

**Town of Mount Pleasant
Board of Commissioners
Town Board Meeting
Town Hall – Commissioners Meeting Room
Monday, June 6, 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 Clerk Cathy Whittington
Town Attorney Christy Wilhelm
Fire Chief Chris Honeycutt-Absent
Public Works Director Dave Fargo

Also Present: John Cox, Samantha Moose, Deputy Howell, Emmitt Black, Martin Foil, Mickey Hutchins, Ryan McDaniels, Anna Lu Wilson

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Mayor Eudy led in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

PUBLIC FORUM

No one spoke in public forum

APPROVE AGENDA

Commissioner Barringer wanted to add #8 Mini park concerns under New Business. With this addition, Commissioner Eberhardt made a motion to approve the agenda. Commissioner Metcalf seconded the motion with all board members in favor. (5-0)

PUBLIC HEARINGS/DECISIONS

Mayor Eudy opened the public hearing on the FY2011-2012 Budget. He stated that the budget was available in Town Hall for inspection for anyone wanting to see it.

There were no comments on the budget.

Mayor Eudy closed the public hearing.

CONSENT AGENDA APPROVAL

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

REPORTS

- (1) Police – Deputy Howell reported that there had been 7 property crimes in Mt. Pleasant in the past month. He reported that it had been another good month in Mt. Pleasant.
- (2) Fire Chief- Fire Chief Chris Honeycutt was not at the meeting, but he wanted permission from the board to use the meeting room for Tuesday, Wednesday, and Thursday night from 6:00 pm to 10:00 pm for a Fire Chief 101 Class. It was the consensus to the Board to allow Fire Chief Chris Honeycutt to use the meeting room.
- (3) Town Administrator- Town Administrator Adrian Cox reported on the Land Use Plan Policies, the Welcome Signs that are being constructed and Transportation (pedestrian crossing on Main and Hwy 73 and Hwy. 49 Widening) that was included in his report. Commissioner Chapman asked about the traffic signal and Commissioner Metcalf asked about the sidewalks.
- (4) Finance- Written report
- (5) Public Works- Written report
- (6) Planning Services- Written Report

(7) Town Attorney- No report

OLD BUSINESS

No Old Business

NEW BUSINESS

1. EDC 2011-2012 Contract

John Cox with the EDC talked about opportunities for new jobs. He surveyed 18 companies and found about three dozen people from Mt. Pleasant worked in these companies. John Cox asked several people with ties to Mt. Pleasant to speak on behalf of the EDC.

Mickey Hutchins, Saddle Creek Corporation, lives in Mt. Pleasant. His company is in Harrisburg and employes residents of Mt. Pleasant. His company has recently added on.

Emmitt Black, C M Black Construction Company, stated that the EDC had brought hundreds of hundreds jobs to Cabarrus County.

Martin Foil, Owner of Tuscarora Mills, talked about all the EDC does for Cabarrus County and Mt. Pleasant.

Town Administrator Adrian Cox represents the Town on the EDC Board at monthly meetings to discuss recruitment, retention, and entrepreneurship in Cabarrus County. Although Mt. Pleasant has seen little economic growth in the past ten years, most of the Town's citizens are sustained by employers in Concord, Charlotte, and Kannapolis.

**Commissioner Barringer made a motion to table this decision until June 27, 2011. Commissioner Eberhardt seconded the motion with all board members in favor.
(5-0)**

2. OSFM FIRE GRANT AND PROPOSED 2011-2012 BUDGET CHANGE

The Fire Department has been awarded a grant from the Office of State Fire Marshall for the purchase of equipment. The grant will bring \$29,985 in new revenue for the purchase of fire equipment, and require a match of \$29,985. Some of this equipment was planned for the upcoming year; therefore the grant will allow the department to get more of the equipment that it needs.

To utilize the grant, changes should be made to the proposed 2011-2012 budget to reflect the new revenues.

Commissioner Burleyson made a motion to accept the OSFM Grant and to approve the Changes to the proposed 2011-2012 Budget Ordinances to account for grant funds. Commissioner Barringer seconded the motion with all board members in favor. (5-0)

3. Resolution Opposing the Closing of the Cabarrus Correctional Center

The Money Report of the North Carolina House of Representatives State Budget and the Money Report from the Senate Appropriations Committee calls for the closing of the Cabarrus Correctional Center on January 2012. This closing would be detrimental to the Town's economy, as well as the facility employees 56 State workers. This facility serves as a minimum security transition facility that helps to prepare inmates for re-entry before their sentences are complete. Several programs help to rehabilitate inmates, including work-release, GED programs, volunteer programs, counseling and many others. Without these programs, recidivism is much more likely once inmates are released. There are a large number of inmates in the North Carolina Prison System that designates Cabarrus and the surrounding counties as their residence.

In addition, to these benefits, the facility is one of the Town's largest water and sewer customer and accounts for approximately 8% of the Town's water and sewer sales. If the closure takes place the Town can expect to lose approximately \$80,000- \$90,000 in water and sewer revenues annually.

Commissioner Chapman made a motion to approve the Resolution Opposing the Closing of the Cabarrus County Correctional Center. Commissioner Eberhardt seconded the motion with all board members in favor. (5-0)

4. Dedicated Fire Service for Fire Protection Fee

At the May meeting, staff report on dedicated fire service in the Town. These services are separate lines on the system that provide sprinkler service, and are much larger than typical domestic services. Although some services have a full size meter, most operate with a detector meter that does not accurately record water usage. Fire services, should have no consumption unless there is a fire. However, the Town has substantial capital investment and maintenance that is required to ensure these services have adequate water supply.

Because of the differences between fire services and standard domestic services, many public utility systems charge a separate monthly fee for the fire service based on the size of the line required by the building. In the event of a fire the owner is not charged for water consumption, but consumption for any other reason is not permitted.

After discussion of several businesses that have fire meters and their compliance, Commissioner Barringer made a motion to Consider the proposed changes to the

Fee Schedule and to Set a public hearing for June 27, 2011 to amend the Fee Schedule. Commissioner Chapman seconded the motion the motion with all board members in favor. (5-0) It was the consensus of the Board to send another letter to one of the businesses that was not in compliance and put a definite date on it.

5. Star America Mills Utility Bill

Last month will auditing the Town's utility accounts, staff discovered an account that was designed as an inactive account for water service at Star America Mill. The meter is intended for fire suppression, but shows regular use of approximately 1200 gallons each month. The Utility system does not have information that indicates why the account was deactivated. The services have been reactivated as a standard account. However, the usage that has been recorded since that account was deactivated in 2008 would result in a bill of \$30.112. There is no way to verify if this consumption is correct. The water system around the mill has a history of functioning unexpectedly.

The owner of the mill has been billed for the past months usage, but has not been billed for the usage since 2008. despite the fact that this is likely a billing error on the part of the Town, the Board may choose to void the past charges for this customer, or pursue collection of the recorded usage.

Commissioner Barringer made a motion to consider voiding the past unbilled water and sewer to Star America Mills, Commissioner Burleyson seconded the motion with all board members in favor. (5-0)

6. 8925 Crestwood Utilities Bill

This month staff discovered that the account for 8925 Crestwood, home of Mark and Tammy Widenhouse, has not been charged for sewer, despite being connected to the Town's sewer system. The customer has not been charged for sewer since purchasing the house in 1999. Their account has been corrected to begin charging for sewer, and staff has notified the Widenhouses of the change. The owner's claim that the house was purchased from Ray and Rhonda Morris and upon purchase appeared to have a newly installed sewer connection.

Mt. Pleasant has provided the home owner with sewer for 147 months free of charge. At the current rate, excluding any consumption over 2000 gallons, the charge for 147 gallons of sewer service totals \$3,048.78. The Board may choose to void the past charges for this customer.

Commissioner Barringer made a motion to consider voiding past unbilled sewer charges for 8925 Crestwood. Commissioner Chapman seconded with all board members in favor. (5-0)

7. 2011 Municipal Election Site

The Cabarrus County Board of Elections designates the Mt. Pleasant High School as the voting site for the Mt. Pleasant Precinct. When the election is only for the municipality, the Board of Elections will hold the election at the Mt. Pleasant Middle School, at the request of the Town Board of Commissioners. If the Board wishes to hold the election at the Middle School instead of the high School, staff will draft a letter to the Board of Elections communicating your decision.

After discussion, the Board decided they wanted more information. Commissioner Metcalf made a motion to table this item until June 27, 2011 until additional information could be obtained. Commissioner Eberhardt seconded the motion with all board members in favor. (5-0)

8. Mini Park Concerns

Commissioner Barringer asked about the areas around the swings in mini parks where the mulch has been pushed back. He also stated that the crabgrass needs to be sprayed. Staff will look into this issue.

MISCELLANEOUS

1. Solid Waste

This month, Commissioner Eberhardt received a complaint from a citizen because Town Staff did not pick up a large amount of garbage. The garbage was eventually picked up, but this type of situation occurs regularly. Local governments often struggle with solid waste policies because it is difficult to define every situation and people are often unaware of the growing cost for this service, and increasing legal limitations on how items can be disposed.

Staff is put together a brochure on solid waste to educate citizens. The Board will monitor this and maybe revisit this item at a later date.

2. Fieldstone Pump Station

The Fieldstone and Cold Springs neighborhoods were originally permitted for sewer service with the City of Concord, but later became customers of Mt. Pleasant through the annexation and asset transfer agreement. These subdivisions are sewer only customers that pay a flat rate of \$30 for sewer. Water is provided through community wells operated by Aqua America.

The fieldstone pump station does not currently serve any built homes. For the pump station to work appropriately there must be telemetry established between the station and the cold spring's station.

Over the past two years staff has been working with the developer and Construction Company to ensure the pump station is complete to the Town's standards prior to acceptance. Before accepting the property and the flow into the Town's system, the owner must address issues on a punch list and provide the Town with a set of as-built plans. Once these plans are received, the Town's engineer can inspect the station to determine if it will function as constructed. Town Administrator Adrian Cox stated that there was a meeting scheduled this week with the developer.

MAYOR AND COMMISSIONER COMMENTS

Commissioner Barringer stated that he has heard positive feed back on the Farmer's Market.

Commissioner Eberhardt stated that with the Community Yard Sale on Saturday there was a lot of traffic in Mt. Pleasant. All of the restaurants had good business on Saturday.

Commissioner Chapmen stated that he has had some comments on the sidewalks from some walkers.

Commissioner Metcalf stated that he spent some time with Public Works Director Dave Fargo. He stated that he appreciated the hard work the guys do.

Mayor Eudy stated that the Board needed to set up a workshop. It was a consensus to set the workshop at 6:30 p. m. on Monday, June 13, 2011. Mayor Eudy has had a complaint of weed at the mini park that is hanging over the sidewalk and branches brushing the tops of campers on Eastover Drive. He also stated that the water at the Mt. Pleasant United Methodist Church is muddy.

With all the tornados and the damage that they are causing, a concern citizen asked Mayor Eudy if the Town had anything to alert citizens in the event of an emergency.

Town Administrator Adrian Cox will take a look at the Emergency Response Plan to see how tornados are addressed.

With no other business Commissioner Chapman made a motion to adjourn. Commissioner Barringer seconded the motion with all board members in favor.

(5-0)

ADJOURNMENT

By our signatures the following minutes were approved as submitted and amended on Monday, June 27, 2011 in the Regular Meeting.

Town Clerk Cathy Whittington

Mayor Del Eudy

SEAL