

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, October 12, 2020 at 6:00 P.M.
ZOOM Electronic Meeting #880 4485 4894**

Attendance: Mayor Del Eudy (at Town Hall)
Mayor Pro-Tem/Commissioner Lori Furr (Zoom)
Commissioner Steve Ashby (Zoom)
Commissioner Justin Simpson (Zoom)
Commissioner William Meadows (Zoom)
Commissioner Jim Sells (Zoom)
Town Administrator Randy Holloway (at Town Hall)
Town Attorney John Scarbrough (Zoom)
Town Clerk Amy Schueneman (at Town Hall)

Also Present Crystal Smith, Justin Stallings, Erin Burris, Pastor Earl Bradshaw, Brad Overcash, MPFD, Kay Beckett, iphone, Jeff Watts, Tyler Sneed, John Sauter, iphone, Jamie Hoopaugh, Timothy Lankford, CPFFA, Anthony Evans, Christopher Carter, Wesley Wilson, Jacob Warner, Mark Thompson, Mike, Warren Love, and iphone.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

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

PLEDGE OF ALLEGIANCE

Mayor Eudy led the Pledge of Allegiance.

1. Public Forum

Christopher Carter of 8011 Eagle St. spoke about the Fire Chief being replaced. He thought it would be a good opportunity to change the place because of bad morale. He suggested the Board talk to the Firemen because if they pick someone, they don't like it will make the morale worse. Said an old charter was sent for ISO rating and that is not how it is supposed to be done.

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)

No one had a conflict.

Roll Call: Ashby-no, Furr- no, Meadows-no, Sells- no, and Simpson-no.

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3. Approve Agenda

Mayor Eudy ADDED- Old Business F-Gateway Interchange Sign
CHANGED-Closed Session from Discuss Planning & Zoning Board applicants to
Fire Chief Resignation and appointment of Interim Chief.

A motion to approve the Amended Agenda was made by Commissioner Furr with a second
by Commissioner Sells.

Roll Call: Ashby-yes, Furr- yes, Meadows-yes, Sells- yes, and Simpson-yes.

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

4. Consent Agenda

- A. Minutes September 14, 2020
- B. 2021 Town Board Meeting Schedule
- C. 2021 Holiday Schedule

Commissioner Meadows made a motion to approve the Consent Agenda as listed with a
second by Commissioner Sells.

Roll Call: Ashby-yes, Furr- yes, Meadows-yes, Sells- yes, and Simpson-yes.

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

5. Reports

- A. Town Manager-Randy Holloway
- B. Asst. Town Administrator-Crystal Smith
- C. Town Clerk/Finance Officer- Amy Schueneman
- D. Planning & Economic Development Director -Erin Burris
- E. Code Enforcement-Jeff Watts
- F. Public Works-Justin Stallings
- G. Cabarrus Co. Sheriff's Dept Deputy-Stephen Wagoner

6. Public Hearings

None

7. Old Business

A. Economic Development Incentive Program Revisions

Erin Burris presented the revised Economic Development Incentive Program. It was simplified
from 7 to 3 categories: General Economic Development Incentive, Infrastructure Incentives, and
Industrial Building Economic Development Incentive. This program has not been used since it
was adopted 5 years ago.

Commissioner Sells wanted to know if the updates would be up to current code. According to
Ms. Burris it would be unless historic integrity needed to be preserved.

It would cover any type of modifications made including asbestos removal. The Program is
broad enough to cover all possible needs in Mount Pleasant.

A motion to accept the Economic Development Incentive Program Revisions was made
by Commissioner Ashby with a second by Commissioner Simpson.

Roll Call: Ashby-yes, Furr- yes, Meadows-yes, Sells- yes, and Simpson-yes.

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

A copy of the revised Economic Development Incentive Program is in the Minute Book.

B. Discussion on upcoming Christmas Events – continued from September 14, 2020 meeting

Crystal Smith reached out to other municipalities in the county and could not get an answer about cancelling parades from them. No one wants to be the first to announce it even though they have made a decision.

CSM Productions is working on the virtual tree lighting with everyone in the county. It would cost \$4,000 for the Town to be a part of it. It would be broadcast on Channel 14 and on the county's social media. The Town will reach out to Concord to see if they will help put the tree up again this year. Someone from the Town would prerecord a message and "light" the tree for the show during the week of November 9th. Part of the cost will go to promote other events happening in the Town. The money would come from budgeted line items and would not require using Fund Balance. It is also less expensive than the band and stage the Town did last year.

A motion to participate in the virtual tree lighting provided all others in the county participate was made by Commissioner Ashby with a second by Commissioner Simpson.

Roll Call: Ashby-yes, Furr- yes, Meadows-yes, Sells- yes, and Simpson-yes.

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

No official word has been issued from the City of Concord concerning the parade. We are still in phase 3 of the Executive Order to have less than 50 people. Board members did not see how we could have the parade and keep everyone separated. The High School band would not be able to attend. Crowds will be at the Town Square and Hardees. Prior to the parade many participants gather at the churches and Tuscarora Mill.

The Board did not feel comfortable bringing children together for the parade. Crowds will also be larger if other Towns cancel theirs. The next update from the Governor will be Oct. 23rd. NC COVID numbers are currently spiking again. Staff offered to reach out to Cabarrus Health Alliance for their guidelines. The current guidelines were read by Town Attorney John Scarbrough: *"Executive Order No.169 Section 5.1. Prohibition. Mass Gatherings are prohibited. "Mass Gathering" means an event or convening that brings together more than twenty-five (25) people indoors or more than fifty (50) people outdoors at the same time in a single confined indoor or outdoor space. **This includes parades, fairs, and festivals. In publicly accessible indoor facilities, the Mass Gathering limit applies per room of the facility.**"*

The Board decided to go ahead and cancel the parade.

Light Decorating Contest will be judged by the Events Committee. Participants can also compete in a county wide contest.

The Christmas Party will be postponed and become a Spring Fling at the picnic shelter.

A motion based on the current order, unless something changes in the significantly near future, that the Town cancel the parade was made by Commissioner Simpson with a second by Commissioner Sells.

Roll Call: Ashby-no, Furr- yes, Meadows-yes, Sells- yes, and Simpson-yes.

All Board Members were in favor. (4-1)

Commissioner Ashby clarified that he was not opposed to the motion but would rather had waited until we had further information before voting.

C. Receive an update from the Town Manager related to the various USDA water and sewer projects.

Randy Holloway discussed the lack of water pressure on Franklin St. from N. Main St. to Blueberry St. A map of fire hydrants and their flow showed insufficient water supply to the east and south of town. He would like to add a new 12" water line on Franklin to replace the 6' line that flows into an 8" line at Blueberry St towards Dutch Rd. By adding the 12" line all the red hydrants should turn to green once completed. This will provide better quality and quantity of water to these residents.

The Cabarrus County EDC has reached out about a possible industrial site on 40-60 acres past Blueberry St. This will allow the Town the option of supplying water to the site. It will bring 40-150 jobs and \$60,000,000 in tax base.

The estimate for the line is \$954,000. It will take 4-5 months for LKC Engineering to complete the paperwork for the project to be submitted to the USDA. Interest rates are still low at 1.8% for 40years. While we are looking at issues with water/sewer it would be good to add the manhole repairs and the 6" clay sewer pipes on A, B, & C Streets into the project to take advantage of these rates.

The Board requested a Workshop to be held with LKC Engineering to learn more about the scope of the project. This will help answer questions to the residents about the possible \$2.50- \$3.50 water/sewer bill increase. The Board also wanted copies of the maps prior to the meeting to be more prepared.

LKC agreed to meet with the Board at a Special Called Meeting on Monday, October 19th from 4-6pm. Amy Schueneman will post the Special Called Meeting on the website, Social Media, and contact the Sunshine List.

Commissioner Meadows would like to see redundancy with the water lines coming into Town since the Water Treatment Plant is so old.

No motion. Information only.

D. Discuss status of PARTF Grant and how the Board wishes to proceed.

Erin Burris stated staff submitted the North Carolina Parks and Recreation Trust Fund (PARTF) grant application to help pay for Concession Stand/Restroom/Picnic Building, Equipment/Maintenance Building, seating, walkway, and parking improvements for McAllister Field. The application requested a 50% match with the Town agreeing to add \$198,700 to the current \$30,000 set aside for parks to complete \$457,401 of improvements as outlined in the Comprehensive Plan and Phased Park Plan approved by the Board. Grants announcements were made on September 18. There were 66 submittals and only 16 were awarded. The Town of Mount Pleasant did not receive the grant.

Ms. Burris asked the Board if they wish to pursue the same expenditure of the current \$30,000 plus the additional \$198,700 agreed to (total of \$228,700) for a narrower scope of work to include:

- Replacement of the existing Restrooms/Concession Stand/Picnic Shelter (\$153,000)
- Repair of the spectator stands (\$5,000)

- Repair or replacement of the dugouts (\$10,000)
- ADA sidewalk from playground to Restrooms/Concession Stand (\$8,000)
- Site Grading (\$4,500)
- Construction Management (\$18,050)
- Maintenance/Equipment Shed and/or any additional concrete walkways/stage area that fit into budget (\$30,150)-as bid alternate

The following work would be excluded until funding became available at a later date:

- Additional/Paved Parking
- Covered Spectator Stands for Amphitheater
- Additional Benches

The Board was informed that since the bathrooms were out of order because of the septic tank, no other events could take place until everything was repaired. Little boys have been seen using the restroom behind trees.

Commissioner Furr felt that it was a lot of money to spend on a restroom. Asked if a portable unit like the county uses as the former MPMS ballfields could be used instead.

Commissioner Ashby stated the revenues appear to be coming in from property tax and believes the funds are there to proceed. The need for the facility is there and he did not feel there was not a reason to move forward.

Ms. Burris was instructed to see what the cost of a mobile restroom and a smaller version of the concrete block restroom without the concession stand would cost. This information will be brought back to the November meeting.

No motion. Discussion only.

A copy of the Phased Park Plan and Estimated Project Costs are included in the Minute Book.

E. Consider replacement for vacant “alternate” seat on Planning & Zoning Board.

The following people applied for the vacancy: Kay Beckett, Shelia Chapman, Gary Cooper, Amanda Lambert (*ineligible-outside Town limits*), and Warren Love.

Town Staff and Whit Moose (*email included in Minute book*) were in support of Kay Beckett for the position since she has been attending Board meetings and shows an active interest in the Town.

Town Attorney John Scarbrough said that the Town Board should not go into closed session to discuss the replacement to the Alternate position on the Planning & Zoning Board.

Commissioner Meadows stated she was already very involved with being Treasurer for the Eastern Cabarrus Historical Society and he thought Warren Love would be good for the position since he was not involved currently.

A motion for Warren Love to fill the “alternate” seat of the Planning & Zoning Board that expires on June 30, 2022 was made by Commissioner Meadows with a second by Commissioner Furr. Roll Call: Ashby-yes, Furr- yes, Meadows-yes, Sells- yes, and Simpson-yes.

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

F. Discussion of the Interchange Gateway Sign (Hwy 49 & Hwy 73)

Erin Burris presented slides showing a modified rendering of the Welcome sign by Bizzell Designs, Inc. The base size was increased to make it more prominent and the design of the top matches the architecture of the Museum.

The Board liked the new drawings. There is still a question of the location for the sign but that decision can be made later. An area was left on the base to put a message such as "Experience the Pleasant Life." Commissioner Meadows made the suggestion of "Home of the Tigers."

Ms. Burris will give the modified design back to Bizzell Designs, Inc. to finalize.

A motion to move forward with the project was made by Commissioner Furr with a second by Commissioner Simpson.

Roll Call: Ashby-yes, Furr- yes, Meadows-yes, Sells- yes, and Simpson-yes.

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

8. New Business

NONE

At this point Commissioner Simpson made a motion with a second from Commissioner Sells to go into Closed Session.

Roll Call: Ashby-yes, Furr- yes, Meadows-yes, Sells- yes, and Simpson-yes.

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

9. Closed Session 143-318.11. (a)(#6) ~~Discuss Planning & Zoning Board applicants Fire Chief Resignation and Interim Fire Chief.~~

To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.

Commissioner Furr made a motion with a second from Commissioner Sells to end the Closed Session.

Roll Call: Ashby-yes, Furr- yes, Meadows-yes, Sells- yes, and Simpson-yes.

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

Upon returning from Closed Session:

A motion to appoint Dustin Sneed as Interim Fire Chief for six weeks and then Jeff Watts as Interim Fire Chief for six weeks was made by Commissioner Simpson with a second by Commissioner Ashby.

Roll Call: Ashby-yes, Furr- yes, Meadows-yes, Sells- yes, and Simpson-yes.

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


Town Attorney John Scarbrough discovered that section 5.2 of the current Executive Order made an exception for Government Entities to continue with normal government operations. However, he did not feel that a parade was included in "normal government operations" since it is an event. This was confirmation to the Board that the parade should be canceled.

10. Adjournment


With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Sells seconded the motion.

Roll Call: Ashby-yes, Furr- yes, Meadows-yes, Sells- yes, and Simpson-yes.
All Board Members were in favor. (5-0)

By our signatures, the following minutes were approved as submitted and amended on Monday, November 9, 2020 in the Regular Meeting.



Town Clerk Amy Schueneman



Mayor W. Del Eudy

