

MCADENVILLE TOWN COUNCIL MINUTES

May 10, 2016

The McAdenville Town Council met in Regular Session on May 10, 2016 at 5 PM in the Council Chambers of Town Hall, 125 Main Street.

PRESENT:

Mayor Jim Robinette; Council Members: Jay McCosh, Carrie Bailey, Joe Rankin and Greg Richardson. Also present: Attorney Jim Windham, 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 MAY AGENDA:

Upon motion by Council member Joe Rankin, second by Council member Greg Richardson and unanimous vote, the May 10, 2016 Agenda was approved with the following addition: Item 8(a) Open Discussion of McAdenville Village Phase 3 Plat Recording.

APPROVAL OF MINUTES:

Upon motion by Council member Joe Rankin and second by Council member Greg Richardson it was unanimously voted to approve the minutes of the April 12, 2016 meeting.

APPROVE DATE FOR PUBLIC HEARING ON THE PROPOSED 2016-2017 BUDGET:

Upon motion by Council member Jay McCosh and second by Council member Joe Rankin and unanimous vote, the public hearing for the proposed 2016-2017 budget was scheduled for June 14, 2016 at 5pm at Town Hall. The Town Clerk will run notice of the public hearing in the Gastonia Gazette by June 1, 2016.

R.Y.MEMORIAL HALL (LIBRARY BUILDING) UPDATE:

Town Clerk, Lesley Dellinger, provided the Mayor and Council with a written overview of the meeting held with Ellen Standish of McCulloch England Architects on Friday May 6, 2016.

The purpose of this meeting was for Ms. Standish to present preliminary drawings for McAden Hall and update the town on any design limitations. It appears that there are no limitations on the redesign of the inside of the building and only minor limitations for the outside. Since the town is a non-profit entity and would not realize any tax incentives with the refurbishment it is only a strong suggestion that we maintain the original integrity of the structure since it is on the National Register of Historic Places. Ms. Standish suggested staying true to the original design for the front elevation and entry of the building along with refurbishing the weatherboard and original window framing. She saw no problem with the addition of an elevator and whatever

changes would be required to make the structure handicapped accessible. The council agreed to review the preliminary drawings and report their preference of Plan A or Plan B to the Town Clerk within one week. The Town Clerk will contact Ms. Standish with the majority preference so she can begin working on a schematic diagram for the project that can be used for preparing preliminary cost estimates.

DISCUSSION OF STATUS OF WESLEYAN DRIVE BRIDGE REPLACEMENT:

The council reviewed the three options presented by the NCDOT for the bridge replacement on Wesleyan Drive SR2209. Mr. Bob Clay, Coldwell Bankers MECA, interjected that the representatives of Pharr Industries had requested elevation drawings from Steve Rackley, NCDOT, for the \$570,000 option before committing to a specific design. The Mayor, Jim Robinette, stated that the town would like to begin this project in January 2017 and that a final decision needs to be made as quickly as possible. It was decided to continue this item to June’s Agenda for additional discussion.

LINE ITEM ADJUSTMENTS FOR 2015-2016 BUDGET:

Upon motion by Council member Greg Richardson, second by Council member Carrie Bailey and unanimous vote, an Ordinance Amending the Budget for the Fiscal Year Beginning July 1, 2015 was adopted as follows:

Section I: To amend the Water/Sewer fund, the appropriations are to be changed as follows:

Increase Water/Sewer Fund Revenue Estimate as follows:

30-350-12	System Development Fees	\$10,000
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Increase Water/Sewer Fund Expenditures as follows:

30-600-03	Water/Sewer Line Maintenance	\$10,000
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Section II: To amend the General Fund, the appropriations are to be changed as follows:

10-420-21	Travel & Training	Decrease	\$500
10-420-19	Water & Trash	Increase	\$500
10-420-35	Group Insurance	Decrease	\$900
10-420-38	401-K	Increase	\$900
10-420-32	Capital Outlay	Decrease	\$15,600
10-420-01	Salaries – Admin	Increase	\$10,000
10-420-36	FICA Expense-Admin	Increase	\$ 5,100
10-410-36	FICA Expense-Council	Increase	\$ 500

The Ordinance amended the General Fund by reallocation of expense accounts which resulted in no increase or decrease in the net appropriations for the fund.

OPEN DISCUSSION OF MCADENVILLE VILLAGE PHASE 3 PLAT RECORDING:

The infrastructure of Phase 3 of the McAdenville Village subdivision has been completed and the plats have been recorded and are available for sale. Mr. Bob Clay, Caldwell Bankers MECA, was present to answer questions for the council. The main item of concern was that several plats and roads were located in a flood fringe area. Mr. Clay stated that a CLOMR (Conditional Letter of Map Revision) had been obtained and a fill permit was issued to increase the elevation of the property in the flood fringe by a minimum of 1 foot. Council member, Carrie Bailey, asked if the Lakeview extension over Rainbow Bridge would remain an alternate exit from the subdivision. Mr. Clay said the Lakeview extension bridge would remain accessible until a connection to McAdenville Avenue was established as a through road to Wilkinson Boulevard. He noted that this road was represented on the original master plan accepted by Council.

OPPORTUNITY FOR PUBLIC COMMENT:

Mayor Robinette introduced Mr. Eric Jacobs and Mr. Aaron Devinney who were present in the audience as interested persons for the vacant Council Seat. The Mayor requested that discussion of the Candidates for the vacant seat be place on the June Agenda.

Cramerton Police Chief, Greg Ratchford, gave updates on several code enforcement issues. He said an Abatement Notice was issued on April 14, 2016 for 135 Forrest Heights Drive and that no attempt had been made by the property owner to clean up the property within the 10 day period that was allotted. Town Attorney, Jim Windham agreed to draft a letter to the property owner with a two week deadline to bring the property up to code or the town would contract with an outside agency for removal of the existing debris and place a lien on the property for reimbursement.

Pastor Walter Griggs of McAdenville Baptist Church advised that the Education Center located adjacent to the Church Sanctuary could be a possible option for relocating Town Hall. The Church is no longer in need of the space and would welcome an opportunity to discuss it as a possible alternation to renovating McAden Hall.

Darrell Bailey, McAdenville Village resident, spoke about the sidewalk damage on Cedar St, Church Street and Robinette Lane caused by the heavy equipment being used in construction of Phase 3. He also raised concern about the speeding problem on Church Street. Grayden Cayton, McAdenville Village resident, also expressed his concern over the excessive speeds observed on Church Street. Mr. Cayton offered the following suggestions to council: Reduce speed limit and post new signs, place a 3 way stop at the intersection of Cedar & Church, installation of two speed humps, and utilization of the mobile radar sign that was used along Main Street.

Council member Greg Richardson advised that the right turn off of Wilkinson Blvd onto Wright Street was hard to make and suggested that DOT be contacted regarding this matter. He was concerned that with increased traffic from new construction in McAdenville Village it would become more prone to accidents.

CLOSED SESSION:

Upon motion by Council member Carrie Bailey, second by Council member Joe Rankin and unanimous vote, council held a closed session for discussion of a personnel matter as permitted under General Statute 143-318.11(6). The Council Chambers were vacated by everyone except Council and the Attorney Jim Windham during the session.

RETURN TO OPEN SESSION:

Upon return from Closed Session, Mayor Robinette reported that Council conducted the ninety day review of Lesley Dellinger, Town Clerk/Finance Officer. Motion was then made by Council member Carrie Bailey to approve a 5% increase in yearly salary for Lesley Dellinger effective immediately. Motion was seconded by Council member Jay McCosh and passed unanimously. Reviews will be conducted yearly on the date of hire moving forward.

ADJOURN:

With no further business to come before the board, motion to adjourn was made at 6:55 pm by Carrie Bailey, seconded by Joe Rankin with unanimous vote.

James E. Robinette, Jr. Mayor

Lesley C. Dellinger, Town Clerk/Finance Officer