

MCADENVILLE TOWN COUNCIL MINUTES

August 9, 2016

The McAdenville Town Council met in Regular Session on August 9, 2016 at 5 PM in the Council Chambers of Town Hall, 125 Main Street.

PRESENT:

Mayor Jim Robinette; Council Members: Jay McCosh, Carrie Bailey, Greg Richardson, Joe Rankin and Erik Jacobs. 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 JUNE AGENDA:

The August 9, 2016 agenda was accepted with no additions or deletions.

APPROVAL OF MINUTES:

Upon motion by Greg Richardson, second by Joe Rankin and unanimous vote, the minutes of the Regular Meeting and Closed Session of July 12, 2016 were approved as submitted.

PHASE II SOUTH FORK SEWER PROJECT:

The Director of Two Rivers Utilities Matt Bernhardt stated that it was his pleasure to report that Gaston County has committed to \$500K in funding to cover the shortfall so that the Phase II South Fork Sewer Project can begin. LaBella Associates have been hired as the architectural firm to manage the project during the bidding and construction phases and optimistically anticipate a Sept/October construction state date. Monthly meetings began August 4, 2016 and will be held the first of every month moving forward. These meetings will be an opportunity for the Town of McAdenville, Pharr Yarns, LaBella Associates and City of Gastonia/Two Rivers Utilities to stay current with the progress of the project and efficiently address any obstacles/concerns that arise.

Mr. Bernhardt is currently negotiating an encroachment issue with the NCDOT regarding the Force main alignment change which will impact the NW corner of Wright Street and Wilkinson Blvd. The NCDOT does not want the Force Main to run under the street due to the location of gas lines on one side of the street and heavy forestation on the other side. Mr. Bernhardt asked if the Town would consider accepting Wright Street as a municipal owned street to aid in negotiations regarding the encroachment issue. Council agreed that if the NCDOT would agree to widen and repave Wright Street and improve the entrance off of Wilkinson Blvd. (after the Force Main is completed) then accepting Wright Street to the Town limit would be

considered. Mr. Bernhardt said that he would present this idea to the NCDOT to see if there is interest in such an agreement.

Eric Howard of Two Rivers Utilities presented the revised pump station plat for Council approval. Mr. Howard stated that aesthetics will be considered in the construction of the pump station so that it blends in well with the established architecture of the neighborhood. The pump station will be accessible off of Lakeview via a paved drive with natural screening and gated access. Upon motion by Carrie Bailey, second by Greg Richardson and unanimous vote the new subdivision parcel where the pump station will be located was approved.

WESLEYAN BRIDGE REPLACEMENT:

The Municipal Agreement Draft from the NCDOT for the Wesleyan bridge replacement was presented for Council's review. This agreement would require the Town to participate in the betterment cost of the project in the amount of \$60,000 which covers the additions of decorative railing and four (4) corner light posts. Town Attorney Jim Windham was asked to review the agreement and advise the Town of his recommendations. A commitment letter for reimbursement to the Town for the \$60,000 in betterment costs dated August 5, 2016 from Belmont Land & Investment was also presented for council review. This letter committed reimbursement to the Town for the amount(s) expended by the Town, net of any amounts refunded to the Town in connection with the Project, up to \$60,000, within ten (10) days of the completion of the project. Attorney Windham advised the Town to request reimbursement from Belmont Land & Investment prior to the Fiscal Year ending date of June 30, 2017. Greg Richardson agreed to contact representatives at Belmont Land & Investment to request consideration of the reimbursement change and a revised letter reflecting said change.

NEIGHBORHOOD TRAFFIC CALMING POLICY:

A formal Traffic Calming Policy that incorporates Education, Enforcement and Engineering into resolving traffic issues was presented to Council. Council was asked to review the policy and submit changes/recommendations to the Town Clerk. The revisions will be considered and final approval of the Traffic Calming Policy will be requested at the September 13, 2016 meeting.

UPDATE ON RIGHTS-OF-WAY FOR MCADENVILLE VILLAGE:

At Council's request Attorney Jim Windham investigated the legal issues regarding the rights of way in McAdenville Village. Mr. Windham confirmed the rights of way for Academy, Wesleyan, Cedar and Church Streets is 50 feet and contains the sidewalks, planting strip and pavement. The pavement of Wesleyan is not included because it is a State road therefore maintained by the NCDOT. As a result the Town is required to provide maintenance for trees in the planting strip to ensure they do not become a hazard to persons or property. The Town would not be required to replace any dead or damaged trees, but could simply cut those down without replacement. Attorney Windham's suggestion for the future was for the Council to consider not accepting any rights of way with tree plantings or to develop an approved street tree list and regulate the types of trees that will be permitted in the green strips and/or rights of ways.

MASTER PARK PLAN AND CAPITAL IMPROVEMENT PLAN:

Greg Richardson gave an update on the progress of the Riverfront Park that is being jointly funded by the Town, Pharr Industries, and the matching PARTF grant awarded in January 2016. The initial drawings for Phase I of the park are completed and include paved walkways, natural paths, canoe/kayak launch, scenic outlook and foot bridges covering over two miles along the river and throughout McAdenville. Phase I is scheduled to go out to bid in late fall 2016 with construction beginning in early 2017. The target date for completion of Phase I is June/July of 2017. Stewart Engineering should have the completed plans for Phase I submitted to the Town for zoning approval by the end of August 2016.

Greg Richardson also discussed the need for the Town to invest in a professional Capital Improvement Plan. By developing a long range plan it would enable the Town to plan and financially prepare for needed water/sewer improvement as well as developing future recreational facilities for the citizens. A comprehensive Capital Improvement Plan will be a requirement for all future grant applications. Council member Richardson stated that he would like to see the Town continue to grow and evolve into a recreational destination taking full advantage of the scenic river frontage.

MCADEN HALL LIBRARY RENOVATION UPDATE:

The revised proposal from Pharr Industries dated August 1, 2016 regarding the gifting of McAden Hall to the Town for restoration was reviewed by Council and unanimously agreed upon as acceptable. Alterations to the interior layout were suggested by Mayor Robinette. He recommended the addition of a rear entrance and pay window in the lobby area due to safety concerns. The Mayor also asked all members of council to review the plans and present any ideas for changes to the Town Clerk before the scheduled meeting with Ellen Standish on August 17, 2016.

OPPORTNIY FOR PUBLIC COMMENT:

The floor was opened by Mayor Jim Robinette for public comment and none was received.

ADJOURN:

With no further business to come before the board, motion to adjourn was made at 6:45 pm by Joe Rankin, seconded by Greg Richardson with unanimous vote.

James E. Robinette, Jr. Mayor

Lesley C. Dellinger, Town Clerk/Finance Officer