

**TOWN OF MCADENVILLE MINUTES
FEBRUARY 10, 2026**

The McAdenville Town Council met in regular session on Tuesday, February 10, 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 February 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 approved by motion of Mayor Pro-Tem Rankin, second by Greg Richardson and unanimous vote:

- a) **Approval of Minutes:** Council approved the regular meeting and closed session of January 13, 2026.
- b) **Water System Improvements SRP-D-ARP-0108:** Council approved Grant Project Ordinance No 2026-02 amending the original ordinance to increase the appropriated revenues from \$3,269,750 to \$3,552,750. This amendment is made to better align with project funding needs by moving \$283,000 in previously approved funding from the VUR-D-ARP-0099 Waterline Rehabilitation project to SRP-D-ARP-0108 Water System Improvements.
- c) **Waterline Rehabilitation VUR-D-ARP-0099:** Council approved Grant Project Ordinance No 2026-03 amending the original ordinance to decrease the appropriated revenues from \$3,749,048 to \$3,466,048. This amendment is made to better align with project funding needs by moving \$283,000 in previously approved funding from the VUR-D-ARP-0099 Waterline Rehabilitation project to SRP-D-ARP-0108 Water System Improvements.
- d) **Staff Review:** Following the annual performance review by the Town Council, a ten percent salary increase was approved for the Town Administrator/Clerk position.

- e) **Utility Billing/Customer Service Representative:** Council approved a new classification for the UB/CSR position and authorized staff to proceed with advertising the job opening.

PRESENTATION OF AUDIT FOR FISCAL YEAR ENDING JUNE 30, 2025:

Ms. Sheila Thornton, Managing Partner, Butler & Stowe CPAs presented the Audit Report for the year ended June 30, 2025. She stated that the audit had been completed and there were no instances of non-compliance with the accounting controls or regulatory matters. Ms. Thornton stated that the Town ended the year with combined assets exceeding the liabilities by \$9,6726,242 (net position). The Town's total net position increased by \$541,452, primarily due to budgeting and cost controls. As of the close of the current fiscal year, the Town of McAdenville's governmental funds reported combined ending fund balances of \$2,945,906 with a net change from FY2024 of \$637,791. It was noted that approximately 29.75 percent of this total amount, or \$876,284, is non-spendable or restricted. At the end of the current fiscal year, the unassigned fund balance for the General Fund was \$2,069,622 or 192.77 percent of total general fund expenditures for the fiscal year. Ms. Thornton added that the details of the open grant projects were on pages 53-55 of the audit. When the DWI grant awards totaling over \$7 million dollars moves into the construction phase in FY2025-26 it will require a single audit for the Town. Ms. Thornton stated that Ms. Dellinger and other Town Staff were great to work with during the audit process and thanked Council for the opportunity to provide audit services to McAdenville. In closing, she stated the town has positive financial standing and that a clean opinion was issued by the auditor.

Mayor Washam and Jay McCosh presented questions about the audit that were addressed by Ms. Thornton. Councilman McCosh's question about the change in capital assets in the building category referenced on page 9 will require follow-up from Ms. Thornton, but she feels it was due to the reclassification of line items with the software transition.

Motion to approve the Audit Report and financial statements prepared by Butler & Stowe, CPAs for the fiscal year ending June 30, 2025, was made by Jay McCosh, seconded by Greg Richardson, and passed with unanimous vote.

REQUEST TO SPEAK:

The Executive Director of the Gaston County Economic Development Commission, Donnie Hicks, spoke to the Council about the local incentive programs available through Gaston County to attract new investment and encourage existing business to expand and reinvest in existing operations. He presented a slide presentation detailing the local incentive process and how the return on investment could benefit McAdenville by expanding the tax base. He stated that an

existing manufacturing operation in Gaston County was interested in the Mannington Mills property located at 200 Saxony Drive. Project Helms Deep anticipates a \$8,000,000.00 investment to purchase and transfer advanced manufacturing machinery and equipment qualifying them for a Level One incentive grant. Mr. Hicks asked the Council's consideration for participation in the economic development incentive for Project Helms Deep which would require a public hearing and formal resolution. Following additional discussion, Susan Elkins motioned to schedule a public hearing for March 10, 2026 at 6:00PM to receive public comment on the Level One economic development incentive for Project Helms Deep and consider adoption of a resolution for McAdenville's participation in the grant award. The motion was seconded by Joe Rankin and passed with unanimous vote.

POLICE DEPARTMENT REPORT:

Officer Rogers, McAdenville's Community Coordinator GCPD, attended the meeting and presented the Crime Statistics report for January. He stated that case highlights included two assaults and one stolen vehicle for the month with no arrests. The Calls for Service report had 26 entries; this was a decrease from previous months and most likely due to the inclement weather. Officer initiated checks continued at the Fire Station, Greenway, McAdenville Motors, and elementary schools. Once the slide presentation was completed, questions and comments were invited from the Council. Mayor Pro-Tem Rankin asked where the car hauler trucks can park when making deliveries to McAdenville Motors. Officer Rogers replied that the drivers must make arrangements with small businesses or Food Lion to use their parking lots. He added that when illegal parking is witnessed on Wesleyan Drive and Wilkinson Blvd to call the non-emergency number (704-866-3300) to report so that an officer can address the situation when it is happening.

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 was presented for review by the Council. Following discussion, a motion to set a public hearing on Tuesday, March 10, 2026, at 6:00 PM to receive comments on the proposed text amendments to the McAdenville UDO was made by Greg Richardson. The motion was seconded by Mayor Pro-Tem Rankin and passed with unanimous vote.

STAFF REPORT:

Town Administrator, Lesley Dellinger, reported on the following:

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). The replacement plan must be submitted by October 1st 2027 and water systems will have ten years to replace all GRR connections on the Town side and Customer side of the meter. Grant funding is expected to be available via a competitive grant process for the GRR replacement process.
- The Hallie Bentley PRV project has been pushed out to May 2026 due to manufacturer delays for the pressure reducing valve. BW Solutions was notified of the material backorder status on January 29th. Town staff asked if additional vendors could be considered to shorten lead times on the PRV. TRU engineering denied the Town's request to switch vendors because they had standardized the Gold & Anderson model used in the current design plans.
- Two Rivers has advised planned maintenance on a 16" watermain overnight on February 11th which may impact water service for all McAdenville residents. 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 will be notified of the planned maintenance through the Code Red system. The service interruption will begin at 10PM Wed and end by 6AM on Thursday morning.
- 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 DWI grant projects was held today. The Dickson line is installed and has been pressure tested at the I-85 plant location, and the lead time on the meters has shortened to 6-8 weeks. Mobilization will begin for Ford/Pine/Oak the later part of this week. Prep work on the Wesleyan Drive bore will also begin this week with the actual bore happening next week. There is one change order being considered for the South end of Poplar that staff will review with WithersRavenel engineering tomorrow. The good news and most important thing is that both projects are on schedule!

New Business Items:

- Staff stated that special meeting dates need to be set for budget work sessions to prepare the FY2026=27 budget. Several Council members indicated that Saturday meeting times would be the most convenient. Staff will send out a doodle poll to pin down dates that allow the majority of the Council to attend.
- Pharr's request to install an 85" 4K UHD resolution outdoor TV in the North Street Park was referred to the Town Council for consideration. Staff stated that the UDO regulations provided guidance for LED displays for advertising and signage but no guidance on TVs in public parks. The Town Council reviewed the information provided for the TV specifications, mounting location, and planned programming and felt it posed no adverse impact on the community and supported goals stated in the 2040 Town Plan. Joe Rankin motioned to approve Pharr's request to install an 85" outdoor TV in the North Street Park. The motion was seconded by Fred McBee and passed with unanimous vote.

OPPORTUNITY FOR PUBLIC COMMENT:

Judie Walters, 142 Main Street, presented complaints to the Council about the negative impact the No Outside Vendors Permitted in December Ordinance had on her online business selling Christmas themed merchandise. She felt McAdenville Town Staff were at fault for not notifying her of the Ordinance which resulted in loss of income.

COUNCIL GENERAL DISCUSSION:

Mayor Washam reported on the following;

- Attorney Whelchel and Lesley Dellinger were recognized for their efforts on the easement acquisition for the DWI water grants.
- Attorney Whelchel was asked for an update on the placement of political signage. Attorney Whelchel stated that the rules of the Town Code related to political signs could not be enforced when the sign is on private property. The Town Code regulates signage in the ROW and on town owned property.
- Susan Elkins was asked if the Women's Club had interest in participating in the Gaston County July 4th parade with Council. Susan Elkins replied that the Club would like to join.
- Council was asked to consider moving Public Comment to the front of the agenda. The Council supported the change and directed staff to move Public Comment to the front of the agenda for the March meeting.
- The \$4 million VUR Grant application for the Main Street Interconnect received top ranking at the SWIA review. The Town is expecting the award to be \$1M VUR grant and \$3M SRF with loan forgiveness. The formal award should be received within 60-90 days.

- The Mayor met with Representative John Torbett at Town Hall to discuss funding options for a pedestrian safety project on Wesleyan Drive. He added that the NCLM Town & State dinner is a good opportunity for Council to discuss funding improvements with local representatives.
- The Mayor also met with Walter Bowers from Governor Stein's office to provide insight on the Town's current projects and development needs.
- The Town has been working with Rusty Bost on some pro bona work to develop sidewalk elevation options for the pedestrian safety project and several of the conceptual ideas were shared. Contracting for a formal study may be considered in FY2026-27.

Jay McCosh reported on the following:

- Jay stated that he chaired his final meeting as Chairman of the Centralina Regional Council Executive Board in January. He looks forward to continuing to be the McAdenville CCOG representative and will hold a seat on the Executive Board through 2026.
- Information was provided on the Property Tax Reduction and Reform committee and the potential impacts to municipalities. Representatives from the NCLM & NC Association of County Commissioners spoke at the January 14th committee meeting expressing how property taxes remain the most stable and predictable revenue source at the local level, and is needed to plan for road maintenance, utilities, essential services, and community facilities.
- Jay attended a meeting with state Treasurer Bradford Briner where the decline in Government Financial staff was discussed to the point that the possibility of sharing positions between municipalities is being considered.
- Jay provided staff with information on the BlueSky Financial readiness training that is available at no charge through CCOG. The program provides practical training on financial administration needs helping local government staff manager readiness before a disaster event.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 7:23 PM upon motion of Mayor Pro-Tem Rankin, second by Greg Richardson and unanimous vote.

Reid Washam, Mayor

Lesley Dellinger, Town Clerk