

**Town of Mount Pleasant  
Board of Commissioners  
Town Board Meeting  
Town Hall – Commissioners Meeting Room  
Monday, June 27, 2011  
7:00 P.M.**

**Attendance:** Mayor Del Eudy  
Mayor Pro-Tem/Commissioner Richard Burleyson  
Commissioner Warren Chapman  
Commissioner Maura Eberhardt  
Commissioner Scott Barringer  
Commissioner Michael Metcalf  
Town Administrator Adrian Cox  
Town Attorney Christy Wilhelm  
Public Works Director Dave Fargo  
Assistant Clerk Joy Eudy  
Fire Chief, Chris Honeycutt-Absent

**Also Present:** John Murdock, Dave Maddaluna, Troy Barnhardt, Allen Hammill, Samantha Moose, Mike Steiner, Kathy Steiner

**Call to Order**

Mayor Del Eudy called the meeting to order.

**INVOCATION**

Rev. Dale Bost led in prayer.

**PLEDGE OF ALLEGIANCE**

Mayor Del Eudy led in the Pledge of Allegiance.

**PUBLIC FORUM**

Mayor Del Eudy opened the Public Forum.

Troy Barnhardt, Chairman of the Events Committee stated he would like to thank everyone for their support during the Fourth of July Celebration. He stated there was between 5000-7000 attending the fireworks. Troy Barnhardt said there were no

rides this year, but there was some blow up items for the kids to play on. Mayor Del Eudy thanked Troy Barnhardt for all the work the committee had put into the celebration.

With no one else to speak the Public Forum was closed.

#### **APPROVE AGENDA**

Commissioner Eberhardt made a motion to approve the agenda. Commissioner Barringer seconded the motion with all board members in favor. (5-0)

#### **CONSENT AGENDA APPROVAL**

Commissioner Chapman made a motion to approve the consent agenda. Commissioner Metcalf seconded the motion with all board members in favor. (5-0)

#### **REPORTS**

1. **Fire Chief-In the absent of Fire Chief Chris Honeycutt, the Town Administrator Adrian Cox gave the report for the Fire Department. He stated the Fire Department had 457 calls. He said the Fire District Contract was still pending.**
2. **Town Administrator-Town Administrator Adrian Cox reported the new police car has been purchased and the equipment is being transferred to the county garage. He also spoke about how well the Farmer's Market is doing. Adrian Cox stated he had sent copies of Resolutions supporting the Cabarrus Correctional Center, to the House and Senate Delegates and to the Governor.**
3. **Finance-Written**
4. **Public Works- Written**
5. **Planning Services- Written**
6. **Attorney- None**

#### **OLD BUSINESS**

1. **2011-2012 Budget Ordinance**

**On May 2, 2011, Staff presented the Budget Officer's recommended budget for the Town of Mount Pleasant in accordance to N.C.G.S 159. There was a Public Hearing held on June 6<sup>th</sup> and the budget document has been available in the Clerk's office.**

**A motion was made by Commissioner Burleyson to approve the budget. Commissioner Chapman seconded the motion with all board members in favor. (5-0)**

## **2. EDC 2011-2012 Contract**

**This item was tabled at the June 6<sup>th</sup> meeting to allow further discussion of potential revenue impacts that may emerge in the upcoming fiscal year. After some discussion, Commissioner Eberhardt made a motion to table the EDC Contract until the August meeting. Commissioner Chapman seconded the motion with all board members in favor. (5-0)**

## **3. Municipal Election Location**

**Cabarrus County Board of Elections sent a letter to Town Administrator Adrian Cox requesting that the Town of Mount Pleasant move the election site from Mount Pleasant High School to Mount Pleasant Middle School for the upcoming election. The proposed move was offered for this election only, because there will be no other items on the ballot.**

**Commissioner Metcalf made a motion to leave the voting site at the Mount Pleasant High School. Commissioner Chapman seconded the motion with all board members in favor. (5-0)**

## **NEW BUSINESS**

**Public Hearing - Text Amendment TA 2011-02  
Amendment to current lighting standards**

**Mayor Del Eudy opened the Public Hearing**

**Vagn Hansen of Benchmark stated that the proposed Text Amendment was initiated by the Planning Board in response to concerns that were raised by Mr. Ben Culp. Mr. Culp was representing Mount Pleasant United Methodist Church. Mr. Culp was concerned that the lighting standards did not allow for realistically sized poles. In response to his concern, the Board asked that the standards be reviewed, and a revised light pole height for such fixtures be recommended. The Board asked that the height be raised from 20 feet to 30 feet with full cutoff, box type lights to be used that cast illumination directly downwards instead of allowing it to spill out of the sides of fixtures.**

**Staff felt that this would provide the opportunity for the Board to consider moving these standards from an appendix to the main body of the ordinance, so that they will not be overlooked. It is hoped that the modified standards would provide a better outcome for the Town as new development and redevelopment occur.**

**Mr. John Murdock made a statement about the time that was spent and discussion that the Planning and Zoning Board had on this Text Amendment.**

**Mayor Del Eudy closed the Public Hearing.**

**Commissioner Barringer made a motion to approve Text Amendment TA 2011-02 and stated the Proposed Text Amendment is consistent with the practices and policies of the Planning Board and the Town Board to provide user friendly development procedures. Commissioner Burleyson seconded the motion with all board members in favor. (5-0)**

**Public Hearing - Text Amendment TA 2011-03**

**Add additional standards for nonresidential accessory structures (Section 5.2 of the UDO)**

**Mayor Del Eudy opened the Public Hearing**

**Vagn Hansen of Benchmark stated this Text Amendment is in response to concerns raised by the Planning Board regarding the lack of more specific standards regulating the size, location and use of nonresidential accessory structures.**

**Vagn Hansen stated that several potential measures were discussed that could be carried out. He stated out of these measures staff believes that the proposed Text Amendments offer the best opportunity to address the previously discussed issues.**

**The location, height and size of nonresidential accessory were also discussed, if approved accessory structures would only be allowed in rear yards behind the rear building line of the principle structure. Size would also be limited and the structure would not be allowed to be utilized for retail sales or customer contact areas. No signage would be permitted on the accessory structure.**

**Vagn Hansen of Benchmark stated while no regulation can be perfect, there were crafted with the intent of only addressing the specific concerns of the Board without overreaching to the point where the UDO would be inflexible to the point of not allowing adequate use of land, particularly for businesses who each have different needs.**

**Mr. Troy Barnhardt asked about the Bed and Breakfast Inn. He wanted to know if an accessory structure building was built behind the Bed and Breakfast Inn, would it be considered as a nonresidential structure. Vagn Hansen stated yes it would be a residential accessory structure.**

**Mayor Del Eudy closed the Public Hearing.**

**Commissioner Metcalf made a motion to approve Text Amendment TA 2011-03, (Amendment to Section 5.2) of the UDO stating the proposed Text Amendment is consistent with the adopted practices and policies of the Planning Board and Town Board. Commissioner Barringer seconded the motion, with all board members in favor. (5-0)**

**Public Hearing:**

**Fee Schedule Amendment – Fire Services**

**Mayor Del Eudy opened the Public Hearing.**

**Town Administrator Adrian Cox explained about the new proposed fee schedule for the fire meters. He stated that under this policy, the two customers that currently indicate usage on their fire service are Wic Neal and Star America and they would continue to be charged a standard domestic service charge until it can be demonstrated that the fire service does not have consumption.**

**Town Administrator Adrian Cox stated that Star America appears to have a leak in their system, and the meter is recording this usage, so they will be charged for the water usage. The owner has been notified about the leak.**

**Mr. Neal has been sent a letter regarding the water connections at his business on West Franklin Street. Mr. Neal informed the Staff that he intended to utilize his well to fill his water tank. Staff informed Mr. Neal that this would not be permitted because the town could not verify that there is no cross-connection between the well water and the public drinking water. Mr. Neal was told if he used the water from his well for his business, he must be billed for sewer.**

**Commissioner Barringer asked about the leak at Star America. Dave Fargo the Public Works Director said there was no leak. That was a mistake on our part and the meter had been misread. He said nothing was passing through the meter.**

**Town Administrator Adrian Cox stated if the new fee schedule is adopted, the flat rate will go into effect with the August bills.**

**Commissioner Burleyson asked if a letter would be sent out to customers to let them know about the change.**

**Mayor Del Eudy closed the Public Hearing.**

**Commissioner Barringer made a motion to approve the new fee schedule amendment. Commissioner Burleyson seconded the motion with all board members in favor. (5-0)**

**McAllister Field Use Proposal:**

**Mr. Dave Maddaluna stated he operates an association for girl's softball travel teams, called the Lady Tigers Fastpitch Association. He said in the past the**

organization has used Mt. Pleasant High School as a practice field, but the school now charges a \$35.00 fee per practice and he is requesting that they be able to use McAllister Field as their practice field.

Mr. Maddaluna stated they would like access to the field between June and November. He said they would maintain the field with his own cost and labor. They would require electricity for the pitching machines and use of the bathrooms, but would not require lights.

Town Administrator Adrian Cox stated the Town currently pays for the power at the field. He said any charges for using the field would likely need to be assessed to all organizations that use the field. Currently the MPYAA provides a great deal of maintenance of the turf.

Commissioner Barringer wanted to know if they would use the field at night. Mr. Maddaluna stated maybe sometime.

Commissioner Burleyson asked if there would be any conflict with the Soccer Team using the field. Mr. Maddaluna said he did not think that would be a problem.

Commissioner Barringer asked if MPYAA would have first priority of the field.

John Murdock stated that he was very impressed with the team managers.

Commissioner Burleyson said he would like to see the field used, but they need coordination in setting up schedules. Commissioner Burleyson stated if they need lights later on they can come back and we will discuss the lights then.

Commissioner Burleyson made a motion to let the Lady Tigers Fastpitch team use the field for practice. Commissioner Metcalf seconded the motion with all board members in favor. (5-0)

#### **Account Consolidation:**

Town Administrator Adrian Cox stated the Town has a separate checking account that is used for paying Fire Department Expenses. Town Administrator Adrian Cox stated this fund is considered part of the general fund. In the past the town's auditor has noted that this account is unnecessary if the Fire Department is truly a department of the Town.

This year the Town made payment for fire expenses from the fire department checking account and the general account. If all of these charges were made from the fire department account, the account would have a negative balance.

The Auditor has said this account should be consolidated with the general checking account. This account should be consolidated during the annual audit to avoid a negative balance or set elaborate transfers. No other department has a separate account.

**Commissioner Eberhardt made a motion to table this item until the August meeting. Commissioner Chapman seconded the motion with all board members in favor. (5-0)**

**ABC Operating Hours:**

**Herman Watts with the Mt. Pleasant ABC Board requested that staff advertise the new operating hours of the ABC store on the town water bills**

**With a small amount of discussion Commissioner Eberhardt made a motion to allow the ABC to advertise on the water bills. The motion failed due to a lack of a second.**

**Alcohol Beverage Control Board Appointments:**

**Town Administrator Adrian Cox stated the Town accepted applications for the ABC Board from June 8<sup>th</sup> through June 24<sup>th</sup>. There were 3 applications received during this period. One of the applicant's was already on the ABC Board Committee and his time had expired and the seat was to be filled. Two of the Commissioner was told that he did not attend the meetings. Commissioner Eberhardt made a motion to appoint Herbert Mattox to fill the vacant seat on the ABC Board. Commissioner Barringer seconded the motion with all board members in favor. (5-0)**

**Planning Board Appointments:**

**Town Administrator Adrian Cox stated there were 3 seats on the Mt. Pleasant Planning and Zoning Board that is due for appointments. He stated these seats are held by representatives living inside the town limits. The Town accepted applications from May 9<sup>th</sup> through June 17<sup>th</sup>. These seats were advertised in the paper, at Town Hall and on the Website. The Town received 4 applications.**

**Commissioner Barringer made a motion to appoint James Senecal to the Planning Board. Commissioner Eberhardt seconded the motion with all board members in favor. (5-0)**

**Commissioner Chapman made a motion to appoint Michael Steiner to the Planning Board. Commissioner Metcalf seconded the motion with all board members in favor. (5-0)**

**Commissioner Eberhardt made a motion to appoint Shirley Freeman to the Planning Board. Commissioner Burleyson seconded the motion with all board members in favor. (5-0)**

**Review Solid Waste Guidelines:**

**Town Administrator Adrian Cox presented a brochure about solid waste guidelines to the Commissioners to review. This brochure mirrors the adopted guidelines and is intended to serve as a residential reference for the rules and regulations regarding solid waste. It was the consensus of the Board to accept these guidelines.**

**Mayor and Commissioner Comments:**

**Commissioner Chapman stated a new bridge will be built beside the old bridge on Highway 49 and the old bridge will be torn down.**

**Commissioner Burleyson stated he would like to thank the Events Committee for the work they did on the Fourth of July Celebration. He felt we should recognize the committee in some way.**

**Commissioner Metcalf stated he had attended the Cabarrus County Commissioner's meeting. He said he felt there should be more representation from Cabarrus County on the Board of County Commissioners. He thanked Town Administrator Adrian Cox and Fire Chief Chris Honeycutt for going with him.**

**Commissioner Barringer stated he would like to thank the Events Committee for the fine job they did.**

**Commissioner Eberhardt stated he would also like to thank the Events Committee and that he had good reports about the farmer's market.**

**Mayor Eudy stated he would like to thank the Events Committee, and he appreciated all the hard work they did. It was a good celebration. Mayor Eudy stated that they should set a date for a budget workshop to amend the budget. The workshop was set for Monday July 25<sup>th</sup> at 6:00 PM. He stated the next Board meeting would be August 1<sup>st</sup> at 7:00 PM.**

**Mayor Del Eudy stated that the Board needed to go into Executive Session according to N.C.G.S. 143-318.11(a) (3), Consult With the Attorney. Commissioner Barringer made a motion to go into Executive Session according to N.C.G.S. 143-318.11(a) (3). Commissioner Metcalf seconded the motion with all board members in favor. (5-0)**

**Commissioner Eberhardt made a motion to come out of Executive Session. Commissioner Metcalf seconded the motion with all board members in favor. (5-0)**

**Adjournment:**

**With nothing else to come before the Board, Commissioner Chapman made a motion to adjourn. Commissioner Eberhardt seconded the motion with all board members in favor. (5-0)**



**By our signatures the following minutes were approved as submitted and amended on Monday August 1, 2011 in the Regular Meeting.**

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**Town Clerk Cathy Whittington**

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**Mayor Del Eudy**

**SEAL**

