

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Monday, October 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 (*absent, excused*)
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Crystal Smith, Deputy Laura Heggins, Bruce Gwyn, Hunter Carter, Mark Childress, Kay Beckett, Jennifer Blake, Jerry Taylor, Stephen Wagoner, Andy Tillman of Utility Services, William Meadows, Birgit Meadows and daughter Lily, Dr. Allen Dobson, and Anthony the General Manager of the new restaurant owned by Dr. Dobson.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

After wishing Commissioner Chapman a Happy Birthday, Pastor Bruce Gwyn led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

At this point Mayor Eudy congratulated Amy Schueneman, Town Clerk, for receiving her Certified Municipal Clerk certification from UNC Chapel Hill School of Government. She is the first Certified Municipal Clerk in the Town's history.

Mayor Eudy informed the Board that Commissioner Justin Simpson sent an email asking to be excused from the Town Board meeting. A motion to excuse Commissioner Simpson from the meeting was made by Commissioner Barringer with a second by Commissioner Ashby. All Board Members were in favor. (4-0, due to excused absence Commissioner Simpson) (*A copy of the email is included in the Minutes.*)

1. Public Forum

William Meadows introduced himself to the Town Board as a candidate for Town Commissioner in the November election. His family has lived here since the early history of the Town. His ancestors were the Kindley's. He grew up in Mount Pleasant and went to

all three of the schools. He is a 2005 graduate of Mt. Pleasant High School and was on the track and cross country team all 4 years. He moved to N. Main St. over a year ago with his wife. They have a little girl, Lily, six months old. He wants to become more involved in the Town to give back and be a part of the renovation of the downtown area. He is on the board of the Eastern Cabarrus Historical Society.

2. Conflict of Interest

The Mayor and Commissioners are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item. (No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under G.S. 14-234, 160A-381(d), or 160A-388(e)(2). NC State Statute 160A-75)

None of the Board Members had a Conflict of Interest.

3. Approve Agenda

A motion to approve the Agenda as presented was made by Commissioner Chapman with a second by Commissioner Furr.

All Board Members were in favor. (4-0, due to excused absence Commissioner Simpson)

4. Consent Agenda

A. Minutes for September 11, 2017 Board Meeting

B. List of Items sold on GovDeals.com

Commissioner Furr made a motion to accept the Consent Agenda with a second by Commissioner Ashby. All Board Members were in favor. (4-0, due to excused absence Commissioner Simpson)

5. Reports

- A. Town Administrator- Randy Holloway
- B. Asst. Town Administrator-Crystal Smith
- C. Finance Officer-Amy Schueneman
- D. Public Works- Bobby Hartsell
- E. Town Planning- Erin Burriss
- F. Police-Deputy Stephen Wagoner

6. Public Hearings

None

7. Old Business

A. Revised "Statement of Consistency" for TA 2017-03 as recommended by our Town Attorney, John Scarbrough.

At the September 11, 2017 Regular Meeting of the Board of Commissioners, the Board held a public hearing on TA 2017-03 "Religious Institutions & Assembly Uses." While the Board did adopt a Statement of Consistency at that time, it would be beneficial for the Board to vote to adopt a more detailed Statement of Consistency which will clarify for the record the Board's original intent. As such, the following Statement of Consistency is proposed for the Board's consideration and approval.

The Board of Commissioner's decision not to adopt the Planning & Zoning Board's recommendation to exclude "religious institutions" as an allowed use in the CC Center City district is not consistent with the Eastern Area Land Use Plan. However, the Board of Commissioners considers its action in this regard to be reasonable and in the public interest because the Board does not believe that it should restrict religious activity in the CC Center City district.

The Board of Commissioner's decision to adopt the Planning & Zoning Board's recommendation to allow "religious institutions" and "auditorium/indoor public assembly" uses in the I-1 Light Industrial and CD Campus Development Districts, and to make "auditorium/indoor public assembly" uses conditional uses in the Center City district, as well as add "institutional uses" to the intent of the I-1 Light Industrial District is consistent with the Eastern Area Land Use Plan because it provides alternative locations for religious institutions and ensures compatibility of other assembly uses.

A motion to approve the Revised "Statement of Consistency" for TA 2017-03 as recommended by our Town Attorney, John Scarbrough was made by Commissioner Ashby with a second by Commissioner Barringer. All Board Members were in favor. (4-0, due to excused absence Commissioner Simpson)

8. New Business

A. Consider approving a lease agreement with various property owners for the proposed new Municipal Parking lot on North Main Street.

The Town Administrator and Town Attorney have finalized the proposed lease agreement with the various property owners involved in the proposed Municipal Parking lot on North Main Street. Meetings have occurred in the past months to discuss this agreement and we do not anticipate any issues related to the agreement. Meetings are scheduled with the property owners to sign the document after the Town Board's consideration / approval.

The lease agreement period is for 10 years with an additional 10 years renewal without being terminated by written notice. Each property owners will be allowed to have a limited number of reserved parking spots for the normal business owners of the various businesses associated with their respective properties.

A copy of the lease agreement is included in the Minutes.

A motion to approve the lease agreement with various property owners for the proposed new Municipal Parking lot on North Main Street and approve the Town Administrator executing the various documents was made by Commissioner Chapman with a second by Commissioner Furr. All Board Members were in favor. (4-0, due to excused absence Commissioner Simpson)

B. Consider awarding the low bid of \$251,551 to Utility Service Company, Inc. for the repair and painting of the Town's three water tanks.

The Town Administrator has received three bids for the badly needed repair, painting, and maintenance of the Town's three water tanks. The tanks are as follows:

1. North Drive tank – 300,000 elevated water tank.
2. Foil Street tank – 300,000 elevated water tank.
3. Back wash tank – 25,000 ground level tank.

This item was discussed during the budget planning process and is included in the FY-2018 budget in the amount of \$262,000. The low bid is \$10,440 under budget.

The bids are as follows:

1. Pittsburg Tank & Tower Company	\$437,275
2. Southern Corrosion	274,590
3. Utility Services Company, LLC	251,551

Utility Services Company, LLC is one of the largest water tank maintenance and repair companies in the Southeast United States. They maintain over 800 water tanks in North Carolina alone to include tanks owned by the cities of Concord and Kannapolis.

The Town Administrator and Water Resources Director recommend awarding the low bid to Utility Services Company, LLC in the amount of \$251,551.

A motion to award the low bid of \$251,551 to Utility Service Company, LLC for the repair and painting of the Town's three water tanks and approve the Town Administrator executing the various documents was made by Commissioner Barringer with a second by Commissioner Furr. All Board Members were in favor. (4-0, due to excused absence Commissioner Simpson)

Additional Items:

*****Mayor Eudy announced a Special Called Meeting will be held on Monday, October 16, 2017 at 5pm for one item: To Award the Bid to start the Parking Lot. There should be a quorum in attendance based on responses from the Commissioners.*****

Dr. Dobson was supposed to bring plans for the restaurant to this meeting for everyone to see. However, he has asked for the Board to walk down to the restaurant and take a tour instead at the conclusion of the meeting.


9. Adjournment

With nothing else to come before the Board, Commissioner Chapman made a motion to adjourn. Commissioner Ashby seconded the motion with All Board Members were in favor. (4-0, due to excused absence Commissioner Simpson)

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



 Town Clerk Amy Schueneman



 Mayor W. Del Eudy