

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Monday, March 12, 2018 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Warren Chapman
Commissioner Steve Ashby
Commissioner Justin Simpson
Commissioner William Meadows (absent, unexcused)
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Crystal Smith, Bruce Gwyn, Deputy Stephen Wagoner, Adam & Bethany Peck, Deputy Laura Heggins, and Joy Simpson.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Bruce Gwyn led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

1. Public Forum

Adam Peck, Candidate for Cabarrus County Sheriff, introduced himself to the Board. He has a little over a decade of experience with the Sheriff's Dept. Mr. Peck currently lives in Harrisburg but is building a home off Miami Church Road. He will have a meet and greet on the patio of 73 & Main on March 19th 6-9pm. His main focus will be on officer retention, school safety, and leadership issues. He has a 5 and 2 ½ year olds that will be attending Mt. Pleasant Schools. He spent his time on the force in Harrisburg and growth is coming this way. Harrisburg currently is five officers short and an email the Sheriff's Dept. sent out says they have no intention of replacing them. He now considers Mt. Pleasant his new hometown.

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

Mayor Eudy added two items to the Agenda:

A. New Business:

B. Consider awarding the low bid of \$27,180 to JW Services, Inc. for the roof repair at the Water Treatment Facility.

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

To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.

A motion to approve the Amended Agenda was made by Commissioner Ashby with a second by Commissioner Simpson. All Board Members were in favor. (5-0, Commissioner Meadows unexcused absence)

4. Consent Agenda

A. Minutes February 12, 2018 Board Meeting

B. List of surplus items sold on Govdeals in January

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

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

F. Code Enforcement- Jeff Watts

G. Police-Deputy Stephen Wagoner

6. Public Hearings

No Public Hearings.

7. Old Business

No Old Business

8. New Business

A. Consider approving an agreement with Utility Service Communications Co., Inc. to market and manage cell tower placement on the Town's water tanks.

The Town Administrator is recommending the Town Board's approval of an agreement with Utility Service Communications Co., Inc. to market and manage cell tower placement on the Town's water tanks. This agreement would give Utility Services the exclusive right to market and manage cell tower placement and revenue generation.

The Town would receive 70% of revenue generated by allowing various wireless carriers to place cell tower on the water tanks. Utility Services would manage and maintain the sites for 30% of the revenue generated.

The City of Concord and many other municipalities and counties contract with Utility Services for site management. Concord is very happy with Utility Services and plans to continue to use them in the future.

This agreement could generate significant revenue for the water enterprise fund. The revenue could be used to off-set the annual cost of tank maintenance, painting, etc.

The Town Administrator and Water Resources Director recommend the Board's consideration and approval of this agreement.

Town Attorney, John Scarbrough, did find a few things he would like to amend in the agreement. Mayor Eudy asked the Board to allow our attorney and Randy Holloway to move forward with this. Once the wording is correct, then we will get cell towers on our water tanks which they were engineered for and improve cell reception in Mt. Pleasant. The Town will also receive monetary benefits.

Randy Holloway asked once the attorney is comfortable with the agreement if the Board would agree that to allow him to sign it, hopefully it will be in place prior to the April meeting. Then, the company can aggressively pursue cell towers coming in especially on the North Drive tank. It should be an appealing site for both AT&T and Verizon. Both can coexist on the tower.

Commissioner Ashby asked if there can be more than one tower which it can be. Then, he asked if about the payment for the use of the tower. Randy Holloway stated the company negotiating the deal would get 30% of the fee for handling the deal. They would manage the site, make sure the cell companies coming in are inspected, and maintain the integrity of the tank. The range for cell tower fees is \$20,000-\$50,000. All the money would stay in the water/sewer account.

A motion to allow Randy Holloway and our attorney to work out the deal for the water tank was made by Commissioner Simpson with a second by Commissioner Chapman. All Board Members were in favor. (5-0, Commissioner Meadows unexcused absence)

B. Consider awarding the low bid of \$27,180 to JW Services, Inc. for the roof repair at the Water Treatment Facility.

The Town Administrator and Water Resources Director recommend awarding the low bid of \$27,180 to JW Services, Inc. of Concord, NC to repair the roof on the Water Treatment Facility. The roof is in very poor shape and funding is in this year's budget to make the repairs.

The bids received are as follows:

1. JW Services, Inc.	\$27,180
2. Race City Roofing	\$29,700
3. Piedmont Commercial Roofing, Inc.	\$32,200
4. Baker Roofing	\$35,600

Randy Holloway reminded the Board money was in the budget for the roof repair. He checked recommendations for JW Services and was happy with what he heard. The roof will be warrantied for 25 years. \$50,000 was included in the budget for the new roof and the bid is well below.

A motion to approve awarding the low bid of \$27,180 to JW Services, Inc. for the roof repair at the Water Treatment Facility was made by Commissioner Ashby with a second by Commissioner Furr. All Board Members were in favor. (5-0, Commissioner Meadows unexcused absence)

At this point Commissioner Furr made a motion with a second from Commissioner Simpson to go into Closed Session. All Board Members were in favor. (5-0, Commissioner Meadows unexcused absence)

Closed Session 143-318.11. (a)(3) To discuss legal action for nonconforming use against Glenn W Neal, Jr. & Karen T Neal.

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Commissioner Simpson made a motion with a second from Commissioner Furr to end the Closed Session. All Board Members were in favor. (5-0, Commissioner Meadows unexcused absence)

Upon returning to open session, Commissioner Simpson made a motion to allow the Town Attorney to file the complaint against Glenn W Neal, Jr. & Karen T Neal for code enforcement issues with a second from Commissioner Ashby. All Board Members were in favor. (5-0, Commissioner Meadows unexcused absence)

For the record Mayor Eudy stated Commissioner Meadows was not here and did not inform us he would not be here.

Mayor Eudy read a text sent to him during the meeting from Sheriff Brad Riley saying, "I want to clarify an erroneous comment Captain Higgins should have addressed but never did that we did not plan to replace the Lieutenant in Harrisburg and that is a lie. Furthermore, it is our goal to fill all current positions. I just wanted to correct that rumor and lie. We are planning to fill all town positions in Mt. Pleasant, Midland, and Harrisburg. We never thought any different."

9. Adjournment

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

By our signatures the following minutes were approved as submitted and amended on Monday, April 9, 2018 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

