

## **McAdenville Town Council Minutes March 8, 2016**

The McAdenville Town Council met in Regular Session on March 8, 2016 at 5 PM in the Council Chambers of Town Hall, 125 Main Street.

### **PRESENT:**

Mayor Farrell Buchanan; Councilmembers: Jim Robinette, Mayor Pro-tem, Jay McCosh, Carrie Bailey, Joe Rankin and Greg Richardson. Also present: Attorney Jim Windham, Town Clerk Lesley Dellinger and Interim Clerk, Janice Costner.

### **CALL TO ORDER & PLEDGE OF ALLEGIANCE:**

Mayor Buchanan 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 MARCH AGENDA:**

Upon motion of Jim Robinette, second of Greg Richardson and unanimous vote, the March 8, 2016 Agenda was approved with the following additions: Item 11. Resignation of Mayor Farrell Buchanan, and 11(a). Appointment of new Mayor.

### **APPROVAL OF MINUTES:**

The minutes of the February 9, 2016 meeting were unanimously approved upon motion of Jim Robinette and second of Greg Richardson.

### **R. Y. MEMORIAL HALL (LIBRARY BUILDING) DISCUSSION:**

Town Clerk, Lesley Dellinger, provided the Mayor and Council with a written overview of meetings held with James Maynard of Red Clay Design & Development and Ellen Standish of McCulloch England Architects. Both meetings were attended by Jim Robinette, Joe Rankin and Lesley Dellinger. Jim Robinette reported that discussions included how to utilize the space in a cost effective manner. Using the second floor as office space only would eliminate the need for an elevator which would save 100K in construction cost. Councilmember Joe Rankin added that disturbing the original structure as little as possible was important and using surface mounted conduit wiring and foam insulation were options. In bringing the structure up to code an overhead sprinkler system would only be required if the occupancy is over 300 persons. Only one additional entrance/exit would be required that is handicap accessible and one additional fire exit from the second floor. The minimum number of restrooms would be four. Councilmember Robinette stated that the Council needs to submit wish list items for the building. He submitted his own proposed drawing that illustrated possible use of the first and second floor structure. He went on to state that once a "wish" list is developed it can be submitted to one of the architectural firms for preparation of preliminary drawings (estimated cost to the town before any actual construction was estimated at between \$6,000 and \$17,000). Councilmember Joe Rankin proposed that the town proceed with Ellen Standish of McCulloch England Architects to no opposition. The Clerk will contact Ellen Standish to arrange a second meeting for the committee and get more specific cost estimates for the next step.

**SPEEDING ON WESLEYAN DRIVE:**

Council Member Greg Richardson advised that speeding on Wesleyan Drive continues to be a problem. This item was discussed back in November, 2013 when hand held radar guns and radar speed signs were discussed. A speed study was conducted at that time showing average speeds at different times and days of the week. Council once again discussed the use of radar, flashing lights and radar speed signs. Cramerton Police Captain, Brad Adams, was present and advised that one radar unit was now approved by the State; however, enforcement could be difficult when using these devices. He also stated he would talk to Cramerton Police Chief, Greg Ratchford, about this continuing problem and report back to the Council. A price check will be done to see if the cost of the devices mentioned had increased.

**UPDATE ON SOUTH FORK PHASE II SEWER INTERCONNECT PROJECT:**

Matt Bernhardt, Director of Twin Rivers Utilities and Public Works Director for the City of Gastonia was present to update the Mayor and Town Council on the South Fork Sewer Project. Mr. Bernhardt explained that the new pump station and sewer forcemain included in the Project will enable the elimination of both the McAdenville (municipal) WWTP and the Pharr WWTP. He expressed that the cost of the Project has increased from the previously estimated \$2,800,000 to up to \$3,600,000 due to increased costs for large-scale construction costs, as illustrated in the \$6,000,000 plus increase in construction cost for the TRU Water Treatment Plant Renovation Project (from \$58-\$65 million). He pointed out that the current Clean Water Management Trust Fund Grant and State Revolving Loan (SRL) funding currently in place totals \$2,800.00.

Two Rivers Utilities has applied for increase of the SRL 0%, 20-year loan to the maximum amount of \$3,000,000 which would make up for the current funding gap (just to buy time to look at other options). But because the Project was just at revenue-neutral at the previous \$2.8M cost, the increased debt payment for the increased loan would cause the project to have an annual loss of up to -\$50,000 per year or -\$1,000,000 over the 20-year period of the SRL loan. However, Mr. Bernhardt stated that Twin Rivers cannot guarantee going forward with a project that has this large of a deficit. He did reiterate that Two Rivers still believes in the Project, and is still working toward completing the Project under the assumption that the required additional funding/revenue will be obtained.

Mr. Bernhardt also suggested that Gaston County is a strong candidate for providing the additional funding. Since the grant the Town applied for was not awarded on the project, he recommended that the Town of McAdenville and Pharr Industries petition the County for funding. Pharr Yarns may be another possible source for additional funding to make up the short-fall in project funding, as Pharr's wastewater flows have significantly decreased (to the minimum number outlined in the agreement), resulting in decreased revenue to the Project. McAdenville might have to look at contributing more as well. He also mentioned that an interconnection with Lowell may be a possible (yet likely future) option to obtain additional flow/revenue.

Council Member, Greg Richardson stressed how important the Project was to McAdenville. He volunteered to represent the McAdenville Council in the pursuit of additional funding for the project. In closing, Mr. Bernhardt advised that he would coordinate a meeting with the McAdenville Council, Pharr Industries and Gaston County to work at obtaining the additional funds required for the project.

**BANK AUTHORIZATION SIGNATURES - RESOLUTION NO. 2016-2:**

Upon motion of Jim Robinette and second of Joe Rankin a Resolution (No. 2016-02) authorizing bank signatures was unanimously approved. This resolution ratifies the recent changes to the signatures for

Bank of the Ozarks. The action removes the former Town Administrator and adds the new Town Clerk/Finance Officer. (Copy on file in Resolution Book at Town Hall).

**TRAVEL REQUEST FOR TRAINING:**

Upon motion of Jim Robinette and second of Carrie Bailey, the Council unanimously approved travel/training for the Town Clerk to travel to Southern Pines, N.C. for a two-day training session with Southern Software. Training dates are March 14 & 15, 2016.

**RESIGNATION OF MAYOR BUCHANAN:**

Mayor Buchanan stated that it had been a pleasure to serve the Town of McAdenville for more than ten years first as a member of Town Council and then as Mayor. Mayor Buchanan said McAdenville was the perfect town to be mayor in. However, at the request of his long-time cardiologist, he was officially resigning due to health problems effective immediately. Mayor Buchanan went on the say that he had been fighting serious illnesses now for over two years and hopefully with less pressure in his life his health would improve. Motion to accept Mayor Buchanan's resignation with regret was made by Joe Rankin, seconded by Jim Robinette and passed unanimously. Due to the resignation of the Mayor the Mayor Pro-tem served as the presiding officer for the remainder of the meeting.

**APPOINTMENT OF NEW MAYOR:**

Upon motion of Jay McCosh and second of Greg Richardson it was unanimously voted to appoint James E. Robinette, Jr. as the Mayor of McAdenville. At this time, the newly appointed Mayor's daughter, Christy Anastasi, Deputy Town Clerk of the Town of Clayton, N.C. administered the Oath of Office to her father.

**ADJOURN**

With no further business to come before the board, motion to adjourn was made by Joe Rankin, seconded by Jay McCosh with unanimous vote.

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Farrell A. Buchanan, Mayor

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Lesley C. Dellinger, Town Clerk/Finance Officer

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Janice M. Costner, Interim Clerk