

TOWN OF MCADENVILLE MINUTES
October 10, 2017

The McAdenville Town Council met in Regular Session on October 10, 2017 at 7:00 PM in the Council Chambers of Town Hall, 125 Main Street.

PRESENT:

Mayor Jim Robinette; Council Members: Jay McCosh, Joe Rankin, Carrie Bailey, and Greg Richardson. Council Member Erik Jacobs 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 Joe Rankin, second of Jay McCosh and unanimous vote the October Agenda was approved as submitted.

APPROVAL OF MINUTES:

Upon motion of Greg Richardson and second of Joe Rankin the minutes of the September 2017 Meeting were approved unanimously.

RESOLUTION ACCEPTING THE DEPARTMENT OF WATER INFRASTRUCTURE STATE SRP LOAN OFFER:

The Town of McAdenville has been approved for a State Reserve Loan (SRP) from the Division of Water Infrastructure Fund (DWI) in the amount of \$320,494 to assist in the completion of Phase II of the South Fork Sewer Project. This is a twenty year loan at 1.53% Per Annum interest rate with no principal forgiveness. A Resolution accepting the loan offer from DWI must be approved and executed prior to any disbursements of funds. Upon motion by Greg Richardson, second by Joe Rankin and unanimous vote, a Resolution for acceptance of the loan offer from DWI in the amount of \$320,949 for Phase II South Fork Sewer Project construction was passed.

(Resolution No. 2017-005 is on file in the Resolution Book at Town Hall)

FINANCIAL MANAGEMENT PLAN:

The Financial Management Plan for the Town of McAdenville was presented to Council at the September 2017 meeting by CCOG Senior Planner Jessica Hill. This is a comprehensive 10 year plan that shall be used as a "tool" to provide an enhanced framework for financial decisions so elected officials and key personnel have the essential information needed to make critical decisions on a timely basis. Council Member Richardson stated that this financial plan can replace the Town's previous Capital Improvement Plan and be used to check the CIP box on future grant applications. Upon motion by Carrie Bailey and second by Jay McCosh the Financial Management Plan for the Town of McAdenville was unanimously accepted.

CAROLINA THREAD TRAIL GRANT AGREEMENT:

The Carolina Thread Trail (CTT) Governing Board has approved a grant in the amount of \$1,100 to the Town of McAdenville. These funds will be used to cover a portion of survey costs on three contiguous properties for a 500-foot long trail easement that will connect Cramerton to McAdenville. The total cost of the topography survey is estimated to be \$2,200. Upon motion by Greg Richardson second by Jay McCosh and unanimous vote, the Implementation Grant Agreement from the Carolina Threat Trail in the amount of \$1,100 was approved.

(A copy of this agreement is on file in the Clerk's office at Town Hall)

DISCUSSION OF IRRIGATION TAP FEE:

The current rates schedule for the Town requires a \$750 irrigation tap fee when a home owner has an additional water meter installed for yard irrigation. Irrigation meters are beneficial to the home owner because the bill is for water usage only and no sewer fees are included. The cost being incurred by the Town for installation of irrigation meters often times exceeds the \$750 tap fee. Staff suggested that the Schedule of Rates for Water Tap & Water System Development Fees be reviewed by Council and possibly amended to recoup these loses. The Mayor explained the process required to tap into the existing domestic water line feeding a residential home and why the addition of an irrigation meter often times results in having to demolish existing sidewalks or driveways. He then stated that the materials and labor costs for the standard installation of an irrigation meter had increased to approximately \$800 not including the time required by the Town's staff to arrange the installations. Council member McCosh suggested that the rate schedule should be adjusted to cover the cost of a standard installation but also include any additional cost incurred by the Town if the sidewalk or a residential driveway needed to be removed and replaced. Upon motion by Jay McCosh second by Carrie Bailey and unanimous vote, the Schedule of Rates for an Irrigation Tap Fee was changed to \$825 plus any additional cost incurred for proper placement of the meter. Additional cost may include but are not limited to removal and replacement of cement and or asphalt and all additional labor and material cost. Residents will be presented with a cost estimate for the installation of an irrigation meter and have an opportunity for approval prior to any work being ordered.

PRESENTATION OF PROPOSED ZONING MAP:

Jeffrey Kirchner gave a presentation to Council on the McAdenville UDO progress and presented an updated proposed UDO Zoning District map. He highlighted the changes that he felt were most important including changes to the number of Planning Board members and the voting procedures for the Technical Review Committee, the addition of a manufactured Home Overlay district, rezoning the Forest Heights neighborhood to RS-8 allowing smaller lot sizes, rezoning Wilkinson Boulevard to C1(Neighborhood Commercial) which is a less intense commercial district, rezoning Hickory Grove Road to TMU (Transitional Mix Use), and adding a Traditional Downtown (TD) Overlay to the historic section of Main Street which has stricter design regulations to guide future development. It was noted that changing the zoning districts along Wilkinson Boulevard and Hickory Grove Road will make several existing commercial properties nonconforming upon adoption of the UDO. These businesses will have adequate time to address code violations and the new zoning district regulations would only apply if the businesses expand, change use, or become vacant for more than 60 days. Mr. Kirchner stated that the UDO is a large document and he wanted Council to have adequate time to review the highlighted changes. He has made the draft McAdenville UDO available to Council on the following Google drive link. <https://drive.google.com/drive/folders/0B2vuj-GT8LGcHLxWEVhcXR2UkE?usp=sharing> He suggested that the Town Clerk organize a work session meeting for Council and the Planning Board to discuss the UDO document and proposed zoning map in more detail prior to presenting to the general public. Council thanked Mr. Kirchner for the expertise and direction he has provided the Planning Board with this process.

WRIGHT STREET DISCUSSION:

Attorney Jim Windham provided Council with an update on the status of the negotiations for the right of way easement and paving between the Village neighborhood and the DOT maintained portion of Wright Street. He explained that Pharr has agreed to assume responsibility of all legal fees and the cost of paving the 39 feet of unpaved road to DOT standards along with tapering the curve from the Village Neighborhood if the Town will assume title to the 150 foot easement connected to the Holcomb Family property at 218 Wright Street. Bob Clay, Coldwell Banker Commercial MECA, stated that this section of road was not in the original subdivision plat, but feels it needs to be paved as a service to the residents of the Village neighborhood. Council Member McCosh agreed and stressed that the paving needed to be completed prior to December 1st because Wright Street is the alternate entry point for McAdenville residents during the Christmas Town celebration. Council Member Richardson motioned that the Town accept title of the 150 feet of property along Wright Street pending signed agreement from Belmont Land and Investment to be responsible for all legal fees associated with the transfer of title and all cost incurred with paving the 39 foot gravel section to DOT standards. This motion was seconded by Joe Rankin with unanimous vote. The Town Attorney stated that he would work with the Pharr attorney to execute a formal agreement.

POLICE DEPARTMENT REPORT:

Deputy Chief Adams, Cramerton PD, presented the Council with an updated monthly report detailing the type and number of responses the CPD had addressed in McAdenville for the month of September, 2017. He stated that the increase in arrest totals was linked to the recent disturbances in the Beach Brook Neighborhood. The second traffic study was conducted along Mockingbird Lane to establish how the traffic patterns around Town have been impacted by the bridge construction. The first study was done over three days in May 2017 and resulted in a vehicular traffic count of 1,890. The second study was done over three days in September and resulted in a vehicular traffic count of 4,004. The CPD also conducted a speed evaluation along Mockingbird Lane and 85% of the vehicles traveling along this roadway were between 20-32 MPH. Deputy Chief Adams stated that a speed evaluation along Mockingbird Lane is very difficult due to the topography of the roadway. However, the CPD has completed the required special training for using a hand held speed measuring device and is close to obtaining the required certification.

OPPORTUNITY FOR PUBLIC COMMENT:

Reid Washam, Wesleyan Drive resident, inquired about the bridge construction and stated that cleanup around the McAdenville Lake was needed. The Mayor responded that the bridge was on schedule and should be open for vehicular traffic by the first of November. Council Member Richardson stated that he agreed that the lake area needed attention and felt that once the bridge construction was complete that the cleanup would be a priority for Pharr.

Larry Beck, 224 Wright Street, stated that he was very pleased that Council made the decision to move forward with paving the gravel connection along Wright Street. He also inquired about the possibility of installing a speed bump along Wright Street and asked if there were still plans to have a foot bridge connecting Academy Street to the parking lot along Popular Street. Council Member Bailey stated that traffic control measures could be pursued once the Town accepts ownership of Wright Street. Council Member Richardson confirmed that the foot bridge was still in the greenway plans and that the project was in the permitting process.

Laura Lewis, 504 Lakeview Drive, commented on the irrigation meters in the Village and voiced concern over the speeding along Lakeview since the rainbow bridge access had been reopened.

Rebecca Ashley, 505 Chamberlain Court, asked what the plans were for the greenspace behind her residence in the new section of the Village neighborhood. Council Member Bailey stated that the greenspace is still owned and maintained by the developer but the HOA will eventually assume ownership of the space and that it will continue to be greenspace for the neighborhood.

COUNCIL GENERAL DISCUSSION:

The Mayor stated that he and Council Member Bailey had attended the Gaston Customer Appreciation Event held at the newly renovated Loray Mill. The Mayor also represented the Town at the EDC event held at Daimler Truck in Mount Holly and the Cramerton PD 50th Anniversary reception. He invited residents to come out for the Montcross sponsored Amazing Race Event that would have a pit stop in Legacy Park around 2pm on Thursday, October 12th.

Council Members McCosh & Bailey stated that they had been contacted by members of the McAdenville Elementary PTO about 2017-2018 school year sponsorship opportunities. A request was made to place this item on the November 2017 agenda.

ADJOURN:

There being no further business to come before the Board, motion to adjourn at 8:37 PM was made by Carrie Bailey, seconded by Joe Rankin and unanimously passed.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk