

**TOWN OF MCADENVILLE MINUTES
JULY 11, 2017**

The McAdenville Town Council met in Regular Session on July 11, 2017 at 5:00 PM in the Council Chambers of Town Hall, 125 Main Street.

PRESENT:

Mayor Jim Robinette; Council Members: Jay McCosh, Erik Jacobs, Joe Rankin and Greg Richardson. Council Member Carrie Bailey was absent. Also present: Town 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 JULY AGENDA:

Upon motion of Jay McCosh, second of Joe Rankin and unanimous vote the July Agenda was approved as submitted.

APPROVAL OF MINUTES:

Upon motion of Erik Jacobs and second of Jay McCosh the minutes of the June 2017 Meeting were unanimously approved.

BUDGET AMENDMENT:

Upon motion by Joe Rankin and second of Greg Richardson the following Ordinance amending the Budget for Fiscal Year Beginning July 1, 2016 was unanimously adopted as follows:

To cover legal fees incurred with the 163 Main Street property purchase and an increase in garbage fees due to new home construction.

Section 1: To amend the General Fund, the appropriations are to be changed as follows:

10-420-32	Capital Outlay	Decrease	\$15,000
10-420-14	Professional Services	Increase	\$12,000
10-420-13	Garbage Pick Up – City	Increase	\$ 3,000

Changes will result in no increase or decrease in the net appropriations for the General Fund.

(A Copy is on file in the Ordinance Book at Town Hall).

**GRANTEE ACKNOWLEDGEMENT & AGREEMENT CONTRACTS FOR THE
GOLDEN LEAF FOUNDATION & NC DEPARTMENT OF COMMERCE:**

The Town of McAdenville has been awarded grant funding from the Golden LEAF Foundation in the amount of \$858,000 and the Department of Commerce in the amount of \$750,000. These grants will provide additional funding support for the South Fork Sewer Project which will construct a new wastewater pump station with force and gravity sewer mains allowing

McAdenville to decommission the Town's wastewater treatment plant. Grantee Acknowledgment and Agreement contracts have been received from both agencies for review and execution. The agreements included details regarding administration of the grant, payment schedule and reporting requirements. Both agreements have to be approved and executed prior to any disbursements of funds.

1) The Golden LEAF Foundation Grantee Acknowledgment and Agreement was unanimously approved by motion of Jay McCosh and second of Greg Richardson with the following adjustment: Construction cost of approximately \$7 million was lowered to \$6 million.

2) The NC Department of Commerce – Rural Economic Development Grant Agreement was unanimously approved by motion of Greg Richardson and second by Jay McCosh.

(Copies of both agreements are on file in the Clerk's Office at Town Hall).

FENCE & ACCESSORY STRUCTURE AMENDMENTS DISCUSSION:

Council discussed a request to review and update Chapter 5: Sections 5.4-5.11 (General Provisions) of the Zoning Ordinance. This section is regarding fences and accessory structures in residential districts. The current ordinance allows fences in a residential front yard to a maximum of four feet in height and if placed in side or rear yard the maximum is 10 feet. The Mayor suggested that consideration be given to reducing the maximum fence height to six feet in rear and side yards and possibly eliminating fences in residential front yards. Council also discussed adding a provision to the accessory structures section allowing dog runs and dog houses to ONLY be constructed in rear yards. Following discussion, the Town Clerk was directed to review the Town's Draft Unified Development Ordinance regarding fence and accessory structures as a follow up on a future agenda.

POLICE DEPARTMENT REPORT:

Captain Robinson of the Cramerton Police Department presented Council with a Monthly Report for June 2017. He also advised that two new officers had been hired which will bring them back to full staff.

OPPORTUNITY FOR PUBLIC COMMENT:

Walter Griggs, Pastor McAdenville Baptist Church, stated he felt it was a good idea to lower the height requirement for residential fencing.

Susan Mosk, Gaston County YMCA, addressed Council regarding the movies in the park project. The two events that have been held were very successful with an estimated 400 people attending the last event. The activities have even been expanded to include live music. Due to the success of the events the estimated expenses associated with hosting the activities have increased as well. Ms. Mosk asked if the town would be willing to partner with the YMCA to help with the financing of the next two movies in the park events scheduled for August and September.

Matt Bernhardt, Director of Two Rivers Utilities, addressed Council on the current status of the South Fork Sewer Project. Mr. Bernhardt advised that he had visited with the Gaston County EDC today to say thank you on behalf of everyone involved in the Project for all the help and support they have provided. The interlocal agreements for the Project are in the final editing stage and

draft copies will be available to the Town within 10 days. The reason for the delay is the numerous funding sources and laying out how the reimbursement process will work most effectively. Once the interlocal agreements are approved by all parties then the final loan requests can be presented at the Local Government Commission's October session. Council Member McCosh asked if construction could begin sooner since most of the funding is in place and we are being faced with possible cost increases. Mr. Bernhardt stated that Two Rivers and all the parties involved feel the same frustration but that the interlocal agreements and all funding must be in place prior to beginning construction. Council Member Richardson asked if there was flexibility in the construction phase so that it could run simultaneously with the PARTF project and Christmas Town. Mr. Bernhardt stated that the contractor being used was very experienced and that the Sewer Project was large enough that construction could be scheduled in different areas to avoid conflict with the Town's other activities.

COUNCIL GENERAL DISCUSSION:

The Mayor announced that the Town had closed on the property located at 163 Main Street and planned to begin renovations to repurpose the space for use as a Town Hall Facility. He also thanked Dick & Judy Rankin, members of the McAdenville United Methodist Church, for their generous \$3000 donation to the Town. Lastly, the Mayor suggested that the members of Council have a DIY day at 163 Main Street to remove the carpet from the first floor and the accordion walls from the basement floor in an effort to reduce upfitting cost. Council was agreeable to this suggestion and requested the Town Clerk organize a volunteer day.

The Clerk announced that McAdenville will be a stop in the *Amazing Race Challenge* fund raising event being organized by the Montcross Chamber scheduled for Thursday, October 12, 2017. The proposed challenges for the McAdenville stop will be untangling Christmas lights or decorating a small holly tree in Legacy Park.

Council Member Richardson stated that the positioning of the cars at the Boulevard Select Auto Sales on the corner of Wilkinson Blvd and Wesleyan Drive was interfering with the line of sight and posing a safety issue. He inquired if this issue needed to be addressed by the County or DOT since it is outside the McAdenville Town limits. Council Member Richardson then asked if there had been any follow up with Duke Energy regarding the frequent power outages that occur in the Village neighborhood. Council Member Rankin said he would speak with George Altice to see if any progress was being made.

ADJOURN:

There being no further business to come before the Board, motion to adjourn at 6:10 PM was made by Joe Rankin, seconded by Greg Richardson and passed.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk