

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Town Hall- Commissioners Meeting Room
Monday, January 9, 2017 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Scott Barringer
Commissioner Warren Chapman
Commissioner Steve Ashby
Commissioner Justin Simpson
Town Administrator Randy Holloway
Town Attorney Brittany Love
Town Clerk Amy Schueneman

Also Present: Deputy Stephen Wagner, Kay Beckett, Faith Eudy, Crystal Smith, Josh White, Jerry Taylor, Erin Burris, and Leigh Ann Powell.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Josh White led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

1. Public Forum

No one spoke during the Public Forum

2. Approve Agenda

Several changes were made to the Agenda:

Under New Business

Add #4 Consider making an organizational change as recommended by the Town Administrator.

Under Closed Session

Remove To discuss the possible sale of Town owned property at 8401 E. Franklin St.

Closed Session 143-318.11. (a) (4)

Remove To discuss the current status of the WSACC lawsuit.

Closed Session 143-318.11. (a) (3)

A motion to approve the Amended Agenda as presented was made by Commissioner Chapman with a second by Commissioner Furr. All Board Members were in favor. (5-0)

3. Consent Agenda

A. Minutes for December 12, 2016 Board Meeting

Commissioner Simpson made a motion to accept the Consent Agenda with a second by Commissioner Barringer. All Board Members were in favor. (5-0)

4. Reports

- A. Police-Deputy Stephen Wagner
- B. Fire Chief-Jerry Taylor
- C. Finance Officer-Crystal Smith
- D. Project/Events Coordinator- Samantha Fisk
- E. Town Clerk- Amy Schueneman
- F. Public Works- Bobby Hartsell
- G. Planning/Code Enforcement- Erin Burris
- H. Town Attorney- Brittany Love
- I. Town Administrator- Randy Holloway
- J. WSACC- Troy Barnhardt

Mayor Del Eudy took a moment to thank Fire Chief Jerry Taylor for the food, entertainment, video, awards, and fellowship at the Fire Dept. Christmas party on January 6, 2017.

5. Public Hearings

No Public Hearing

6. Old Business

No Old Business

7. New Business

1. Consider changing the base water and sewer rates for Southern Grace Distillery.

Southern Grace Distillery is requesting the Town Board's consideration to change the base rate on water and sewer for their facility. They currently have a 3" tap that was in place when the old prison site was purchased. The base rate for the 3" tap for water and sewer is \$532 per month. If they were making a new tap, the tap size would be 1 ½" with a base water rate of \$344 per month. They considered changing the tap size to a 1 ½" and the Town Administrator advised them to leave the tap as is and request the Board's consideration to simply adjust the rate rather than change out the connection. The Board could consider

changing the rate for a period of time (maybe one to three years) and then require the rate to be changed back to the base rate for the tap size in place at that time. The change to a 1 ½" rate would save Southern Grace \$187 per month.

The average water usage for the past three months has been 67,433 gallons per month. The water usage prior to Southern Grace beginning operations was zero gallons per month since the prison closed several years ago.

The Board asked several questions concerning other businesses we may have adjusted like this. Randy Holloway said that White Owl had an adjustment from a 3" to 1" service until they add a Food Court since the old Star America Mill needed a 3" service but White Owl did not need water for anything but restrooms. Southern Grace Distilleries are in a similar position. They have a 3" line because they are leasing from Mt. Pleasant LLC and that is what was already there. The current water usage would require a minimum of a 1 ½" line. Mr. Holloway said if an adjustment was made it would be up to the Board on the length of time or it could be based on a certain amount of water used.

After discussing this item a motion was made by Commissioner Barringer with a second from Commissioner Ashby for the Board to *Table the item* until next month to find out how many businesses are on the 3" rate. All Board Members were in favor. (5-0)

2. Consider approving a proposal from Benchmark Planning Inc. to prepare the Town's Master Comprehensive Plan.

The Town Board has discussed the need to prepare a master comprehensive plan for the Town. The Town Administrator and Mayor met with Benchmark Planning recently and requested a proposal to conduct the master planning process. The proposal amount is \$40,000. The funding for the project is included in the FY-2017 budget.

Having a Master Comprehensive Plan will help the Town with grant applications. It will take 1 year to complete. Downtown is just one part of the Plan. It will extend out to the ETJ. A committee will need to be formed with 6-8 people from the community: a combination of residents and business owners. This will be something that is used each time a business or development wants to come into the Town.

A copy of the Town of Mount Pleasant Comprehensive Plan Proposal and the contract with Benchmark for this service is included in the Town Board Minutes.

A motion to approve the proposal from Benchmark Planning to conduct a Master Plan for the Town in the amount of \$40,000 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

Side Item Discussed at the point:

General Assembly Legislature from June 30, 1993 was discovered by Erin Burris, Randy Holloway, and Mayor Eudy which gives City of Gastonia and Cabarrus County the authority to put all decision making and rezoning decisions strictly on the Planning and Zoning Board. An example is the Apartment Complex. The P&Z Board held the Public Hearing and made the decision to approve the apartments without it ever coming before the Town Board of Commissioners. Currently the P&Z Board has the political power and the Town Board does not to make those decisions. The Town Board is held accountable with voters but has no authority at this time to make the decisions. To fix this so that all future decisions would come before the Town Board would require only a simple text amendment to the Town ordinance. The P&Z will have their meetings to decide on strictly land use but future decisions and Public Hearings will come before the Town Board. This would work better with the Comprehensive Plan.

The Board directed Erin to take it to P&Z Board to recommend the Text Amendment and it will come to the Board for Public Hearing. There was no vote on this discussion.

3. Consider a date for the FY-2017-18 Budget Workshop.

Last year the workshop was conducted on Saturday, March 12, 2016. The Town Administrator recommends having the workshop the weekend of March 11. Crystal Smith, Finance Officer, will not be able to be here the weekend of March 18th. The Town Administrator is also requesting that the Board email him with their three highest priorities for the FY-2017-2018 budget. No one on the Board had a conflict with the date.

A motion was made by Commissioner Furr with a second by Commissioner Chapman to hold the FY-2017-18 Budget Workshop on Saturday, March 11 from 8am-Noon in the Conference Room behind Town Hall. All Board Members were in favor. (5-0)

At this time Commissioner Simpson made a motion with a second from Commissioner Ashby to go into Closed Sessions. All Board Members were in favor. (5-0)

8. Closed Session

To discuss personnel changes.

Closed Session 143-318.11. (a) (6)

(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public

body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.

A Copy of part of the Closed Session Minutes will remain sealed in the Town Board Minutes book due to some of the discussion dealing with a particular employee. The majority of the Closed Session is documented in #4 New Business below.

Commissioner Barringer made a motion with a second from Commissioner Ashby to end the Closed Session. All Board Members were in favor. (5-0)

Upon returning from Closed Session item #4 under New Business was discussed.

4. Consider making an organizational change as recommended by the Town Administrator.

The Town Administrator is recommending that the following organizational change be made effective January 10, 2017

1. Move the Finance Officer / Assistant Town Administrator Crystal Smith to the full time position of Assistant Town Administrator.
2. Move the Town Clerk, Amy Schueneman to the position of Finance Officer / Town Clerk.
3. Create a new position of Senior Customer Service Specialist to assist with the daily operations of collections, customer assistance, communications, etc.

These changes are recommended to improve the operational efficiency and customer service efforts for the Town.

A motion was made by Commissioner Barringer with a second by Commissioner Ashby to eliminate the position of Project/Events Coordinator and approve the re-organization as recommended by the Town Administrator to:

- Move Crystal Smith to the position of full time Assistant Town Administrator.
- Move Amy Schueneman to the position of Finance Officer/ Town Clerk.
- Approve a new position of Senior Customer Service Specialist.

These changes would become effective on January 10, 2017.

All Board Members were in favor. (5-0)

9. Adjournment

With nothing else to come before the Board, Commissioner Chapman made a motion to adjourn. Commissioner Simpson seconded the motion with All Board Members were in favor. (5-0)

By our signatures the following minutes were approved as submitted and amended on Monday, February 13, 2017 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

