

TOWN OF MCADENVILLE MINUTES JUNE 9, 2026

The McAdenville Town Council met in regular session on Tuesday, June 9, 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 Griggs, McAdenville Baptist Church, opened the meeting with prayer.

ADJUSTMENT & APPROVAL OF AGENDA:

The June Agenda was approved as submitted by motion of Fred McBee, second by Susan Elkins and unanimous vote.

OPPORTUNITY FOR PUBLIC COMMENT:

Pastor Walt Griggs, McAdenville Baptist Church, expressed opposition to consideration of a Brunch Bill Ordinance allowing alcohol sales beginning at 10:00AM on Sundays.

CONSENT AGENDA:

The items of the Consent Agenda were approved by motion of Jay McCosh, second by Greg Richardson and unanimous vote:

- a) **Approval of Minutes:** Council approved the regular meeting minutes of May 12, 2026.
- b) **Contract to Audit Accounts:** Council approved the Butler & Stowe contract to Audit Accounts for the Year ending June 30, 2026 in the amount of \$26,200.

BUDGET PRESENTATION:

Lesley Dellinger, Town Administrator/Clerk, presented a slide show on the proposed budget for FY2026-2027 totaling \$2,366,300. She stated the budget reflects the Town's continued commitment to high-quality public service, prudent fiscal management, and strategic investment in long-term infrastructure. It also embodies the shared vision of the Council and staff to enhance quality of life while preserving McAdenville's unique small-town character and sense of community. The budget recommended a modest adjustment to the ad valorem tax rate to \$0.42 per \$100 valuation of taxable property as listed for taxes as of January 1, 2026; and that the \$5.00 Vehicle Tag Tax remains unchanged for any vehicle resident in the Town of McAdenville. In order to maintain current expenditure levels in the enterprise fund, a 5.0% increase in water &

sewer rates and implementation of Availability Fees was recommended. Lesley thanked the Council for their involvement in preparing the budget and offered to answer questions.

PUBLIC HEARING FOR THE PROPOSED 2026-2027 BUDGET:

The Public Hearing on the proposed budget was opened by motion of Mayor Pro-Tem Rankin, second by Greg Richardson.

Mayor Washam opened the floor and invited public comments on the Proposed FY26/27 Budget. No public comments were submitted.

Upon motion by Susan Elkins and second by Fred McBee the public hearing period was closed.

ADOPTION OF BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027:

Upon motion by Jay McCosh, second by Greg Richardson, and unanimous vote the Budget Ordinance for Fiscal Year 2026-2027 (Ordinance No. 2026-005) for the Town of McAdenville was approved and adopted in the amount of \$2,366,300.00. The ad valorem tax rate of \$0.42 cents per \$100 assessed valuation was established along with a Vehicle Tax of \$5.00 per year on any vehicle resident of the Town. The proposed Water/Sewer Rates and Fee Schedule were approved as presented as part of the budget. A 5% increase in water/sewer rates and addition of Availability Fees for meter connections 3 inches and larger will be in effect for all bills rendered on or after July 1, 2026; there were no adjustments to the Fee Schedule.

BRUNCH BILL DISCUSSION:

Staff stated that the owner/operator of 115 Craft has requested Town Council's consideration for adoption of a "Brunch Bill" ordinance to support the retailers on Main Street. Senate Bill 155 (SB 155), known as the "Brunch Bill," was ratified by the North Carolina General Assembly and signed into law by Governor Roy Cooper on June 30, 2017. Prior to the enactment of SB 155, North Carolina law prohibited the sale of alcoholic beverages before noon on Sundays. The legislation amends this restriction and introduces several additional changes affecting craft breweries, distilleries, and retail permit holders. The law does not take effect uniformly statewide; the Sunday morning sales provision specifically requires affirmative action by each local government before it applies within that jurisdiction. Chris Welchel advised that a Public Hearing to receive comments from residents and affected businesses is recommended prior to consideration of a "Brunch Bill" opt-in ordinance. Following discussion, the Council agreed to set a Public Hearing for consideration of allowing the Sunday morning sale of alcoholic beverages for August 11, 2026 at 6:00 PM.

POLICE DEPARTMENT REPORT:

GCPD Officer Burr, McAdenville's New Community Coordinator, attended the meeting and presented the Crime Statistics report for May. He stated that McAdenville had one larceny case

in May which was cleared by arrest and 133 total calls for services. Over 80% of the calls for service were officer initiated, including 95 special checks. Officer Burr added that officers are in and around Town everyday not just when doing special checks. He concluded the slide presentation and offered to answer additional questions or concerns from the Town Council. No additional discussion was presented.

STAFF REPORT:

Town Administrator, Lesley Dellinger, reported on the following:

Finance:

The following line-item transfers were authorized in the General Fund and Water/Sewer Fund by the Finance Officer in the FY2025-26 Budget to cover upcoming expenditures in the last month of the fiscal year. The line-item transfers will not change the net appropriates in either fund.

The following line items adjustments were made on 5/21/2026 in the General Fund budget for fiscal year ending June 30, 2026.

		<u>Decrease</u>	<u>Increase</u>
GF-10	Collection Fee	\$6,750.00	
GF-10	Advertising		\$1,000.00
GF-10	Contractual Services		\$4,750.00
GF-10	Supplies		\$1,000.00

Adjustments will result in no change in the net appropriations for the General Fund with a total budget of \$1,384,250.

The following line items adjustments were made on 06/2/2026 in the Water/Sewer Fund budget for fiscal year ending June 30, 2026.

		<u>Decrease</u>	<u>Increase</u>
W/S-51	Water Repair/Maintenance	\$30,000.00	
W/S-51	Professional Services	\$10,000.00	
W/S-51	Water Purchase for Resale	\$ 5,000.00	
W/S-51	Sewer Treatment	\$50,000.00	
W/S-51	Sewer Repair/Maintenance		\$20,000.00
W/S-51	Construction – H/B PRV		\$75,000.00

Adjustments will result in no change in the net appropriations for the Water & Sewer Fund with a total budget of \$675,000.

Water/Sewer:

The monthly construction meeting for the DWI grant projects was held today at Town Hall on 6/9/2026. Staff relayed the following project updates: The Forest Heights neighborhood project has been completed, and the new 6" waterline is in service. The jumper lines on Dickson and Saxony have also been placed in service and the metering and backflow at the I-85 & 9/23 facilities are live. Paving repairs in both areas will happen this week or next depending on weather conditions. The Ford Drive project is still experiencing difficulties with isolating the water service at the Main/Ford intersection. In order to complete the final waterline tie-ins, the water will need to be shut off at the main on Mockingbird creating a water service interruption for ½ of the Town. The decision has been made to do the tie-in overnight to minimize the impact on the residents. State Utilities is trying to coordinate their project with the Hallie Bentley PRV Project so that only one overnight outage will be necessary. Work on Poplar Street has begun. State Utilities will lay the pipe in sections so that the entire street will not need to be closed. Each section will take 3-5 days. Anticipated construction time is 30 days. Project construction is still on schedule for completion in October 2026.

Old Business:

I-85 Bridge Betterments – Town Council reviewed the top three bridge medallion designs updated by Kristin Turner. Fred McBee stated that he had contacted Kristin following the last meeting asking if she could add the wording "McA" to the tree and bell tower design because he had been traveling on the Monroe By-Pass and the medallions with the highest visibility had wording. Jay McCosh stated that his top pick was the light post with bridge railing but would like the design updated to appear that the light was glowing. Following additional discussion, the Christmas tree design was eliminated from consideration, and staff was directed to share the top two picks with the DOT for input and confirm the deadline for the design submittal.

COUNCIL GENERAL DISCUSSION:

Susan Elkins provided an update on McAdenville's float for the Gaston 250 Celebration. The theme for the float will be "Christmas in July". Members of the McAdenville Woman's Club and Historical Society will oversee installation of the additional themed decorations and participate in the parade with the Town Council. Susan Elkins asked Lesley Dellinger to assist with communications between the Gaston 250 committee and Cline's Floats for needed clarification. Mayor Washam thanked Susan for leading the committee for McAdenville's July 4th parade float efforts. Susan Elkins thanked Mayor Washam for agreeing to dress as "Surfing Santa" for the parade.

Greg Richardson asked Lesley Dellinger for an update on the DOT review of the River Link project. Lesley stated that Michelle Flowers, the DOT lead on the River Link project, requested a meeting with McAdenville and WithersRavenel engineering to address preliminary comments

received on the most recent plan submittal. The DOT staff is questioning the foundational support for the retaining wall, inconsistencies in the survey control data and hydro plans, and permitting necessary for allowing fill in the 100-year floodplain. Staff is working to secure a date for a Teams meeting that will accommodate all pertinent staff. Greg Richardson asked to be included in the Teams meeting.

CLOSED SESSION:

A motion to enter Closed Session to consult with the Town Attorney as allowed under GS 143-318- 11(a)(3) was made by Fred McBee, second by Susan Elkins at 7:08 PM.

Upon returning from Closed Session at 7:25 PM, Mayor Washam reported that the Board consulted with the attorney on administrative procedure.

Following a short discussion, Greg Richardson made a Motion to purchase and install a water bill deposit box in an accessible location at Town Hall in response to a citizen's request, and the Town will undertake a process to review its compliance with accessibility requirements. The motion was seconded by Mayor Pro-Tem Rankin and was unanimously approved.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 7:27 PM upon motion of Mayor Pro-Tem Rankin, second by Fred McBee and unanimous vote.

Reid Washam, Mayor

Lesley Dellinger, Town Clerk