

**TOWN OF MCADENVILLE COUNCIL AGENDA
TUESDAY, MAY 12, 2026 @ 6:00 PM
163 MAIN STREET, MCADENVILLE, NC**

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & INVOCATION**
- 2. ADJUSTMENT & APPROVAL OF THE MAY AGENDA:** Items will only be added or removed upon approval of the Mayor and Town Council.
- 3. 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 three minutes.
- 4. 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 April 14, 2026, and Special Meeting / Budget Work Session of May 2, 2026.
 - b) Resolution Adopting UG Compliant Property Management Policy: Staff request Council consideration for adoption of Resolution 2026-02 enacting the UG Compliant Property Management Policy for expenditure of ARP funds. A formal policy outlining the process for proper acquisition of real property, equipment, and supplies with ARP funding is included for review.
 - c) On-Call Contract Renewal for Land Use Services: Staff request continuation of the On-Call contract with N-Focus, Inc, for FY2026-27. N-Focus staff will provide technical assistance to town staff for site plan review and land use compliance on an as needed basis.
- 5. FIRE SERVICE AGREEMENT:** Interlocal Agreement for the Provision of Fire Service and Fire Department lease with the Town of Cramerton will be presented for Council consideration.
- 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. STAFF REPORT:** Lesley Dellinger will provide updates on town business & open projects and answer questions from the Town Council.
- 8. 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
APRIL 14, 2026

The McAdenville Town Council met in regular session on Tuesday, April 14, 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: Town Administrator/Clerk Lesley Dellinger and Attorney, Chris Whelchel.

CALL TO ORDER:

Mayor Washam called the meeting to order at 6:00 PM and led in the Pledge of Allegiance. Pastor Josh Baker, McAdenville Wesleyan Church, opened the meeting with prayer.

ADJUSTMENT & APPROVAL OF AGENDA:

The April Agenda was approved as submitted by motion of Jay McCosh, second by Fred McBee and unanimous vote.

OPPORTUNITY FOR PUBLIC COMMENT:

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

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 March 10, 2026.
- b) **Amend Meeting Schedule:** Council approved amending the meeting schedule to add a Special Meeting/Budget Work Session for Saturday, May 2, 2027 at 9:00AM. The meeting will be held in the lower level of McAdenville Town Hall located at 163 Main Street and is open to public attendance.
- c) **Set Public Hearing for the FY2026-27 Budget:** The General Statutes require a public hearing be held on the proposed budget to provide an opportunity for public input prior to adoption consideration. Council approved setting the Public Hearing on the FY2027 Budget for Tuesday, June 9, 2026 at 6:00 PM in the Council Chambers of McAdenville Town Hall located at 163 Main Street.
- d) **Proposed Text Amendment to UDO:** Council approved Ordinance 2026-04 amending Chapter 5 Permit and Modifications Procedures, Section 5.16.5; Chapter 6 Zoning

Districts, Section 6.4; and Chapter 13 Subdivision Regulations, Section 13.15.3(c)1 of the McAdenville Unified Development Ordinance.

POLICE DEPARTMENT REPORT:

Officer Rogers, McAdenville's Community Coordinator GCPD, attended the meeting and presented the Crime Statistics report for March. He stated that there was one arrest for DWI on Wesleyan/Main Street, one larceny/vehicle break-in on Mockingbird Lane, and one fraud investigation related to stolen property. Total calls volume for the month was 197, including 18 traffic stops inside the Town limits. Officer initiated checks have been increased for the greenway with the warmer weather along with the usual checks at the Fire Station, McAdenville Motors, and both elementary schools. Once the slide presentation was completed, questions and comments were invited from the Council. Mayor Washam stated that he had seen car haulers unloading on the median strip on Wilkinson and asked if this was allowed. Officer Rogers confirmed that the median strip could be used for this purpose and it is a frequent occurrence along the east end of Franklin Blvd in Gastonia. He added that patrol officers have been put on alert following a report of a civil disturbance involving a driver making deliveries to McAdenville Motors. GCPD Command Staff have visited the site and spoken directly with the owner. The owner provides instructions in multiple languages to the car haulers with parameters for deliveries, but GCPD cannot force him to rearrange his merchandise to accommodate said deliveries. Officer Rogers has met with Pastor Josh Baker of the McAdenville Wesleyan Church to discuss trespassing accusations related to delivery drivers and reviewed options for installing signage to help with future enforcement. Mayor Washam thanked Officer Rogers for his report and the continued efforts in addressing the Town Council's priorities.

STAFF REPORT:

Town Administrator, Lesley Dellinger, reported on the following:

Water/Sewer:

- The monthly construction meeting for the DWI grant projects was held today at Town Hall. Staff relayed the following project updates: The waterline installation on Saxony Drive is progressing with approximately 200 ft of line remaining along with vault and meter installation. Lesley Dellinger was asked to facilitate a meeting with the City of Lowell to discuss the emergency interconnect. The Forrest Heights waterline looping project will require a change order for an insertion valve to complete the tie-ins. State Utilities plan to return to Dickson Road for meter and backflow installation next week which will complete the improvements for the I-85 industrial location. In May, the State Utility crews will finish the project on Ford Drive then move back to Wesleyan Drive to begin the water main tie-ins from Poplar & Main Street extending service to Hickory Grove Road. The waterline

replacement on Poplar Street is scheduled to begin in mid to late June. Crews and Town staff walked the Poplar Street project today for field notations. Project construction is still on schedule for completion in October 2026.

Parks & Rec:

- River Link Sidewalk Connector – The 65% plans for the Riverlink connector have been reviewed and returned for corrections to WithersRavenel. An issue has been identified by the DOT Environmental Staff involving a culverted stream within the project area. This was alarming because finding a culverted stream in the project area would involve FERC which would add time and cost to the project. (Federal Energy Regulatory Commission oversee projects affecting water quality.) WithersRavenel has reviewed Blue Line & Satellite imagery, and their Environmental Staff were on site yesterday. Withers located the pipes identified by the DOT Environmental staff and believed they may connect to a natural spring on the North side of Riverside Dr. They are prioritizing survey crews to find the depth of the piping, which is hopefully outside the scope of the sidewalk project eliminating the need for FERC involvement. Council Member Richardson added that the pipes are well below road grade and feels they are outside the parameters of the project. He hopes the environmental report can be addressed and dismissed in a timely manner.

Fire Service Contract:

- The current Fire Service Contract with Town of Cramerton expires on 6/30/2026. Both parties are open to extending the contract, and Town Staff has been in talks with Cramerton over the last month. McAdenville's recent proposal is for an additional 3-year term and a 10% increase with a step year. The current contract is \$68,500 and the new proposed agreement would end at \$75K/year. The Town of Cramerton is set to review McAdenville's counter proposal at their April 21st work session. Following discussions, Fred McBee asked if McAdenville had ever considered partnering with Community Volunteer Fire Department. Lesley stated that Community House was considered when McAdenville closed their volunteer fire department, but she was not aware of the specific details of the negotiations. Mayor Washam added that Cramerton was not a volunteer fire department and had 24/7 full time staffing at the station.

Lesley Dellinger reminded Council of the Elected Officials Dinner on April 15th at 6PM.

COUNCIL GENERAL DISCUSSION:

Susan Elkins asked if Town staff had additional information on the Gaston 250 July 4th celebration/parade. Staff replied that parade registration information had been received from Gaston County and that contact info for several professional float companies was available. Information would be forwarded to Council member Elkins.

Mayor Washam thanked Council Member Elkins for getting the pedestrian lane repaired at the Wesleyan/Wilkinson intersection. He added that letters had been sent to State Representatives requesting direct funding assistance for Sidewalk and Pedestrian Safety Improvements for McAdenville. To facilitate the funding request, Mayor Washam has met with Senator Brad Overcash and Representative John Torbett; and has requested letters of support for the project from Pharr, Gaston Business Association, and Gaston Tourism. Mayor Washam also provided an update on the Water/Sewer Merger Meeting schedule and asked the Town Attorney for an update on utility easement acquisitions and the Elm Street dedication.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 6:36 PM upon motion of Susan Elkins, second by Mayor Pro-Tem Rankin and unanimous vote.

Reid Washam, Mayor

Lesley Dellinger, Town Clerk

**MCADENVILLE TOWN COUNCIL
SPECIAL MEETING / BUDGET WORK SESSION
MAY 2, 2026**

The McAdenville Town Council met in Special Session on Saturday, May 2, 2026 at 9:00 AM in the lower level of McAdenville Town Hall, 163 Main Street. Proper notice was given.

Members Present: Mayor Reid Washam, Mayor Pro-Tem Joe Rankin; Councilmembers: Susan Elkins, Fred McBee, Jay McCosh; and Greg Richardson. Staff: Town Administrator/Clerk Lesley Dellinger.

Mayor Washam called the meeting to order at 9:03 AM. He stated the purpose of the meeting was to review staff's recommendations for estimated revenues and expenditures in the FY2026-27 operating budget and give Council the opportunity to provide feedback.

Lesley Dellinger presented Council with the recommended budgets for the General Fund, Water/Sewer Fund, and Powell Bill Grant Fund for review.

General Fund revenues are estimated at \$1,705,350.00 including a one-time fund balance appropriation of \$350K to support construction of the River Link Trail. McAdenville's total levy for taxable value is estimated to decrease \$18 million from FY2026 to FY2027 by the Gaston County Tax Office due to the closure of Mannington Mills. Council recommended a \$0.03 cent property tax increase to offset the \$70K loss in revenues. The \$0.03/\$100 valuation increase would generate approximately \$48,000 in revenues so that staffing levels and current residential services can be maintained. Council directed staff to prioritize expenditures for the Fire Department and Streets to support needed maintenance and repair projects of capital assets. Other possible projects for the new budget year were discussed for Parks & Rec.

Water/Sewer Fund revenues are estimated at \$495,075.00, which is a 26% decrease from the current budget. The absence of new development in the new budget year negatively impacts the anticipated revenues due to the loss of system development & tap fees. Staff stated that TRU had proposed a 7.5% rate increase effective 7/1/2026 creating a revenue shortfall in the Town's proposed budget at the current W/S rates. Revenue projections for a 5%, 7.5%, and 10% rate increase were presented for Council consideration. Staff also proposed adding availability fees for industrial properties as an additional revenue source. Following discussion, Council recommended a 5% rate increase for McAdenville customers with availability fees for service connections 3" and larger

Powell Bill grant revenues are estimated at \$32K and reserves are approximately \$146K. Staff recommended allocating \$65,000 in fund balance for street resurfacing projects in FY2026-27. Funding a municipal street repair study was also recommended, which is a data driven process to assess pavement conditions, prioritize maintenance, and optimize budgetary spending.

There being no further business to discuss, the meeting was adjourned at 12:10 PM.

Reid Washam, Mayor

Lesley Dellinger, Town Clerk

RESOLUTION OF THE MCADENVILLE TOWN COUNCIL
ADOPTING UNIFORM GUIDANCE COMPLIANT
PROPERTY MANAGEMENT POLICY

WHEREAS, the Town of McAdenville has received an allocation of funds from the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (ARP/CSLFRF); and

WHEREAS, the funds may be used for projects within these categories, to the extent authorized by state law:

1. Support COVID-19 public health expenditures, by funding COVID-19 mitigation and prevention efforts, medical expenses, behavioral healthcare, preventing and responding to violence, and certain public health and safety staff;
2. Address negative economic impacts caused by the public health emergency, including economic harms to households, small businesses, non-profits, impacted industries, and the public sector;
3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet; and

WHEREAS, the ARP/CSLRF are subject to the provisions of the federal Uniform Grant Guidance, 2 CFR Sect. 200 (UG), as provided in the [Assistance Listing](#); and

WHEREAS, the [Compliance and Reporting Guidance for the State and Local Fiscal Recovery Funds](#) provides, in relevant part; and

Equipment and Real Property Management – Any purchase of equipment or real property with SLFRF funds must be consistent with the Uniform Guidance at 2 CFR Part 200, Subpart D. Equipment and real property acquired under this program must be used for the originally authorize purpose. Consistent with 2 CFR 200.311 and 2 CFR 200.313, any equipment or real property acquired using SLFRF funds shall vest in the non-Federal entity. Any acquisition and maintenance of equipment or real property must also be in compliance with relevant laws and regulations.

WHEREAS, Subpart D of the UG dictates title, use, management, and disposal of real property, equipment, and supplies acquired in whole or in part with ARP/CSLFRF funds.

THEREFORE, BE IT RESOLVED that the Town Council of the Town of McAdenville hereby adopts and enacts the UG Property Management Policy for the expenditure of ARP/CSLFRF funds.

Adopted this the day _____ of _____, 2026.

Reid Washam, Mayor
McAdenville Town Council

Attest:

(SEAL)

Lesley Dellinger, Town Clerk
McAdenville Town Council

Certified by: _____

Date: _____

Town of McAdenville
Property Standards for Real Property, Equipment, and Supplies Acquired with
American Rescue Plan Act of 2021 Coronavirus State and Local Fiscal Recovery Funds

I. POLICY OVERVIEW

[Title 2 U.S. Code of Federal Regulations Part 200](#), Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, commonly called Uniform Guidance (UG), specifically Subpart D, details post award requirements related to property management of property acquired or updated, in whole or in part, with funds from the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (ARP/CSLFRF).

2 CFR 200.311 through 2 CFR 200.316 detail property standards related to the expenditure of ARP/CLSFRF funds. The Town of McAdenville (“the Town”) shall adhere to all applicable property standards, as detailed below.

II. DEFINITIONS

The following definitions from 2 CFR 200.1 apply in this policy.

Computing devices: machines used to acquire, store, analyze, process, and publish data and other information electronically, including accessories (or “peripherals”) for printing, transmitting and receiving, or storing electronic information. See also the definitions of *supplies* and *information technology* systems in this section.

Equipment: tangible [personal property](#) (including information technology systems) having useful life of more than one year and a per-unit [acquisition cost](#) which equals or exceeds the lesser of the capitalization level established by the Town for financial statement purposes, or \$5,000. See also the definitions of *capital assets*, *computing devices*, *general purposed equipment*, *information technology systems*, *special purpose equipment*, and *supplies* in this section.

Information technology systems: computing devices, ancillary equipment, software, firmware, and similar procedures, services (including support services), and related resources. See also the definitions of computing devices and equipment in this section.

Intangible property: property having no physical existence, such as trademarks, copyrights, patents and patent applications and property, such as loans, notes and other debt instruments, lease agreements, stock and other instruments of property ownership (whether the property is tangible or intangible).

Personal property: property other than [real property](#). It may be tangible, having physical existence, or intangible.

Property: [real property](#) or [personal property](#).

Real property: land, including land improvements, structures and appurtenances thereto, but excludes moveable machinery and equipment.

Supplies: all tangible [personal property](#) other than those described in the definition of equipment in this section. A computing device is a supply if the [acquisition cost](#) is less than the lesser of the capitalization level established by the local government for financial statement purposes or \$5,000, regardless of the length of its useful life. See also the definitions of computing devices and equipment in this section.

III. REAL PROPERTY

Title to Real Property: Title to real property acquired or improved with ARP/CSLFRF funds vests with the Town. 2 CFR 200.311(a).

Use of Real Property: Real property acquired or improved with ARP/CSLFRF funds must be used for the originally authorized purpose as long as needed for that purpose, during which time the Town must not dispose of or encumber its title or other interests. 2 CFR 200.311(b)

Insurance of Real Property: The Town must provide the equivalent insurance coverage for real property acquired or improved with ARP/CSLFRF funds as provided to property owned by the Town. 2 CFR 200.310.

Disposition of Real Property: When the Town no longer needs real property purchased with ARP/CSLFRF for ARP/CSLFRF purposes, the Town must obtain disposition instructions from U.S. Treasury. The instructions must provide for one of the following alternatives:

1. The Town retains title after compensating U.S. Treasury. The amount paid to U.S. Treasury will be computed by applying U.S. Treasury's percentage of participation in the cost of the original purchase (and costs of any improvements) to the fair market value of the property. However, in those situations where the Town is disposing of real property acquired or improved with ARP/CSLFRF funds and acquiring replacement real property under the ARP/CSLFRF, the net proceeds from the disposition may be used as an offset to the cost of the replacement property.
2. The Town sells the property and compensates U.S. Treasury. The amount due to U.S. Treasury will be calculated by applying U.S. Treasury's percentage of participation in the cost of the original purchase (and cost of any improvements) to the proceeds of the sale after deduction of any actual and reasonable selling fixing-up expenses. If the ARP/CSLFRF award has not been closed out, the net proceeds from sale may be offset against the original cost of the property. When the Town is directed to sell property, sales procedures must be followed that provide for competition to the extent practicable and result in the highest possible return.
3. The Town transfers title to U.S. Treasury or to a third party designated/approved by U.S. Treasury. The Town is entitled to be paid an amount calculated by applying the Town's percentage of participation in the purchase of the real property (and cost of any improvements) to the current fair market value of the property. 2 CFR 200.311(c).

IV. EQUIPMENT

Title to Equipment: Title to equipment acquired or improved with ARP/CSLFRF funds vests with the Town. 2 CFR 200.313(a).

Use of Equipment: The Town must use equipment acquired with ARP/CSLFRF funds for the project for which it was acquired as long as needed, whether or not the project continues to be supported by the ARP/CSLFRF award, and the Town must not encumber the property without prior approval of U.S. Treasury. 2 CFR 200.313(a)(1)-(2).

When no longer needed for the original project, the equipment may be used in other activities supported by a Federal awarding agency, in the following order of priority:

1. Activities under a Federal award from the Federal awarding agency which funded the original project, then
2. Activities under Federal awards from other Federal awarding agencies. This includes consolidated equipment for information technology systems. 2 CFR 200.313(c)(1).

During the time that equipment is used on the project for which it was acquired, the Town must also make equipment available for use on other projects or programs currently or previously supported by the Federal Government, provided that such use will not interfere with the work on the project for which it was originally acquired. First preference for other used must be given to other programs or projects supported by U.S. Treasury and second preference must be given to programs or projects under Federal awards from other Federal awarding agencies. Use for non-federally funded programs or projects is also permissible. User fees should be considered if appropriate. 2 CFR 200.313(c)(2).

Noncompetition: The Town must not use equipment acquired with the ARP/CSLFRF funds to provide services for a fee that is less than private companies charge for equivalent services unless specifically authorized by Federal statute for as long as the Federal Government retains an interest in the equipment. 2 CFR 200.313(c)(3).

Replacement Equipment: When acquiring replacement equipment, the Town may use the equipment to be replaced as a trade-in or sell the property and use the proceeds to offset the cost of the replacement property. 2 CFR 200.313(c)(4).

Management of Equipment: The Town will manage equipment (including replacement equipment) acquired in whole or in part with ARP/CSLFRF funds according to the following requirements:

1. The Town will maintain sufficient records that include:
 - a. a description of the property,
 - b. a serial number or other identification number,
 - c. the source of funding for the property (including the Federal Award Identification Number (FAIN)),
 - d. who holds the title,
 - e. the acquisition date,
 - f. cost of the property,
 - g. percentage of Federal participation in the project costs for the Federal award under which the property was acquired,
 - h. the location, use, and condition of the property, and

- i. any ultimate disposition data including the date of disposal and sale price of the property.
2. The Town will conduct a physical inventory of the property and reconcile results with its property records at least once every two years.
3. The Town will develop a control system to ensure adequate safeguards to prevent loss, damage, or theft of the property. Any loss, damage, or theft will be investigated by the Town.
4. The Town will develop and implement adequate maintenance procedures to keep the property in good condition.
5. If the Town is authorized or required to sell the property, it will establish proper sales procedures to ensure the highest possible return, in accordance with state and federal law.

Insurance of Equipment: The Town must provide the equivalent insurance coverage for equipment acquired or improved with ARP/CSLFRF funds as provided to property owned by the Town. 2 CFR 200.310(e).

Disposition of Equipment: When equipment is no longer needed for its original ARP/CSLFRF purpose, the Town may either make the equipment available for use in other activities funded by a Federal agency, with priority given to activities funded by U.S. Treasury, dispose of the equipment according to instructions from U.S. Treasury, or follow the procedures below. 2 CFR 200.313(e).

1. Equipment with a per-item fair market value of less than \$5,000 may be retained, sold, or transferred by the Town, in accordance with state law, with no additional responsibility to U.S. Treasury;
2. If no disposal instructions are received from U.S. Treasury, equipment with a per-item fair market value of greater than \$5,000 may be retained or sold by the Town. The Town must establish proper sales procedures, in accordance with state law, to ensure the highest possible return. The Town must reimburse U.S. Treasury for its Federal share. Specifically, U.S. Treasury is entitled to an amount calculated by multiplying the current market value or proceeds from sale by the ARP/CSLFRF funding percentage of participation in the cost of the original purchase. If the equipment is sold, U.S. Treasury may permit the Town to deduct and retain from the Federal share \$500 or ten percent (10%) of the proceeds, whichever is less, for its selling and handling expenses.
3. Equipment may be transferred to U.S. Treasury or to a third-party designated by U.S. Treasury in return for compensation to the Town for its attributable compensation for its attributable percentage of the current fair market value of the property.

V. SUPPLIES

Title to Supplies: Title to supplies acquired with ARP/CSLFRF funds vests with the Town upon acquisition. 2 CFR 200.314(a).

Use and Disposition of Supplies: If there is a residual inventory of unused supplies exceeding \$5,000 in total aggregate value upon termination or completion of the ARP/CSLFRF project and the supplies are not needed for any other Federal award, the Town must retain the supplies for use on other activities or sell them but must, in either case, compensate the Federal Government for its share. The amount of compensation must be computed in the same manner as for equipment. 2 CFR 200.314(a)

Noncompetition: As long as the Federal Government retains an interest in the supplies, the Town must not use supplies acquired under the ARP/CSLFRF to provide services to other organizations for a fee that is less than private companies charge for equivalent services, unless specifically authorized by Federal statute. 2 CFR 200.314(b).

VI. PROPERTY TRUST RELATIONSHIP

Real property, equipment, and intangible property, that are acquired or improved with ARP/CSLFRF funds must be held in trust by the Town as trustee for the beneficiaries of the project or program under which the property was acquired or improved. U.S. Treasury may require the Town to record liens or other appropriate notices of record to indicate that personal or real property has been acquired or improved with a Federal award and that use and disposition conditions apply to the property. 2 CFR 200.316.

VII. IMPLEMENTATION POLICY

The Town Administrator shall adopt procedures to track all real property, equipment, and supplies (collectively, 'property') acquired or improved in whole or in part with ARP/CSLFRF funds. At a minimum, those procedures must address the following:

1. Ensure proper insurance of property
2. Document proper use of property
3. Working with the Deputy Finance Director to record and maintain required data records for equipment
4. Conduct periodic inventories of equipment, at least every two years
5. Create processes for replacement and disposition of property
6. Establish other internal controls to safeguard and properly maintain property



**STATE OF NORTH CAROLINA
COUNTY OF GASTON**

**AGREEMENT WITH
LOCAL GOVERNMENT**

THIS AGREEMENT made the _____ day of _____, 2026 by and between **Town of McAdenville**, a North Carolina unit of Local Government (hereinafter known as “Local Government”); and, **N-Focus, Inc.**, a North Carolina corporation (hereinafter known as “Contractor”), by signatures below, enter into the following Agreement:

WITNESSETH:

WHEREAS, Contractor has expertise in local government functions and Local Government has a need for such functions; and

WHEREAS, Local Government and Contractor desire to enter into this Agreement;

NOW THEREFORE, Local Government and Contractor agree as follows:

Section A. SCOPE OF FUNCTIONS

1. Contractor will provide Local Government with Contractor personnel for Land Use Back-Up Purposes.

Section B. TERMS AND CONDITIONS

1. **Contractor Personnel:** To ensure Functions to be performed as defined in “Section A.” herein above meet the expectations of Local Government, Contractor shall assign a primary professional, an employee of Contractor, to Local Government. The primary professional shall be responsible for Contractor personnel performing the agreed upon Functions. Contractor personnel performing the Functions shall be either certified or licensed in their respective fields or apprentice under direct supervision of the primary professional. Contractor personnel performing these Functions shall have considerable knowledge in the principles and practices of local government. The primary professional, supporting personnel and subordinate person(s), if applicable, provided to perform these Functions shall be skilled in the use of work related computer software packages and other technology used to perform position Functions.
2. **E-Verify:** Contractor represents and warrants that it is in compliance with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. Further, Contractor warrants that any subcontractors used by Contractor will be in compliance with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.
3. **Certification:** Contractor certifies that, as of the Effective Date of this Agreement, Contractor is not on the Final Divestment List as created by the State Treasurer pursuant to N.C.G.S. § 147-86.58. In compliance with the Iran Divestment Act and N.C.G.S. § 147-86.58, Contractor shall not utilize in the performance of the contract any subcontractor that is identified on the Final Divestment List.
4. **Equal Employment Opportunity:** Contractor, without limitation of any provision set forth herein, expressly agrees to abide by any and all applicable federal and/or State equal employment opportunity statutes, rules and regulations, as may be from time to time modified or amended.

N-Focus

Initials: PAR Date: 05/07/26

McAdenville – FY 26-27 Hourly Agreement

Initials: _____ Date: _____



5. **Status of Contractor:** Contractor and Local Government agree that in the performance of the Functions defined in "Section A." herein above, Contractor personnel shall not be deemed to be an employee(s) of Local Government for any purpose whatsoever, nor act under Color of State Law.
6. **Work Products:** All materials produced by Contractor personnel assigned to Local Government shall be the property of Local Government and shall be filed on-site in the offices of Local Government, unless otherwise authorized for purposes and intent of the performance of Functions. Contractor shall be entitled to retain copies, both electronic and paper, of any work products prepared for the benefit of Local Government. Contractor shall not copyright any work products on behalf of Local Government; however, Contractor shall retain the right to utilize work products, such as improved administrative forms, plans, etc., or any portion thereof, for the purpose of performing similar functions for other jurisdictions.
7. **Progress Reporting:** Contractor shall communicate progress of work performed to Local Government's administrative officer and/or department head periodically or as determined by Local Government.
8. **Period of Service (POS):** Functions defined in "Section A." herein above shall be provided routinely based upon a mutually agreeable schedule during the period May 7, 2026 and ending June 30, 2027. POS as defined herein may be amended through either Termination, as set forth in "Section B.14." herein, or, Extension, as set forth in "Section B.16." herein.
9. **Level of Service (LOS):** The Functions defined in "Section A." herein above shall be delivered on an Hourly "On Call" basis as requested by Local Government.
10. **Compensation:** The fee for Functions to be performed as defined in "Section A." herein above shall be invoiced by the hour at One Hundred Fifty and no/100's (**\$150.00**) dollars per hour and, billed monthly in quarter-hour increments. Compensation is inclusive of all personnel costs.

Printing and reproduction shall be provided by Local Government. Any direct expenses (i.e. printing, postage, etc.) provided by Contractor personnel on behalf of Local Government, shall be reimbursed at actual cost plus seven (7%) percent. Travel time to and from Local Government jurisdiction by Contractor personnel is subject to the hourly fee stated herein. Travel time shall be pro-rated when more than one jurisdiction is served on the same trip. Travel by Contractor personnel on behalf of Local Government to perform inspections within Local Government jurisdiction, or attend meetings outside Local Government jurisdiction, shall be reimbursed at the current IRS Standard Mileage Rate.
11. **Payments:** Local Government shall provide payment upon receipt of invoice. A late payment penalty equal to 1.5% per month of the unpaid balance may be assessed.
12. **Access:** Local Government shall provide Contractor personnel with legal access to the primary work area during normal operating hours.
13. **Liability:** Contractor personnel provided to Local Government are acting as contracted agents of Local Government in accordance with NCGS 160D-402(c) and no liability is implied or assumed for actions on behalf of Local Government, its administration, appointed officials and/or elected officials. General liability insurance shall be maintained by Contractor throughout the POS as defined in "Section

N-Focus

Initials: PAR Date: 05/07/26

McAdenville – FY 26-27 Hourly Agreement

Initials: _____ Date: _____



B.8.” herein for the Functions to be performed under this Agreement. Contractor shall provide Local Government with a Certificate of Insurance prior to beginning Functions defined in “Section A.” herein above. This certificate will become a part of this Agreement upon execution of this Agreement. Contractor shall further indemnify and hold Local Government harmless from any/all worker compensation claims by Contractor personnel and any other claims arising out of Contractor personnel’s conduct.

14. **Termination:** Contractor or Local Government may terminate this Agreement for any reason with thirty (30) days written notification. In the event of early termination, compensation for all Functions actually provided by Contractor through the termination date will be due and payable at the market rate fees in effect at the time of termination. In the event Contractor personnel currently employed, recently separated/terminated or retired from Contractor become employed directly by Local Government either during the POS identified in “Section B.8.” herein or within one-hundred-eighty (180) days of the effective date of Agreement termination and/or expiration, Contractor shall be entitled to supplemental compensation by Local Government equal to three (3) months of said employee’s full time gross salary equivalent in effect at the time of Agreement termination and/or expiration; furthermore, the supplemental compensation shall be due and payable within ten (10) calendar days of the date Contractor personnel begins employment with Local Government.
15. **Expiration:** This Agreement shall expire at 11:59 pm on June 30, 2027, unless extended as defined in “Section B.16.” herein.
16. **Extension:** This Agreement may be extended by either separate agreement, subsequent addendum hereto, or written/e-mail authorization. Upon extension of this Agreement, POS as defined in “Section B.8.” herein, LOS as defined in “Section B.9.” herein, Compensation as defined in “Section B.10.” herein is subject to change. All other Terms & Conditions defined herein shall remain the same.
17. **Certifications:** Contractor personnel shall not be required to sign any documents, no matter by whom requested, that would result in Contractor personnel having to certify, guarantee or warrant the existence of conditions whose existence Contractor personnel cannot ascertain. Local Government agrees not to make resolution of any dispute with Contractor or payment of any amount due to Contractor in any way contingent upon Contractor’s personnel signing any such certification or document.
18. **Force Majeure:** Contractor shall not be responsible for any delays, damages, costs, expenses, liabilities or other problems that may arise as a result of a force majeure. A “Force Majeure” is defined as any event arising from causes beyond the reasonable control of Contractor, including but not limited to fire, flood, unusual inclement weather, acts of God, civil strikes or labor disputes, riots, pandemics, acts or failures of Local Government or others.
19. **Conflicting Terms and Provisions:** In the event of conflict among this Agreement and any hereto attached exhibits, this Agreement shall govern.
20. **Dispute Resolution:** It is acknowledged this Agreement shall be governed by the laws of the State of North Carolina in the event of dispute. Any dispute, controversy or claim arising out of or relating to this Agreement, in particular its conclusion, interpretation, performance, breach, termination or invalidity, shall be finally settled by the courts having exclusive jurisdiction within the county of Local Government.

N-Focus

Initials: PAR Date: 05/07/26

McAdenville – FY 26-27 Hourly Agreement

Initials: _____ Date: _____



21. **Attorneys' Fees:** In the event that any suit or action is instituted to enforce any provision in this Agreement, the prevailing party in such dispute shall be entitled to recover from the losing party all fees, costs and expenses of enforcing any right of such prevailing party under or with respect to this Agreement, including without limitation, such reasonable fees and expenses of attorneys and accountants, which shall include, without limitation, all fees, costs and expenses of appeals.
22. **Counterparts:** This Agreement may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
23. **Entire Agreement:** Local Government and Contractor acknowledge this Agreement and any Attachments hereto constitute the entire agreement between Local Government and Contractor concerning the subject matter hereof. Any amendments or modifications of this Agreement shall be in writing and executed by Local Government and Contractor. Unless stated otherwise in this Agreement, this Agreement may not be modified.
24. **Representatives:** On behalf of Contractor, only the following individuals have authority to modify or alter the terms and conditions of this Agreement:

Michael D. Harvey, President
Patricia A. Rader, Treasurer & COO

25. **Notification:** All correspondence shall be directed to:

Patti Rader, Manager
N-Focus, Inc.
315 South Main Street, Suite 200
Kannapolis, NC 28081
704.933.0772
PRader@NFocusPlanning.org

(This space left blank intentionally)

N-Focus

Initials: PAR Date: 05/07/26

McAdenville – FY 26-27 Hourly Agreement

Initials: _____ Date: _____



Section C. ACCEPTANCE:

Patricia A. Rader

May 7, 2026

Patricia A. Rader, Manager
N-Focus, Inc.

Date

ACCEPTED on behalf of Local Government by:

Signature

Date

Printed name of authorized person signed above

Seal of Local Government

ATTEST:

Clerk to the governing board/council of
Local Government

Date

PRE-AUDIT:

This document has been pre-audited in accordance with applicable North Carolina General Statute.

Finance Officer

Date

N-Focus

Initials: PAR Date: 05/07/26

McAdenville – FY 26-27 Hourly Agreement

Initials: _____ Date: _____



Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

N-Focus, Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

- Individual/sole proprietor
- C corporation
- S corporation
- Partnership
- Trust/estate
- LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)
- Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions

5 Address (number, street, and apt. or suite no.). See instructions.

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number								
			-					

or

Employer identification number									
2	6	-	0	6	1	4	6	5	8

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person

Date

1/28/26

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3 (Form 1065). See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X

Form **W-9** (Rev. 3-2024)

N-Focus

Initials: PAR Date: 05/07/26

McAdenville – FY 26-27 Hourly Agreement

Initials: _____ Date: _____

INTERLOCAL AGREEMENT FOR PROVISION OF FIRE SERVICES

THIS AGREEMENT, is entered into as of the 1st day of June, 2026 by and between the Town of Cramerton, a municipal corporation under the laws of the State of North Carolina (hereinafter referred to as “Cramerton”) and the Town of McAdenville, a municipal corporation located within Gaston County, organized under the laws of the State of North Carolina (hereinafter referred to as “McAdenville”).

WITNESSETH:

WHEREAS, pursuant to the provisions of Article 20 of Chapter 160A of the North Carolina General Statutes, Cramerton and McAdenville wish to enter into this Interlocal Agreement for the Provision of Fire Services which Cramerton will provide to McAdenville and the compensation which McAdenville will pay to Cramerton for such services.

WHEREAS, McAdenville desires Cramerton to provide its necessary fire services within the limits of McAdenville and the Town Board of each has adopted a resolution as required by North Carolina General Statute 160A-461; and

WHEREAS, the parties hereto desire to reduce the terms of this agreement to writing:

NOW, THEREFORE, in consideration of the premises above and pursuant to the terms of this Agreement, Cramerton and McAdenville agree as follows:

- Purpose of the Agreement. This Agreement hereby amends and replaces that certain Interlocal Agreement For Provision of Fire Services between the parties dated June 29, 2023. The purpose of this Agreement is to specify the fire services which Cramerton, through the Cramerton Fire Department (CFD), will provide within the current corporate limits of McAdenville and future areas annexed by McAdenville, and the boundaries of the fire district for McAdenville as determined by the Gaston County Fire Marshal pursuant to the requirements of the State Fire Marshal and to set forth the financial agreements between Cramerton and McAdenville with respect to the provision of such fire services. This agreement does not intend to specify the manner in which fire services will be provided; all services will be provided in accordance with the CFD's established policies and procedures and North Carolina law, under the control and direction of the CFD.
- Independent Contractor Status. It is agreed between the parties that the CFD is an independent contractor and is not an employee or agent of McAdenville. The officers shall carry out their responsibilities in accordance with all state, local and federal law and as authorized by CFD.
- Compensation. The amount of annual compensation due from McAdenville to Cramerton under this agreement for fiscal year 2026-2027 will be seventy-two thousand dollars (\$72,000) and for fiscal years 2027-2028 and 2028-2029 will be seventy five thousand dollars (\$75,000).

The parties to this agreement understand and agree that these amounts (hereinafter referred to as “fire service costs” are based on estimated Cramerton operational, personnel and equipment costs for CFD to service the Town of McAdenville 24 hours per day for 365 days per year.

Payment of compensation for Cramerton fire services shall be paid in monthly installments with the first installment due and payable by McAdenville on or by the 5th day of each month commencing with July 2026.

4. Exclusive Fire Services. CFD will be the sole provider of fire services for McAdenville. CFD shall have original jurisdiction with respect to all fire matters within the Town of McAdenville and shall be responsible for their direction and control. Subject to the forgoing, CFD personnel shall consult and cooperate in good faith, subject to state and federal law, with the Town Administrator and staff of McAdenville as necessary to provide fire services in a manner acceptable to McAdenville and shall inform its Town Administrator of significant changes or developments affecting the provision of fire services. CFD will send a representative, upon request, to the monthly McAdenville Council Meeting to update the Council on fire department operations in McAdenville
5. Alternative Fire Services. Nothing in this agreement shall be construed to prevent the Town of McAdenville from reestablishing a McAdenville Fire Department or otherwise contracting with another entity for the same or similar services on expiration of this Agreement.
6. Personnel Necessary For the Provision of Fire Services. All personnel involved in providing fire services within McAdenville shall be either employees or volunteers of Cramerton and shall act under the direction of the CFD Fire Chief, who in turn, is responsible to the Cramerton Town Manager and the Cramerton Town Board. Neither McAdenville, nor its agents, nor its employees, shall have the authority to supervise persons engaged in providing fire services to McAdenville by Cramerton pursuant to this Agreement.
7. Level and Area of Service. CFD agrees to provide continuous, twenty-four hour per day fire suppression, education, fire inspection, and protection services to current corporate limits of McAdenville and future areas annexed by McAdenville and the boundaries of the fire district for McAdenville as determined by the Gaston County Fire Marshal, pursuant to the requirements of the State Fire Marshal. CFD shall respond to all fires with adequate apparatus, equipment, and trained personnel in compliance with the State standards. CFD will maintain a full staff, by volunteers and/or employees, and maintain an adequately equipped fire station, apparatus, and equipment sufficient to provide fire service in McAdenville's fire district with response times consistent with State standards. CFD agrees to maintain adequate mutual aid agreements and response cards with all neighboring fire departments so that McAdenville can receive all needed mutual assistance. CFD will make good faith efforts to have employees and volunteers who respond in McAdenville to be a North Carolina certified firefighter. CFD will provide E-Level medical services.

8. Hydrant Testing. CFD will test and inspect fire hydrants owned by McAdenville and located within the McAdenville fire district at least once per year in coordination with McAdenville. CFD will provide McAdenville with its inspection information so McAdenville can make any necessary repairs to its fire hydrants.
9. Hazard Mitigation Plan. CFD agrees to participate in all necessary Hazard Mitigation Plan activities on behalf of McAdenville in conjunction with Gaston County.
10. Real Property. McAdenville will lease the building located at 144 Wesleyan Drive ("the Property"), McAdenville, North Carolina 28101 for use as a fire station for a term equal to that of this Agreement and any renewal terms, in a form substantially the same as the Lease attached hereto as Exhibit A. Cramerton may sublease the property with prior approval of McAdenville. The property shall be free and clear of all liens and deeds of trust when leased to Cramerton. All conditions of the lease of this building are addressed in Exhibit A.
11. Personal Property and Equipment. Any personal property or equipment acquired by Cramerton for use in connection with services provided hereunder shall be owned solely by Cramerton and shall remain the property of Cramerton after termination of this Agreement.
12. Term of Agreement. This Agreement shall be effective beginning at 6:00 am on July 1, 2026 and shall be effective until 5:59 am on July 1, 2029. Unless one party notifies the other in writing of its intent to terminate this agreement at least 90 days prior to expiration of the current term, this Agreement shall continue for an additional 2-year term through 5:59 am July 1, 2031, provided the parties shall make mutually agreeable adjustments to the levels of service and compensation due during the additional term period, not to exceed a five percent (5%) increase, as necessary for the additional term to be agreed upon in good faith by both parties.
13. Amendment of Agreement. This agreement may be amended at any time by the parties. All amendments must be in writing and approved by the governing boards of both parties before they shall become effective.
14. Entirety of Agreement. No oral agreement shall occur and this written agreement and its written amendments alone shall constitute and represent the basis of the relationship between the parties to this agreement. All attachments to this agreement are incorporated by reference herein as if fully stated. Nothing herein shall affect the terms or performance of the existing mutual aid agreements between the police departments of the two towns.
15. Invalidity. Should any portion of this Agreement be determined to be unlawful or invalid, the parties agree to take all actions necessary to continue with a valid agreement or other actions needed to continue the lawful provision of fire services within McAdenville.

Executed as of the day and year first above written pursuant to authority duly given by the Cramerton Town Board and the McAdenville Town Board.

TOWN OF CRAMERTON

TOWN OF MCADENVILLE

Mayor

Mayor

Town Clerk – Attest

Town Clerk – Attest

Town Attorney

Town Attorney

Seal:

Seal:

EXHIBITS:

Lease Agreement between Town of Cramerton and Town of McAdenville for 144 Wesleyan Drive, McAdenville, North Carolina 28101, Exhibit A

NORTH CAROLINA

LEASE AGREEMENT

GASTON COUNTY

THIS LEASE AGREEMENT entered into this ___ day of _____, 2026, by and between Lessor, the Town of McAdenville, a municipal corporation organized and existing under the laws of the State of North Carolina, hereinafter referred to as "McAdenville," and Lessee, the Town of Cramerton, a municipal corporation organized and existing under the laws of the State of North Carolina, hereinafter referred to as "Cramerton";

WITNESSETH:

WHEREAS Cramerton and McAdenville have entered into an Interlocal Agreement for fire services, which said Agreement is dated the ___ day of _____, 2026, having been duly executed by the authorized representatives of the parties hereto; and

WHEREAS, the above-referenced agreement contains a provision under which McAdenville agrees to lease to Cramerton an agreed upon portion of that certain property located at 144 Wesleyan Drive in McAdenville for use as a fire station during the term of the Interlocal Agreement, together with any renewal terms, which portion of property is described on Exhibit "A" attached hereto;

WHEREAS, the parties have agreed to the terms of said Lease and wish to confirm those terms by executing this Lease Agreement.

NOW, THEREFORE, for and in consideration of the covenants and conditions set forth herein, the parties agree as follows:

1. **Term.** The initial term of this Lease shall be for a period of three (3) years beginning on the 1st day of July, 2026 and continuing until Midnight on the 30th day of June 2029. It is understood and agreed that this Lease Agreement shall be for a term that is equivalent to the term of the above-referenced Interlocal Agreement for fire services. In the event of the termination of said Interlocal Agreement before the end of the three (3) year term as set forth in said Agreement, this Lease Agreement shall also terminate concurrently with the termination of said Agreement. Additionally, in the event the Interlocal Agreement shall be extended for additional years, this Lease Agreement shall be extended for the same extension period as the Interlocal Agreement.
2. **Rental.** The rental for the premises shall be in the sum of \$1.00 (One Dollar and no/100) per year, which said amount shall be payable for the first year upon execution of this Lease Agreement and each and every year thereafter on or before the anniversary of the initial payment.
3. **Use of Premises.** It is understood and agreed that the premises shall be used by Cramerton as a fire station and for uses reasonably related to the operation of a fire station, but for no other purpose or purposes without the written consent of McAdenville.

4. Utilities. Cramerton shall be responsible for the payment of all utilities during the term of this Lease, including, but not limited to, water, sewer, electric, gas, telephone and trash disposal.

5. Condition of Premises. The premises described above are being leased in an "as is/where is" condition. McAdenville makes no warranties regarding the condition of the premises, including, but not limited to, the utility lines located upon said premises and the heating and air conditioning, plumbing and electrical apparatus. Cramerton has fully inspected the building and is familiar with its current condition and accepts the same in its current condition. Cramerton covenants that it will surrender the premises at the end of the term and any renewal option thereof in as good condition as the same now exists, save and except for the natural wear incident to the use and occupancy of the premises as a fire station.

6. Maintenance, Repairs, Improvements and Alterations. Cramerton agrees to maintain the premises in good repair and in a clean and neat condition, including the parking lot and driveway areas, provided, however, that Cramerton's obligation for maintenance and repairs shall not exceed \$1,000.00 per occurrence or need and the aggregate liability for maintenance shall not exceed \$5,000.00 each fiscal year. Building maintenance and repairs exceeding \$1,000.00 shall not be undertaken without first securing the written approval of McAdenville. The premises shall not be structurally altered or changed without the written consent of McAdenville.

7. Insurance. During the term of this Lease Agreement, Cramerton shall, at its sole cost and expense, maintain public liability insurance insuring itself and naming as an insured McAdenville against any and all liability for injury or damage to persons or property in connection with the use of the leased space described above arising out of or in any way related to the occupancy of the Premises by Cramerton. Liability insurance coverage shall be in the sum of no less than \$1,000,000.00 (One Million Dollars) for personal injury or death for each occurrence. Cramerton shall also maintain contents and personal property insurance for all equipment, furniture, fixtures and other personal property located on the Leased Premises and belonging to Cramerton.

Cramerton shall provide McAdenville with certificates of insurance evidencing continuous coverage of the levels of insurance described above for the duration of this lease agreement. Such certificates of insurance shall be forwarded to the Town Clerk at the beginning of each policy year.

McAdenville shall, at its sole cost and expense, carry and maintain fire and extended insurance coverage covering the premises and the portion of the premises leased to Cramerton for loss or damage by fire and wind damage together with other coverage for risks commonly included in "extended coverage policies."

8. Indemnity. Cramerton hereby agrees to indemnify and save harmless McAdenville from and against all claims, judgments, costs, expenses, including reasonable attorney fees, which arise in any manner from or out of this Agreement as a result of the acts or omissions of Cramerton in its occupancy and use of the demised premises.

9. Remedies Upon Default. In the event either party shall fail or neglect to perform or observe any of the conditions and covenants contained herein, and, in the further event that said party in default has been notified of such default in writing by the other party, and such default has not been cured with sixty (60) days after such written notice, the non-defaulting party may immediately, at its election, terminate this Lease and may, in any manner as it sees fit, re-enter upon the Premises and cancel this Lease Agreement. Nothing contained herein shall be construed to limit or restrict in any manner any of the other rights or remedies of either party permitted by or available under the laws of the State of North Carolina.

10. Assignment. Cramerton shall not sign or sublet any part of the Premises without the written consent of McAdenville.

11. Construction. This Lease Agreement shall be governed by and construed under the laws of the State of North Carolina.

12. Binding Effect. Subject to the terms and conditions of this Lease Agreement, this Lease shall inure to the benefit of and be binding upon the parties hereto, their successors and assigns. This Agreement constitutes the entire agreement of the parties with respect to the subject matter contained herein and supersedes all prior agreements, whether written or oral, and no modification shall be binding upon the parties unless evidenced by a writing signed by the parties hereto. Both parties acknowledge and stipulate that this Agreement is the product of mutual negotiation and bargaining and it has been drafted by counsel for both Cramerton and McAdenville. As such, the Doctrine of Construction against the drafter shall have no application to this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be executed as of the day and year first above written.

LESSOR:

Town of McAdenville

By: _____

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

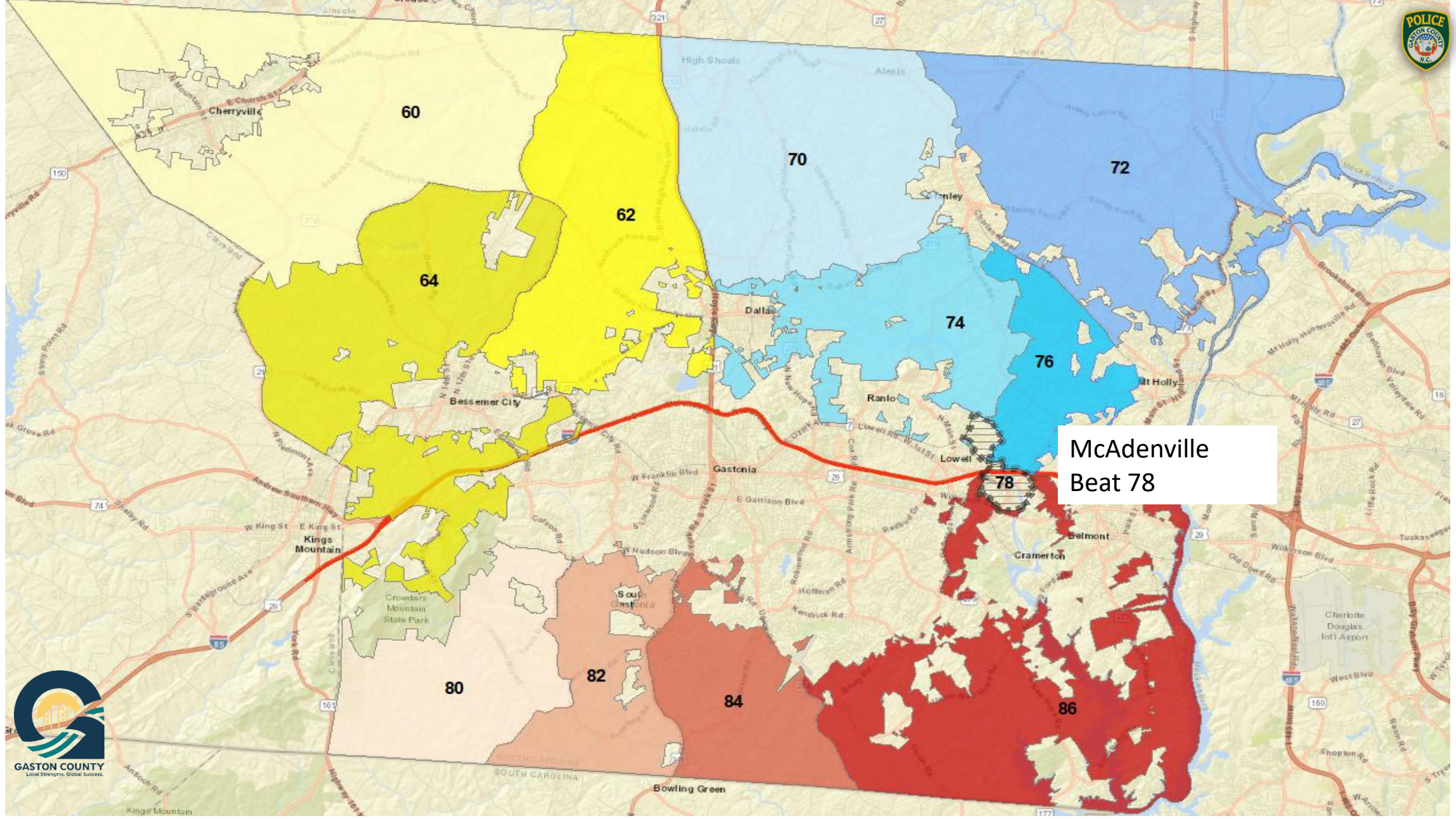


McAdenville Crime Statistics

April 2026

GASTON COUNTY POLICE





McAdenville
Beat 78



April 2026- Case Highlights



Larceny – 5300 block Wilkinson Blvd

- 26-28991, April 29
- Cleared by Arrest
- Arrestee: Tony Denard Burrell of Charlotte



April 2026 Arrests



No additional arrests

Calls for Service – April 2026



911 and Non-emergency CALLS

Alarm	5
Improper Parking	3
Stranded Vehicle-DANGER	2
TRESPASSING	2
Abandoned Vehicle	1
ACE	1
Assist EMS	1
Call-Police	1
Check Location	1
Direct Traffic	1
Drug Violations	1
Found Property	1
LARCENY	1
MEET IN PERSON	1
Mental Health Issues	1
SPECIAL CHECK	1
Unknown Problem	1
Veh Accident PD	1
Veh Acc-PI	1
Warrant-Serving	1

Total	28
-------	----

OFFICER INITIATED CALLS

SPECIAL CHECK	92
TRAFFIC STOP	14
MEET IN PERSON	7
Warrant-Serving	2
LARCENY	1
Check Subject	1
Check Vehicle	1
Follow Up Investigation	1
Foot Patrol	1

Total	120
-------	-----

TOTAL CALLS	148
--------------------	------------

Officer Initiated Activity Highlights: Apr. 2026



- 501 Lakeview Dr
 - Special Check - 13



Officer Initiated Activity Highlights: Apr. 2026



- 144 Wesleyan Dr (18)
 - Special Check - 17
 - Check Vehicle - 1



Officer Initiated Activity Highlights: Apr. 2026



- 275 Wesleyan Dr
 - Special Check - 17



Officer Initiated Activity Highlights: Apr. 2026



- Forest Heights Dr/ Fir St.
 - Special Check - 13



STAFF REPORT FOR COUNCIL MEETING 5/12/2026

Presented by Lesley Dellinger, Town Administrator/Clerk

Water/Sewer:

- Update on construction progress of ARPA funded water projects.

I-85 Bridge Betterments:

- End Cap medallion options will be presented for Council consideration.

Gaston 250 Parade:

- Decision on participation in the Gaston 250 July 4th parade.

Option 1 Belltower



Option 2 Belltower



Option 3 Belltower



Option 4 Belltower



Option 5 Tree



Option 6 Tree



Option 7 Tree



Option 8 Tree Bridge



Gaston 250 4th of July Parade Invitation

From Adam J. Gaub <Adam.Gaub@gastongov.com>

Date Wed 4/1/2026 4:30 PM

 1 attachment (734 KB)

July 4 Parade Route.pdf;

Good afternoon!

On behalf of the Gaston 250 Committee, we are formally inviting your organization to participate in the countywide Fourth of July Parade, happening at 2 p.m., on July 4, 2026, in the Town of Dallas. So as to manage the number of entries, participation in the parade is being done by invite only.

We are asking each organization to limit their entry to one vehicle and one accompanying trailer or float. If your group is walking/marching, please let us know the size of your group that will be participating. The parade route runs along Main and Church streets in Dallas' downtown, and is roughly 1.5 miles long. The parade is estimated to take an hour to complete. The pink areas on the attached map are for public parking. Gaston County will also be working to provide additional parking near Dallas Park with shuttle service to the parade area.

This is a special, one-time countywide parade, with participation from the county's various municipalities and numerous community groups. Parade lineup will begin at 1 p.m., at the Ingles Market, 715 W. Trade St., Dallas. We're asking all participants to be in line as early as possible, to give public safety the time they need to do the necessary safety checks and make sure everyone is in order.

The Gaston County Museum of Art & History will have activities for adults and children starting at 12, and then the Town of Dallas is kicking off its 4th of July concert at 6 p.m, with fireworks set for 9:30. There will be food trucks and vendors on site beginning during the parade and lasting throughout the rest of the celebration.

Your participation submission form is here: <https://www.eventeny.com/events/vendor/?id=47136>

If you have any questions, don't hesitate to reach out. We're excited to be able to celebrate America's 250th birthday together, and look forward to having you join us!

Thanks,
Adam

