

**TOWN OF MCADENVILLE MINUTES
JANUARY 9, 2018**

The McAdenville Town Council met in Regular Session on January 9, 2018 at 7:00 PM in the Council Chambers of Town Hall, 125 Main Street.

PRESENT:

Mayor Jim Robinette; Council Members: Jay McCosh, Carrie Bailey, and Greg Richardson. Council Member Joe Rankin was absent. Also present: Attorney, Jim Windham and Town Clerk, Lesley Dellinger.

CALL TO ORDER & PLEDGE OF ALLEGIANCE:

Mayor Robinette called the meeting to order and led in the Pledge of Allegiance.

INVOCATION:

Pastor Walter Griggs of McAdenville Baptist Church gave the invocation.

ADJUSTMENT & APPROVAL OF THE JANUARY AGENDA:

Upon motion of Greg Richardson, second of Jay McCosh and unanimous vote the January Agenda was approved with the following addition: Item 5(c) – Cramerton Town Manager David Pugh will be present to provide an overview of the Build a Better Boulevard improvements to Wilkinson & Market Street that will impact the entrance to McAdenville on Wesleyan Drive.

APPROVAL OF CONSENT AGENDA:

Upon motion of Greg Richardson, second of Carrie Bailey and unanimous vote, the following items were approved on the January Consent Agenda.

- a) Approved the regular Meeting Minutes of December 12, 2017
- b) Approved the Council Meeting Schedule for 2018.

REQUEST TO SPEAK:

- A. Mr. Alan Fitzpatrick, CEO of Open Broadband, presented a proposal to Council for providing free public Wi-Fi Zones along Main Street and in Legacy Park for \$600/month. Mr. Fitzpatrick stated that municipalities are providing outdoor public Wi-Fi Zones as an economic development tool to encourage people to stay/shop downtown and to entice residents and tourist to utilize the Town's outdoor amenities.
- B. Mr. Farrell Buchanan, 251 Rankin Road, requested that Council consider establishing four (4) small voting districts/wards within McAdenville for future elections. In his opinion the establishment of wards would be beneficial in terms of ensuring representation for the less densely populated areas within the Town limits.
- C. Mr. David Pugh, Town Manager for Cramerton, presented Council with the proposed drawings of the improvement being made to Wilkinson Blvd where it intersects Market Street and Wesleyan Drive. The Town of Cramerton has received \$500,000 in funding from the NC Senate appropriations committee to be used for improvements to pedestrian safety and accessibility as well as beautification along this corridor. The plan will include sidewalk improvements and the installation of stamped pedestrian crosswalks with added safety features including crossing signals, mid crossing islands and extended corner curbing. The Town of Cramerton has agreed to share this funding

with McAdenville and suggested that the Town attorneys draw up a Memo of Understanding outlining the shared expenditures. Mr. Pugh stated that this a wonderful opportunity for both Cramerton and McAdenville to aesthetically improve the gateways into their communities while promoting pedestrian traffic with a focus on safety and he looks forward to working together.

TOWN HALL CONSTRUCTION:

The bid opening for the construction of Town Hall at 163 Main Street took place at 3PM on December 12, 2017. Three bid submittals were as follows:

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| Darryl Pearson Construction | \$466,202.89 |
| Custom Building Systems | \$418,000.00 |
| BowerTraust Construction | \$345,000.00 *Does not include performance bond |

Prior to the opening of the construction bids, Labella Architect Brian Bumann stated that the current permitting may require the specifications of the project to be amended to include an elevator, sprinkler system and an additional means of egress from the top floor.

Mr. Bumann provided an update on the specification additions to the Mayor and Town Clerk on Tuesday, January 9th prior to the Council Meeting. The Mayor reported that the sprinkler system will not be required however an additional means of egress will need to be constructed from the top floor. The Department of Insurance is also requiring that an elevator be drawn into the construction plans; however the elevator will not need to be constructed until the lower level is open for public use. Mr. Bumann stated that he would need a week to update the plans showing an elevator and fire escape and he believes that the final permitting can be obtained within an additional 2-3 week time frame.

The Mayor suggested that Council consider the possibility of rebidding the project once the final permitting is received. He stated the bid documentation received from Pearson Construction was incomplete and BowerTraust did not meet the bond requirements set forth in **§GS 44A-26**; therefore eliminating both bids from consideration. The Mayor suggested holding a special meeting prior to the February meeting to further discuss the available options and to prevent further delays.

POLICE DEPARTMENT REPORT:

Interim Chief Brad Adams of the Cramerton Police Department was present to provide the year end 2017 police report. He stated that the Christmas Town Celebration experienced only minor problems and that overall it was very successful. The Clerk reported that the expenditures for police staff was well managed and came in under budget. Council congratulated Interim Chief Adams and his staff for a job well done.

Council Member McCosh stated that he had encountered a traffic issue while trying to make a left hand turn onto Wilkinson Blvd from Peach Orchard Road. It appears that when the Christmas Town traffic backs up to this intersection it impacts the sensors that control the stop light. He requested that this issue be addressed during the traffic planning for 2018.

OPPORTUNITY FOR PUBLIC COMMENT:

Mr. Larry Beck, 224 Wright Street, asked if we had any further information on when the gravel section of Wright Street would be paved. Attorney Jim Windham stated the easement agreement was ready and the revised plat had been requested. Mr. Windham thanked Mr. Bill

Carstarphen for this help in resolving this matter. The paving can be done once the weather is warmer.

Mr. Reid Washam, 204 Wesleyan Drive, inquired if the person responsible for shooting the ducks in the pond had been caught. Interim Chief Adams reported that a suspect had been identified and charges were pending. Mr. Washam also stated that the timing for lights at the intersection of Wesleyan and Wilkinson along with the lights at Wesleyan and Main are not synced well with traffic. He asked if they had been changed from the in ground sensors to possibly a timer. The Mayor asked the Town Clerk to communicate this issue to NC-DOT representative Gary Spangler.

Mrs. Laura Lewis, 504 Lakeview Drive, asked if the residents could expect a decrease in the monthly water/sewer bills once the South Fork Sewer Project is started. The Mayor stated that a decrease in the water/sewer rates will be possible once TRU assumes responsibility for the Town's system. This process is in the works but is at least 5-7 years out.

COUNCIL GENERAL DISCUSSION:

Council Member Bailey stated that the Town needed to establish a written protocol for handling water/sewer problems in Town. Currently residents call Town Hall when there is a problem but there is no information available for what to do if a water/sewer issues happen after business hours and on weekends. The Clerk advised that at the current time only staff and elected officials have the authority to dispatch Two Rivers Utilities for necessary service.

CLOSED SESSION:

Upon motion by Jay McCosh, second by Greg Richardson and unanimous vote a Closed Session was held as permitted under General Statute for the following purpose: Discussion of a Personnel Matter – **GS 143-318/11(a)(6)**.

Upon return from Closed Session, Mayor Robinette reported that the Board conducted a favorable annual review of the Town Clerk/Finance Officer. Motion was then made by Carrie Bailey to increase the salary of Lesley Dellinger by \$3,500 effective February 12, 2018. Motion was seconded by Jay McCosh and passed unanimously.

ADJOURN:

There being no further business to come before the Board, motion to adjourn at 8:53 PM was made by Greg Richardson, seconded by Carrie Bailey and unanimously passed.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk