

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Monday, February 11, 2019 at 6:00 P.M.**

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

Also Present: Youth Council (Braden Smith, Connor Warren, Faith Eudy, C-erra Hilton, Izzy Lyon, Eric Lozano), Jim Sells, Leigh Ann Sells, Ola Sells, Deputy Stephen Wagoner, Deputy Laura Higgins, Dr. Allen Dobson, Martha Dobson, Kay Beckett, Jennifer Blake, Rev. Ruth Ann Sipe, Amber E. Pope, Marcia Morris, Lisa Holloway, Fire Chief Jerry Taylor, Jeff Watts, Erin Burris, Crystal Smith, unknown female, and Steve Tile.

CALL TO ORDER

Mayor Eudy called the meeting to order

INVOCATION

Rev. Ruth Ann Sipe from St. Stephens Lutheran Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

1. Public Forum

Martha Dobson, Amber E. Pope, and Marcia Morris addressed the Board on behalf of the Mt. Pleasant Friends of Library expansion project. Mrs. Dobson stated in December she addressed the Board and told them the Friends of Library were working on developing a document that pulled together all the various details with regards to the expansion of the library in Mt. Pleasant. (*Copies of handouts were presented to the Board and are included in the Minute Book.*) The handouts were sent to the Cabarrus County staff and Commissioners in anticipation of presenting the information at their workday in early January. A few days beforehand, it was removed from their agenda. Shortly afterwards, they received an email stating a plan was being worked on for the expansion. Then, another email from the county came saying the plan did not include provision for an expansion of the library. The same day as that email arrived the new owners of the old MPMS property are very interested in having the library located on that property.

Marcia Morris said they met with a couple members of Mt. Pleasant Development Partners

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and county staff, where they made it pretty clear that replacing or expanding the library in Mt. Pleasant is not very high on their list of priorities. The Friends presented the county with a wonderful opportunity to get the library at the old MPMS site with people who are very willing to work with the county to make this happen. It could potentially save the county a lot of money and effort. Following the meeting the Friends have not heard a lot of follow-up from the county. So, they are encouraging people of Mt. Pleasant and those who use the library to contact the County Commissioners and encourage them to direct county staff to explore this opportunity. This is a great chance to get something done sooner rather than later and at least be explored and not just brushed aside.

The Friends of Mt. Pleasant Library are here tonight to enlist the Boards help to express the interest of Mt. Pleasant and the overwhelming support for the library expansion to the county. They asked if the Board would encourage our County Commissioners to consider this opportunity that we have.

Amber Pope stated they started this in 2017 when they met with the County Commissioners, they gave them a goal of raising \$25,000 which they did in 7 months. After raising the money they went back to them and they asked for a plan. They spent a lot of time and energy meeting with people and developing a plan. Once they had a plan the county said they could meet later about it. Mrs. Pope wants everyone to work together and remember that we are on this end of the county and we may not need as big of a library as West Cabarrus branch but we do need a new library. This is a wonderful opportunity and Mt. Pleasant Development Partners are willing to work with us.

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 wanted to move an item under *Old Business-A. Consider appointing James Sells to fill the vacant seat on the Town Board with a term expiring November, 2019 to right after the Reports Section before the Public Hearings.

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

4. Consent Agenda

- A. Minutes January 14, 2019
- B. Annual Purge of Records for January, 2019
- C. Budget Amendment #6 Mature CD to Capital Reserve Fund- FD Vehicles

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

5. Reports

- A. Town Administrator- Randy Holloway
- B. Asst. Town Administrator-Crystal Smith
- C. Town Clerk/Finance Officer- Amy Schueneman
- D. Senior Customer Service Specialist-Jennifer Blake
- E. Planning & Economic Development Director -Erin Burris
- F. Code Enforcement Officer- Jeff Watts
- G. Police Dept.-Deputy Stephen Wagoner

Erin Burris, Planning & Economic Development Director, informed the Board that Cantina 73 Mexican Restaurant is supposed to open March 1st. The owner is working on getting the sign installed, menus, Facebook page, and website.

The Lentz Building (corner of N. Main St. and Hwy 73) renovations have started this week. Windows have come out and permits are being issued. Plans are being drawn up now.

The Re-Kickoff of the Downtown Merchants Association met today with 15 people from the downtown property owners and business owners. Great interaction and continued engagement will help with revitalization of the downtown area.

Met with Cabarrus County EDC on Feb. 5th about doing an industrial property inventory throughout the county and identifying needs for each community. This will help with future land use maps for available industrial property.

The Pleasant Life Facebook page has been launched with everything going on around town and past history. It's a way to engage the community and let them know what's important to the community. If you have not liked the page, please do so. 500 likes in the first week.

At the last Cabarrus Summit 73 & Main won the Best New Business of the Year Award.

The Town was awarded the NCDOT Bicycle & Pedestrian Project Acceleration Planning Grant. This will help us do Bicycle & Pedestrian planning through the entire town and help us identify the projects that will have the highest impact. There was a small match of about \$3,000 with the grant.

***Old Business Item A. Consider appointing James Sells to fill the vacant seat on the Town Board with a term expiring November, 2019.**

Jim Sells is a former Commissioner for the Town and ran against Commissioner Warren Chapman in the last election. He lost by 6 votes. Mr. Sells did not demand a recount knowing how much it meant to Commissioner Chapman. The Board feels the community had already voted for Mr. Sells and would like to appoint him to the Board to fill the unexpired time for the seat held by Commissioner Chapman.

A motion to appoint James Sells to fill the vacant seat on the Town Board with a term expiring November, 2019 was made by Commissioner Furr with a second from Commissioner Simpson. All Board Members were in favor. (4-0)

Newly appointed Commissioner James Sells was sworn under oath to serve as Commissioner to the Town Board of Mount Pleasant until Nov. 2019 by Mayor Eudy. From this point forward in the meeting Commissioner Sells voted on all motions.

6. Public Hearings

A. TA 2019-01 Commercial and Recreational Vehicle Parking (Erin Burris)

Administrative text amendment to clarify the allowable uses and parking locations for commercial and recreational vehicles. Affected Section of UDO: Article 5 and Appendix A

A copy of the TA 2019-01 Commercial and Recreational Vehicle Parking packet is included in the Minutes.

No one spoke at the Public Hearing.

Erin Burris stated the Town staff requests the proposed text amendments to clarify the allowable uses and parking locations for commercial and recreational vehicles, primarily in residential areas. The proposed amendments would regulate parking of such vehicles based on the size of the vehicles and the size of the properties on which they are parked. It also clarifies that recreational vehicles are not to be used as dwellings or temporary living quarters, except on a very limited basis for up to 14 days per year for guests and for up to 6 months for construction or repair of a home with a valid building permit. Clarification is also added to the definitions for campground and recreational vehicle in Appendix A. Additionally, within Section 5.12, the minimum lot size for Rural Home Occupations is removed since the minimum lot size for the AG district is already established in Article 4.

The Planning and Zoning Board recommends approval and finds that proposed amendments are not addressed by the Comprehensive Plan, but are not inconsistent with it. This amendment is intended to maintain the character of residential areas within the Town's jurisdiction and minimize potential adverse impacts on adjacent property owners.

Exceptions to this are the loss of a home due to a fire or natural disaster. A special use permit could be issued in this case. The UDO code could not regulate "tiny homes" or small homes because they must meet NC Building Codes. Manufactured homes including "tiny homes" with wheels can only be allowed in a Manufactured Home overlay.

A motion stating that TA 2019-01 Commercial and Recreational Vehicle Parking should be Approved and was consistent because the Town Board of Commissioners finds that proposed amendments are not addressed by the Comprehensive Plan, but are not inconsistent with it. This amendment is intended to maintain the character of residential areas within the Town's jurisdiction and minimize potential adverse impacts on adjacent property owners was made by Commissioner Ashby with a second from Commissioner Meadows. All Board Members were in favor. (5-0)

B. Ordinance to change the Town Charter by Adopting the Council-Manager Form of Government

The Towns Charter states we are currently a Mayor-Council form of Government where the Mayor runs day to day operations. However, the Town has been functioning as a Council-Manager form of Government since the first Town Administrator was hired in 2005. The

Council-Manager form of Government is the preferred method of running counties and municipalities across the state.

Since the Town did not change the Charter in 2005, the Town Staff recommends changing the Charter to the Council-Manager Form of Government. The first step in the process to change the Charter was adopting the Resolution to have a Public Hearing which occurred at the January 14th meeting and advertise it in the Independent Tribune. The Public Hearing tonight is the second step. Once the Public Hearing is completed the Board will need to approve an Ordinance to adopt the Council-Manager form of Government at the March 11th meeting. Finally, a notice will be placed in the newspaper stating we have changed our Charter after March 11th.

No one spoke at the Public Hearing.

No motion was made. Process continues at March 11th meeting.

7. Old Business

A. Consider appointing James Sells to fill the vacant seat on the Town Board with a term expiring November, 2019. (Moved up in the Agenda following Reports)

B. Consider receiving an update on located cell service on the North Drive water tank.

Randy Holloway reported that Town Staff is working with Utility Services to locate an AT&T cell service on the North Drive water tank. The site will be designed to handle up to three cell service carries should the need arise. Utility Services is working with AT&T on site requirements, zoning, permits, fees, etc. We should have an estimate on the fee revenue prior to the May 2019 Town Board meeting. Once one carrier comes usually Verizon and Sprint follow. Once the North Drive tank has cell services we will try to fill the Foil St. tank.

He reminded the Board that we entered into an agreement with Utility Services for them to manage the tank sites and manage the cell service placement, maintenance, etc. for 30% of the annual fee. The remaining fees will be used for tank maintenance.

No motion. Information only.

C. Consider receiving an update on the repairs to the raw water intake site on Meadowood Road.

Randy Holloway stated that Town Staff had a meeting with representatives from FEMA, NC State Emergency Management and the Army Corp of Engineers on February 5, 2019. The meeting was to discuss the damage to the Town's raw water intake facility located at the end of Meadowood Road due to Hurricane Florence in September of 2018. The meeting was very well attended and we received a tremendous amount of information and assistance from all agencies involved.

No motion. Information only.

8. New Business

A. Consider Setting Filing Fees for the 2019 November Election.

Amy Schueneman, Town Clerk, received a request from the Cabarrus County Board of Elections requesting information on the 2019 filing fees for the Town of Mount Pleasant. The current filing fees are \$25.00. We also have the estimated budget of \$7,011.00 for the 2019 elections and that will be included in the recommended FY-2019-20 Town budget.

A motion to leave filing fees at \$25.00 was made by Commissioner Furr with a second from Commissioner Ashby. All Board Members were in favor. (5-0)

B. Consider allowing the Mount Pleasant High School ROTC to present the Colors at future Town Board Meetings.

Col. Neel, MPHS ROTC teacher, would like the ability of his recruits to post the colors at the Town Board meetings since they perform this service to other governmental meetings in the county. The ROTC will be able to present the colors each month during the school year starting this April. They do an exceptional job at meetings.

A motion to allow the Mount Pleasant High School ROTC to present the Colors at future Town Board Meetings was made by Commissioner Simpson with a second from Commissioner Meadows. All Board Members were in favor. (5-0)

C. Consider approving the Town of Mount Pleasant Youth Council placing a memorial plaque on one of the playground benches remembering Warren B. Chapman, Commissioner 2008-2018.

The Town of Mount Pleasant Youth Council (Braden Smith, Connor Warren, Faith Eudy, C-erra Hilton, Izzy Lyon, Eric Lozano) is requesting approval to place a plaque on one of the benches in the playground remembering Commissioner Chapman, who passed in December 2018. He could be seen many times on the playground with his grandson, and we wanted to remember him and his work on the Town Board, as an Events Committee volunteer, as a former member on the Town Planning & Zoning Board and how he frequently visited the area businesses. He was an ambassador for the Town at many events throughout Cabarrus County and always attended the Quarterly Cabarrus Summit Meetings. Mr. Chapman considered being an elected official an honor. Mr. Chapman served as a Commissioner and previously on the Planning & Zoning Board for over 10 years.

The plaque will be aluminum cast so it can withstand the elements, and will be a direct mount to the bench. Cost will be approximately \$217.21, and would be taken from the Youth Council line item of the 2018-2019 approved budget.

A motion to approve the placement of a memorial plaque to remember Warren B. Chapman, Commissioner was made by Commissioner Sells with a second from Commissioner Ashby. All Board Members were in favor. (5-0)

D. Discussion on continuing the Farmer's Market.

Crystal Smith asked for direction from the Board on continuing the Farmer's Market in 2019. Only 4 vendors participated during 2018. The Town did not charge any fees to the vendors. Mt. Pleasant United Methodist Church is still willing to host the Farmer's

Market in its park again this year. Mrs. Smith also stated that at the Downtown Merchants Assoc. meeting, many did not realize we even had a Farmer's Market. Signs are placed at the road each week, as well as, Facebook posts, info on website and on the water bills.

A motion to continue the Farmer's Market for 2019 was made by Commissioner Simpson with a second from Commissioner Furr. All Board Members were in favor. (5-0)

E. Consider not renewing the Deer Urban Archery Season for 2020.

Each year the North Carolina Wildlife Resource Commission asks all municipalities if they would like to participate in the Deer Urban Archery Season for the following year. The Town has participated in years past. The season is Jan. 12-Feb. 17, 2019.

Hunters are increasing their demands on Town Staff to provide locations for Urban Archery and owner's information. It is the hunter's responsibility to secure written permission according to the states guidelines.

While researching guidelines, staff discovered that it is against our Town Ordinance Section 8-2009 to allow hunting by gun, firearm, or bow and arrow inside Town Limits.

A motion to no longer participate in the Deer Urban Archery Season effective Feb. 18, 2019 was made by Commissioner Ashby with a second from Commissioner Meadows. All Board Members were in favor. (5-0)

F. Consider allowing the Fire Dept. to apply for the Firehouse Subs Grant for Swift Water Rescue equipment.

Deputy Chief Jeff Watts of the Mt. Pleasant Fire Department is requesting permission to apply for the Firehouse Subs grant. This grant is for new Swift Water Rescue equipment. The Fire Depts. current equipment is more the 10 years old and is worn out and dry rotted. Some suits have holes that are unrepairable. The grant would be approx. \$20,000. This is a 100% grant, no funds from the Town would be required.

A motion to allow the Fire Dept. to apply for the Firehouse Subs Grant for Swift Water Rescue equipment was made by Commissioner Furr with a second from Commissioner Simpson. All Board Members were in favor. (5-0)

G. Consider allowing the Fire Dept. to apply for the Department of Insurance (DOI) Grant to purchase new fire hose.

Deputy Chief Jeff Watts of Mt. Pleasant Fire Department is requesting permission to apply for the DOI grant. This grant is for new replacement fire hose. Their current hose is approx. 15 years old. They are having more and more hose fail service testing each year due to age. The grant is for approx. \$4,000 - \$5,000. This is a 50% grant. If the Fire Dept. is awarded the grant, they would pay the 50% from budgeted line items. It would cost \$2,000-\$2,500 to replace the hoses on each truck.

A motion to allow the Fire Dept. to apply for the DOI Grant to purchase new fire hose was made by Commissioner Ashby with a second from Commissioner Sells. All Board Members were in favor. (5-0)

Mayor Eudy reminded the Board and audience of the upcoming Budget Workshop scheduled for Friday, March 1 6-8pm and Saturday, March 2 8am-Noon. Also, Cabarrus Summit was meeting on Feb. 13.

10. Adjournment

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Simpson 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, March 11, 2019 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

SEAL

