

# Mount Pleasant

North Carolina

*Founded in 1848*

**Town of Mt. Pleasant  
Board of Commissioners  
Town Board Meeting Minutes  
Monday, November 8, 2021 at 6:00 P.M.**

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

**Also Present:** Erin Burris, Crystal Smith, Captain Tessa Burchett, Deputy Claudett Camille, Chris Carter, Pastor Nick Newman, Kay Beckett, and Kim Baker.

## **CALL TO ORDER**

Mayor Eudy called the meeting to order.

## **INVOCATION**

Pastor Nick Newman of Propel Church led the Board in prayer.

## **PLEDGE OF ALLEGIANCE**

Mayor Eudy led the Pledge of Allegiance.

## **OPENING COMMENTS**

Mayor Eudy stated that Commissioner Furr was unable to attend due to her job and this should be the last time she misses for taking minutes at the Cabarrus School Board meeting. Hiring a replacement is on their agenda this evening.

A motion to excuse Commissioner Furr was made by Commissioner Simpson with a second by Commissioner Ashby. All Board Members were in favor. (4-0, Commissioner Furr absent)

### **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)*

No one had a conflict.

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### **3. Approve Agenda**

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

### **4. Consent Agenda**

- A. Minutes October 11, 2021
- B. 2022 Town Board Meeting Schedule
- C. 2022 Holiday Schedule
- D. Retention Schedule for General Records
- E. Retention Schedule for Program Records

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

### **5. Reports**

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

### **6. Public Hearings**

None

### **7. Old Business**

#### **A. Interlocal agreement with WSACC for future sewer capacity**

Randy Holloway, Erin Burris, John Scarbrough, and Commissioner Sells reviewed the current Interlocal Wastewater Capacity Allocation Agreement. In summary, around July 2021 the Town was made aware of some sewer treatment capacity issues at the Rocky River Regional Wastewater Treatment Plant. All the municipalities and the county that had a seat on the Board were called together to start discussing how to deal with those capacity issues. WSACC had already planned on doing a two-phase plant expansion. The first phase would be completed in 2024 and the second in 2027. The Committee made a recommendation of a 50,000 gallon per day base amount plus historic use. Initially, it was proposed that historic use be used to allocate that percentage wise which would not have worked out well for Mount Pleasant. It hinges on what WSACC has submitted to the state for flow reduction. Every bedroom in a new house uses 100 gallons per day for the calculations but WSACC asked for it to be reduced to 70 gallons per day per bedroom. That will help free up a lot of paper allocation for everyone. Then, WSACC will have 1.2 million gallons per day to allocate if it goes through. They will not know until around January 2022. As a stop gap measure until Phase 1 expansion is completed, we have this Interlocal Agreement (*copy included in the Minute Book*) to say this is what each community will get: 50,000 gallons per day plus base. The Town is being asked to agree "in principle" to the allocation methodology. The Town will not know the exact number awarded until we get the information from the state. Previously, sewer capacity has been based on a "first come – first serve" basis. This agreement will at least make sure some of the allocation is reserved for Mount Pleasant.

Commissioner Sells (who also serves on the WSACC Board) stated WSACC looks back historically not at sewer usage but the amount of rain. So drier years had more capacity available than wetter years. State is dragging their feet and questioning everything. It was hard for WSACC to come to this agreement. The initial agreement submitted by the subcommittee gave more to one municipality than was fair. Concord decided to give Mount Pleasant more allocation from theirs.

John Scarbrough said the agreement states only WSACC can terminate the agreement which is a concern for him. However, since WSACC is comprised of the various member jurisdictions that will work out. This agreement does not replace the current sewage service agreement except for the allocation part instead of the "first come – first serve" basis. "This Agreement shall remain in effect until the earlier of (a) January 1, 2025, (b) the date upon which WSACC's expansion of the RRRWWTP comes online with 30 MGD treatment capacity, or (c) termination of this Agreement by WSACC."

The Town will need to come up with its own allocation policy once we are given our total allocation for future projects. It will include time limits for projects that are approved before the allocation will be withdrawn.

Randy Holloway asked for this to be reflected in the minutes: "Everybody worked together but kudos to Concord. Right out of the gate they were looking after us. They were the ones that said it needed to be a minimum capacity of 50,000 gallons or we would have only had 14,000 gallons and that is nothing." Staff recommends this. It is not perfect but better than what we had been doing.

John Scarbrough stated that capacity is transferable. One jurisdiction could give part of theirs to another.

A motion to approve an Interlocal Wastewater Capacity Allocation Agreement with the Water & Sewer Authority of Cabarrus County and authorize the Town Manager to sign the agreement was made by Commissioner Simpson with a second by Commissioner Sells. All Board Members were in favor. (4-0, Commissioner Furr absent)

## **8. New Business**

### **A. Consider accepting the CMAQ award of \$510,072 for the Washington St. street improvement project when a final approval is issued by the Board of Transportation in December**

The Town received an award letter from CRMPO to "install approximately 900 feet of sidewalk with curb/gutter along N. Washington St in addition to two 12-foot shared travel lanes with bike sharrows." The award is for \$510,072 (80%) with a match of \$127,518 (20%) from the Town for a total cost of \$637,590. This would be from Park Dr to Franklin St. It is consistent with our Bike and Pedestrian Study completed a few years ago.

Previously, the Board gave its approval for Town Staff to apply for the funds at the February 8, 2021 meeting. The project is still dependent on acquiring property at the corner of Washington & Franklin from the Helms family which is in the budget.

A budget amendment for the 20% Town match will also need to be approved.

2 motions were made:

1. A motion to accept the CMAQ award of \$510,072 for the Washington St. street improvement project when a final approval is issued by the Board of Transportation in December was made by Commissioner Ashby with a second by Commissioner Sells. All Board Members were in favor. (4-0, Commissioner Furr absent)

2. A motion to approve Budget Amendment #13 CMAQ Award 20% match Washington Street improvements was made by Commissioner Meadows with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Furr absent)

**B. . Consider accepting the Emergency Supplemental Historic Preservation Fund (ESHPPF) Grant and allowing Town Manager to sign the grant contract.**

The Town received a \$94,250.00 grant to do a Stormwater Mitigation Plan and National Register Historic District Update from the North Carolina Department of Natural and Cultural Resources acting through the North Carolina State Historic Preservation Office.

The studies will need to be completed by December 31, 2024. This grant covers 100% of the cost for the two studies.

It will help prevent flooding in the downtown area.

A motion to accept the Emergency Supplemental Historic Preservation Fund (ESHPPF) Grant and allow the Town Manager to sign the grant contract was made by Commissioner Simpson with a second by Commissioner Sells. All Board Members were in favor. (4-0, Commissioner Furr absent)

**C. Consider contracting with The Wooten Company for general Town Engineering Services.**

Randy Holloway stated in August 2021, the Town issued an RFQ for Engineering Services to assist the Town with general engineering services on an as needed basis and function as Town Engineer, with the scope of work to include water, sewer, roadway, pedestrian, and storm water, etc. services. RFQ was published in the Independent Tribune and on HUB Office Bid Opportunities. It has been 10 years since the last time we have selected a Town Engineer.

We had four engineering firms respond:

- Alley, Williams, Carmen, & King
- LKC Engineering
- McGill Engineering
- The Wooten Company

The Town is currently working with all four of the firms in some capacity through projects or regular Town engineering services. Staff have reviewed the proposals and scored them. There was a tie between LKC Engineering and The Wooten Company. Staff recommends the Board considering The Wooten Company for town engineering services.

3 motions were made:

1. A motion to accept engineering services proposal from The Wooten Company was made by Commissioner Ashby with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Furr absent)

2. A motion to allow the Town Manager to negotiate acceptable engineering fees and sign the contract when negotiations are complete was made by Commissioner Simpson with a second by Commissioner Sells. All Board Members were in favor. (4-0, Commissioner Furr absent)

3. A motion to allow the Town Manager to reach out to the runner-up (LKC Engineering) to start negotiations if an agreement cannot be reached with the Wooten Company was made by Commissioner Meadows with a second by Commissioner Ashby. All Board Members were in favor. (4-0, Commissioner Furr absent)

**D. Consider purchasing 6 heavy-duty commercial picnic tables to replace the wooden ones at Town Hall.**

Amy Schueneman reminded the Commissioners at the Fall Festival they saw the poor condition of our current picnic tables which show a lot of rust spots and warped wood. Staff received a quote of \$8,067.13 from KirbyBuilt to purchase 5 8' regular picnic tables and one 8' ADA compliant picnic table. They are constructed of heavy-duty metal with a premium-grade weather and vandal-resistant thermoplastic coating. Staff would like to order now to guarantee they are here by the Independence Celebration in June.

Randy Holloway reported that everything tonight is coming out of General Fund Balance but the preliminary audit for FY20/21 showed an increase of \$477,000 in the General Fund Fund Balance due to conservative projections on revenue due to COVID and reducing expenses. So, the General Fund Fund Balance is very healthy at this time.

Commissioner Ashby suggested getting a quote from Cobie Ellington who sold the same type of picnic tables to Mt. Pleasant United Methodist Church for their playground.

2 motions were made:

1. A motion to order 6 picnic tables not to exceed the cost of \$8,067.13 was made by Commissioner Sells with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Furr absent)

2. A motion to approve Budget Amendment #14 Purchase of 6 picnic tables based on the negotiated price was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Furr absent)

A motion to go into Closed Session was made by Commissioner Sells with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Furr absent)

**9. Closed Session 143-318.11.(a)(#5) Acquisition and disposition of property**

*To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.*

A motion to come out of Closed Session was made by Commissioner Meadows with a second by Commissioner Sells. All Board Members were in favor. (4-0, Commissioner Furr absent)

Upon returning to Open Session, the Board made the following motions:

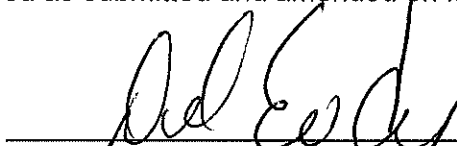
1. A motion to allow the Town Manager to negotiate a sewer easement for Walker Road sewer line was made by Commissioner Simpson with a second by Commissioner Ashby. All Board Members were in favor. (4-0, Commissioner Furr absent)
2. A motion for the Town Attorney to begin condemnation proceedings, if necessary, for the sewer easement on Walker Road was made by Commissioner Simpson with a second by Commissioner Sells. All Board Members were in favor. (4-0, Commissioner Furr absent)
3. A motion to authorize the Town Attorney to request the property owner to grant an encroachment easement for a driveway on Foil Street by was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Furr absent)

**10. Adjournment**

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

By our signatures, the following minutes were approved as submitted and amended on Monday, December 13, 2021 in the Regular Meeting.

  
Town Clerk Amy Schueneman

  
Mayor W. Del Eudy

