

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Monday, October 8, 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 (absent, excused)
Commissioner William Meadows
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Jennifer Blake, Deputy Stephen Wagoner, Pastor Patrick McCabe, Kay Beckett, Michael Bonoffski from Cabarrus County Convention & Visitors Bureau, Kim Baker, Jeff Watts, Jerry Taylor, Erin Burris, and Crystal Smith.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Patrick McCabe of Bethel Bear Creek Reformed Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

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, 160A-381(d), or 160A-388(e)(2). NC State Statute 160A-75)

None of the Board Members had a Conflict of Interest.

3. Approve Agenda

Mayor Eudy informed the Board that Commissioner Simpson could not attend the meeting and asked to be excused.

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A motion to excuse Commissioner Simpson from the meeting was made by Commissioner Ashby with a second by Commissioner Furr. All Board members were in favor. (4-0, Commissioner Simpson excused)

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

A copy of the email from Commissioner Simpson is included in the Minute Book.

4. Consent Agenda

- A. Minutes September 10, 2018
- B. Resolution of Support for a Bicycle and Pedestrian Project Acceleration Plan
- C. Proclamation for Breast Cancer Awareness Month
- D. Proclamation for Domestic Violence Awareness Month
- E. Proclamation for Veterans Day 2018

Commissioner Chapman made a motion to accept the Consent Agenda with a second by Commissioner Ashby. All Board Members were in favor. (4-0, Commissioner Simpson excused)

5. Reports

- A. Town Administrator- Randy Holloway
- B. Asst. Town Administrator-Crystal Smith
- C. Finance Officer- Amy Schueneman
- D. Planning & Zoning-Erin Burris
- E. Code Enforcement- Jeff Watts
- F. Police-Deputy Stephen Wagoner

6. Public Hearings

TA 2018-03 & REZ 2018-04 Flood Damage Prevention Ordinance and Flood Insurance Rate Map Updates

Text amendments and associated FIRM updates developed by FEMA and NC Department of Emergency Management for National Flood Insurance Program (NFIP). Includes moving the Flood Damage Prevention Standards and Watershed regulations from Article 4 Zoning Districts to Article 9 Environmental Regulations and removing the Flood Damage Prevention Overlay from the Official Zoning Map. Affected Sections of UDO: Article 4 and Article 9.

Erin Burris, Town Planner, presented the changes in the Flood Damage Prevention and FIRM Updates to the Board. On November 16, 2018 new Flood Insurance Rate Maps (FIRMs) for Cabarrus County will go into effect. These new maps and ordinance text were developed by FEMA in cooperation with the NC Department of Emergency Management, which coordinates all floodplain regulatory matters in the state. The Town of Mount Pleasant previously adopted a Floodplain Protection Overlay District which is based on Flood Insurance Rate Maps that were effective as of 2008. FEMA requires local governments to adopt new FIRMs as they become effective to maintain participation in the National Flood Insurance Program (NFIP), which, among other things, allows property owners in the Town's jurisdiction to purchase Federal Flood Insurance. These amendments must be completed prior to November 16, 2018 in

order for the Town and property owners within its jurisdiction to continue participation in the NFIP.

Staff also proposes removing the Floodplain Overlay from to the Official Zoning Map in order to facilitate future FIRM updates without having to involve the zoning map amendment process. Flood Damage Prevention regulations are an environmental function and should be in the environmental section of the UDO along with riparian stream buffer requirements. The Watershed Protection Overlay regulations have also been moved to this section since it also has an environmental function.

The Planning & Zoning Board is in favor of the plan and it is being encouraged by the state of North Carolina.

A motion was read by Commissioner Furr that the Town Board of Commissioners finds that proposed amendments are consistent with the Comprehensive Plan in that they help to implement Land Use Goal of the Comprehensive Plan by promoting a sustainable land development pattern and preserving environmentally sensitive areas. The amendments are also necessary to comply with Federal and State emergency management standards and for participation in the National Flood Insurance Program. The alteration of the requirements from an overlay to an environmental regulation will also simplify future changes to the FIRM maps as mandated by federal and state law Agenda with a second by Commissioner Ashby. All Board Members were in favor. (4-0, Commissioner Simpson excused)

A copy of the Flood Plain Packet is in the Minute Book.

7. Old Business

None

8. New Business

A. Presentation by Michael Bonoffski from Cabarrus County Convention & Visitors Bureau.

Michael Bonoffski presented to the Board the latest marketing plan for the CVB. A copy of the new Visitor's book was given to each Board member. A PowerPoint was displayed showing growth in the number of hits (233,585) to the website last year. Research shows people are driving 4-6 hours to visit Cabarrus County and most of the visitors are from NC. Race Team Shops are a big draw to the area. CVB is constantly attending conventions to bring a variety of events, activities, and sports to the county. The CVB recently received an award for the Destination Guide Interactive Cover. In 2017, visitor spending increased by 3.1% resulting in homeowners paying \$489 less in local and state taxes.

A copy of the Visitor's Book and the PowerPoint is included in the Minute Book.

No motion was made. For information only.

B. Consider allowing the Fire Department to apply for the 2018 AFG grant.

The Fire Department would like permission to apply for the 2018 AFG grant to purchase a Multi-purpose truck to replace the old brush truck. The Town would have to pay only 5% of the cost and the money is already in the Fire Dept. budget.

A motion to allow the Fire Dept. to apply for the 2018 AFG grant was made by Commissioner Meadows with a second by Commissioner Chapman. All Board Members were in favor. (4-0, Commissioner Simpson excused)

C. Consider approving the Façade Improvement Program

Erin Burris, Town Planner, presented the Façade Improvement Program to the Board for approval. The Town's adopted Comprehensive Plan recommended implementing a Façade Improvement Program grant. The Town Board of Commissioners budgeted \$10,000 for the program for the current fiscal year. All proposed façade improvements utilizing the program will be required to meet the building design standards of the UDO and be approved by the Town Board of Commissioners. Furthermore, contributing structures in the National Register of Historic Places District would be required to follow the Secretary of Interior Standards for Rehabilitation. Grants would be awarded on a first come first served basis with priority given to Downtown buildings. There are three (3) Tiers for funding. Depending on the requests and extent of the improvements the budgeted amount may help only 1 applicant or as many as 4 applicants.

The grant would be available to homeowners, business owners, and tenants with landlord's approval. To receive the grant an application, quotes, and renderings of the improvements would have to be submitted.

Commissioner Ashby asked if there was a designated time period to apply or first come basis. He also wanted to know if there was any unspent money at the end of the Fiscal Year, would it be held and added to next year or absorbed back into the budget. Ms. Burris replied that either could be done depending on the Boards discretion.

Town Attorney, John Scarbrough, wanted to have the Board table the item until the next meeting to give him time to verify everything is within the guidelines of the State Statutes since public funds would be used.

Item Tabled until November meeting. No action taken.

A copy of the drafted Façade Improvement Program packet establishing eligibility and criteria for the program and application is included in the Minute Book.

D. Consider receiving a report from the Town Administrator about damage that occurred to the Town's raw water intake site.

Randy Holloway, Town Administrator, reported the Town's raw water intake site was damaged as a result of the heavy rain that occurred during Hurricane Florence. The low water dam on Dutch Buffalo Creek was damaged when a segment of the dam was washed downstream as a result of very high water flow. Mr. Holloway played 3 videos he recorded on his phone to the Board to show the level of damage and the buildup of debris near the intake site. The Town will need to have the area dredged again. The last time it was

dredged was 3 years ago. The Town Staff is working with our Insurance Company and Town Engineering Staff to develop a plan for repairs. It's our understanding that the damage is covered by insurance with a \$1,000 deductible. The Staff may recommend taking advantage of this opportunity to make some badly needed repairs while the storm damage is being addressed. This would help increase the life of the raw water intake dam for up to 50 years. Until the quotes from the engineers and the confirmation of coverage from the insurance company have been received, the Town is in a holding pattern. More information should be available by the November meeting.

For information only. No action taken.

Additional Comments

Deputy Fire Chief Jeff Watts informed the Board about the Active Shooter Training taking place at the old Mt. Pleasant Middle School on Saturday, December 8th. What started out as a county event has spread to the state and federal level. There will be a backward 911 call and letter sent to the areas residents to make them aware the explosions and gun shots they hear will be part of the training exercise. Mr. Watts wanted to give the Board a heads up for the phone calls they will probably receive.

Mayor Eudy mentioned to the Board that the next meeting is scheduled on Veteran's Day. He asked the Board if they would be willing to move the meeting to Tuesday, November 13, 2018 at 6pm since Town Hall is closed on November 12. The Board agreed to move the date. The change will be posted on the Town's website and by a flyer at Town Hall.

At this point Commissioner Furr made a motion with a second from Commissioner Ashby to go into Closed Session. All Board Members were in favor. (4-0, Commissioner Simpson excused)

9. Closed Session 143-318.11. (a)(#6)

Consider a position for Planning & Economic Development


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 Chapman made a motion with a second from Commissioner Furr to end the Closed Session. All Board Members were in favor. (4-0, Commissioner Simpson excused)

10. 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. (4-0, Commissioner Simpson excused)

By our signatures the following minutes were approved as submitted and amended on Tuesday, November 13, 2018 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

SEAL

