

McAdenville Town Council
June 9, 2015

The McAdenville Town Council met in Regular Session on June 9, 2015 at 5:00 p.m. in the Council Room, McAdenville Town Hall.

Mayor Farrell Buchanan presided with Councilman Jim Robinette, Councilman Richardson and Councilman Jay McCosh in attendance.

Others present included Jim Windham, Town Attorney; Crystal Certain, Town Administrator/Clerk.

CALL TO ORDER:

Mayor Buchanan called the meeting to order.

INVOCATION:

Upon the request of Mayor Buchanan, Pastor Griggs led those assembled in the Invocation.

APPROVAL OF MINUTES:

Councilman Robinette motioned to approve the minutes of the May 12, 2015 Regular Meeting as written. Councilman Richardson seconded the motion and the motion was passed unanimously.

OLD BUSINESS:

Councilman McCosh if the easement documents for around the tree in front of Wesleyan Church had been created. They have not been created; however, Mr. Windham will start on them shortly.

Discussion – Partial ETJ Relinquishment to Gaston County and establish date of public hearing

The Town Administrator stated that last month she presented Council with some information with regards to the relinquishment of the northern portion of the Town's ETJ. Two of the Councilmembers were absent so the business was carried over to this month and once again, two councilmembers are absent.

Councilman Richardson asked what were the pros and cons of the relinquishment. The Town currently has control over the zoning and minimum housing of this property. The pros would be that the County is greater staffed to care for the minimum housing of the area. The zoning would be matched as closely as possible to our zoning, so it appears as if there are no cons.

The relinquishment would not have any impact on any possible, future annexations. Mr. Fred Erickson with Pharr Yarns has requested that two parcels along the northern border be left in the ETJ. One of these parcels is not owned by Pharr Yarns and this request should not be made

by them. Their fear is that in the future the Town would not be able to or have a harder time annexing the property. The process for annexation is the same regardless of if the property is within the Town's ETJ. If they would like to be annexed, they are free to ask for a voluntary annexation at any point and time.

Councilman Robinette motioned to establish a date of public hearing as the August meeting date. Councilman Richardson seconded the motion and the motion was passed unanimously.

NEW BUSINESS:

Recommendation/Motion – Construction Contract for Forest Heights CDBG Project (McGill Associates)

Mike Patton with McGill Associates stated that five bids were received on June 2, 2015 for the Forest Heights CDBG Sewer Project. The lowest responsible bidder was Two Brothers Utilities, LLC with a total base bid of \$571,970.00. McGill also would like to recommend that the Town include a \$10,000 contingency for unforeseen circumstances.

Councilmembers questioned the vast bid differences. Without Two Brothers being present to answer this question, the true answer is unknown. Mr. Patton stated that he has worked with Two Brothers before and they have never been one to have a great number of change orders. Staff of McGill Associates will be on-site during construction to oversee the work and to ensure it is completed as proposed.

Mr. Steve Austin stated that there will be a pre-construction meeting held with area residents to allow them to meet Two Brothers and McGill to learn about the project and ask questions.

Councilman Robinette motioned to accept the bid and award the contract to Two Brothers, LLC. Councilman Richardson seconded the motion and the motion was passed unanimously.

Discussion - Waste Water Treatment Plant Parcel (Eric Howard, Two Rivers Utilities)

Mr. Howard stated that Phase II of the South Fork River Sewer Project is entering its final stages. The current waste water treatment plant is located on .13 acres, which only allows room for the structure itself. The proposed location of the newly built pump station is the area surrounding the WWTP. Some final details are being worked out with Pharr Yarns with regards to the proposed location and a final decision from McAdenville concerning this parcel is needed within a couple of months.

The pump station will have adequate screening and the façade will favor that of the McAdenville Village homes.

Councilman Richardson motioned that we move forward with deeding the parcel of the current WWTP over to the City of Gastonia. Councilman Robinette seconded the motion and the motion was passed unanimously.

Presentation - Alliance for Growth (Mark Cramer/Bob Clay)

Mr. Bob Clay stated that he serves as the Chairman to the Greater Gaston Development Corp and Mark Cramer is the Executive Director. The GGDC is a not-for-profit, business led effort to accelerate growth in Gaston County. The effort is to grow jobs and increase capital investment and tax base.

The Alliance for Growth Plan was developed in late 2014 with 105 volunteers, almost 7,000 of donated hours, and seven focus areas. One of those areas was Gaston County's image. A survey was conducted outside of Gaston County and 78% of those outside of the County have no or only limited knowledge of Gaston County. The campaign to focus on creating a positive Gaston County image is projected to cost \$900,000; Year one \$400,000, Year two \$250,000, and Year 3 \$250,000. Municipalities around the area have been provided with this information and a donation request has been made of \$100,000 from the City of Gastonia, \$25,000 from Belmont and Mount Holly, and \$5,000 from the smaller municipalities.

Mr. Clay request that Council consider the information provided to determine if they are interested/willing in participating. A handout was provided for information. (exhibit A included in minute book)

Public Hearing - Proposed budget for the fiscal year beginning July 1, 2015 and ending June 30, 2016

Councilman Robinette motioned to open the public hearing. Councilman McCosh seconded the motion and the motion passed unanimously.

With no public comment, Councilman Robinette motioned to close the public hearing. Councilman McCosh seconded the motion and the motion was passed unanimously.

Motion - Approve Ordinance adopting a budget for the Town of McAdenville for the fiscal year beginning July 1, 2015 and ending June 30, 2016.

With no discussion, Councilman Robinette motioned to adopt the budget for the fiscal year July 1, 2015 to June 30, 2016 as presented. Councilman Richardson seconded the motion and the motion was passed unanimously.

Motion – Adopt Water & Sewer Rate Schedule and Fee Schedule for FY 15-16

The rate and fee schedules proposed represent no changes from the current fiscal year's schedules.

Councilman McCosh motioned to adopt the Water & Sewer Rate Schedule and the Fee Schedule as presented for the FY 15-16. Councilman Richardson seconded the motion and the motion was passed unanimously.

Motion – Adopt Five-Year Capital Improvement Plan

The Town Administrator stated that she had provided Council with a draft copy several months ago and again in last month's agenda packet. This document is one that is a planning tool. It

allows Council to determine on which projects they would like to focus and helps guide the spending of future dollars. The CIP may also be helpful for scoring within particular grants, by providing the applicant with additional points. This plan should be updated annually. Many towns have Capital Improvement Plans for their water and sewer utilities; however, our fund is not at a financial place of doing so.

Councilman Richardson motioned to adopt the proposed five-year capital improvement plan. Councilman Robinette seconded the motion and the motion was passed unanimously.

Motion – Adopt Ordinance Amending Budget for FY 14-15

This budget amendment is necessary to have a balanced water and sewer budget for the current fiscal year. Greater revenues have been recognized; however, greater expenses have too. This budget amendment does not impact the Fund in a positive or negative way. This is an administrative action needed to ensure the budget is balanced at the end of the fiscal year.

Councilman Robinette motioned to adopt the Ordinance amending the Budget for FY 14-15 as presented. Councilman Richardson seconded the motion and the motion was passed unanimously.

Motion – Pay, Partial-pay or Write-off Old Debt from Water & Sewer to General Fund

There is an outstanding balance of \$26,838.24 owed from the Water & Sewer Fund to General Fund for operating expenses that date back prior to 2012. The fund is currently at a place of stability, but does not have a large surplus of capital. The debt represents approximately 34% of the fund's current monetary assets.

If written off and the Water & Sewer Fund starts generating significant revenues, the debt still would not be repaid.

Questions were asked with regards to the master meter that had been discussed for several years. Mr. Brian Helton had looked at the job and drew a plan. A parts list was created and price quoted. The information was sent to George "Buck" Altice at Pharr and he stated he would like to see the meter stay a 12" meter for possible future development of the area. There is a significant price difference between a 6" or 8" meter and a 12" meter. This discussion needs to continue so that a resolution can be reached.

After significant discussion, Councilman Robinette motioned to write-off the old debt owed from the Water & Sewer Fund to the General Fund in the amount of \$26,838.24. Councilman Richardson seconded the motion. The vote was unanimous with Councilman McCosh abstaining.

SPEAKERS FROM THE FLOOR

Councilman Richardson stated that he was happy to report that Crown Castle, the owner of the cell tower in McAdenville Village is scouting for property along highway 74 to move the tower to.

ADJOURNMENT

With no further discussion, the meeting was adjourned at 6:35 pm.

Respectfully Submitted,

Crystal Certain
Town Administrator/Clerk