

**TOWN OF MCADENVILLE COUNCIL AGENDA  
TUESDAY, APRIL 12, 2022 @ 6:00 PM  
163 MAIN STREET, MCADENVILLE, NC**

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & INVOCATION**
- 2. ADJUSTMENT & APPROVAL OF APRIL AGENDA:** Items will only be added or removed upon approval of the Mayor and Town Council.
- 3. CONSENT AGENDA:** The items of the "Consent Agenda" are adopted on a single motion and vote, unless the Mayor or Council wishes to withdraw an item for separate vote and/or discussion:
  - a) **Approval of Minutes:** Regular Meeting of March 8, 2022.
  - b) **Schedule Special Meeting** (Budget Work Session) for April 23, 2022 at 9:00 AM.
  - c) **Resolution 2022-01:** Authorizing spring 2022 grant funding application to DWI for water system improvements to provide system redundancy, improve water volume, fix pressure issues, and correct cross-connections to make future consolidation possible.
  - d) **Resolution 2022-02:** Authorizing spring 2022 grant funding application to DWI for water system rehabilitation and replacement of aged, problematic infrastructure in order to facilitate consolidation.
  - e) **Resolution 2022-03:** Stating that the Town has been designated as a Distressed System and will complete the viable utility requirements in G.S. 159G-45(b) if awarded grant funding for water system improvements to provide system redundancy, improve water volume, fix pressure issues, and correct cross-connections to make future consolidation possible.
  - f) **Resolution 2022-03:** Stating that the Town has been designated as a Distressed System and will complete the viable utility requirements in G.S. 159G-45(b) if awarded grant funding for water system rehabilitation and replacement of aged, problematic infrastructure in order to facilitate consolidation.
  - g) **Support for Carolina Thread Trail Name Designation:** The CTT is asking for McAdenville's support to name the future trail connection from the South Fork River Trail Head to the Carstarphen Bridge the Pharr Yarns Trail & designate the 26-mile trail corridor from Spencer Mountain to the South Carolina State line the Matthews-Belk Greenway to honor the generous support received during their current fund-raising campaign
  - h) **Renewal of HOME Consortium Agreement:** The Town of McAdenville is being asked to renew participation in the U.S. Department of Housing and Urban Development's HOME Investment Partnership Program with the Gastonia/Gaston County Consortium for the successive three-year qualification period of 2023-2025. The Consortium allows the City of Gastonia to apply for and carry out federal programs addressing the housing and community needs of low to moderate income households and persons with special needs in participating communities. No local matching funds are required. Participation is recommended.
  - i) **Letter of Support for NCDOT's Multimodal Project Discretionary Grant Application:** The need for improvements to the I-85 corridor in Gaston and Cleveland counties have been needed for more than 20 years. The NCDOT is applying for a MPDG grant to help fund

deficits in the I-85 FUTURES project associated with recent increases in construction material costs. Support is recommended.

3. **WATER & WASTEWATER MRF STUDY PRESENTATION:** The Town was awarded grants in April 2021 from NCDEQ for a Merger/Regionalization Feasibility Study for both the water and sewer systems. The main purpose of the study is to evaluate the Town's financial position related to infrastructure needs in order to understand the options for McAdenville to officially merge its system with TRU. Megan Powell, FAM Project Manager with Withers / Ravenel, will be in attendance to present the final MRF study to the Board.
4. **REZONING APPLICATION FOR 5103 WILKINSON BLVD REZONING:** The Planning Board reviewed the application for rezoning of 5103 Wilkinson Blvd from C-2 to RMF/CZ for development of an affordable senior (55+) rental community at their regular meeting on March 31, 2022. The Planning Board voted unanimously to recommend approval of the application and have provided Town Council with their statement of consistency and list of proposed conditions for review and consideration. In approving a petition for the reclassification of a property to a CZ district, Council may require that reasonable and appropriate conditions be attached to the approval. (Note: All conditions must be mutually agreed upon by the applicant.)
5. **MCADENVILLE GREENWAY PARKING PROJECT:** Bid solicitations were distributed on February 17, 2022, for the McAdenville Greenway Parking Project. Two proposals were received by the deadline of March 16, 2022, at 5:00PM.
  - Custom Site Development & Paving for \$132,686.00.
  - Lewis Grading & Paving for \$139,978.75.Staff will provide information regarding bid tabulations and request Council's consideration to award a contract.
6. **POLICE DEPARTMENT REPORT:** Chief Adams, Cramerton Police Department, will be present to report on police activity for the month of March and address any concerns of Council.
7. **STAFF REPORT:** Lesley Dellinger will provide information on the March 30<sup>th</sup> meeting with DWI & LGC staff regarding the Town's request for a non-viable utility designation and update the Board on the Riverlink Trail alignment possibilities.
8. **OPPORTUNITY FOR PUBLIC COMMENT:** This is an opportunity for members of the public to address items to the Mayor and Council. Speakers are asked to stand, state their name and address for the record, and limit comments to no more than five minutes.
9. **COUNCIL GENERAL DISCUSSION:** This is an opportunity for the Mayor and Council to ask questions for clarification, provide information to staff, or place a matter on a future agenda.

**ADJOURN**

## **TOWN OF MCADENVILLE MINUTES MARCH 8, 2022**

The McAdenville Town Council met in regular session on Tuesday, March 8, 2022, at 6:00 PM in the Council Chambers of Town Hall located at 163 Main Street, McAdenville N.C.

### **PRESENT:**

Mayor Jim Robinette and Mayor Pro-Tem Reid Washam; Council Members: Carrie Bailey, Jay McCosh, and Joe Rankin. Also in attendance: Attorney Chris Welchel, Police Chief Adams, and Town Administrator/Clerk Lesley Dellinger. Council Member Greg Richardson was absent.

### **CALL TO ORDER:**

Mayor Robinette called the meeting to order at 6:00 PM and led in the Pledge of Allegiance. Pastor Walt Griggs, McAdenville Baptist Church, opened the meeting with prayer.

### **ADJUSTMENT & APPROVAL OF AGENDA:**

The March Agenda was approved as submitted by motion of Carrie Bailey, second by Jay McCosh and unanimous vote.

### **APPROVAL OF MINUTES:**

The minutes from the February 8, 2022, regular meeting was approved by motion of Joe Rankin, second by Mayor Pro-Tem Washam and unanimous vote.

### **PLANNING & ZONING PRESENTATION:**

Brian Sciba, Director of Building & Development Services with Gaston County, was invited by the Board to discuss Interlocal Agreement options for McAdenville's planning & zoning services. Mr. Sciba thanked the Board for the opportunity to discuss how Gaston County could assist McAdenville with planning and code enforcement due to their size and limited staffing. He stated that Gaston County's Planning and Development office currently has a robust staff and could seamlessly assume these duties for McAdenville and added that they had recently signed an agreement with High Shoals. If planning and zoning services are transferred to the County the Town would have to relinquish their current ordinance and adopt the County's UDO to maintain congruency for enforcement by his staff. Mr. Sciba and his staff have reviewed the Town's UDO and found that it was very similar to the County's current version. One noted difference is the use of a Downtown Business & Mobile Home Overlay which he would allow to stay. If the Board chooses to move forward with an interlocal agreement there would be no fees due from the Town. The County would recoup their cost through collection of zoning, permitting and site plan review fees. Mr. Sciba added that a separate agreement for code enforcement services could be added if the Board felt it would be beneficial.

Lesley Dellinger stated that the Town was currently working on a Comprehensive Land Use Plan which is expected to be completed and presented for adoption in May of this year. She asked if this plan would be needed if Gaston County assumed the planning and development services. Mr. Sciba replied that the Land Use Plan is an especially important document and that his staff would utilize it when making decisions on future development projects. He added that the County has long range planners on staff that could help maintain and make updates to the Land Use plan as the Board's vision for the Town evolved. Mayor Pro-Tem Washam asked if the Town would continue to need a Planning Board if an interlocal agreement was approved. Mr.

Sciba replied that the Town could keep their Planning Board, or they could utilize Gaston County's Planning Board and dissolve their current board. Jay McCosh stated that when the Town adopted the UDO that tweaks were made to the Table of Uses, especially in the C-2 (Highway Commercial) district, to better fit a municipality the size of McAdenville. He asked how these modifications would be addressed if an interlocal agreement was supported. Mr. Sciba replied that McAdenville's ordinance would be replaced by the County's current ordinance and that the modifications to the C-2 district would not transfer. However, any uses requiring a Special Use Permit would continue to be presented to McAdenville's Board for final approval. Mayor Robinette asked what would be included if the Town wanted to transfer Code Enforcement duties to Gaston County. Mr. Sciba replied that it would be a separate agreement and that enforcement would only cover items that were addressed in the UDO. Town Code violations such as street parking would still be managed by the local police. Chief Adams added that the main benefit for using the County for code enforcement of the UDO would be addressing minimum housing problems. He added that this is a very lengthy process involving the court system and that a high level of expertise is needed. Mayor Robinette asked the Board if they were interested in pursuing an agreement for planning and development services with Gaston County. The overall opinion was yes. Mayor Robinette thanked Mr. Sciba for his time and requested he proceed with a draft proposal for Planning & Zoning Services for consideration by the Board.

#### **SCHEDULE PUBLIC HEARING FOR 5103 WILINSON BLVD REZONING:**

Lesley Dellinger reported that the application for rezoning parcel #213448 is complete and the applicant has met the public information meeting requirements. She requested that Council set the required public hearing. Carrie Bailey motioned to set the joint public hearing of Council and the Planning Board to receive comments on the proposed rezoning of 5103 Wilkinson Blvd from C-2 to RMF/CZ for development of an affordable senior (55+) rental community for 6:00 PM on Thursday, March 31<sup>st</sup> at McAdenville Town Hall. The motion was seconded by Mayor Pro-Tem Washam and passed unanimously.

#### **POLICE DEPARTMENT REPORT:**

Chief Adams stated that reports of gun fire in the vicinity of McAdenville Village had been received. The source of the gun fire has not been pinpointed but officers are still investigating. Mayor Robinette commented that the CPD monthly report did not reflect any traffic crashes for the month of February when a two-car accident had happened in front of his home on Mockingbird Lane. Chief Adams confirmed that this accident should have been reflected on the monthly report and that he would follow up. Carrie Bailey asked if any details were available on the recent arrest on Riverside Drive. Chief Adams reported that the incident was isolated and specific to the persons involved and it posed no threat to the Town population.

#### **STAFF REPORT:**

Lesley Dellinger updated Council on grant funding opportunities through the Division of Water Infrastructure. She stated that the NC DEQ will administer approximately \$1.6 billion in ARPA funds in the form of grants for drinking water, wastewater, and stormwater systems in North Carolina. The distribution categories are as follows:

- Approximately \$840 million has been directly allocated by the General Assembly.
- Approximately \$544 million has been designated for Distressed and At-Risk systems.
- Leaving \$54.1 million for construction grants for water & wastewater grants, and \$82 million for stormwater.

McAdenville is eligible to apply for up to \$5,000,000 in the \$54.1 million construction grant category. Due to the grant monies available, the DWI Spring 2022 funding round will be highly competitive. It is anticipated that sufficient applications will be submitted to award all the available ARPA funds. However, if funds do remain available after the Spring funding round, they will roll over to the Fall funding program. Any application not funded in the Spring will be considered in project priority order in the Fall. Lesley stated that she was working with Amanda Whitaker at WithersRavenel to identify one or more projects in the Town's CIP that may score well in DWI's Priority Rating System. She added that Withers fee for grant writing is \$5,000/application, but the Board will have an opportunity to review the recommended construction projects and projected point accumulation prior to authorizing Withers to proceed with a grant application.

**OPPORTUNITY FOR PUBLIC COMMENT:**

Mayor Robinette opened the floor for public comment. No comments were received.

**COUNCIL GENERAL DISCUSSION:**

Mayor Robinette stated that Pharr was working on a press release highlighting their future development plans in McAdenville. The final draft will be made available to Council prior to public distribution which is tentatively scheduled for March 14th.

**ADJOURN:**

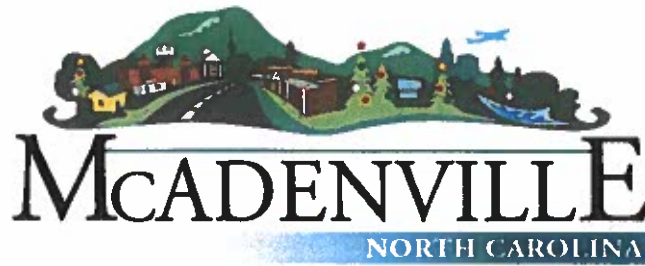
There being no further business to come before the board, the meeting adjourned at 6:49 PM upon motion of Carrie Bailey, second by Mayor Pro-Tem Washam and unanimous vote.

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Jim Robinette, Mayor

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Lesley Dellinger, Town Clerk



## **RESOLUTION 2022-01**

### **RESOLUTION BY GOVERNING BODY OF APPLICANT**

#### **To Submit a Spring 2022 Application for Grant Funding to the North Carolina Division of Water Infrastructure for Water System Improvements Project**

- WHEREAS,** The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction and studies of a drinking water distribution system, and
- WHEREAS,** The Town of McAdenville has need for and intends to construct a drinking water distribution system project described as a construction project to provide system redundancy, improve water volume, fix pressure issues, and correct cross-connections to make a future consolidation possible, and
- WHEREAS,** The Town of McAdenville intends to request State loan and/or grant assistance for the project,

#### **NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF MCADENVILLE:**

That the Town of McAdenville, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of McAdenville to make scheduled repayment of the loan, to withhold from the Town of McAdenville any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That Jim Robinette, Mayor and Lesley Dellinger, Town Administrator, the **Authorized Officials**, and successors so titled, are hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Officials**, and successors so titled, are hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

**Adopted this the 12<sup>th</sup> of April, 2022.**

**TOWN OF MCADENVILLE, NORTH CAROLINA**

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**Jim Robinette, Mayor**

### **CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting (title of officer) of the (unit of government) does hereby certify:

That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the (name of governing body of applicant) duly held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office.

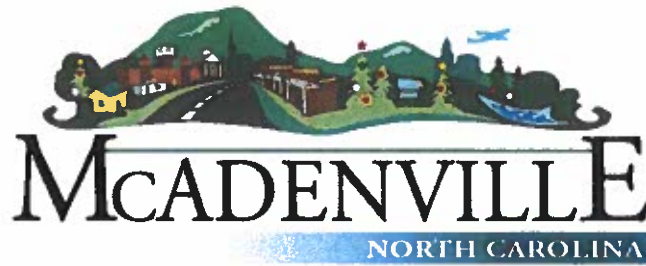
IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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Lesley Dellinger

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Clerk, Town of McAdenville



## **RESOLUTION 2022-02**

### **RESOLUTION BY GOVERNING BODY OF APPLICANT**

#### **To Submit a Spring 2022 Application for Grant Funding to the North Carolina Division of Water Infrastructure for a Water Line Rehabilitation Project**

**WHEREAS,** The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction and studies of a drinking water distribution system, and

**WHEREAS,** The Town of McAdenville has need for and intends to construct a drinking water distribution system project described as the rehabilitation and replacement of aged, problematic infrastructure in order to facilitate system consolidation, and

**WHEREAS,** The Town of McAdenville intends to request State loan and/or grant assistance for the project,

#### **NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF MCADENVILLE:**

That the Town of McAdenville, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of McAdenville to make scheduled repayment of the loan, to withhold from the Town of McAdenville any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That Jim Robinette, Mayor and Lesley Dellinger, Town Administrator, the **Authorized Officials**, and successors so titled, are hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Officials**, and successors so titled, are hereby authorized and directed to furnish such information as the appropriate State agency may request in

connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 12<sup>th</sup> of April, 2022.

**TOWN OF MCADENVILLE, NORTH CAROLINA**

\_\_\_\_\_  
Jim Robinette, Mayor

**CERTIFICATION BY RECORDING OFFICER**

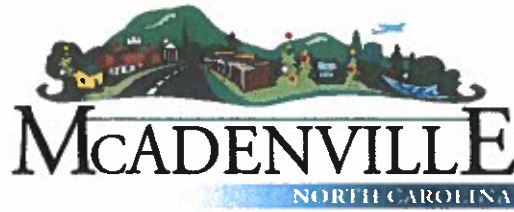
The undersigned duly qualified and acting (title of officer) of the (unit of government) does hereby certify:

That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the (name of governing body of applicant) duly held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Lesley Dellinger

\_\_\_\_\_  
Clerk, Town of McAdenville



## **RESOLUTION 2022-03**

### **RESOLUTION BY GOVERNING BODY OF APPLICANT**

#### **To Submit a Spring 2022 Grant Funding Application as a Designated Distressed System to the North Carolina Division of Water Infrastructure for Water System Improvements Project**

**WHEREAS,** Session Law 2020-79 was signed into law on July 1, 2020 to improve viability of the water and wastewater systems of certain units of local government; the Viable Utility Reserve was established in the Water Infrastructure fund to be used for grants to include the study of rates, asset inventory and assessment and/or merger and regionalization options; the State Water Infrastructure Authority and the Local Government Commission have developed criteria to assess local government units and identify distressed units, and

**WHEREAS,** The Town of McAdenville has been designated as a distressed unit and intends to conduct a drinking water construction project to provide system redundancy, improve water volume, fix pressure issues, and correct cross-connections to make a future consolidation possible, and

**WHEREAS,** The Town of McAdenville has need for state grant assistance for the project.

#### **NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF MCADENVILLE:**

That the Town of McAdenville, the **Applicant**, will complete the viable utility requirements in §159G-45(b) by:

1. Conducting an asset assessment and rate study. (Recently completed asset assessment or rate studies may be sufficient to meet this requirement.)
2. Participate in a training and educational program.
3. Develop a short-term and long-term action plan considering all of the following:
  - a. Infrastructure repair, maintenance, and management.
  - b. Continuing education of the governing board and system operating staff.
  - c. Long-term financial management plan.

That the Town of McAdenville, the **Applicant**, acknowledges that the State Water Infrastructure Authority and Local Government Commission can impose specific conditions on grants from the Viable Utility Reserve.

That the **Applicant** will provide adequate access to staff, documents, equipment, and other resources pertinent to complete the project, and upon completion of the project provide good faith effort to implement the short-term and long-term plan to achieve viable utility infrastructure measures.

That Jim Robinette, Mayor, and Lesley Dellinger, Town Administrator/Clerk, the **Authorized Officials**, and successors so titled, are hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a (grant) to aid in the completion of the project described above.

That the **Authorized Officials**, and successors so titled, are hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants pertaining thereto.

**Adopted this the 12<sup>th</sup> of April, 2022.**

**TOWN OF MCADENVILLE, NORTH CAROLINA**

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**Jim Robinette, Mayor**

**CERTIFICATION BY RECORDING OFFICER**

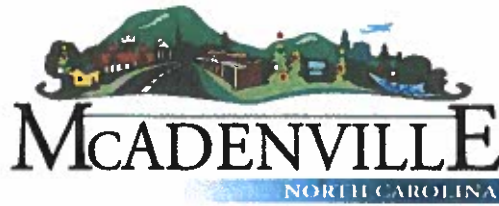
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Lesley Dellinger

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Clerk, Town of McAdenville



## **RESOLUTION 2022-04**

### **RESOLUTION BY GOVERNING BODY OF APPLICANT**

#### **To Submit a Spring 2022 Grant Funding Application as a Designated Distressed System to the North Carolina Division of Water Infrastructure for Water Line Rehabilitation Project**

**WHEREAS,** Session Law 2020-79 was signed into law on July 1, 2020 to improve viability of the water and wastewater systems of certain units of local government; the Viable Utility Reserve was established in the Water Infrastructure fund to be used for grants to include the study of rates, asset inventory and assessment and/or merger and regionalization options; the State Water Infrastructure Authority and the Local Government Commission have developed criteria to assess local government units and identify distressed units, and

**WHEREAS,** The Town of McAdenville has been designated as a distressed unit and intends to conduct a drinking water construction project to rehabilitate and replace aged, problematic infrastructure in order to facilitate system consolidation, and

**WHEREAS,** The Town of McAdenville has need for state grant assistance for the project.

#### **NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF MCADENVILLE:**

That the Town of McAdenville, the **Applicant**, will complete the viable utility requirements in §159G-45(b) by:

1. Conducting an asset assessment and rate study. (Recently completed asset assessment or rate studies may be sufficient to meet this requirement.)
2. Participate in a training and educational program.
3. Develop a short-term and long-term action plan considering all of the following:
  - a. Infrastructure repair, maintenance, and management.
  - b. Continuing education of the governing board and system operating staff.
  - c. Long-term financial management plan.

That the Town of McAdenville, the **Applicant**, acknowledges that the State Water Infrastructure Authority and Local Government Commission can impose specific conditions on grants from the Viable Utility Reserve.

That the **Applicant** will provide adequate access to staff, documents, equipment, and other resources pertinent to complete the project, and upon completion of the project provide good faith effort to implement the short-term and long-term plan to achieve viable utility infrastructure measures.

That Jim Robinette, Mayor, and Lesley Dellinger, Town Administrator/Clerk, the **Authorized Officials**, and successors so titled, are hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a (grant) to aid in the completion of the project described above.

That the **Authorized Officials**, and successors so titled, are hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants pertaining thereto.

**Adopted this the 12<sup>th</sup> of April, 2022.**

**TOWN OF MCADENVILLE, NORTH CAROLINA**

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**Jim Robinette, Mayor**

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Lesley Dellinger

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Clerk, Town of McAdenville



April 8, 2022

Dear Ms. Lesley Dellinger,

The Carolina Thread Trail is conducting a fundraising campaign to support the development of the corridor of greenways and trails in Gaston County along the South Fork River, including segments in the town of McAdenville. From Spencer Mountain at the northernmost point down to the South Carolina state line, this corridor will be 26 contiguous miles when complete.

We have received a \$250,000 gift to this effort from the Carstarphen family which will be used to support completion of this corridor. We wish to honor this generous support by naming the segment shown in the attached map the Pharr Yarns Trail.

We have also received a \$1 million gift for this effort from the David Belk Cannon Foundation, which will be used to support the completion of this corridor. We wish to honor this generous gift by naming the 26-mile corridor the Matthews-Belk Greenway.

Please indicate whether McAdenville approves these name designations by signing below and returning this letter to me.

We appreciate all that McAdenville has done to support the development of trails and greenways as a part of the Carolina Thread Trail! Please feel free to give me a call if you have any questions.

With best regards,

Bret Baronak  
CTT Director

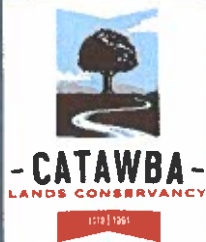
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Signature \_\_\_\_\_

Printed name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

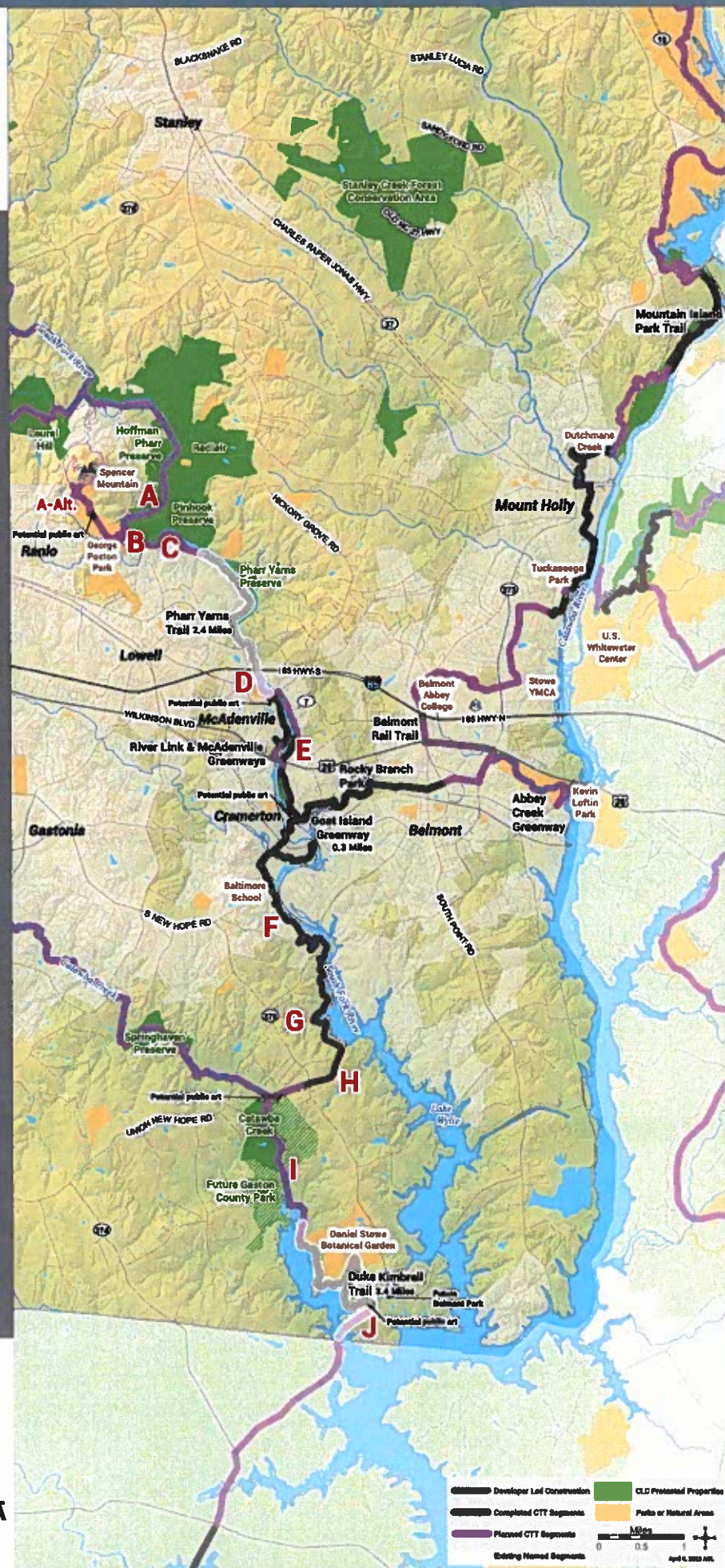


# Carolina Thread Trail Gap Assessment

## Matthews-Belk Greenway, Gaston County



**CAROLINA  
THREAD  
TRAIL**





March 29, 2022

Mayor Jim Robinette  
Town of McAdenville  
PO Box 9  
McAdenville, NC 28101

Dear Mayor Robinette:

It is time to renew the Gastonia/Gaston County Consortium for participation in the US Department of Housing and Urban Development's (HUD) Home Investment Partnership (HOME) Program. HUD requires all consortiums to renew every three (3) years. The City of Gastonia and Gastonia/Gaston County Consortium carry out federal programs, with the City of Gastonia as the lead agency, addressing the housing and community needs of low- to moderate income households and persons with special needs. Enclosed you will find a copy of the Home Consortium Agreement.

HOME funds are directed on a project restrictive basis through the Consortium agreement outside of the city limits of the Gastonia, which include direct homeownership assistance for first time buyers and Tenant-Based Rental Assistance/Security Deposits, both are offered county-wide in order to further affirmative fair housing. Even through the pandemic and the volatile housing market, we have still assisted 48 families to become homeowners across the county from 2020 – present. 100% of funds will be utilized within the areas stated within the agreement. *No match funds or administrative funds are required for continued participation, only your signature is needed.*

Your continued participation is requested and requires your acknowledgement. *Please return the enclosed acknowledgement form by Monday, April 18, 2022.* We urge you to continue your participation so we can continue to serve people across the entire county. **We ask that the Consortium Agreement be returned by Friday, May 25, 2022,** so we can submit to HUD in a timely manner. Please send back three (3) originals of both the acknowledgment and agreement for our records. If additional information is required, contact me at (704) 866-6906.

Respectfully,

Lana DuPont,  
City of Gastonia, Housing and Neighborhoods  
Grants Accounting Specialist

Enclosures: Agreement with signature pages, Acknowledgment form

**INTERLOCAL AGREEMENT  
CREATING CONSORTIUM FOR PARTICIPATING  
IN HUD "HOME" PROGRAM**

THIS AGREEMENT, made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between the City of Gastonia, a municipal corporation organized and existing under and by virtue of the laws of the State of North Carolina, hereinafter referred to as "Gastonia"; the City of Belmont a municipal corporation organized and existing under and by virtue of the laws of the State of North Carolina, hereinafter referred to as "Belmont"; the City of Bessemer City, a municipal corporation organized and existing under and by virtue of the laws of the State of North Carolina, hereinafter referred to as "Bessemer City"; the City of Cherryville, a municipal corporation organized and existing under and by virtue of the laws of the State of North Carolina, hereinafter referred to as "Cherryville"; the Town of Cramerton, a municipal corporation organized and existing under and by virtue of the laws of the State of North Carolina, hereinafter referred to as "Cramerton"; the Town of Dallas, a municipal corporation organized and existing under and by virtue of the laws of the State of North Carolina, hereinafter referred to as "Dallas"; the City of Kings Mountain, a municipal corporation organized and existing under and by virtue of the laws of the State of North Carolina, hereinafter referred to as "Kings Mountain"; the City of Lowell, a municipal corporation organized and existing under and by virtue of the laws of the State of North Carolina, hereinafter referred to as "Lowell"; the Town of McAdenville, a municipal corporation organized and existing under and by virtue of the laws of the State of North Carolina, hereinafter referred to as "McAdenville"; the City of Mount Holly, a municipal corporation organized and existing under and by virtue of the laws of the State of North Carolina; the Town of Ranlo, a municipal corporation organized and existing under and by virtue of the laws of the State of North Carolina, hereinafter referred to as "Ranlo"; the Town of Stanley, a municipal corporation organized and existing under and by virtue of the laws of the State of North Carolina, hereinafter referred to as "Stanley"; and Gaston County, a body politic of the State of North Carolina, hereinafter referred to as "County" (Collectively the "Participating Units");

WITNESSETH:

THAT, WHEREAS, Article 20 of Chapter 160A of the General Statutes of North Carolina authorizes any unit of local government and any one or more other units of local government to enter into contracts or agreements with each other in order to execute any undertaking; and

WHEREAS, the United States Government, through the U.S. Department of Housing and Urban Development ("HUD") administers a program known as the HOME Program which was created pursuant to Title II of the National Affordable Housing Act of 1990; and

WHEREAS, the rules promulgated pursuant to said act contemplate the creation of consortia by units of local government to allow units that do not otherwise qualify for participation in the HOME Program due to their size to so qualify, by the creation of a consortium; and

WHEREAS, the parties hereto are contiguous units of local government and otherwise meet the definition of governmental units which can qualify for the HOME Program through a consortium created for that purpose; and

WHEREAS, the basic purpose of the HOME Program is to expand the supply of decent, safe, and affordable housing, both owner occupied and rental housing for low and very low income citizens;

WHEREAS, the parties hereto believe that it would be in their mutual best interest and in the best interest of their citizens to become eligible for this program and pursue available funding pursuant to the terms of the rules governing same.

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter set forth, the parties hereto do hereby covenant and agree as follows:

1. Purpose. The purpose of this agreement is to provide access to the HOME Program established by the National Affordable Housing Act of 1990 and administered by the United States Department of Housing and Urban Development and to comply with the rules promulgated by HUD pursuant to said act as found in 56 Federal Register, Page 65339, et. Seq.
2. Term. This agreement covers the period necessary to carry out all activities that will be funded from funds awarded for three federal fiscal years and the parties hereto will remain in the consortium for the entire period. The program year start date for the consortium is 2022, and all members of the consortium are on the same program year for CDBG, HOME, ESG and HOPWA.
3. Renewal. Unless otherwise terminated by agreement in writing of all parties hereto or by termination of the HOME program by HUD, this agreement shall automatically be renewed for successive three-year qualification periods under the same terms and conditions. The parties agree that this agreement shall be amended to incorporate any changes necessary to meet the requirements for consortia agreements set forth in the Consortia Qualification Notice for any subsequent three-year qualification period. Any Participating Unit shall have the right to withdraw from the consortium at the beginning of any renewal period by giving notice in writing to Gastonia. For each renewal period, Gastonia shall, by the date specified in HUD's consortia designation notices, notify each of the Participating Units in writing of its right not to participate for that renewal period and shall provide copies of all such notifications to HUD.
4. Participation. Gastonia, Belmont, Bessemer City, Cherryville, Cramerton, Dallas, Kings Mountain, Lowell, McAdenville, Mount Holly, Ranlo and Stanley shall only participate in the Down payment Assistance, which shall provide down payment assistance to the

residents and the Rehabilitation Loan Program which shall provide rehabilitation assistance to existing homeowners of said municipalities. Said municipalities shall not participate in any other programs or qualify for any other types of assistance available through the HOME Program.

5. Lead Entity. Gastonia shall be designated as the lead entity for purposes of the HOME Program and shall assume overall responsibility for ensuring that the HOME Program is carried out in compliance with the requirements of the HOME Program pursuant to the applicable rules promulgated by HUD and other requirements, including, but not limited to, the requirements concerning a consolidated plan in accordance with HUD regulations in 24 CFR Parts 91 and 92, respectively, and the requirements of 24 CFR 92.350 (a) (5).
6. Statement of Capacity. As an "entitlement city" under the HUD Community Development Block Grant Program, HUD has determined that the City has the capacity to execute the administration of the HOME Program.
7. Cooperation. The parties hereto shall cooperate in executing such documents and providing such information to HUD as may be required to qualify the consortium created hereby for participation in the HOME Program. Furthermore, the parties hereby certify that they will affirmatively further fair housing.
8. Policy Review Board. A policy review board shall be established by the parties which shall develop policies and procedures for the administration of this agreement and the HOME program.
9. Merger Clause. This agreement contains the entire agreement and understanding between the parties hereto and may be amended only by a subsequent written document executed by both parties. There are no oral understandings, terms or conditions between the parties that are not set forth herein and none of the parties has relied upon any representatives, expressed or implied, not contained in this agreement. Any prior agreements between the any of the parties hereto for the services provided for hereby are deemed merged into this agreement and shall not be enforced except as they may be consistent herewith.
10. Counterparts. This agreement may be simultaneously executed in sufficient counterparts, one of which being retained by each of the parties hereto and each of which so executed shall be deemed to be an original and shall together constitute but one in the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in their respective names by their duly authorized officers and to have their seals hereunto affixed, all on the day and year first above written.

## Town Clerk

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**From:** Conner, Gibson L <glconner@ncdot.gov>  
**Sent:** Thursday, April 7, 2022 1:51 PM  
**To:** Town Clerk  
**Cc:** Poe, Michael L; McSwain, Jacqueline  
**Subject:** MPDG Grant: Request for Letter of Support  
**Attachments:** Letter of Support Template.docx

Hello,

I am reaching out to request Town of McAdenville's support for the North Carolina Department of Transportation's (NCDOT's) Multimodal Project Discretionary Grant (MPDG) application. The MPDG grant would contribute to the I-85: FUnding Transportation Utilizing Resilient, Equitable, Solutions (I-85 FUTURES) project in Cleveland and Gaston counties. This project will benefit many municipalities along the I-85 corridor, as detailed in the attached Letter of Support Template. The template is generic and may be edited to suit the specific needs of McAdenville. The template document also includes some potential items to be added to your Letter of Support. These, or any other appropriate items, may be included. Letters may be sent directly to the US Secretary of Transportation, Pete Buttigieg, but the Department would also like a copy to add to our application package. NCDOT would like to receive all letters of support by Wednesday, May 11. If I can provide any further information, please let me know.

Thank you for your consideration in this matter.

**Gibson L. Conner**  
Staff Engineer – Division 12  
North Carolina Department of Transportation

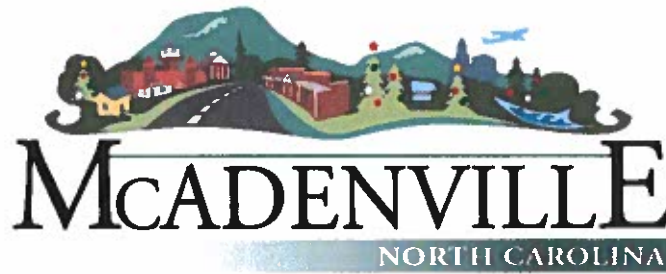
980.552.4230 office  
[glconner@ncdot.gov](mailto:glconner@ncdot.gov)

P.O. Box 47  
Shelby, NC 28151-0047



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Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties



**STATEMENT OF CONSISTENCY – ZONING MAP AMENDMENT  
PLANNING BOARD RECOMMENDATION**

**WHEREAS** On or about January 11, 2022 the Town of McAdenville (hereafter ‘the Town’) received a Conditional Zoning (CZ) Zoning Map Amendment application proposing to rezone a parcel off Wilkinson Blvd. for the development of an age restricted multi-family facility; and

**WHEREAS** The application was deemed complete and accepted for processing; and

**WHEREAS** The Applicant, WDT Development LLC, was seeking to rezone an approximately 6.2 acre parcel of property at 5103 Wilkinson Blvd., further identified utilizing Gaston County Parcel Identification Number (PIN) 213448:

**FROM:** Highway Commercial (C-2) – approximately 5.2 acres; and Single-family 20,000 sq.ft. (RS-20) – approximately 1 acre

**TO:** Residential Multi-Family (RMF) Conditional Zoning  
(Entire 6.2-acre parcel)

and;

**WHEREAS** The application is being reviewed/processed in accordance with the provisions of Section 5.16.5 of the McAdenville Unified Development Ordinance (UDO); and

**WHEREAS** The CZ is a voluntary process involving review/action of a rezoning petition and a concept development plan allowing for the development of specific land use(s) on a specific parcel of property; and

**WHEREAS** The required joint public hearing was held on Thursday March 31, 2022 at Town Hall; and

**WHEREAS** The Zoning Map Amendment request was duly advertised (i.e. publication of legal notice, adjacent property owner notification, and posting of public hearing notice on the property) of the date, time, and location of the public hearing in accordance with the provisions of the Town of McAdenville UDO; and

**WHEREAS** The Planning Board began its review of the application at its March 31, 2022 regular meeting; and

**WHEREAS**, All Zoning Map Amendments are required to comply with the provisions of the Town's UDO an processed in accordance with Article 5 of G.S. 160D of the State of North Carolina General Statutes:

**NOW THEREFORE BE IT RESOLVED** The Town of McAdenville Planning Board hereby makes the following finding(s) and recommendation(s):

1. **CONSISTENCY WITH COMPREHENSIVE PLAN:** The Planning Board has determined the Project is consistent with the draft Comprehensive Plan finding that:
  - a. The area in question has been slated to encourage mixed use development activities, including multi-family housing projects;
  - b. The draft Comprehensive Plan has established a goal of allowing/encouraging more affordable housing options within the Town of McAdenville;
  - c. While adjacent land uses are predominately single-family residences at low development densities, the Planning Board has determined the draft Comprehensive Plan calls for development in the area to be permitted at urban intensities and densities. This Project meets those parameters;
  - d. The Project will have to comply with applicable land use and environmental management (i.e. stormwater) regulations addressing off-site impacts.
2. **STATEMENT OF REASONABLENESS:** The proposed Zoning Map amendment is reasonable and serves the public good because the subject property allows for the growth and development of desired housing options supporting the local economic base of the Town while preserving quality open spaces and ensuring compliance with applicable environmental regulations thereby improve the quality of life for McAdenville residents as a whole.

The Planning Board, having completed its review of the Project, **voted unanimously** to recommend approval of the Zoning Map Amendment with the imposition of conditions as denoted in Attachment A.

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Kevin Lamp, Planning Board Chairman

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Date

## **Attachment A**

The following represents a synopsis of the conditions recommended by the Planning Board in conjunction with the review of a Conditional Zoning (CZ) Zoning Map Amendment application submitted by WDT Development proposing to rezone a parcel off Wilkinson Blvd. to RMF/CZ for the development of an age restricted multi-family facility.

Staff prepared this summary of conditions for Planning Board Chair/Town staff review and discussion with the applicant in advance of the Town Council meeting on Tuesday, April 12, 2022.

**NOTE:** The following represents the conditions as recommended by the Planning Board at its March 31, 2022, regular meeting for rezoning parcel #213448 to RMF/CZ.

1. **APPLICATION ADDENDUM:** The Applicant shall submit detailed documentation outlining the age of residents anticipated at the Project consistent with statements made at the March 31, 2022, PUBLIC HEARING.

**NOTE:** At the PUBLIC HEARING, the Applicant indicated only 80% of residents would be 55-years and older with 20% potentially being younger. This information is not in the application and not disclosed at the public information meeting. The applicant needs to provide a detailed addendum for the Town Board of Commissioners to consider the viability of the rezoning request.

2. **ANNEXATION:**
  - a. The Zoning Map amendment shall not become effective until the applicant submits a complete voluntary annexation petition for action by the Town of McAdenville.
  - b. The Applicant shall have until **5:00 p.m. Tuesday December 31, 2024**, to submit the voluntary annexation request to the Town for processing. Failure to submit the request by this deadline shall invalidate the Project's CZ approval.
3. **PROPERTY TAX:** As an express condition of the RMF/CZ zoning applied to the Project parcel, the Applicant and /or property owner hereby agree(s) to pay annual property taxes to the Town for said parcel, irrespective of any exemptions or deferrals that may otherwise be available pursuant to NC General Statute 105-278.6(e).
4. **MAINTENANCE:** The applicant shall prepare documentation detailing:
  - a. Maintenance standard/schedule for the Project (i.e. building, parking, landscaping, common areas, etc.);
  - b. Schedule of inspections (i.e. quarterly, annually, bi-annually, etc.);
  - c. Who shall be responsible for maintaining the Project and the property; and
  - d. Reporting mechanism to the Town on repairs/maintenance; in perpetuity.
5. **TRANSPORTATION PLANS:** Development of the Project shall abide by any applicable Town or regional adopted plan including, but not limited to:
  - a. Gaston County transportation improvement plans;
  - b. Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) improvement plans;
  - c. Town of McAdenville recreation and/or greenway plans,
  - d. Etc.

6. **DEVELOPMENT STANDARDS:** The Town Board of Commissioners shall make a formal determination on the approval of the requested density (i.e. 14 units per acre of property) and proposed parking standard. Unless otherwise modified by the Town Board, the Project shall comply with the applicable provisions of the UDO;
7. **STORMWATER:** Consistent with Applicant comments from the March 31, 2022, PUBLIC HEARING, the Project's stormwater management plan shall abide by applicable Gaston County stormwater management regulations and shall be designed to the 25-year storm event;
8. **SOLID WASTE:** A private/third-party contractor shall provide waste disposal and recycling needs to the Project. The Town shall not provide waste disposal/recycling services to the Project;
9. **UTILITY CONNECTIONS:** The Project shall be served by public utilities (i.e. water and sewer) provided by the Town of McAdenville (i.e. the Project shall not be permitted to tie onto the City of Gastonia's water system).

**ADDITIONAL STAFF RECOMMENDED CONDITIONS:** Staff will continue to recommend the Town Board consider imposition of the following additional conditions for the RMF/CZ zoning district:

- A. The Project shall be composed of one 6.2-acre parcel of property, specifically 5103 Wilkinson Blvd (PIN 3575745148) limited to a total of 84 residential dwelling units proving housing to residents who are 55 years or older;
- B. The property shall have no other land use than as approved by the Town on \_\_\_\_\_ (date of approval);
- C. Approval of the Conditional Zoning Map Amendment does not constitute an explicit guarantee of site plan approval, issuance of a zoning compliance permit by the Town, explicit guarantee of utility service (i.e. water and sewer), or approval of permits by other entities (i.e. building, erosion control, stormwater, driveway permit, etc.), . The applicant is responsible for securing all required permits authorizing development of the Project;
- D. The applicant shall record documentation at the Gaston County Register of Deeds Office indicating the age limit of residents in accordance with the approved application. This deed restriction shall be in perpetuity and in accordance with the applicant's submittal;
- E. The Project shall allow for incorporation of solar infrastructure on rooftops or in adjacent areas;
- F. The applicant shall consider installing rainwater collection systems for use in maintaining on-site landscaping; and
- G. In consultation with NC Department of Transportation (NC DOT) staff, the site plan shall consider the need for acceleration and deceleration lanes on Wilkerson Blvd to ensure proper traffic flow/safety for the Project.

**Bid Title: MCADENVILLE GREENWAY ACCESS PARKING AREA**

**Category:** Parks and Recreation

**Location:** 315 Lakeview Drive, McAdenville, NC 28101

**Description:** The Town of McAdenville is seeking a Licensed Contractor to provide services to expand and make improvements to the existing parking facilities at the McAdenville Greenway Park. Engineered plan set for the project is available. These services include but are limited to the Scope of Work described below:

**GENERAL SCOPE OF ANTICIPATED SERVICES**

Town of McAdenville seeks a Licensed Contractor to provide services for Site Development Improvements at the McAdenville Greenway Park in McAdenville, NC. These services include but are limited to the Scope of Work described below:

**1) Site Development Improvements:**

- a) Contractor to hire an independent geo-technical professional to evaluate the existing asphalted areas along with proposed asphalt areas to determine the overall suitability for resurfacing and/or installation of proposed asphalt areas. Town of McAdenville will review the report and determine the need, if any, for additional improvements to the specified plans.
- b) Provide all erosion control measures (i.e. Silt Fence, Filtrexx Wattle Inlet Protection, and Seeding Stabilization) per plan set for site grading including temporary and permanent measures along with the maintenance and/or removal until the time of final acceptance by the Town of McAdenville.
- c) Provide site clearing and grading per attached plans and specifications along with Owner and Landscape Architect approval.
- d) Demolition of existing asphalt, subbase material and installation of suitable backfill soil to proposed grade for conversion to natural areas, removal of exiting bollard and any incidental items during site work in the construction area per plan set requirements on Sheet S-1 Proposed Demolition Plan and in coordination with the Town of McAdenville.
- e) Provide all site and construction debris removal recycling or disposal to an NC DEMLR approved land fill.
- f) Installation of proposed 4" PVC sleeves for future electrical use per plan set requirements on Sheet C-3 Proposed Utility Plan.

- g) Installation of proposed catch basin on entrance side of the 8" PVC under the existing sidewalk to the north of the proposed canvas covered concrete patio area per plan set requirements and standards.
- h) Installation of new proposed concrete paved areas including sidewalks, 16'x28' patio area, and the wayfinding map concrete pad area per plan set requirements on Sheet S-2 Proposed Site Plan. The proposed concrete canoe storage rack pad will be installed in the future after construction by others.
- i) Resurfacing of proposed existing asphalt areas, installation of new asphalt areas, and removal of existing asphalt as determined by geo-technical report and re-installation per plan set requirements and standards.
- j) Installation of all parking lot and pavement markings as shown on plans as per plan set requirements and standards.
- k) Contractor to follow all the Project General Notes, Notes listed on individual plan sheets and construction details in the overall demolition, construction, and maintenance of the project components until final acceptance by the Town of McAdenville.
- l) Provide all labor, equipment, and materials described above and attached plans and specifications for a turn-key construction project of the McAdenville Greenway Access Area.
- m) All work to be done in compliance with all government agencies including but not limited to: Town of McAdenville, Gaston County, OSHA, NC DEMLR Land Quality, NC DEQ Water Quality and US Army Corps of Engineering guidelines.

## **REQUIREMENTS**

1. Selected person or company shall be responsible for the protection from activities of all public and private property on and adjacent to the work area and shall use suitable precautions to prevent damage to sidewalks, buildings, cars, or any other objects.
2. If any equipment is used, selected person or company shall operate the equipment in a safe manner and at such times so as not to create a hazard to the public.
3. Certificates of Insurance are required and shall include: workmen's compensation, general liability, automobile liability, and the Town of McAdenville shall be named as an Additional Insured.

## **ADDITIONAL INFORMATION**

1. The Town of McAdenville is an Equal Opportunity Employer and Service Provider and encourages participation by small, minority, and female owned firms.
2. The Town of McAdenville reserves the right to reject any or all bids and to accept the Bids which appear to be in the Town's best interest.

3. The selected person or company shall indemnify and save harmless the Town of McAdenville and its officers, agents, and employees from all suits, actions or claims of any character brought for any injury or damages received or sustained by any person, persons, or property by reason of any act of the selected bidder, its agents or employees, in the performance of this job.

### **PRICING SUBMISSION**

**All proposals must be received at McAdenville Town Hall by March 16, 2022 at 5:00 PM for consideration.**

### **McAdenville Town Hall Contact Information:**

Mailing Address: Town of McAdenville, PO Box 9, McAdenville NC 28101  
Physical location: Town Hall, 163 Main Street, McAdenville NC 28101  
Business Hours: 9:00 AM - 4:00 PM Mon-Fri  
Phone Number: 704-824-3190  
Town Administrator: Lesley Dellinger [l.dellinger@townofmcadenville.org](mailto:l.dellinger@townofmcadenville.org)

### **Please direct Plan Set questions to:**

J. David Ledford, RLA  
[jdavidledford@yahoo.com](mailto:jdavidledford@yahoo.com)  
704-530-7880

# CUSTOM SITE DEVELOPMENT & CUSTOM PAVING COMPANY



PO Box 6280  
Gastonia, NC 28056

PHONE: 704-865-2479  
FAX: 704-868-8408

## PROPOSAL AND CONTRACT

|                  |                                          |                 |                                            |
|------------------|------------------------------------------|-----------------|--------------------------------------------|
| Submitted To     | <i>Ms. Lesley Dellinger</i>              | Proposal Date   | <i>March 11, 2022</i>                      |
| Principal/Owner  | <i>Town of McAdenville</i>               | Project Name    | <i>McAdenville Greenway Access Project</i> |
| Address          | <i>PO Box 9</i>                          | Type of Work    | <i>Grading, Paving Concrete Striping</i>   |
| City, State, Zip | <i>McAdenville, NC 28101</i>             | Location        | <i>315 Lakeview Drive</i>                  |
| Phone            | <i>704-824-3190</i>                      | Estimator       | <i>Kent Huggins</i>                        |
| Email            | <i>l.dellinger@townofmcadenville.org</i> | Estimator Email | <i>kent@custompavingcompany.com</i>        |

*We herewith submit our proposal to furnish labor, equipment, materials and supervision required to complete the below outlined project on subject job, in consideration of the terms, conditions and stipulations incorporated herein.*

### **SCOPE OF WORK: To provide services to expand and make improvements to the existing parking facilities at the McAdenville Greenway Park.**

- a) Hire an independent geo-technical professional to evaluate the existing asphalted areas along with proposed asphalt areas to determine the overall suitability for resurfacing and/or installation of proposed asphalt areas. Town of McAdenville will review the report and determine the need, if any, for additional improvements to the specified plans. ***Undercut and replacement of unsuitable materials, as directed by the third-party testing firm, will be an extra charge based upon their recommendations.***
- b) Provide all erosion control measures (i.e., Silt Fence, Filtrexx Wattle Inlet Protection, and Seeding Stabilization) per plan set for site grading including temporary and permanent measures along with the maintenance and/or removal until the time of final acceptance by the Town of McAdenville.
- c) Provide site clearing and grading per plans and specifications along with Owner and Landscape Architect approval.
- d) Demolition of existing asphalt, subbase material and installation of suitable backfill soil to proposed grade for conversion to natural areas, removal of exiting bollard and any incidental items during site work in the construction area per plan set requirements on Sheet S-1 Proposed Demolition Plan and in coordination with the Town of McAdenville.
- e) Provide all site and construction debris removal recycling or disposal to an NC DEMLR approved land fill.
- f) Installation of proposed 4" PVC sleeves for future electrical use per plan set requirements on Sheet C-3 Proposed Utility Plan.

# CUSTOM SITE DEVELOPMENT & CUSTOM PAVING COMPANY



- g) Installation of proposed catch basin on entrance side of the 8" PVC under the existing sidewalk to the north of the proposed canvas covered concrete patio area per plan set requirements and standards.
- h) Installation of new proposed concrete paved areas including sidewalks, 16'x28' patio area, and the wayfinding map concrete pad area per plan set requirements on Sheet S-2 Proposed Site Plan. *The proposed concrete canoe storage rack pad will be installed in the future after construction by others.*
- i) Resurfacing of proposed existing asphalt areas, installation of new asphalt areas, and removal of existing asphalt as determined by geo-technical report and re-installation per plan set requirements and standards. *Undercut and replacement of unsuitable materials, as directed by the third-party testing firm, will be an extra charge based upon their recommendations.*
- j) Installation of all parking lot and pavement markings as shown on plans as per plan set requirements and standards.
- k) Contractor to follow all the Project General Notes, Notes listed on individual plan sheets and construction details in the overall demolition, construction, and maintenance of the project components until final acceptance by the Town of McAdenville.
- l) Provide all labor, equipment, and materials described above and attached plans and specifications for a turn-key construction project of the McAdenville Greenway Access Area.
- m) All work to be done in compliance with all government agencies including but not limited to: Town of McAdenville, Gaston County, OSHA, NC DEMLR Land Quality, NC DEQ Water Quality and US Army Corps of Engineering guidelines.
- n) Decorative signage, canoe racks and mapping kiosk not included.
- o) Landscaping, mulching and bed prep is included in our quote per Landscape Drawings Sheet S3

**Lump Sum Bid**

**\$132,686.00**

## EXCLUSIONS: Items not included unless specially stated in proposal

backfilling including backfilling of building and/or retaining walls, clearing/grading beyond construction limits, engineering, landscaping, utility work, utility adjustments, manhole/water valve adjustments, remove/replace undercut, suitable fill, permits, street washing, testing of sub grade, herbicide, testing stone base, construction entrance, repair of haul routes, , guard rail, hand rails, diversion ditches, layouts, trees, shrubs, mulch, sod, mass/trench rock excavation, pole relocation, power utilities (gas/electric), prime coat, removal of hazardous materials, retaining walls, rip rap ditches, road widening, rock check dams, sanitary sewer, silt fence tapping fees associated with local municipal authorities, water meters, tree protection fence, or anything not specifically stated.

# CUSTOM SITE DEVELOPMENT & CUSTOM PAVING COMPANY



Division of Quinn Sales, Inc.

PO Box 6280  
Gastonia, NC 28056

PHONE: 704-865-2479  
FAX: 704-868-8408

## GENERAL CONDITIONS AND TERMS

The above price shall remain valid for 30 days, after which time it will need to be reviewed. Due to the volatility of asphalt prices, the escalation clause is valid only until the end of the month.

**Custom** will not be responsible for failure to complete the work covered by this proposal when prevented by labor disruptions, accidents, strikes, machinery breakdowns, fire, floods, vandalism, adverse weather conditions, or by reason of other contingencies beyond our control.

While due care shall be taken by **Custom** to protect against damage or destruction of concealed underground utilities or services, such as: meters, tanks, drain lines, septic tanks, electrical lines, storm drains, sewer lines, pumps, wells, water lines, or gas lines, etc., **Custom** assumes no responsibility for the repair or replacement of such unknown or undiscovered hidden structures. Locating of detectible utilities shall be the responsibility of **Custom**. If **Custom** fails to have said utilities located and they are damaged, **Custom** shall be responsible financially for the repairs.

**Custom** shall not be responsible for any damage to existing asphalt due to construction traffic.

**Custom** shall not be responsible for any damages, direct, incidental, consequential or otherwise which are attributable to any failure, fault or deficiency in any Customer specified materials used in the work covered by this proposal; as evidenced by signature on the front side hereof, the parties expressly agree that all materials to be used in the work covered by this proposal have been specified, designated, or approved by the customer in accepting this proposal.

Proposal is based on 1 mobilization of a paving crew.

Proposal is based on all work being made available to **Custom** concurrently.

**Custom is not responsible for drainage problems in areas with less than 2% fall.**

**Unless specifically included above, Custom is not responsible for subsurface conditions not ascertainable by visual inspection. In the Owner/GC's best interest, an independent testing company should be retained to make soil tests on the proposed site prior and during any grading activities. Further, The Owner/GC shall notify Custom if any density tests are to be performed during asphalt placement in order for Custom to have the opportunity to provide a proper Job Mix Formula (JMF) to the Owner/GC. Otherwise, Custom shall not be responsible for any HMA placed that do not meet the recommended density requirements.**

**All payments shall be made within 15 days of receiving invoice.**

Dirt subgrade placed by others shall be firm and unyielding to the passing specifications of the owner's testing agency prior to asphalt placement. (Proof roll done by others.)

**Custom** carries the necessary Public Liability and Workers Compensation insurance as required by the State of North Carolina and State of South Carolina.

**Performance and payment bonds not included. If required, add 1%% of contract amount, to be paid upon receipt of bonds.**

**Customer agrees to pay a finance charge of 5% per month, commencing 16 days after the date of the first invoice on past due charges and will compound each month after. Customer agrees to pay all costs of collection of past due items, including reasonable attorney fees.**

If the "Price" listed on the first page hereof is based on unit prices, payment to **Custom** shall be based on the actual quantity(s) of work performed

**Custom** does not waive any rights to future or further performance of the Provisions & Conditions of this Proposal/Contract by not insisting upon performance of the same.

Any controversy or claims out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association under its Construction Industry Arbitration Rules, and judgement on the award by the arbitrator(s) may be entered in any court having jurisdiction thereof.

# CUSTOM SITE DEVELOPMENT & CUSTOM PAVING COMPANY



## ESCALATION CLAUSE FOR CONSTRUCTION MATERIALS

The contract price for this commercial construction project has been calculated based on the current prices for the component construction materials. However, the market for the construction materials that are hereafter specified is considered to be volatile, and sudden price increases could occur. The Contractor agrees to use his best efforts to obtain the lowest possible prices from available construction material suppliers, but should there be an increase in the prices of these specified materials that are purchased after execution of contract for use in this commercial construction project, the Owner agrees to pay that cost increase to the Contractor. Any claim by the Contractor for payment of a cost increase, as provided above, shall require written notice delivered by the Contractor to the Owner stating the increased cost, the building material or materials in question, and the source of supply, supported by invoices or bills of sale.

| <u>Date</u> | <u>Specified Construction Materials</u> | <u>Tons</u> |
|-------------|-----------------------------------------|-------------|
| 3/11/22     | 9.5 B Surface                           | 300         |
|             |                                         |             |

Asphalt pavement is based on the asphalt price of \$ 580.00 per liquid ton. For each \$1.00 increase in the index cost of a ton of liquid asphalt, the price will increase by \$.06 per ton of hot mix used. Invoice calculations will be based on the NCDOT Asphalt Binder Index for the month the hot mix is placed.

## ACCEPTANCE

By execution of this document, I agree to have read and fully understand all statements and implications of this document. I agree to explicitly abide by and follow the above conditions as listed in this agreement.

Accepted as a Contract by Custom:

Signature

Date

Accepted as a Contract by Owner/GC:

Signature

Date

Signatory Name Printed & Title  
(President, VP, Corporate Secretary)

Initialed By: Custom\_\_\_\_\_Customer\_\_\_\_\_

# LEWIS

## Grading & Paving, Inc.

330 Lewis Rd.  
Gastonia, NC 28054

704-823-7283  
980-522-1130

## Proposal

March 16, 2022

To: Town of McAdenville  
Attention: Leslie Dellinger  
Project: Greenway Access Parking Area  
Bid #: 03-16-22-01

Thank you for considering Lewis Grading & Paving, Inc. to perform the grading & paving work you require. We propose to furnish labor, & equipment & materials to complete the itemized project below.

### Erosion Control

- Provide and install approx. 360 linear feet of temporary silt fence.
- Provide and install inlet protection at proposed catch basin.
- Provide and install temporary seeding if needed for up to .4 acres.
- Remove erosion control measures upon project completion.

### Grading

- Saw cut approx. 675 linear feet of existing pavement.
- Demolish/remove approx. 1,275 square yards existing pavement.
- Demolish/remove approx. 1 existing pipe bollard.
- Haul all debris offsite.
- Strip topsoil up to a depth of 6 inches and stockpile onsite.
- Perform onsite cut/fill grading.
- Import and place approx. 190 cubic yards of compactable fill material.
- Fine grade for approx. 820 square yards proposed pavement (+/- 1 tenth of foot).
- Fine grade for approx. 205 square yards proposed sidewalk (+/- 1 tenth of foot).
- Fine grade for approx. 1,795 square yards proposed grass area (+/- 1 tenth of foot).
- Backfill approx. 205 square yards proposed sidewalk.

### Storm Drain

- Provide and install approx. 90 linear feet of 4 inch PVC conduit.
- Provide and install 1 proposed drop inlet catch basin with yard inlet covering.

LEWIS  
Grading & Paving, Inc.

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330 Lewis Rd.  
Gastonia, NC 28054

704-823-7283

McAdenville Greenway Access Cont.

Concrete

- Provide and install approx. 1,845 square feet of proposed sidewalk and concrete area.

Asphalt Paving (New Asphalt Area)

- Provide and install approx. 820 square yards of 8 compacted inches ABC stone base.
- Set stone in preparation for asphalt paving.
- Provide and place 820 square yards 3 compacted inches 9.5B surface course asphalt.

Asphalt Paving Onsite (Resurfacing)

- Town of McAdenville to provide water hydrant permit and water as needed for duration of project.
- Mill approx. 35 square yards existing asphalt pavement.
- Provide and install approx. .05 gallons CRS1 tack coat for approx. 1,860 square yards.
- Provide and place 1,860 square yards 2 compacted inches S9.5B surface course asphalt.
- Provide and install pavement marking, striping and signage per plans.

Construction Staking

- Provide and perform construction layout and staking for proposed project.

Geotechnical Evaluation

- Provide and perform Geotech observation and recommendations for subgrade evaluation up to 2 site visits.
- Provide and perform Geotech testing and observation of asphalt paving and compaction test.

For the sum of ..... \$139,978.75

**LEWIS**  
**Grading & Paving, Inc.**

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McAdenville Greenway Access Cont.

**Asphalt Patching**

- Excavate patch area to 11 inches in depth.
- Haul debris offsite.
- Provide and install 8 compacted inches ABC stone.
- Provide and install 3 compacted inches 9.5B surface course asphalt.
- Price based upon 500 square yard of patching.

For the sum of.....\$70.00 per square yard.

**Crack Filling**

- Provide and install asphalt cement crack filling per linear feet.
- Price based upon 1,000 linear feet of crack filling.

For the sum of.....\$3.00 per linear foot.

# LEWIS

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**Notes: The following are not included unless specified in proposal:**

- \*Permits, fees, bonding, surveying/staking, engineering, undercut excavation, unsuitable excavation, rock excavation, foundation excavation, material and soils testing, as-built surveys, structure adjustment, utility relocation, landscaping, plantings, pavement repair, pavement washing, removal or handling of material/spoils by others, removal or handling of hazardous/contaminated materials, concrete flatwork, concrete washout area, wheel stops, pipe bollards, truncated dome mats, pavement lettering, signage, sealcoating, asphalt utility patching, subsurface drains, water, sewer, retaining walls, retaining wall backfill, below grade construction debris/brick/block/pipe/etc., site dewatering, temporary/permanent seeding, sod/turf, geotextile cloth/grid, tree protection/barricade, tire wash, concrete steps, roof leader drains, demolition, clearing/grubbing, concrete pipe and/or flared end sections, Division 2/3 scope or any other items not specifically covered in the scope description outlined herein.
- \* Underground obstructions and/or utilities to be located and marked prior to work commencing. Lewis Grading and Paving will not be responsible for damage to underground facilities not buried deep enough to allow for the work outlined herein.
- \* Asphalt material pricing is directly tied to the NCDOT Average Terminal Pricing Index for the month of the proposal date herein. Adjustments in asphalt contract pricing will follow NCDOT guidelines if applicable.
- \* All subgrades to be within +/- one (1) inch with a minimum of one (1) percent fall and pass a proof roll with a fully loaded tandem axle dump truck prior to stone placement.
- \* All pricing based on a 40-hour work week Monday through Friday. Work hours requested resulting in overtime or outside of regular schedule may incur additional charges.
- \* Lewis Grading and Paving will require a written change order for all additional labor and material in excess of the estimated quantities and descriptions outlined herein.
- \* The totals above are based on a complete package with all items being accepted as quoted. If otherwise, please contact as adjustments may be necessary.
- \* Lewis Grading and Paving will not be responsible for work delays due to inclement weather.
- \* Maintenance/repair/removal of erosion measures are not included in this proposal.
- \* Repair of any item in this proposal due to damage by others is not included.
- \* Payment in full will be due promptly upon receipt of invoice for work completed.
- \* A late fee of 1.5 % per month shall be paid on any unpaid balance.
- \* In the event payment is not made to Lewis Grading & Paving, Inc. by customer as proposed by this contract, customer, and/or corporate officers personally guarantee payment and agree to pay all legal fees and ensuing cost to recover all owed monies.
- \* This quotation is valid for a period of thirty (15) days from bid date and subject to the conditions herein.
- \* In case of a disruption in the supply of petroleum or any other material due to an act of war, terrorism, political unrest, natural disaster or other similar event, Lewis reserves the right to adjust prices accordingly.
- \* Due to current conditions and the effects of Covid should material suppliers require price increase at any point during the project, Lewis reserves the right to adjust pricing of any and all materials accordingly.
- \* Lewis Grading & Paving, Inc. is a licensed and insured contractor in the State of North Carolina - NC License # 82913.
- \* Lewis Grading & Paving, Inc. is a North Carolina certified HUB & WBE contractor.
- \* This proposal and terms shall survive, supersede and be included as an attachment on all ensuing contracts and/or agreements.
- \* Customer agrees to 15 percent price increase for total project if mask are required to be worn at any time.
- \* Commencement of work described in this proposal indicates the customer has carefully reviewed this proposal and agrees will all terms herein.
- \* This proposal is based upon 1 mobilization.

Respectfully submitted: Chris Lewis

# LEWIS

Grading & Paving, Inc.

330 Lewis Rd.  
Gastonia, NC 28054

704-823-7283  
980-522-1130

## Acceptance of Proposal

The prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified and to proceed with scheduling and material ordering. Payment will be made as outlined in the proposal.

Proposal Date: March 16, 2022

Sold To: Town of McAdenville  
Attention: Leslie Dellinger  
Project: Greenway Access Parking Area  
Bid #: 03-16-22-01

SIGNATURE

DATE

PRINT

TITLE



**CRAMERTON POLICE DEPARTMENT**  
**MONTHLY REPORT: March, 2022**

**McADENVILLE CONTRACT**

**ARREST TOTALS**  
 Adult  
 Juvenile  
 Felony  
 Misdemeanor  
**DWI ARRESTS**  
**CALLS FOR SERVICE**  
**CASE TOTALS**  
 Felony  
 Misdemeanor  
**DRUG INVESTIGATIONS**  
**TRAFFIC CITATIONS**  
 License Vios.  
 Registration Vios.  
 Restraint Vios.  
 Speeding Vios.  
 Sign/Signal Vios.  
 Other Traffic  
**TRAFFIC CRASHES**  
 Damage  
 Injury

|                     | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | TOTALS |
|---------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------|
| Adult               | 4   | 0   | 1   |     |     |     |     |     |     |     |     |     | 5      |
| Juvenile            | 4   | 0   | 1   |     |     |     |     |     |     |     |     |     | 5      |
| Felony              | 0   | 0   | 0   |     |     |     |     |     |     |     |     |     | 0      |
| Misdemeanor         | 1   | 0   | 0   |     |     |     |     |     |     |     |     |     | 1      |
| DWI ARRESTS         | 1   | 0   | 0   |     |     |     |     |     |     |     |     |     | 1      |
| CALLS FOR SERVICE   | 1   | 0   | 0   |     |     |     |     |     |     |     |     |     | 1      |
| CASE TOTALS         | 0   | 0   | 0   |     |     |     |     |     |     |     |     |     | 0      |
| Felony              | 196 | 196 | 187 |     |     |     |     |     |     |     |     |     | 579    |
| Misdemeanor         | 2   | 1   | 4   |     |     |     |     |     |     |     |     |     | 7      |
| DRUG INVESTIGATIONS | 2   | 1   | 2   |     |     |     |     |     |     |     |     |     | 5      |
| TRAFFIC CITATIONS   | 0   | 0   | 1   |     |     |     |     |     |     |     |     |     | 1      |
| License Vios.       | 1   | 0   | 0   |     |     |     |     |     |     |     |     |     | 1      |
| Registration Vios.  | 46  | 20  | 10  |     |     |     |     |     |     |     |     |     | 76     |
| Restraint Vios.     | 10  | 4   | 1   |     |     |     |     |     |     |     |     |     | 15     |
| Speeding Vios.      | 33  | 11  | 8   |     |     |     |     |     |     |     |     |     | 52     |
| Sign/Signal Vios.   | 0   | 0   | 0   |     |     |     |     |     |     |     |     |     | 0      |
| Other Traffic       | 2   | 3   | 1   |     |     |     |     |     |     |     |     |     | 6      |
| TRAFFIC CRASHES     | 0   | 2   | 0   |     |     |     |     |     |     |     |     |     | 2      |
| Damage              | 1   | 0   | 0   |     |     |     |     |     |     |     |     |     | 1      |
| Injury              | 2   | 1   | 0   |     |     |     |     |     |     |     |     |     | 3      |
|                     | 1   | 0   | 0   |     |     |     |     |     |     |     |     |     | 1      |
|                     | 1   | 1   | 0   |     |     |     |     |     |     |     |     |     | 2      |