

# Mount Pleasant

North Carolina

*Founded in 1848*

**Town of Mt. Pleasant  
Board of Commissioners  
Town Board Meeting  
Monday, June 11, 2018 at 6:00 P.M.**

**Attendance:** Mayor Del Eudy  
Mayor Pro-Tem/Commissioner Lori Furr (*arrived at 6:07pm*)  
Commissioner Warren Chapman  
Commissioner Steve Ashby  
Commissioner Justin Simpson  
Commissioner William Meadows  
Town Administrator Randy Holloway  
Town Attorney John Scarbrough  
Town Clerk Amy Schueneman

**Also Present:** Crystal Smith, Chad Kyler, Deputy Stephen Wagoner, Erin Weeks, Jennifer Blake, Bill Lutrick, Thomas Baker, Kimberly Baker, Anthony Misuraca, and Kay Beckett.

## CALL TO ORDER

Mayor Eudy called the meeting to order.

## INVOCATION

Pastor Chad Kyler led the Board in prayer.

## PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

### **1. Public Forum**

Bill Lutrick, President of the Eastern Cabarrus Historical Society, of 201 East 5<sup>th</sup> St. Concord wanted to introduce himself to the Board. Mr. Lutrick informed the Board that the ECHS would be open on Saturday, June 23 from 1-5pm before the Independence Celebration with FREE admission. In addition, the museum helped find historic photos for 73 & Main Restaurant décor and would be willing to help anyone that is interested in the history of the Town. The museum has also been revamped since the "Way We Worked" exhibit, so it looks different.

### **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.

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### **3. Approve Agenda**

Mayor Eudy modified the Agenda:

Consent Agenda:

ADDED- D. ABC Board Proposed Budget FY2018-2019 and Budget Amendment for FY2017-2018.

Closed Session:

ADDED- Closed Session 143-318.11.(a)(#3) Update on Judgement Status by Town versus Glenn W. Neal, Jr. and Karen T. Neal

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

### **4. Consent Agenda**

- A. Minutes May 14, 2018
- B. Direct Deposit Bi-Weekly Payroll Dates
- C. Budget Adjustments for Town Hall Capital Outlay and Transfer Funds between Water & Sewer Account Line Items.
- D. ADDED- ABC Board Proposed Budget FY2018-2019 and Budget Amendment for FY2017-2018.

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

### **5. Reports**

- A. Town Administrator- Randy Holloway
- B. Asst. Town Administrator-Crystal Smith  
Mrs. Smith reminded the Board of the Independence Celebration starting at 5pm on June 23<sup>rd</sup>. Board Members are encouraged to ride on the antique Fire Truck in the parade and should be at the old Mt. Pleasant Middle School by 4:30pm. During the evening 73 & Main will be recognized for the Great Sites Award by John Mork. Also, the ribbon cutting for the new playground will happen, since a large crowd will be here with lots of children on the playground.
- C. Finance Officer- Amy Schueneman
- D. Customer Service Report- Jennifer Blake
- E. Public Works- Bobby Hartsell
- F. Planning & Zoning-Erin Burris
- G. Police-Deputy Stephen Wagoner

### **6. Public Hearings**

Prior to the Public Hearing, Town Administrator Randy Holloway went through the changes made to next year's budget due to Piedmont Residential Development Center (PRDC) moving from Town Hall offices. This will cause a reduction of \$16,200 in revenue for the next fiscal year. Expenditures were adjusted to offset the lost revenue. The Town will actively look for new tenants but wanted to be proactive with the budget. The adjustments were spread across many accounts and no line items was eliminated. Also, a change was made to the Fees & Charges Schedule starting July 1, 2018 to charge a 3.5% convenience fee for credit card use. This will not go into effect until our software can be modified to charge the fee.

Mr. Holloway opened the floor for any questions by the Board concerning the changes.

With no additional discussion, Mayor Eudy opened the Public Hearing.

**Budget for Fiscal Year 2018-19**

Conduct Public Hearing on proposed budget for Fiscal Year 2018-19.

No one stepped forward to address the Board with questions about the proposed budget for Fiscal Year 2018-19.

Public Hearing was closed by Mayor Eudy.

**7. Old Business**

**A. Consider approving the proposed budget, budget ordinance, and fee schedule for FY 2018-2019.**

The budget is balanced using the current tax rate of 50.5 cents per one hundred dollars tax value. The recommended budget also includes a 5% water and sewer rate increase, as well as a \$.50 increase in recycling fees.

*The complete FY2018-2019 budget, Budget Ordinance, and Fee & Charges Schedule are included in the Minutes..*

A motion to approve the proposed FY2018-2019 budget, Budget Ordinance, and Fee & Charges Schedule was made by Commissioner Chapman with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

**8. New Business**

**A. Consider approving an agreement with Benchmark CMR, Inc. for planning, zoning and code enforcement services for fiscal year 2018-19 in the amount of \$61,000.**

The Town Administrator is recommending the Town Board's approval of an agreement with Benchmark CMR, Inc. for planning, zoning and code enforcement services for fiscal year 2018-19. This is the standard agreement that has been in place for several years with Benchmark. This agreement also includes the funding (\$10,000) for total update of the Code of Ordinances and funding (\$8,000) for the development of a Capital Improvement Plan for the Town. The agreement has been reviewed by the Town's Attorney and a copy of the agreement is in the agenda packet.

The funding for this agreement is included in the proposed fiscal year 2018-19 budget.

*A copy of the contract with Benchmark CMR, Inc. is included in the Minutes.*

A motion to approve an agreement with Benchmark CMR, Inc. for planning, zoning and code enforcement services for fiscal year 2018-19 in the amount of \$61,000 was made by Commissioner Furr with a second by Commissioner Ashby. All Board Members were in favor. (5-0)

**B. Request received from 73 & Main for approval of the Brunch Bill Ordinance.**

73 & Main Restaurant has requested that the Town Board approve the Brunch Bill Ordinance to allow alcohol to be served beginning at 10am on Sunday's. Currently, the Town Ordinance states Beer & Wine cannot be served prior to 1pm on Sundays.

Commissioner Chapman stated his agreement with the Brunch Bill Ordinance wording of, "our community has a diverse and growing population with different religious beliefs, each of which has various times and multiple days for worship."

Anthony Misuraca, General Manager at 73 & Main, addressed the Board concerning the request to pass the Brunch Bill Ordinance. Starting the first Sunday the restaurant was open for Brunch on Sunday requests were made for drinks to be served before noon. The restaurant averages 350 people for Brunch each Sunday and they are still having weekly requests. If they don't serve the drinks, customers will go to areas that do. They have served 72,000 people since opening, 30% are locals, 70% out of Town.

Mayor Eudy expressed his opinion to approve the ordinance to help 73 & Main as well as future establishments increase revenues since they are investing in our Town. The reason beer sales were allowed by the Town Board year's ago on Sundays was because people were going outside Town to purchase beer and other items on the way to the lake or other activities and it hurt local businesses like Rick's Food Mart.

Commissioner Ashby is morally conflicted. He is opposed to it but realizes times are changing.

Commissioner Furr stated others in the county have already approved the ordinance like Concord.

A motion to approve the Brunch Bill Ordinance was made by Commissioner Chapman with a second by Commissioner Furr. All Board Members were in favor. (5-0)

*A copy of the Brunch Bill Ordinance (#2018-02) is included in the Minutes.*

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

#### **9. ADDED-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.*

#### **Update on Judgement Status by Town versus Glenn W. Neal, Jr. and Karen T. Neal**

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

**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)

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

Amy Schueneman                      Del Eudy  
Town Clerk Amy Schueneman                      Mayor W. Del Eudy

SEAL



*[Faint, illegible text or stamp]*