in project costs for the bridge betterments for the NC-7 (McAdenville Road / Main St) interchange providing an opportunity to have a site-specific logo on the bent caps for both sides of the bridge. Town staff presented the initial concept designs for the medallions for Council input. Following discussion, the Council felt that the design could be improved and Council member Susan Elkins offered to connect staff with a designer used by the McAdenville Woman's Club.

### Gaston 250 – July 4<sup>th</sup> Parade

- The Gaston 250 committee is organizing a countywide parade to be held in Dallas (Gaston County's original seat) on July 4, 2026 at 2pm. The committee is asking each municipality to have a float in the parade with elected officials and Town leadership. If Council is interested in participating, a volunteer planning/design committee would be necessary to assist staff. The Council directed staff to obtain availability and pricing for a prefabricated float for discussion at the next meeting.

### Water & Sewer

- Updates were provided from the monthly construction meeting for the grant funded water projects held Tuesday, January 13<sup>th</sup> at 10am.

- The pre-construction meeting for the Hallie Bentley PRV project is scheduled for Tuesday January 20<sup>th</sup>.

**OPPORTUNITY FOR PUBLIC COMMENT:**

Mayor Washam opened the floor for public comment. No comments were presented.

**COUNCIL GENERAL DISCUSSION:**

Greg Richardson questioned why a house along 29/74 had not been demolished by the NCDOT with the widening project. He provided additional details regarding the location and staff confirmed that the property was in the Town's ETJ. Mayor Washam said he would reach out to his contact at the NCDOT for more information.

Mayor Washam asked Chris Welchel for clarification on sign protocol on private property for the March 3<sup>rd</sup> election stating that numerous large signs had been on display since mid-December. Mr. Welchel said he would need to review the Town's ordinance and report back.

Greg Richardson asked staff if progress was being made with the River Link sidewalk project. Staff stated that the 65% design plans uploaded to the EBS portal in September were still pending review from the NCDOT. Progress was being made with amending the STIP so that the monies earmarked for PE and ROW in the CMAQ budget can be moved to construction. This would allow the Town to contract with Telics for ROW/Easement acquisition. Councilman Richardson asked to be included on future correspondence for the project.

**CLOSED SESSION:**

A Closed Session was held for discussion of a personnel matter as allowed under **GS 143-318-11(a)(6)** by motion of Mayor Pro-Tem Rankin, second by Jay McCosh at 6:52 PM.

Upon return from Closed Session at 7:12 PM, Mayor Washam reported that the Board conducted the annual performance review of the Town Administrator/Clerk.

**ADJOURN:**

There being no further business to come before the board, the meeting adjourned at 7:17 PM upon motion of Fred McBee, second by Mayor Pro-Tem Rankin and unanimous vote.

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Reid Washam, Mayor

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Lesley Dellinger, Town Clerk

**AN ORDINANCE TO AMEND THE GRANT PROJECT ORDINANCE  
FOR THE TOWN OF MCADENVILLE  
FY22 AMERICAN RESCUE PLAN ACT STATE FISCAL RECOVERY FUND GRANT  
PROJECT # SRP-D-ARP-0108**

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Be it ordained by the Town Council of the Town of McAdenville, North Carolina, that pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Grant Project Ordinance is hereby adopted amending the original ordinance adopted in regular session on November 14, 2023:

**Section 1:** The Project authorized is the Water System Improvements construction project (grant project number SRP-D-ARP-0108) to be financed by the federal American Rescue Plan Act (ARPA) grant funds awarded to the Town of McAdenville by the North Carolina Department of Environmental Quality (DEQ) Division of Water Infrastructure (DWI).

To better align with project funding needs, the North Carolina Department of Environmental Quality (DEQ) Division of Water Infrastructure (DWI) approved the Town of McAdenville’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, increasing the total SRP-D-ARP-0108 funding offer from \$3,269,750 to \$3,552,750.

**Section 2:** The officers of this unit are hereby directed to proceed with the grant project within the terms of the board resolution, grant documents, the rules and regulations of the Division of Water Infrastructure (DWI,) and the budget contained herein.

**Section 3:** The following amounts are appropriated for the project revenues:

SRP-D-ARP=0108 Water Improvements Grant	\$ 3,552,750
Local Match	<u>\$ 0</u>
<b>Total</b>	<b>\$ 3,552,750</b>

**Section 4.** The following amounts are appropriated for the project expenses:

Engineering and Administration Services	\$ 660,000
Construction	<u>\$ 2,892,750</u>
<b>Total</b>	<b>\$ 3,552,750</b>

**Section 5:** The finance officer is hereby directed to maintain within the Water System Improvements (SRP/ARP/0108) Grant Fund 71 sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations.

**Section 6:** Funds may be advanced from the Water & Sewer Enterprise Fund 51, account ending 4782, for the purpose of making payments as due. Reimbursement requests should be made to the State grantor agency in an orderly and timely manner. Compliance with all federal and state procurement regulations is required.

**Section 7:** The Finance Officer is directed to report, on a quarterly basis, on the financial status of each project element in section 4 and on the total grant revenues received or claimed.

**Section 8:** The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this board.

**Section 9:** Copies of this grant project ordinance shall be furnished to the Town Administrator/Clerk for direction in carrying out this project.

**Adopted this 10th day of February 2026.**

**Town of McAdenville, North Carolina**

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**Reid Washam, Mayor**

**ATTEST:**

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**Lesley Dellinger, Town Clerk**

**AN ORDINANCE TO AMEND THE GRANT PROJECT ORDINANCE  
FOR THE TOWN OF MCADENVILLE  
AMERICAN RESCUE PLAN ACT STATE FISCAL RECOVERY FUND GRANT  
PROJECT # VUR-D-ARP-0099**

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Be it ordained by the Town Council of the Town of McAdenville, North Carolina, that pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Grant Project Ordinance is hereby adopted amending the original ordinance adopted in regular session on October 10, 2023:

**Section 1:** The Project authorized is the Waterline Rehabilitation construction project (grant project number VUR-D-ARP-0099) to be financed by the Viable Utility Reserve (VUR) through federal American Rescue Plan Act (ARPA) grant funds awarded to the Town of McAdenville by the North Carolina Department of Environmental Quality (DEQ) Division of Water Infrastructure (DWI).

To better align with project funding needs, the North Carolina Department of Environmental Quality (DEQ) Division of Water Infrastructure (DWI) approved the Town of McAdenville’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, decreasing the total VUR-D-ARP-0099 funding offer from \$3,749,048 to \$3,466,048.

**Section 2:** The officers of this unit are hereby directed to proceed with the grant project within the terms of the board resolution, grant documents, the rules and regulations of the Division of Water Infrastructure (DWI,) and the budget contained herein.

**Section 3:** The following amounts are appropriated for the project revenues:

VUR/ARP/0099 Waterline Rehab Grant	\$3,466,048
Local Match	<u>\$ 0</u>
<b>Total</b>	<b>\$3,466,048</b>

**Section 4.** The following amounts are appropriated for the project expenses:

Engineering and Administration Services	\$ 650,000
Construction	<u>\$ 2,816,048</u>
<b>Total</b>	<b>\$3,466,048</b>

**Section 5:** The finance officer is hereby directed to maintain within the Waterline Rehabilitation (VUR/ARP/0099) Grant Fund 72 sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations.

**Section 6:** Funds may be advanced from the Water & Sewer Enterprise Fund 51, account ending 4782, for the purpose of making payments as due. Reimbursement requests should be made to the State grantor agency in an orderly and timely manner. Compliance with all federal and state procurement regulations is required.

**Section 7:** The finance officer is directed to report, on a quarterly basis, on the financial status of each project element in section 4 and on the total grant revenues received or claimed.

**Section 8:** The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this board.

**Section 9:** Copies of this grant project ordinance shall be furnished to the Town Clerk/Town Administrator for direction in carrying out this project.

**Adopted the 10<sup>th</sup> day of February 2026.**

**Town of McAdenville, North Carolina**

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**Reid Washam, Mayor**

**ATTEST:**

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**Lesley Dellinger, Town Clerk**

## UTILITY BILLING/CUSTOMER SERVICE REPRESENTATIVE

### General Statement of Duties

Performs technical and responsible administrative, accounting-related and customer service work for the Town's billing; as well as performs responsible clerical and fiscal work in support of the customer service, collections, and administrative support functions of the Town.

### Distinguishing Features of the Class

An employee in this class manages the Town's utility billing and provides customer service, collections, cash management, administrative and fiscal support, and clerical assistance for utility accounts.

Work involves greeting guests answering the telephone for Town Hall; providing information on service inquiries, requests for services, and problem matters with water, sewer, trash collection, and public services; collecting funds and payments in person, by mail, and online for utility accounts; balancing the cash drawer daily; establishing and terminating customer accounts; ensuring the accuracy of all billings; verifying payments; scheduling meter readings and re-readings; researching and providing information on customer bill and accounts; making adjustments if warranted; and assuring feedback is given in a timely and professional manner. The work also includes maintaining a variety of tangible and digital files, as well as preparing and verifying a variety of reports and records.

Duties require multiple detailed procedural steps and knowledge of the utility billing process and computer applications. Work involves heavy public contact functions and coordination with contractor and other staff within the Town's organizational structure. Significant tact and courtesy are essential during extensive customer contact by telephone and in person to resolve complaints and deescalate frustrated customers.

### Duties and Responsibilities

#### Essential Duties and Tasks

Provides customer service in Town Hall; assists customers by phone, in person, and by email; answers questions about service issues, due dates, utility accounts, billing and balances, payments, etc.; provides information on Town services; explains policies and procedures; refers more difficult situations to higher levels for resolution.

Coordinates the activities of the office with meter reading personnel; manually enter meter readings into the billing system; schedules service to customers.

Prints and reviews edit list after initial meter readings are entered; identifies potential misreads and other issues requiring correction; determines which meters require rereading based on identified discrepancies; makes adjustments based on rereads; estimates bills if accurate readings cannot be obtained.

Establishes new customer accounts; ensure proper initial readings are entered to activate account; verify changes of service; request final meter readings and process final billing of previous customers.

Prepares and processes monthly bills for printing; mails bills; assesses delinquent penalties in accordance with billing policies and account status; runs service cut-off reports to

identify accounts eligible for disconnection for non-payment; and processes payment extensions and prepares accounts for write-off when necessary.

Distributes and updates cash collections and adjustments; processes credits; calculates refunds and/or applies to final bill for customers closing accounts.

Monitors the billing cycle and assures that all records are submitted on a timely basis in order to meet established deadlines; runs daily batch and monthly close out reports to update files.

Creates and processes work order requests for service; schedules repairs with field repair staff and/or dispatches urgent service requests to field.

Maintains a variety of electronic and tangible records and files; prepares a variety of batch and monthly reports; distributes cash collections and adjustments.

Monitors and maintains appropriate inventory levels of water and sewer service equipment, meters, parts, etc.

Maintains customer accounts; updates customer information such as name changes, addresses, and other identifying information; terminates accounts.

Collects and processes payments from utility customers and other citizens; receives payments in cash, by check, credit card, or via phone for online payments; enters computerized data on utility accounts; provides receipts for payments received; posts payments to the appropriate accounts.

Receives requests for a variety of Town services; completes service work orders; notifies contractors of work orders and/or service requests; and monitors progress and reports back to customers.

Balances cash drawer daily; reconciles daily cash receipts with data entry by revenue account; prepares bank deposit; prepares various logs and reports as needed.

Daily mail collection from the Town's Post Office box and transport the daily bank deposit to the bank.

Manages a variety of customer problems and complaints while following established procedures for handling and resolving.

Prepares and maintains a variety of paper and electronic files including invoices, service orders, cut-off lists, reservations, and related records and files.

#### Additional Job Duties

Administers and maintains public notifications on various platforms; including, but not limited to, Facebook and CodeRed.

Cross trains with and backs up website administration.

Performs other duties as required.

#### Recruitment and Selection

#### Knowledge, Skills, and Abilities

Thorough knowledge of the Town's policies and procedures of billing cycles, customer service, and handling of customer issues and concerns.

Considerable knowledge of modern office procedures.

Considerable knowledge of the utility billing process, the utility software application, and ability to operate the hardware and software to produce accurate and timely bills, account information, reports, and statements.

Skill in the use of information technology equipment and associated software products such as work processing, spreadsheets, GIS, databases, etc. to compile records and generate reports.

Working knowledge of statutes and regulations related to utility billing.

Working knowledge of water meter reading operations.

Working knowledge of basic accounting principles and practices.

Ability to handle cash and process financial transactions and records accurately.

Ability to explain rules and regulations concerning applications and charges for utilities and Town services.

Ability to create and maintain accurate records, reports, and files in support of a utility billing and customer service operation.

Ability to process and complete necessary records, reports, and other paperwork to provide quick and efficient customer service.

Ability to operate a calculator, computer, and related office equipment at the required level of speed and accuracy.

Ability to communicate effectively in oral and written forms.

Ability to deal effectively with the public in a tactful, firm, and effective manner while conducting the Town's business and maintain control in sensitive and difficult situations.

Ability to establish and maintain effective working relationships with supervisors, coworkers, public officials, customers, and the general public.

Attention to detail and ability to multitask and work with high volume activities.

#### Physical Requirements

Must be able to physically perform the basic life operational functions of stooping, kneeling, crouching, lifting, reaching, standing, walking, pushing, pulling, grasping, fingering, talking, hearing, and repetitive motions.

Must be able to perform sedentary work, exerting up to ten (10) pounds of force occasionally and/or a negligible amount of force frequently or constantly to lift, carry, push, pull, or otherwise move objects.

Must possess the visual acuity to work with data and figures, count and inspect money, perform accounting tasks, operate a computer terminal and calculator, do extensive reading, and make visual inspections.

Must possess a valid NC Drivers License and reliable transportation.

#### Desirable Education and Experience

Graduation from high school and experience in accounting, clerical, billing operations involving multiple steps, or customer service work, preferably in a public organization; or an equivalent combination of education and experience. Preference given for an associate's degree in a related field.

#### Pay Classification

Hiring Salary \$46,000 - \$55,000, commensurate with qualifications.



# Gaston County Economic Development Commission

## INCENTIVES OVERVIEW

*Town of McAdenville Council Meeting*



February 10<sup>th</sup>, 2026





# Incentives Overview

# Local Incentives Overview

Tax base development is a key concern for the County's fiscal health. It is essential not only to attract new investment but also to encourage existing business to expand and reinvest in their Gaston County operations. The Gaston County Investment Grant Program (GCIGP) is intended to provide an inducement for investment.

Designed to encourage  
new investment by  
industrial users



ALWAYS leads to  
net new tax  
revenue!

- All grant monies will be taken **directly** from the company's tax payment.
- The company must be current with all other payments required by Gaston County.

# Local Incentives Overview

Investments that meet the minimum net new taxable value shall be eligible for a grant as shown below. The percentages of each grant level reflect the reimbursement amount that will be returned to the company in the form of a tax grant each year.

## Level 1 Grant – Minimum \$1,000,000.00 Net New Taxable Value

Year 1 - 90%	Year 4 - 60%
Year 2 - 80%	Year 5 - 50%
Year 3 - 70%	

## Level 2 Grant – Minimum \$15,000,000.00 Net New Taxable Value

Year 1 - 90%	Year 6 - 40%
Year 2 - 80%	Year 7 - 30%
Year 3 - 70%	Year 8 - 20%
Year 4 - 60%	Year 9 - 10%
Year 5 - 50%	

## Level 3 Grant – Minimum \$30,000,000.00 Net New Taxable Value

Year 1 - 90%	Year 6 - 65%
Year 2 - 85%	Year 7 - 60%
Year 3 - 80%	Year 8 - 55%
Year 4 - 75%	Year 9 - 50%
Year 5 - 70%	Year 10 - 45%

## Level 4 Grant – Minimum \$50,000,000.00 Net New Taxable Value

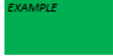
Year 1 - 85%	Year 6 - 70%
Year 2 - 85%	Year 7 - 70%
Year 3 - 85%	Year 8 - 70%
Year 4 - 85%	Year 9 - 70%
Year 5 - 85%	Year 10 - 70%



# Incentives Example

# Local Incentive Example – LEVEL 1

Project Name:  
Date Created:  
Version provided to Project:



## Gaston County Local Investment Grant Estimate Level One Grant

based on Net New Taxable Investment of \$ 10,000,000



Net New Taxable Values		
Year	Real Estate	Machinery & Equipment
1	\$2,800,000	\$4,000,000
2	\$2,800,000	\$4,000,000
3	\$2,800,000	\$4,000,000
4	\$2,800,000	\$4,000,000
5	\$2,800,000	\$4,000,000

Gaston County					
County Tax Rate	Tax on Real Estate	Tax on Machinery & Equipment	Total Tax Without Grant	County Grant Amount	Total County Tax Paid with Grant
0.599	\$16,772.00	\$23,960.00	\$40,732.00	\$36,658.80	\$4,073.20
0.599	\$16,772.00	\$21,564.00	\$38,336.00	\$30,666.80	\$7,667.20
0.599	\$16,772.00	\$19,647.20	\$36,419.20	\$25,483.44	\$10,925.76
0.599	\$16,772.00	\$17,730.40	\$34,502.40	\$20,701.44	\$13,800.96
0.599	\$16,772.00	\$16,053.20	\$32,825.20	\$16,412.60	\$16,412.60
<b>TOTALS:</b>	<b>\$83,860.00</b>	<b>\$98,954.80</b>	<b>\$182,814.80</b>	<b>\$128,935.08</b>	<b>\$52,879.72</b>

McAdenville					
Municipal Tax Rate	Tax on Real Estate	Tax on Machinery & Equipment	Total Tax Without Grant	Municipal Grant Amount	Total Municipal Tax Paid with Grant
0.39	\$10,920.00	\$15,800.00	\$26,520.00	\$23,868.00	\$2,652.00
0.39	\$10,920.00	\$14,040.00	\$24,960.00	\$19,968.00	\$4,992.00
0.39	\$10,920.00	\$12,792.00	\$23,712.00	\$16,598.40	\$7,113.60
0.39	\$10,920.00	\$11,544.00	\$22,464.00	\$13,478.40	\$8,985.60
0.39	\$10,920.00	\$10,452.00	\$21,372.00	\$10,686.00	\$10,686.00
<b>TOTALS:</b>	<b>\$54,600.00</b>	<b>\$64,428.00</b>	<b>\$119,028.00</b>	<b>\$84,598.80</b>	<b>\$34,429.20</b>

County & Municipality Combined		
Total Tax amount without Grant	Total Grant Amount	Total Tax Paid After Grant
\$67,252.00	\$60,526.80	\$6,725.20
\$63,296.00	\$50,636.80	\$12,659.20
\$60,131.20	\$42,091.84	\$18,039.36
\$56,966.40	\$34,179.84	\$22,786.56
\$54,197.20	\$27,098.60	\$27,098.60
<b>\$301,842.80</b>	<b>\$214,533.88</b>	<b>\$87,308.92</b>

**TOTAL GRANT VALUE: \$214,533.88**

### ANALYSIS OF GRANT:

Analysis based on project occurring in Gaston County and below municipality. Tax rates used for calculations also noted below.

Gaston County: 0.599	McAdenville: 0.39
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This is an estimated value of local incentives based upon a total net new taxable investment in Real Estate and Machinery/Equipment.

Below investment numbers were provided to the EDC by the project:

Real Estate	Machinery & Equipment	Total Investment
\$3,500,000	\$5,000,000	8,500,000

EDC calculations based on percent less than project's anticipated investment for more accurate Net New Taxable Values:

% Less Used to Calculate Investment Value	Real Estate Calculation	Machinery & Equipment Calculation	Total Investment Value used in Grant Calculations
20%	\$2,800,000	\$4,000,000	\$6,800,000

### TERMS/NOTES:

Realization of this grant will be based upon the actual value of building and the equipment placed into service as determined by the Gaston County Tax Assessor for this project. Please note that the final assessed value of the real estate and machinery & equipment being placed into service for any project may be lower than the capital expense made by the company for the project. The company should not assign the estimated value of a local incentive or incorporate estimated local incentive value into any type of facility budget. Tax rates are subject to change without notice. Tax rates in estimate are assumed constant. Depreciation of M&E based upon 2025 Schedule for manufacturing machines- Page 17- Schedule A - 10 years - Future year depreciations are estimated based on current schedule - Subject to annual changes

<https://www.ncdor.gov/news-reports-and-statistics/property-tax-publications/cool-index-and-depreciation-schedules>  
**\*\*Grant eligibility based on terms set by Gaston County Commission - Please see Gaston County Local Investment Grant Program Overview for Terms and Conditions.**

Level 1 Grant starts at 90% in Year(s) 1, 80% in Year 2, 70% in Year 3, 60% in Year 4, and 50% in year 5, Level 1 Grant expires after five years.

# Local Incentive Example – LEVEL 4

Project Name: EXAMPLE  
 Date Created:  
 Version provided to Project:

## Gaston County Local Investment Grant Estimate Level Four Grant

based on Net New Taxable Investment of \$ 85,550,000



Net New Taxable Values		
Year	Real Estate	Machinery & Equipment
1	\$20,000,000	\$48,400,000
2	\$20,000,000	\$48,400,000
3	\$20,000,000	\$48,400,000
4	\$20,000,000	\$48,400,000
5	\$20,000,000	\$48,400,000
6	\$20,000,000	\$48,400,000
7	\$20,000,000	\$48,400,000
8	\$20,000,000	\$48,400,000
9	\$20,000,000	\$48,400,000
10	\$20,000,000	\$48,400,000

Gaston County					
County Tax Rate	Tax on Real Estate	Tax on Machinery & Equipment	Total Tax Without Grant	County Grant Amount	Total County Tax Paid with Grant
0.599	\$119,800.00	\$289,916.00	\$409,716.00	\$348,258.60	\$61,457.40
0.599	\$119,800.00	\$260,924.40	\$380,724.40	\$323,615.74	\$57,108.66
0.599	\$119,800.00	\$237,731.12	\$357,531.12	\$303,901.45	\$53,629.67
0.599	\$119,800.00	\$214,537.84	\$334,337.84	\$284,187.16	\$50,150.68
0.599	\$119,800.00	\$194,243.72	\$314,043.72	\$266,937.16	\$47,106.56
0.599	\$119,800.00	\$179,747.92	\$299,547.92	\$209,683.94	\$89,864.38
0.599	\$119,800.00	\$165,252.12	\$285,052.12	\$199,536.48	\$85,515.64
0.599	\$119,800.00	\$127,563.04	\$247,363.04	\$173,154.13	\$74,208.91
0.599	\$119,800.00	\$86,974.80	\$206,774.80	\$144,742.36	\$62,032.44
0.599	\$119,800.00	\$72,479.00	\$192,279.00	\$134,595.30	\$57,683.70

TOTALS:	\$1,198,000.00	\$1,829,369.96	\$3,027,369.96	\$2,308,611.93	\$638,758.03
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McAdenville					
Municipal Tax Rate	Tax on Real Estate	Tax on Machinery & Equipment	Total Tax Without Grant	Municipal Grant Amount	Total Municipal Tax Paid with Grant
0.39	\$78,000.00	\$188,760.00	\$266,760.00	\$226,746.00	\$40,014.00
0.39	\$78,000.00	\$169,884.00	\$247,884.00	\$210,701.40	\$37,182.60
0.39	\$78,000.00	\$154,783.20	\$232,783.20	\$197,865.72	\$34,917.48
0.39	\$78,000.00	\$139,682.40	\$217,682.40	\$185,030.04	\$32,652.36
0.39	\$78,000.00	\$126,469.20	\$204,469.20	\$173,798.82	\$30,670.38
0.39	\$78,000.00	\$117,031.20	\$195,031.20	\$136,521.84	\$58,509.36
0.39	\$78,000.00	\$107,593.20	\$185,593.20	\$129,915.24	\$55,677.96
0.39	\$78,000.00	\$83,054.40	\$161,054.40	\$112,738.08	\$48,316.32
0.39	\$78,000.00	\$56,628.00	\$134,628.00	\$94,239.60	\$40,388.40
0.39	\$78,000.00	\$47,190.00	\$125,190.00	\$87,633.00	\$37,557.00

TOTALS:	\$780,000.00	\$1,191,075.60	\$1,971,075.60	\$1,535,189.74	\$415,885.86
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County & Municipality Combined		
Total Tax amount without Grant	Total Grant Amount	Total Tax Paid After Grant
\$676,476.00	\$575,004.60	\$101,471.40
\$628,608.40	\$534,317.14	\$94,291.26
\$590,314.32	\$501,767.17	\$88,547.15
\$552,020.24	\$469,217.20	\$82,803.04
\$518,512.92	\$440,735.98	\$77,776.94
\$494,579.12	\$346,205.38	\$148,373.74
\$470,645.32	\$329,451.72	\$141,193.60
\$408,417.44	\$285,892.21	\$122,525.23
\$341,402.80	\$238,981.96	\$102,420.84
\$317,469.00	\$222,228.30	\$95,240.70

TOTALS:	\$4,998,445.56	\$3,943,801.67	\$1,054,643.89
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**TOTAL GRANT VALUE: \$3,943,801.67**

**ANALYSIS OF GRANT:**  
 Analysis based on project occurring in Gaston County and below municipality. Tax rates used for calculations also noted below.  
 Gaston County: 0.599      McAdenville: 0.39

This is an estimated value of local incentives based upon a total net new taxable investment in Real Estate and Machinery/Equipment.

Below investment numbers were provided to the EDC by the project:

Real Estate	Machinery & Equipment	Total Investment
\$25,000,000	\$60,500,000	\$85,500,000

EDC calculations based on percent less than project's anticipated investment for more accurate Net New Taxable Values:

% Less Used to Calculate Investment Value
20%

Real Estate Calculation	Machinery & Equipment Calculation	Total Investment Value used in Grant Calculations
\$20,000,000	\$48,400,000	\$68,400,000



# Return on Investment (ROI)

# Local Incentives Return on Investment (ROI)

## Top Ten Recipients of Incentive Grant Payments

The Investment Grant program exists to incentivize the development of diverse industries in Gaston County. These economic investments are expected to stimulate job growth and increase the County's tax revenue in the long term.

From 2019-2024, a cumulative \$6.2m was paid out to the ten companies listed in the table to the right. This is 82% of all Incentive Grant payments made during the same time period (\$7.6m). This report focuses on these top ten companies to provide a snapshot of the estimated economic impact of the Investment Grant program.

## Top 10 Incentive Grant Recipients, 2019-2024

Owens Corning	\$	2,846,113
FMC Lithium USA Corp	\$	993,842
CTL Packaging USA Inc	\$	487,065
US Cotton LLC	\$	401,718
NP Gastonia Industrial LLC	\$	330,980
Roechling Engineered Plas	\$	245,791
Mann+Hummel Filtration	\$	235,558
Lanxess Corporation	\$	228,150
Stabilus, Inc	\$	223,685
Dhollandia US LLC	\$	205,833
<b>Total</b>	<b>\$</b>	<b>6,198,735</b>

# Local Incentives Return on Investment (ROI)

## Growth in Real Property Market Value, 2019-2024

The total estimated market value of the top ten Incentive Grant recipients' total real property holdings grew \$236m, from \$126m circa 2019 to \$362m in 2024 (1). This is an 187% increase in real property value, nearly twice the growth rate of countywide real property values during the same time period (95%). Using the FY 2025 adopted tax rate of 59.9¢, the 2024 tax year value of \$362m assessed real property would generate \$2.2m.

Real Property	2019	2024	% Change
Top 10 Incentive Grant Recipients (1)	\$ 126,369,400	\$ 362,139,650	187%
Countywide Total Assessed Value	\$ 14,172,111,402	\$ 27,677,706,160	95%

### Job Creation

Over **1,500 new jobs** proposed with an average wage over \$50k

### Total Planned Investment

More than **\$866m** estimated in total company investment over lifetime of grants

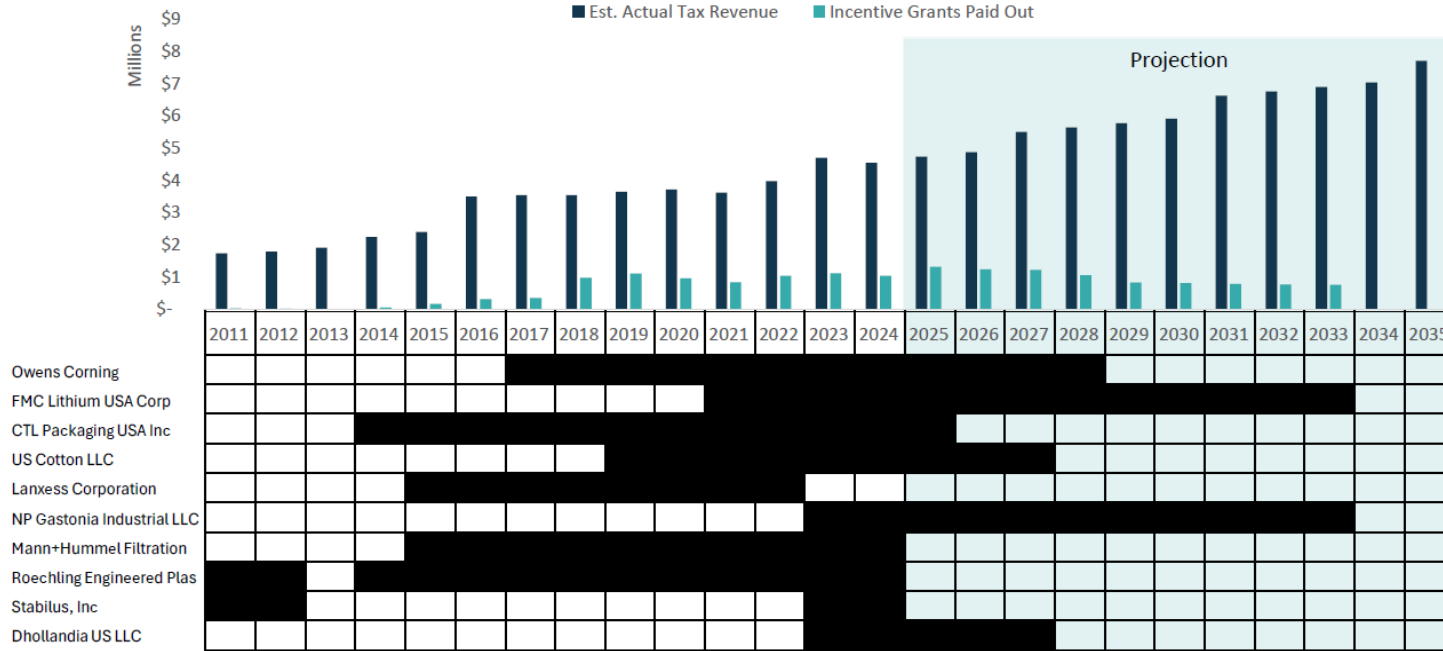
### Surrounding Development

Capital investment can boost the value of surrounding properties and increase sales tax revenue

*These figures offer a rough estimate of the dollar-for-dollar impact of the Investment Grant program, but do not take into account other less tangible economic benefits. Over the past decade, proposed investments estimate the following benefits:*

1. Real Property only, excluding retired parcels. Base value is from 2019 or the next earliest assessment. Includes all parcels owned by each company as of tax year 2024. Data retrieved from <https://gastonnc.devnetwedqe.com/>

# Local Incentives Return on Investment (ROI)



**Notes and Assumptions:**

- The ten companies listed above are the top recipients of Incentive Grants over the past five years. Projected grant payouts are contingent upon compliance with grant requirements.
- Estimated actual tax revenue (2011-2024) is the product of the annual adopted tax rate and estimated assessed value of each company’s real and personal property. These values were retrieved from Gaston County’s Property Tax Inquiry portal.
- Projected actual tax revenue (2025-2035) assumes no change in tax rate (.599) and no disposals in property value estimates. For real property, projections are calculated by linear forecast every four years to coincide with revaluations. An annual linear forecast is used to project personal property, and does not take depreciation into account.
- Incentive Grants Paid Out (2011-2035) are estimates provided by the Tax Office, with the exception of years 2018-2024 which reflect actual spending pulled from the County’s financial system. Tax Office projections assume stable tax rates, depreciation trending schedules, and no disposals.



# Local Incentives Recap

Designed to encourage  
new investment by  
industrial users



ALWAYS leads to  
net new tax  
revenue!

## **JOB CREATION:**

Incentives can encourage development and job creation in areas that need it most.

## **EXPANDING THE TAX BASE:**

New businesses can increase the tax base, which can help revitalize distressed areas.

## **ATTRACTING RELATED FIRMS:**

A large facility can attract related firms to the area, which can create a positive feedback loop



**GASTON COUNTY**  
Economic Development Commission

Questions?

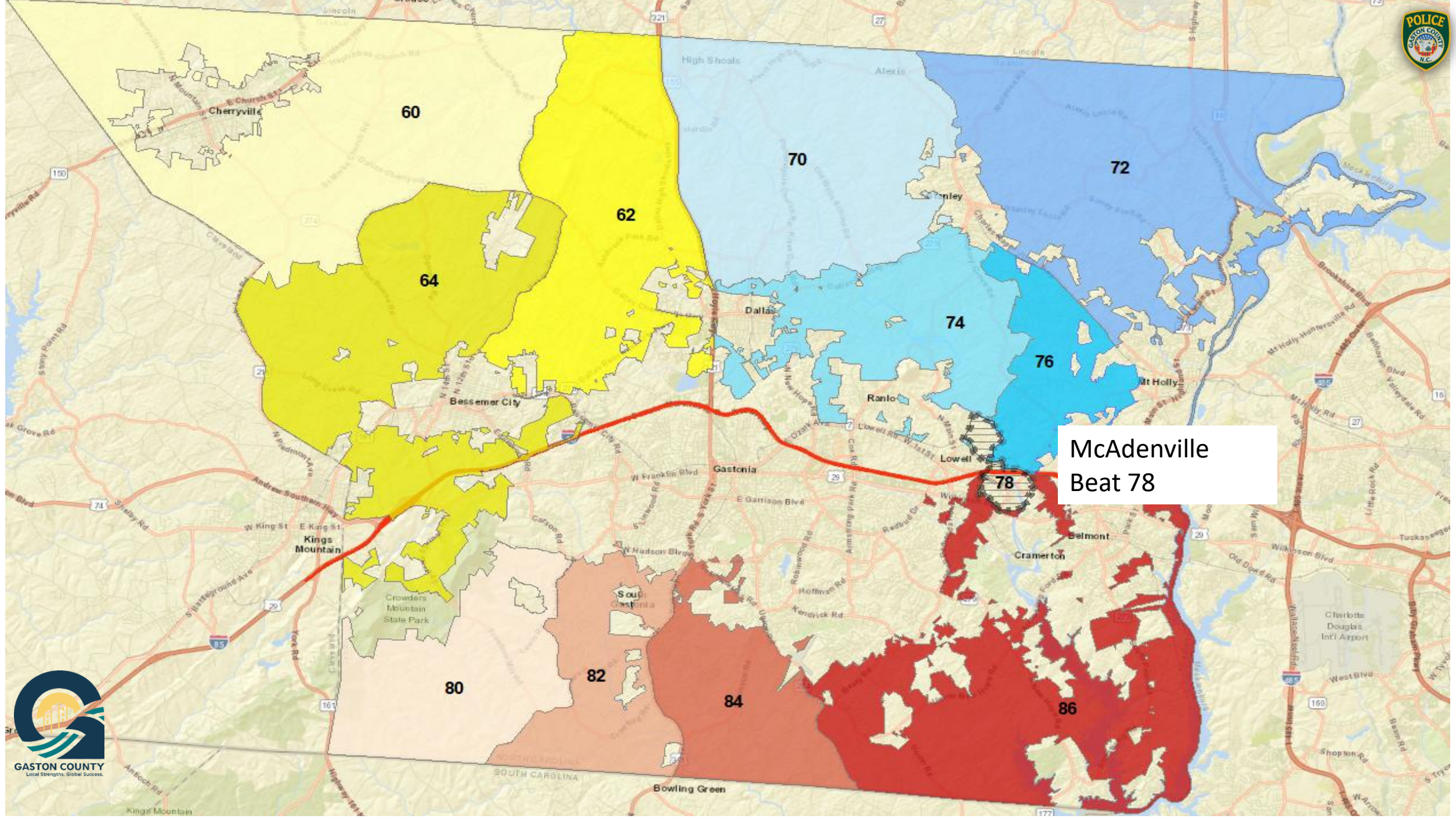


# McAdenville Crime Statistics

January 2026

GASTON COUNTY POLICE





# January 2026- Case Highlights



## Assault – 100 block Wright St

- 26-1320, January 7
- Cleared by Arrest
- Robert Scott Smith of 100 block Wright ST



## Assault – 100 blk Wesleyan Dr

- 26-6809, Jan 31
- Further Investigation

# January 2026- Case Highlights



## **Motor Vehicle Theft – 100 block Pine Dr**

- 26-2445, January 12
- Vehicle recovered out of state
- Further Investigation

## **Found Vehicle – 300 block Mockingbird Ln**

- 26-4989, January 22
- Vehicle abandoned on side of road
- Towed, picked up by owner

# January 2026 Arrests



- **No additional arrests**

# Calls for Service – January 2026



## 911 and Non-emergency CALLS

Alarm	7
Check Vehicle	3
Assault	2
Stranded Vehicle-DANGER	2
ACE	1
Call-Police	1
Check Subject	1
Domestic	1
Hit & Run PD	1
Improper Parking	1
Mental Health Issues	1
STOLEN VEHICLE	1
STRANDED MOTORIST	1
TRAIL BIKES	1
Unknown Problem	1
Veh Accident PD	1

<b>Total</b>	<b>26</b>
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## OFFICER INITIATED CALLS

SPECIAL CHECK	92
MEET IN PERSON	8
TRAFFIC STOP	7
Foot Patrol	3
Veh Accident PD	1
Check Location	1

<b>Total</b>	<b>112</b>
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<b>TOTAL CALLS</b>	<b>138</b>
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# *Officer Initiated Activity Highlights: Jan. 2026*



- 501 Lakeview Dr (14)
  - Special Check - 12
  - Foot Patrol- 2



# *Officer Initiated Activity Highlights: Jan. 2026*



- 144 Wesleyan Dr
  - Special Check - 16



# *Officer Initiated Activity Highlights: Jan. 2026*



- 1500 Power Line Rd
  - Special Check - 12

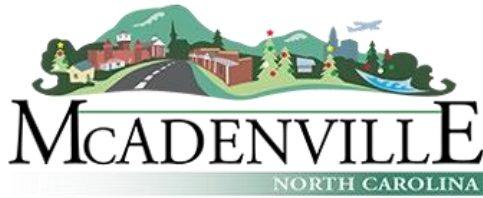


# *Officer Initiated Activity Highlights: Jan. 2026*



- 5347 Wilkinson Blvd
  - Special Check - 13





TOWN OF MCADENVILLE  
DEPARTMENT OF PLANNING  
Staff Report

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## TOWN OF MCADENVILLE TEXT AMENDMENT

### **OVERVIEW**

Request: To consider proposed text amendments to the Town of McAdenville Unified Development Ordinance (UDO): Chapter 5 Permit and Modification Procedures, Section 5.16.5 Zoning Map Amendments – Conditional Zoning (CZ) Districts; and, Chapter 6 Zoning Districts, Section 6.4 Conditional Zoning (CZ) Districts, Chapter 13 – Subdivision Regulations, Section 13.15.3 (C)1

### **COMPREHENSIVE LAND USE PLAN**

During periodic staff review, it was discovered that through the modification of existing text, additional clarity could be provided to sections within the UDO pertaining to Conditional Zoning (CZ) Districts as well as associated procedures. In addition, the subdivision regulations related to a lot to abut street being three (3) acres is more suited for county zoning and/or county rural areas. Therefore, a reduction is requested considering the area in McAdenville is more dense with smaller acreages. The proposed changes would maintain focus on the goals and objectives adopted in the Comprehensive Land Use Plan.

### **SUMMARY**

The Town of McAdenville Unified Development Ordinance provides for amendment, supplements or changes to the Zoning Ordinance text and zoning district lines and designations. The proposed changes would not significantly impact the overall standards and regulations currently in place, while allowing for better clarity and understanding of the Conditional Zoning (CZ) District and processes thereof.

With other local jurisdictions, compatible in growth and size, and with similar overall visions of adopted plans and ordinances, staff supports the recommendation for approval of this request.

### **PLANNING BOARD RECOMMENDATION**

The Planning Board reviewed staff's request for UDO text changes at their regular meeting on 1/22/2026. The Board supports the request and recommends the Town Council schedule a joint public hearing to receive comments on the following proposed UDO Text Amendments.

*Town of McAdenville, North Carolina*  
*Unified Development Ordinance*  
*Chapter 5 – Permit and Modification Procedures*

EDITING KEY:

~~Strikethrough~~ – deleted text

***Bold, Italic, Underlined, Red Font,***  
***and Highlighted Text*** – added text

**5.16.5 ZONING MAP AMENDMENTS – CONDITIONAL ZONING DISTRICT (CZ)**

A. Application

1. Petitioning for a CZ is a voluntary procedure and can be initiated only by the owner(s) of the property(ies) in question or by his/her authorized agent. Every application for the rezoning of property to a CZ district shall be accompanied by a site plan, drawn to scale containing all the information outlined in Section 5.11.2(B), ***being the identical requirements for site plan submittals accompanying Special Use Permits,*** of this Ordinance. The Administrator shall schedule a meeting with the applicant, prior to any public information meeting (PIM) being advertised and/or held to review the rezoning application and site plan to make sure that it meets, at a minimum, all minimum requirements of this Ordinance.

D. Plans and Other Information to Accompany ~~Petition~~ ***Application***

1. Every application for the rezoning of property to a CZ district requires a site plan, drawn to scale containing all of the information outlines in Section 5.11.2(B), ***being the identical requirements for site plan submittals accompanying Special Use Permits,*** of this Ordinance.
2. Other information as required by the Administrator relative to the rezoning request.

H. Conditions for Approval of ~~Petition~~ ***Application***

*Town of McAdenville, North Carolina*  
*Unified Development Ordinance*  
*Chapter 6 – Zoning Districts*

## **SECTION 6.4 CONDITIONAL ZONING (CZ) DISTRICTS**

The **purpose of the districts with** uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. The development of these uses cannot be predetermined or controlled by general district standards. In order to accommodate these uses, this Section establishes the conditional zoning process **district as a means to accommodate projects of a particular need or size that cannot otherwise be regulated by any other general zoning district listed in Section 6.2.** The process for approval of a CZ Zoning is explained in Section 5.16.5. The rezoning of any parcel of land to a CZ shall be a voluntary process initiated by the property owner or his authorized agent. Any area rezoned to a CZ shall be in general compliance with the goals, objectives and implementation strategies of the adopted Comprehensive or Land Use Plan and all other plans and regulations officially adopted by the Town Council. The ~~review process established~~ **establishment of the conditional zoning district** in this Section provides for the accommodation of such uses by a reclassification of property into a CZ, subject to specific conditions (which may exceed those that would otherwise be required for the use in question), which ensure compatibility of the use with the enjoyment of neighboring properties and in accordance with the general plans of development of the Town. A conditional zoning is not intended for securing early zoning for a proposal.

Once a property has been rezoned to a CZ, it shall be referenced with the letters “CZ” in the name of the applicable general zoning district listed in Section 6.2. Thus, a property rezoned to a C-2 Conditional Zoning shall appear on the Zoning Map as “C-2 / CZ”.

*Town of McAdenville, North Carolina  
Unified Development Ordinance  
Chapter 13 – Subdivision Regulations*

**13.15.3 LOTS TO ABUT A PUBLIC STREET**

Each lot shall have frontage on a public street and meet the requirements of Section 9.5, with the following exceptions:

- A. Existing lots meeting the requirements set forth in Section 3.5.7; or
- B. Lots fronting on a private road meeting the requirements set forth in 13.15.2; or
- C. Proposed lots for use by single-family dwellings and individual manufactured homes that do not have frontage on a public street may be approved by the Administrator after determining the following:
  - 1. Each such resultant lot is a minimum of ~~three (3) acres~~ **one (1) acre** in size **(and/or as determined by County Environmental Health requirements)**, outside all easements and / or right-of-ways; and
  - 2. Not more than three (3) lots served by an easement have been created out of said parent tract.
  - 3. Each such lot is provided with access to a public street by means of a recorded twenty (20) foot wide access easement; and
  - 4. Each such resultant lot is served, at a minimum, by an all-weather road; defined as: a well-drained travel surface composed of gravel, crusher run, or other similar material, having a center crown to prevent ponding of water on the travel surface, and have a minimum twelve (12) foot travel surface and shall be built in accordance with the Figure 13.15.3-1.

## **STAFF REPORT FOR COUNCIL MEETING 2/10/2026**

**Presented by Lesley Dellinger, Town Administrator/Clerk**

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### **Water/Sewer:**

- Lead & Copper Rule Requirements (LCRR) is a federal regulation aimed at controlling lead and copper levels in drinking water ensuring public health. Water systems must comply with federally mandated reporting and remediation requirements. McAdenville partnered with Palmetto Underground in December & January to complete fieldwork investigations of our waterline inventory categorized as unknown materials. Grant monies were available through the state for the investigation. The next step is to create a replacement plan for the 106 connections identified by Palmetto Underground as GRR (Galvanized Requiring Replacement). Water systems will have ten years to address GRR connections beginning in 2027. Grant funding is expected to be available via a competitive grant process for the GRR process.
- The Hallie Bentley PRV project has been delayed to May 2026 due to manufacturer delays for the pressure reducing valve. BW Solutions was notified of the material backorder status on January 29<sup>th</sup>. TRU engineering denied the Town's request to switch vendors because they had standardized the Gold & Anderson model used in the current design plans.
- TRU has advised planned maintenance on a 16" watermain overnight on February 11<sup>th</sup> which may impact water service for McAdenville. The emergency connection with Belmont will be utilized but it is not known if it will provide sufficient flow to service the multiple areas being impacted. McAdenville residents are advised to plan for water interruptions between 10PM – 6AM beginning Wednesday, February 11<sup>th</sup>.
- Due to recent weather events the town contractor was unable to access the water meters to get usage readings for the February billing cycle. Consumption for the February bills will be estimated using historic data.
- The monthly construction meeting for the grant funded water projects is scheduled for Tuesday, February 10<sup>th</sup> at 10am. Progress details will be provided at the Council meeting.

### **New Business Items:**

- Discussion of special meeting dates and times to prepare the FY2026-27 budget.
- Review Belmont Land request for installation of 85" TV in the North Street Park.

### Vision of Proposed Community-Oriented Outdoor Display Amenity

This proposal requests approval of a community-oriented outdoor tv display designed to enhance the park as a gathering space, support community programming, and strengthen economic activity on Main Street. The TV will function as a public amenity for viewing of sporting events, movie nights, and other social gatherings while incorporating operational safeguards to prevent glare, noise disturbance, or neighborhood impacts. The installation aligns with adopted goals in the McAdenville 2040 Town Plan related to placemaking, family-oriented amenities, and activation of shared civic spaces. The project is intended to complement the character of the park, increase safe public use, and provide a flexible communal viewing and entertainment amenity for residents, visitors, and local businesses.

### Community & Social Benefits

- Creates a destination, not just a space: The outdoor TV anchors activity and gives people a clear reason to gather, stay, and return.
- Encourages social interaction: Shared viewing experiences promote conversation, connection, and family-friendly engagement.
- Increases foot traffic: Scheduled and spontaneous programming attracts both residents and visitors throughout the day and evening.
- Extends dwell time: Visitors remain in the park longer, deepening their engagement with the space and surrounding amenities.
- Stimulates economic activity: Longer stays and repeat visits lead to increased spending at nearby restaurants, shops, and vendors.
- Supports programming and partnerships: Enables community events, watch parties, movie nights, and sponsorship opportunities.
- Strengthens place identity: Reinforces the park as an active, welcoming, and culturally relevant public space.

### No Adverse Impact Statement

The installation is designed to avoid negative impacts through the following measures:

- Operating hours will align with 115 Craft operating hours
- Compliance with all applicable zoning, building, and electrical codes
- Audio controls to prevent disturbance to adjacent properties
- Secure mounting and weather-rated construction meeting safety standards
- No obstruction of pedestrian pathways, sight lines, or park infrastructure
- Design compatibility with the aesthetic character of the park and surrounding district

### Consistence with the McAdenville 2040 Town Plan

The proposed installation supports adopted long-term planning goals by:

- Strengthening public gathering spaces that encourage social interaction
- Enhancing parks as active, multi-use civic assets
- Supporting placemaking strategies that promote a vibrant environment
- Increasing activity within the downtown district
- Advancing family-oriented amenities and programming
- Providing infrastructure for festivals and cultural events

- Reinforcing the Town’s identity as a destination community
- Encouraging safe evening activation of public space
- Supporting civic communication and public engagement

Specifications

The following are the specifications of the outdoor tv we intend to purchase and install:



Outdoor TV Specification

<u>Feature</u>	<u>Specification</u>
Screen Size	85"
Panel	Helio QLED + mini-LED
Resolution	4K UHD
Brightness	Up to 3500 nits
Refresh Rate	120 Hz
OS	Google TV
Smart Features	Google Assistant, apps, Wi-Fi/Bluetooth
Weather Rating	Outdoor-ready, ruggedized
Inputs	HDMI (likely 2.1), USB