

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Monday, November 13, 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 John Scarbrough
Town Clerk Amy Schueneman

Also Present: Crystal Smith, Deputy Laura Heggins, Bruce Gwyn, Kay Beckett, Jennifer Blake, Stephen Wagoner, William Meadows, Troy Barnhardt, Jeff Williams, and Wayne Sasser.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Bruce Gwyn led the Board in praying for the victims of Sutherland Springs, Texas and for the Town of Mount Pleasants residents and leaders.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

1. Public Forum

Although Mark "Steve" Allen had requested a spot to address the Board, he did not attend the meeting.

Wayne Sasser, Republican candidate for NC House 67, introduced himself to the Board. He is a retired pharmacist from Stanly County that sold his pharmacies several years ago. Mr. Sasser invited the Board to meet for a cup of coffee, if they would like to discuss needs for the Town of Mount Pleasant.

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)

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None of the Board Members had a Conflict of Interest.

3. Approve Agenda

Commissioner Barringer asked the Board to add an agenda item to update the Water and Sewer system status.

(Added to Agenda under New Business)

C. Update on the Water and Sewer Upgrades

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

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

4. Consent Agenda

- A. Minutes for October 9, 2017 Board Meeting
- B. Minutes for October 16, 2017 Special Called Meeting
- C. Minutes for October 18, 2017 Special Called Meeting
- D. Notice on website to homeowner's concerning ISO rating and official letter for homeowner's to take to their insurance company

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

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 Burris

Erin Burris wanted to invite the Board to attend the Comprehensive Plan Draft Presentation on Thursday, November 16th 6pm at Mt. Pleasant United Methodist Church. Also, there will be a collaborative meeting between the Planning & Zoning Board, Comprehensive Plan Steering Committee, and the Town Board of Commissioners on Monday, November 27, 2017.

- F. Police-Deputy Stephen Wagoner
Deputy Wagoner spoke about break-ins to vehicles along North Dr., Jackson St., Klutz Dr. and MPCl St. 7 people reported their unlocked vehicles were broken into. Stanly County reported several break-ins on the same night. They have not caught the person(s) that did this.

6. Public Hearings

TA 2017-04 Amusement Arcades, Electronic Gaming Operations

Administrative text amendment to update the definition of amusement arcades and electronic gaming and prohibit them in all zoning districts. Affected Sections of UDO: Article 4 (Table 4.6-1) and Appendix A Definitions

The Planning and Zoning Board requested the proposed amendments to more clearly define amusement arcades and electronic gaming operations and prohibit such uses within the Town of Mount Pleasant.

There are no recommendations/strategies from the Eastern Area Land Use Plan, adopted by the Town of Mount Pleasant in 2002, relevant to the proposed amendments. Therefore, the proposed amendments are not inconsistent with the adopted plan.

Planning staff recommends that the Town Board of Commissioners review the proposed amendments and hold a public hearing to make a determination if the use, as defined, fits the character of the Town of Mount Pleasant.

The Planning & Zoning Board recommends approval and finds that there are no relevant strategies or recommendations in the Eastern Area Land Use Plan regarding the proposed amendments, therefore they are not inconsistent with the adopted plan. The Planning and Zoning Board also finds that amusement arcades and electronic gaming operations are not compatible with the Town of Mount Pleasant, and recommend excluding them as a permitted use within the Town's jurisdiction.

Commissioner Ashby asked if this will eliminate games for a teen center in the future. Ms. Burris stated that it would not allow any type of prize to participants whether with tickets won for prizes or cash payouts. An arcade game like Pac Man could be played with no prizes given of any sort.

Mayor Eudy stated that skilled gaming can bring in a business presence not fitting our desired plans for the Town.

A copy of the Planning and Zoning Board amendment packet is included in the Minute Book.

A motion to approve, without changes, the Town Board of Commissioners finds that there are no relevant strategies or recommendations in the Eastern Area Land Use Plan regarding the proposed amendments, therefore they are not inconsistent with the adopted plan. The Town Board of Commissioners also finds that amusement arcades and electronic gaming operations are not compatible with the Town of Mount Pleasant, and recommend excluding them as a permitted use within the Town's jurisdiction was made by Commissioner Ashby with a second by Commissioners Barringer and Simpson. All Board Members were in favor. (5-0)

7. Old Business

A. Consider receiving an update from the Town Administrator on the parking lot and additional street lighting projects.

Randy Holloway, Town Administrator, stated that once the Hall property backed out of the project, the Town went to Plan B. Stimmel Engineering Group revised the original plan within a week; however, it cost an additional \$9,100 for their work. The curbs have been installed and the base for the parking lot has been packed down. Duke Power will install the lights and posts for the parking lot. Park benches will be scattered throughout the parking lot and along the sidewalks downtown. Mr. Holloway has been very pleased with the work completed to this point by LCJ Construction. Completion date is estimated to be the first part of December. We will have a Ribbon Cutting for the parking lot once it is completed.

Commissioner Ashby is concerned about the amount of visual distance coming out of the parking lot onto North Main St. with the parked cars alongside the street. Also, the big trucks on the narrow street make it a tight fit.

Mr. Holloway replied he will address the truck issue under new business. There will be a 20-25 feet clearance on each side of the parking lot entrance on North Main St. to help with seeing oncoming traffic.

No motion was made. Information for Board only.

B. Consider receiving an update from the Town Administrator on the Fire Department renovation / addition project.

Randy Holloway showed the Board and audience a copy of the architects plans for the addition to the Fire Station. It will extend the Fire Station 40 feet in front and in back of the current building. There will be a Community Room for the public to rent out for meetings and parties. It will hold 43 people with tables and chairs or 92 with just chairs. The Fire Department will have a larger bay for the trucks, a large living area with windows in the bedroom which they do not have now, a sprinkler system, and the old fireplace stays. They got everything they wanted except for a display area for the old firetruck due to cost. Later on a fund raiser can help raise the money for a building to display the firetruck.

The budgeted amount for the Fire Station addition was originally \$1.8 million; however, due to the economy taking off the cost is now \$2 million. The one being built for Harrisburg is running \$427 per sq. ft. Hopefully, the project will go out to bid in Dec. and the Board can approve it in January. Construct would then begin in March and would last for 9 months. The trucks would have to sit outside during the construction.

A copy of the architect's drawings for the Fire Department Project are included in the Minute Book.

No motion was made. Information for Board only.

8. New Business

A. Consider using the "piggy back" purchasing process to purchase equipment for the new Playground for the Town of Mount Pleasant; consider awarding the bid for removal and installation of two batting cages to McAllister Field; and approve budget amendment.

Crystal Smith, Assistant Town Administrator, said the Town of Mount Pleasant Board approved in the FY2017-2018 budget the construction of a new Municipal Playground. Town staff recommends using a "piggyback" bid awarded previously through National IPA based on the National IPA bid with significant savings on the purchase. Base bid is \$119,135.25 (current budget) with taxes of \$8,339.47 (which we can submit for sales tax refund) for a total of \$127,474.72. The company we are requesting to purchase from (Barrs Recreation, LLC) also applied and was awarded a "Move With Us" Grant, thus saving \$27,486 in additional funds. Bid is for the installation of commercial playground equipment; pour-in-place surfacing around entrance ramps/accessible spinner/ADA swing; certified engineered wood fiber for remaining area; commercial border timber; a 24X24 metal roof shelter with 28'X28' concrete pad and all permitting fees by "piggybacking" a bid awarded previously through IPA based on the IPA bid. The new Playground will be

constructed where the batting cages are currently located. Barrs Recreation, LLC is an approved vendor and is highly recommended by Cabarrus County Schools.

Town Staff is also asking for approval of quote to relocate batting cages to the McAllister Ball Field. Removal of existing batting cages and installation of two batting cages base bid is \$15,247.50. Town staff will be working with the Mount Pleasant Youth Athletic League on the relocation of the batting cages.

Both of these bids will be covered under approved budget line item of \$100,000 with additional funds to come from a Park Development savings account of \$33,117.76. All applicable Sales Taxes will be filed with the State of North Carolina for refund. We are also requesting approval of a budget amendment to increase budget line item with the additional Park Development funds.

Commissioner Barringer stated that he was under the impression the Park Development account at Uwharrie Bank was for the purchase of land for a new park not for equipment. He feels the money should come from Fund Balance instead.

1. A motion to approve using the "piggy back" purchasing process to purchase and install new Municipal Playground from Barrs Recreation, LLC. in the amount of \$127,474.72, and to allow the Town Administrator to sign all contracts associated with playground was made by Commissioner Ashby with a second from Commissioner Chapman. All Board Members were in favor. (5-0)

2. A motion to approve Barrs Recreation, LLC to award the bid to Barrs Recreation, LLC for removal and installation of the two batting cages to the McAllister Field was made by Commissioner Simpson with a second by Commissioner Ashby. All Board Members were in favor. (5-0)

3. A motion to approve the budget amendment to increase approved line item from \$100,000 to \$133,117.76 using Fund Balance from the General Fund not the Uwharrie Park Development savings account was made by Commissioner Barringer with a second by Commissioner Ashby. All Board Members were in favor. (5-0)

Commissioner Simpson asked if at a later date the money in the Park Development account could be moved to the General Fund if Cabarrus County builds a park. If the Board decides to move the money in the future, it can be done.

A copy of the playground layout, equipment list, quotes, and Budget Amendment are included in the Minute Book.

B. Consider allowing the Town Staff to coordinate with NC DOT to designate North Main Street a "No Truck" route.

Randy Holloway is recommending the Board's consideration in allowing the Town Staff to coordinate with NC DOT to designate North Main Street as a "No Truck" route. The Town Administrator has been meeting around the Town Square on the parking lot project for the past several weeks and he is very concerned about the amount of truck traffic on North Main Street. There is a significant safety concern with the amount of on street parking on North Main and the amount of truck traffic.

The Staff is also very concerned about the amount of speeding that is occurring on both Main Street and Franklin Street. Town Staff plans to coordinate with the Cabarrus County Sheriff's Office to dramatically increase the enforcement of the speed limit in the Town limits.

A motion to approve allowing the Town Staff to coordinate with NC DOT to designate North Main Street a "No Truck" route was made by Commissioner Simpson with a second by Commissioner Chapman. All Board Members were in favor. (5-0) .

C. (Added to Agenda) Update on the Water and Sewer Upgrades

Randy Holloway informed the Board the water tank on Foil St. is being upgraded and the lagoon has been drained, cleaned out, the liner repaired, and refilled. This should help improve the quality of the water. The issue of "tan" water should improve; however, the main water lines of cast iron were installed in the 1930's. It will take a while to correct all the problems but is "nothing that ten million dollars wouldn't fix." This is all part of the Comprehensive Plan that will be presented November 16th.

The Town has already started addressing many of the items the public mentioned in the survey for the Comprehensive Plan. Between the playground, Fire Department addition, and parking lot the Town is headed in the right direction.

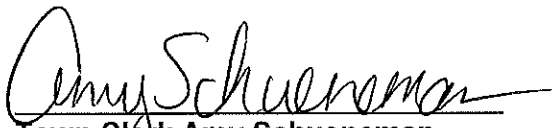
Additional Items:


*****Mayor Eudy reminded the Board to attend the Comprehensive Plan Draft Presentation on Thursday, November 16th 6pm at Mt. Pleasant United Methodist Church and the a collaborative meeting between the Planning & Zoning Board, Comprehensive Plan Steering Committee, and the Town Board of Commissioners on Monday, November 27, 2017 at 6pm.**

9. Adjournment

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Chapman 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, December 11, 2017 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

