

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Town Hall- Commissioners Meeting Room
Monday, March 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 Brittany Love
Town Clerk Amy Schueneman

Also Present: Deputy Stephen Wagner, Crystal Smith, Stephen "Skip" Storm, Jr., Jan & Mike Mock, Todd Smyly, Shannon Storm, Erin Weeks, and Laura Higgins.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Mayor Eudy led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

1. Public Forum

Todd Smyly spoke on behalf of the Mt. Pleasant Youth Athletic Association concerning improvements needed at McAllister Field. First, years ago a tree fell across their metal building and the Town filed the insurance claim. Mr. Smyly is not sure what happened with the claim. The gray metal box is what took its place. MPYAA is aware that it is not an attractive storage area and they would like to move it out. The blue building has electricity and has shelving large enough to store everything but the John Deere Gator. If a lean-to with a door could be added to secure it that would work. It would look nicer for the visiting team and spectators. Once removed they could place a few picnic tables in the shade for them to use. Second, the 4 batting cages are at side of building; only 2 are needed. To move would require 4 post per batting

cage to be installed. This leads to the third item on his list. By moving the batting cages, there would then be room for the playground equipment to be moved away from the parking lot to make it safer for kids to play which makes the parents happier. It would still be close to where the parents are. Fourth, the light switches for the ballfield lights were moved to the concession stand resulting in better wiring. Mr. Smyly said it was a great thing to do, however now someone from the MPYAA board has to come turn it on then come back at 10pm at night to cut them off. Most ballfields in the county have electronic timers that a coach could flip on and it would cut off automatically in 2 hours. MPYAA would be interested in getting an estimate for the cost of a timer for the lights and helping the Town as much as they could with the cost. Fifth, the fence around the field has been redone around the field and looks great. But, the way McAllister Field is set up everyone is behind the field. There are a lot of foul balls that go back into the fans and the parking area. Mr. Smyly suggested that the netting used for the batting cages is the same as the net that would be needed for security purposes. We could take the netting from the 2 batting cages we would no longer need to make a back stop net without having to purchase anything but a wire to string up the net. Finally, a young man would like to redo the dugouts as part of an Eagle Scout project. It would be a big project to take on but it would help dress up the field.

Mayor Eudy stated that there is \$13,600 on a line item for improvements to McAllister Field. As stated at the Budget Workshop, the Town already has it in the works to move the batting cages and the playground. The Mayor made a recommendation to have Randy Holloway work with Mr. Smyly to make this happen.

Commissioner Ashby thinks with the improvements that will be happening back there, it would be good to add in a more attractive storage facility for the John Deere Gator instead of adding a lean-to by piecing together something.

A consensus was made by the Board to allow Randy Holloway to work with Mr. Smyly to get some of this taken care of.

2. Conflict of Interest

No one on the Board stated that they had a conflict with any of the agenda items.

3. Approve Agenda

A change was made to the Agenda:

Under New Business

Add F- Consider the final settlement agreement from the Water Sewer Authority of Cabarrus County (WSACC)

A motion to approve the Amended Agenda as presented 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 February 13, 2017 Board Meeting
- B. Sale of scrap metal to Rimer Motors, Inc. on Feb. 9th
- C. Appointment of Blake Kiger of Cabarrus County Board of Commissioners as liaison to the Town of Mount Pleasant

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

5. Reports

- A. Town Administrator- Randy Holloway
Mr. Holloway wanted to add to his report that Commissioner Furr resigned from her paid position with the Town on Monday, March 6th and we are in the process of filling a position.
- B. Finance Officer-Crystal Smith
- C. Public Works- Bobby Hartsell
- D. Planning/Code Enforcement- Erin Burris
- E. Police-Deputy Stephen Wagner
Deputy Wagner wanted the Board to know that there have been 5 or 6 car break-ins on Franklin St. near Clint Miller Exterminating. All happened at 4am on one morning this month. Mayor Eudy asked if they had any problems with the Barringer Trace Apartments. He stated that there are only complaints from the tenants about kids riding scooters and skateboards in the parking lot. So, Mayor Eudy stated it seems it is the residents that are the ones causing the problems.

Mayor Eudy stated at this time that the apartment complex had their Ribbon Cutting last week. At that time 30 of the 64 apartments are rented but they have had over 230 applicants. All 230 met the salary requirements but for whatever reason they have turned away 200 applicants. It could be full but they promised the Town they would do a thorough application process and that is what they are doing.

6. Public Hearings

Public Hearing concerning the private sale of 8401 E. Franklin St. and 1467 N. Main St.

No one spoke at the Public Hearing. The Public Hearing was closed by Mayor Eudy.

A motion by Commissioner Barringer to adopt the Resolution as presented by the Town Administrator to sale 8401 E. Franklin St. and 1467 N. Main St. was made with a second by Commissioner Ashby.

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

A copy of the Resolution is included in the Board Minutes.

7. Old Business

None.

8. New Business

A. Consider a Resolution to Oppose House Bill 64 (HB64)

House Bill 64 (HB 64) is a bill to move Municipal Elections to even years instead of odd years starting in 2022. *(A copy of the bill from the North Carolina General Assembly is included in the Board Minutes.)*

Many Municipalities are AGAINST the Bill because it will put local elections at the same time as State and Federal elections and they feel that the local issues and candidates would not receive the attention they deserve. There is currently not a cost to the Town for elections held on even years because they are mainly funded by the County.

The main reason to SUPPORT House Bill 64 is because there is a higher turnout for elections years containing State and Federal offices. Also, it would eliminate the expense the Town pays for Local elections on odd years. The November 2017 election will cost the Town \$6,826.

Mayor Eudy stated that during Federal/Presidential elections more people do come out but like other municipalities in the county, we are looking for quality of voters not quantity. These are the voters that have done their homework and are voting for someone specifically instead of just marking a ballot. There is another bill coming that wants elections of the Boards to be a partisan election instead nonaffiliated.

Commissioner Chapman stated that he wants it to be left the way it is currently.

A motion was made by Commissioner Chapman with a second by Commissioner Simpson to oppose House Bill 64 (HB64). All Board Members were in favor. (5-0) *A copy of the Resolution to Oppose House Bill 64 (HB64) was signed and placed in the Board Minutes.*

Copies of the signed Resolution were mailed on March 14 to our State Senator, State Representatives, and the House Standing Committee members.

B. Consider approving the low bid from Kannapolis Construction in the amount of \$71,718 for the renovations to Town Hall.

Bids were received on February 20, 2017 for the renovations to Town Hall. The bids are as follows:

Kannapolis Construction	\$ 71,718
Ike's Construction, Inc.	\$ 72,500

G. W. Liles Construction

\$105,900

The Town Administrator discovered a significant amount of termite damage in the Town Board Room Auditorium floor area after the bids had been opened. We have been working with a structural engineer, Milligan Architecture, and Kannapolis Construction to determine the amount of damage. It appears that the entire floor in the auditorium area of the Board Room will need to be removed and repaired. Kannapolis Construction will have an updated estimate prior to the Board meeting on March 13, 2017. The budget for the project was \$100,000 with the low bid coming in \$28,282 under budget. Kannapolis Construction gave a price of \$30,000 to repair the floor joists under the auditorium. The Town Administrator would also like to have \$20,000 for contingency to cover anything unexpected that is found during the remodel. Randy Holloway stated that if we don't need the \$20,000 contingency we will not use it.

Commissioner Ashby asked why Kannapolis Construction was picked with just a few hundred dollars difference because sometimes there may be surprises with low bids. Randy Holloway stated Ike's and Kannapolis both have great reputations and this is the type of work they do.

For clarification Brittany Love, Town Attorney, asked if either company did the patchwork repair job from the last repair to the auditorium. Mr. Holloway stated that it was probably done by the Town crew.

A motion was made by Commissioner Simpson with a second by Commissioner Ashby to approve awarding the low bid of \$71,718 for the renovations of Town Hall to Kannapolis Construction LLC. In addition to the renovations bid of \$71,718, \$30,000 will be needed for the repairs of the auditorium / Board Room floor and \$20,000 for contingency resulting in a total of \$121,718 and approval of the associated budget amendment.

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

C. Consider allowing the Fire Department to apply for the FireHouse Subs Grant

The fire department is applying for the FireHouse Subs grant for the 2017 first quarter. The grant is requesting new Thermal Imager package consisting of 5 separate imagers, and accessories, as well as 3 new Vent saws. Total for this grant is \$13,446.70. This is a 100% grant. Due to time constraints with the due date and that this is a 100% grant the department had already submitted this application. No matching funds are required.

A motion to allow the Fire Department to apply for the FireHouse Subs Grant was made by Commissioner Barringer with a second by Commissioner Furr.

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

D. Consider allowing the Fire Department to apply for the FM Global Grant.

The fire department is applying for the FM Global Grant. The grant is requesting new computers for apparatus. We are requesting two Panasonic Tough Pads with Mobile Docking Station Installed on apparatus. Total for this grant is \$9,000. With this grant they may provide up to 100% of the needed funds, if they provide less than 100% we can change our request to match what our budget for FY 2016-2017 or FY 2017-2018 will allow. Grant will be awarded in June or July.

A motion from Commissioner Simpson with a second by Commissioner Ashby to allow the Fire Department to apply for the FM Global Grant. All Board Members were in favor. (5-0)

E. Consider allowing the Fire Department to apply for the NC DOI Grant.

The fire department is applying for the NC DOI grant. The grant warning lights, scene lights, siren and minor equipment for the UTV. Total for this grant is \$1,034.70. This is a 50/50 grant, making our portion \$517.35. Due to time constraints with the due date and that the department has our portion of the money in our FY 2016-2017 operating budget, the department has already submitted this application. Due date was March 1.

F. Consider approving the final settlement agreement with the Water & Sewer Authority of Cabarrus County (WSACC) for the Mount Pleasant Water Treatment plant and related properties. (Added to the Agenda)

The Water & Sewer Authority of Cabarrus County (WSACC) has approved the final settlement agreement for the Mount Pleasant Water Treatment Plant and all related facilities, equipment and land to include the Black Run Reservoir. The Town offered to settle the law suit for the amount of \$250,000. WASCC accepted that offer and approved the final agreement and gave their Executive Director the authority to sign any and all documents to finalize the transaction. The Town Staff is still working on the loan transfer process for the North Drive Water Tank and hope to have that resolved shortly. The actual transfer of property, equipment, personnel, etc. can take place as soon as the loan agreement transfer has been finalized.

The Town Administrator has reviewed the final agreement document and recommends the approval of the Town Board. The Town Administrator also recommends giving him the authority to sign any and all document to finalize the transaction.

Mayor Eudy stated that the Town Board had already approved what is in the settlement. WSACC notified the Town a little over 2 years ago that we owed them over \$700,000 for losses that they accumulated while owning and operating the plant for the Town of Mount Pleasant. The Town denied the charges. Through required mediation we made a settlement with WSACC for \$250,000. If this is

approved tonight we will own everything back again: the water plant, employees, and the property. Total tax value is a little over \$2,000,000 for a cost of \$250,000.

For clarification in the Minutes, Brittany Love, Town Attorney, stated that she had not seen the documents or reviewed them before tonight. She is fine with the suggestions by Scarbrough & Scarbrough since her firm, Hartsell & Williams, recused themselves from the lawsuit.

The Mayor stated the Town used Scarbrough & Scarbrough of Concord for this case. Both the Mayor and Town Administrator reviewed the document which was emailed to them on Friday. It is a reverse of everything that was given to them in 2000. Randy Holloway said it was actually more since the Town did not own the entire Black Run Reservoir. Cabarrus County owned part of it. It should close in the next 30 days or so.

A motion from Commissioner Ashby with a second by Commissioner Barringer to approve the final settlement agreement with the Water & Sewer Authority of Cabarrus County for the Mount Pleasant Water Treatment Plant and related properties and to give the Town Administrator the authority to execute the related documents. All Board Members were in favor. (5-0)

A copy of the Settlement Release and Agreement between the Town and the Water & Sewer Authority of Cabarrus County (WSACC) is included in the minutes.

***A copy of the Fiscal Year End Audit by Sherrill & Smith was placed at each Board Members seat prior to the meeting. The bound audit will be placed in our permanent records.**


9. Adjournment

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

By our signatures the following minutes were approved as submitted and amended on Monday, April 10, 2017 in the Regular Meeting.



Town Clerk Amy Schueneman



Mayor W. Del Eudy

