

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, October 10, 2022 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter
Commissioner William Meadows
Commissioner Jim Sells (absent, excused)
Commissioner Justin Simpson
Town Administrator Randy Holloway
Town Attorney Jim Scarbrough
Town Clerk Amy Schueneman

Also Present: Erin Burris, Crystal Smith, Darrel Layton, Deputy CA Camille, Pastor Earl Bradshaw, Ally Schueneman, and Jerod Brown from Granite Sky.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Earl Bradshaw from Mount Pleasant United Methodist Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led the Pledge of Allegiance.

Mayor Eudy informed the Board that Commissioner Sells was out of town and asked for a motion to excuse him from the meeting. Commissioner Simpson made a motion to excuse Commissioner Sells with a second from Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Sells excused)

1. Public Forum

No one spoke.

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 or 160D-109(a). NC State Statute 160A-75 and no public official shall knowingly participate in making or administering a contract, including the award of money in the form of a grant, loan, or other appropriation, with any nonprofit with which that public official is associated. NC State Statute 14-234.3)

No one had a conflict.

3. Approve Agenda

Mayor Eudy added New Business D: Resolution 22/23-11 To Purchase & Finance a 2022

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9800

Chevrolet Truck with Crane Body through Uwharrie Bank

A motion to approve the Amended Agenda was made by Commissioner Furr with a second by Commissioner Carter. All Board Members were in favor. (4-0, Commissioner Sells excused)

4. Consent Agenda

- A. Minutes September 12, 2022
- B. Resolution 22/23-10 Granting the Opening of a New Checking Account... for CMAQ Project
- C. Amend Grant Project Ordinance for ARP funds

Commissioner Meadows made a motion to approve the amended Consent Agenda as listed with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Sells excused)

5. Staff Reports

- A. Town Manager-Randy Holloway
- B. Asst. Town Manager-Crystal Smith
Ms. Smith stated she was excited about the progress being made with the Park Project behind Town Hall. Also, the Fall Festival is next weekend and there are 67 vendors. Help is needed to help unload the vendors between 7-9am if anyone would like to help. All help would be appreciated. 3,000 people have indicated interest on social media.
- C. Town Clerk/Finance Officer - Amy Schueneman
- D. Planning & Economic Development Director - Erin Burris
Ms. Burris said rumors are going around concerning why the three homes were being demolished/removed from the Black property at the corner of Hwy 49 & Hwy 73 (future Brighton Park Subdivision). She asked the Board if they would like to inform the public about the facts. Mayor Eudy stated that he would like to make it straight to the point. Background will be brief in the post since it has already been approved. Also, a permit has been requested for a Tap Room with ax throwing at Tuscarora Mills and will go before the Board of Adjustment at the end of October. Next, a small rezoning for two houses that is currently zoned C-1 will also be on the Board of Adjustment schedule this month. Lastly, she did submit a Letter of Interest for the "Building Resilience Infrastructure and Communities" (BRIC) grant through FEMA. It is the most applicable funding to get the duct banks at the square for the utility lines. The Town does qualify under FEMA standards as a "economically disadvantaged rural community". This allows for a 90% grant-10% match but we used 89% grant and 11% match to gain 5 extra points in scoring. Hopefully, the State will invite the Town to complete an application, then the State will bundle the applications to send to Federal. This is a long process, but the State has a lot of success doing it this way. It is our last hope to be able to install the duct banks. If the Town is invited to apply, engineering drawings from Duke Energy's recommendation of Carolina Conduit will cost \$10,700 and would improve our application chances. The estimated cost of the complete project is \$3,750,000 and the Town's portion would be \$412,500. It was submitted based on all the lines being on one pole that is in a flooding area. The State felt it was a pretty strong project.
- E. Public Works- Daniel Crowell
- F. Cabarrus Co. Sheriff's Dept Report - Deputy Claudette Tarte
- G. Fire Department-Dustin Sneed

6. Public Hearings

None.

7. Old Business

A. Granite Sky Presentation Update to Board

Jerod Brown informed the Board that the MP Future Website was launched two weeks ago. The Project updates will be listed on the site and updated weekly. He walked through the site with the Board to demonstrate the features. Special Alerts will show up on the main page. If the same questions are being asked, they can be added and answered in the FAQ tab. Since the site has launched there have been 25 people registered for emailed updates and 20 for text updates. The website has had 1,700 page views, 346 unique visitors, and average page use is 5 of the 7 available. Next steps are signage and where to place them to show renderings of what is to come and the website to go to for updates. Mr. Holloway asked for a slide type graphic to show where the water lines have been replaced to show the progress. Granite Sky is getting interesting facts from the Water Dept. to put on the website also to show how much the Town relies on the water lines.

As far as the Logo/Branding project is concerned, Focus Groups are being formed with meeting dates.

Information only. No motion was made.

8. New Business

A. Introduction to Part 8 Code of Ordinances

Erin Burris asked the Board to review the current Part 8 Code of Ordinances and the uncodified attachments. Most of it is from 1927. The main areas to pay attention to are the noise ordinances and types of penalties. Kannapolis has a good set of ordinances that Ms. Burris will use to modify this section. She asked the Board to contact her if there are any issues they would like to have addressed.

Information only. No motion was made.

A copy of the old Part 8 Code of Ordinances and the uncodified attachments are included in the Minute Book.

B. Introduction to Annexation Agreement with Midland

Annexation agreements are addressed in State Statute 160A-58 and it specifies the purpose of annexation agreements. The Town has one with Concord. This was proposed by the Town of Midland, using Hwy 200 as the line. Midland is moving closer to the line than Mount Pleasant. This would be a good item to have to help with future development. A Public Hearing will have to be advertised and held at the November meeting.

Information only. No motion was made.

A copy of the Annexation Agreement with Midland is included in the Minute Book.

C. Introduction to Brighton Park Development Agreement

Brighton Park is the 178-lot subdivision the Town annexed in 2020 and the preliminary plat was approved by the Planning & Zoning Board for major subdivision in 2021. Their Construction Drawings have been completed and basically approved but they are

waiting on NC DOT for driveway permit and NC DEQ for water and sewer approvals. The purpose of this Development Agreement is so that the Town and Developer are perfectly clear on who is responsible for installation of utilities. Everything North of Hwy 49, the internal northern McAllister Creek outfall will be a 12" line within the boundaries of their property and the easement will go all the way to the property line for future connection to the North (Hwy 73) if it is ever needed. They are covering the cost to go from 8" to 12" size waterline to increase the flow if need. The Developer will also be boring under Hwy 49 to make the connection to where the Town is putting in the Empire Dr. Pump Station and gravity line South of Hwy 49. There are five phases of the development. The first phase is 57 homes. The Developers are wanting assurances since this is a larger development that the zoning will remain RM and subdivision regulations will not change as they continue. The residential density calls for 2.06 dwelling units per acre with a minimum 10,000sqft lot. The agreement gives them until 2032 to complete the development and stay under the current regulations. The Town agrees to provide water and sewer services. It also sets out the development schedule to make sure things are completed at a decent pace.

This will also help with sewer allocation until the WSACC upgrade is completed in 2024. The first phase of houses will have a 13,680 gallons per day allocation up front. The Town will hold in reserve for phase 2 and 3 additional 5,280 gallons and 9,600 gallons respectively. The first three phases will be 28,560 gallons. Plans are to do phases 4 and 5 after the expansion is completed. A Public Hearing will need to be held next meeting in November. This is currently still under legal and engineering review.

Randy Holloway said the bore under Hwy 49 is very expensive and will not only help the development but also everything upstream. The property owners (Clint & Emmitt Black) were wanting the Town to pay for the upsizing of the line from 8" to 12" but William Niblock said they would pay for the cost difference. Mr. Niblock stated that Mount Pleasant had been the most cooperative municipality they have dealt with across the state. The Town Engineer has been happy with the drawings. There will be a multi-use path as required by Town ordinances.

Information only. No motion made.

A copy of the Brighton Park Development Agreement is included in the Minute Book.

D. ADD ON- Resolution 22/23-11 To Purchase & Finance a 2022 Chevrolet Truck with Crane Body through Uwharrie Bank

The Town has budgeted funds for loan payments for the purchase of a new truck at \$110,000 for Public Works to use to pull pumps. As everyone knows, steel prices continue to increase.

Darrel Layton has been getting prices. He said it has been hard to find a truck. Capital Ford in Charlotte had a truck with cab and chassis for \$65,000. The bed came back for \$92,000 which was higher than expected. Then, Darrel contacted Ben Mynatt Chevrolet expecting it to be higher, but it came in at \$60,000. They contract out the bed with crane body and the two quotes were Adkins for \$87,117 and Knapheide for \$78,427. Today we finalized a total cost of \$139,908 from Ben Mynatt and the turn around time would be 12-14 weeks.

Randy Holloway stated staff recommends using Uwharrie Bank to finance the loan at 4.5% for 10 years. He asked the Board to approve the Resolution to purchase and finance the truck.

A motion to approve the purchase of the truck in the amount of \$139,908 with financing by Uwharrie Bank at 4.5% for 10 years was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Sells excused)

A copy of Resolution No. 22/23-11 is included in the Minute Book.

9. Adjournment

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Meadows seconded the motion. All Board Members were in favor. (4-0, Commissioner Sells excused)

By our signatures, the following minutes were approved as submitted on Monday, November 14, 2022 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor ProTem Lori Furr

