

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, February 14, 2022 at 6:00 P.M.**

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

Also Present: Erin Burris, Crystal Smith, Deputy Claudett Camille, Captain Tessa Burchett, Deputy Arin Price, Deputy Chief James Bailey, Ally Schueneman, Tony Brewer, Beth Street, Ryan Shaver, Pastor Nick Newman, Doug Drye, Robert Freeman, Brian & Rita Gillmore, Catherine Whiteford, and Gabriel Bello.

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.

Mayor Eudy stated that Commissioner Chris Carter was unable to attend due to work. Commissioner Simpson made a motion to excuse Commissioner Carter from the meeting with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

1. Public Forum

- Captain Tessa Burchett introduced Deputy Arin Price as the daytime replacement for Deputy Adam Sellers who moved to Midland. The Board welcomed Deputy Price.
- Robert M Freeman, candidate for NC House 73, introduced himself to the Board and stated he wanted to reduce taxes for the citizens.
- Beth Street is running for District Court Judge and is currently an Assistant District Attorney. She has been working with the Cabarrus County Sherriff's Department to have Safety meetings across the county to educate citizens in ways to protect themselves.

2. Conflict of Interest

8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921

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)

Mayor Eudy pointed out to the Board that new language had been added to the Conflict-of-Interest statement concerning non-profit organizations. This was to conform to the new General Statutes from the State.

No one had a conflict.

3. Approve Agenda

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

4. Consent Agenda

- A. Minutes January 10, 2022
- B. Minutes February 8, 2022 Work Session
- C. Proclamation for Black History Month
- D. Annual Purge List of old records per NC State Retention Policy
- E. Revised Social Media Policy (*Revised Social media Policy to include updated verbiage from the UNC School of Government for all full time, part time, Boards, advisory committees and volunteers*)
- F. Policy for Allowable Costs and Cost Principles for ARP Funds
- G. Conflict of Interest Policy (*To meet requirements of State Grant*)
- H. Revised Personnel Policy (*To meet requirements of ESHPF Grant for stormwater*)
- I. Resolution- New Checking account for State Water/Sewer Capital Projects
- J. Resolution- New Checking account for State SCIF Grant

Commissioner Sells 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 Carter excused)

5. Reports

- A. Town Manager-Randy Holloway
- B. Asst. Town Manager-Crystal Smith
- C. Town Clerk/Finance Officer - Amy Schueneman

Amy Schueneman informed the Board there have been numerous emails and phone calls concerning the parking situation on Lee St. It is scheduled to be discussed at the March 14th Town Board meeting under Text Amendments.

Mayor Eudy said as the Town grows there will be more issues with parking. He suggested the Town start a Transportation Safety Advisory Council (TSAC) like Concord. Concord's was made up of Transportation Dept., Police, Fire, and Code Enforcement. For the Town it should be made up of Staff and when issues need to be handled it could be put on the Consent Agenda. Sometimes it may require a Text Amendment the Board would have to approve. The Board agreed with the idea of having a TSAC made up of staff members.

- D. Planning & Economic Development Director - Erin Burris
- E. Code Enforcement-Jeff Watts
- F. Public Works- Lane Bost
- G. Fire Dept. -Chief Dustin Sneed
- H. Cabarrus Co. Sheriff's Dept Report - Deputy Claudette Tarte

6. FY20/21 Audit presentation by Tony Brewer of Eddie Carrick, CPA, PC
Mr. Brewer thanked the Town for allowing them to be the Town's auditor. They have 28 municipalities of 5,000 or less. So, they understand the challenges of small town's.

- On page 1 the Town of Mount Pleasant received an opinion of Unqualified or Clean Audit.
- Pages 3-11 show the Management Discussion & Analysis (MD&A) that is written in layman's terms explaining where the Town is and where it is going. The audit is a public document that they can request a copy of, and the MD&A is a good place for them to start reading the audit since it is more of a narrative.
- The sections of Exhibits, Notes, and Schedules follow. The Schedules are the details behind the Exhibits. The highlights of the Schedules
 - Ad valorem increased \$154,000
 - Local Option Sales Tax was up \$47,303
 - FEMA grant of \$61,429
 - Contract fire- Cabarrus County \$583,483 up \$85,803 from 2020
 - Total Revenue for the year was up \$300,000
 - Expenses were down \$640,000 due to less street repairs and capital outlay in Fire Department and Streets
 - Revenues were greater than Expenses by \$514,195 for 2021 compared to \$134,542 in 2020
 - Unassigned Fund Balance remained healthy at 103% of current years expenditures and that is up from 76% in 2020
- page 61 starts the Water Sewer Funds
 - Water Sewer Revenues were up \$69,459
 - Expenditures were up \$27,372 due to the water distribution costs driven by waterline repairs in 2021
 - Revenues were more than Expenditures by \$21,157 compared to a profit of \$86,570 in 2020
 - Water and Sewer cash increased by \$98,176
 - The Collection Rate is 98.68%. The state average is 97%.
- Changes in the Audit process this year
 - LGC use to send out unit or "white" letters with concerns from audits submitted. Now it is up to the Municipality to address any concerns after the auditor submits the audit to the Municipality and the LGC.
 - Auditors are now required to report directly to the governing body financial performance indicators and to notify the governing body their requirement to submit a response to LGC if there are financial performance indicators of concern or if the audited financial

statements include one or more significant deficiencies, material weaknesses, or other findings.

- There are 2 categories: 1-dealing with numbers, is the Town healthy; 2-Operational things like a segregation of duties issue or exceeds the annual budget
- New requirement for governing body to respond to LGC within 60 days about Auditor's findings, recommendations, and physical matters. This response must be signed by a majority of the governmental body and be submitted within 60 days of the Auditor's presentation addressing each significant deficiency, material weakness, and other audit findings. Also, provide a plan to address each performance indicator of concern.
- For the Town of Mount Pleasant, the good news is there were no performance indicators of concern, nor significant deficiencies or material weaknesses. So, the Town does not have to answer for anything.
- Unassigned Fund Balance minimum average across the state is 25%. For same size municipalities is 34% the minimum, actual average is 63% in the state while Mount Pleasant is at 128%. The percentage changes all the time.
- The Water and Sewer fund had no performance indicators for 2021. There are 4 indicators the LGC looks at:
 - 1- Quick Ratio (current assets-current liabilities) Town's is 5.06% which is 5x's better than the minimum.
 - 2- Operating Net Income -rates are sufficient to cover expenses.
 - 3- Unrestricted Cash- 75.88% compared to 16% (one months of unrestricted cash.)
 - 4- Transfers In.- No transfers in indicating that water/sewer fund did not need to be helped out by another fund.
- General Performance Indicators- things outside the numbers, even though there nothing to report, the last three pages of the report shows the types of things that the LGC looks for.

Mr. Brewer thanked staff for having everything ready for the audit when they come in.

No motion was made. Information only.

A copy of the Audit Report is included in the Minute Book.

7. Public Hearings

TA 2021-04 Home Occupations

Public Hearing was opened by Mayor Eudy and no one stepped forward.

Erin Burris presented the Text Amendment.

To respond to evolving changes in working environments and the increase in businesses that are increasingly operated from residents' homes, the proposed text amendments are proposed to update home occupation regulations, expand permitted home

occupations, clarify certain home occupations already permitted, permit home occupations in accessory structures, and provide provisions for the storage of heavy equipment for home occupations in the AG and RL zoning districts.

Below are proposed associated amendments to definition of home occupation (Appendix A of the MPDO) to allow provisions for use of accessory structures and heavy equipment:

- **HOME OCCUPATION** - Any occupation or profession or business activity customarily conducted on a residential property and carried on by a member of the family residing therein, and which occupation or profession is clearly incidental and subordinate to the use of the property for dwelling purposes and does not change the character thereof, and contains no mechanical equipment except for that which is customarily used for domestic, hobby, or household purposes. A home occupation is an accessory use to a dwelling unit.

- **HEAVY EQUIPMENT** - Earthmoving, construction, or industrial equipment that is mobile, self-propelled, not designed to be driven on a highway, and exceeds 25,000 pounds.

After a few questions for clarification, the Board wanted to table the Public Hearing to think about it and bring it back to the March 14th meeting.

Commissioner Sells made a **motion to TABLE TA 2021-04 Home Occupations until March 14th** with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

A copy of TA 2021-04 Home Occupations is included in the Minute Book.

8. New Business

A. Ryan Shaver of the North Carolina Masonry Contractors Association would like to address the Board

Ryan Shaver spoke to the Board about the possibility of moving the headquarters for the North Carolina Masonry Contractors Association to Mount Pleasant. The headquarters is currently in Hickory and Mr. Shaver would like to relocate that office to Mount Pleasant sometime in the next year or so. He asked for the Board to support this action, but he did not ask for a specific item, just support.

No motion was made.

B. Discussion on having beer/wine sales at Independence Celebration

The Town of Mount Pleasant will be having its Independence Celebration on Saturday, June 25th. As in the past, Crystal Smith asked for the Board's direction on allowing alcoholic beverages at a Town sponsored event. The Town will have to apply for a special one-time ABC permit in order to sell alcoholic beverages at an event, events coordinator has to have a background check, and as always ensure sufficient deputy coverage.

Commissioner Furr made a motion to allow alcoholic beverages at the Independence Celebration with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Carter excused)

C. FIP 2021-01 Dance Trap Façade Improvement Program Request

Erin Burris presented Jane Bost's request for a Façade Grant to upfit the Dance Trap building formerly old Eagle Grocery Store.

Based on the criteria set forth in the Façade Improvement Program, the applicant is proposing a Tier 1 façade project for 50% reimbursement up to \$10,000 for façade improvements to include the following:

- Removal of front porch and repair/replacement of board-and-batten siding
- Replace entry doors
- Restore storefront window (old Eagle Grocery Store)
- Add awnings
- Paint front walls with neutral color and paint trim

The Façade Improvement Program is an incentive-based measure. It is intended to encourage and provide an economic incentive for the renovation of building facades in Mount Pleasant, implementation of commonly accepted design standards for the rehabilitation of historic buildings; and enhancement of the character of Mount Pleasant. The application meets the criteria of the program as outlined below:

- The property is eligible for the program and is currently up to date on all property taxes.
- The proposed improvements meet the requirements of the Mount Pleasant Development Ordinance.
- The proposed improvements meet all of the requirements of the Secretary of Interior Standards for Rehabilitation, to the greatest extent possible and will restore a historic storefront of the old Eagle Grocery Store.
- An estimate for the proposed work has been provided.

Total estimated project cost is \$31,709.83 (attached). The Town would provide a 50% match up to \$10,000 total in exchange for the property owner maintaining and leaving the improvements in place for a minimum of five (5) years. A rendering of the proposed improvements has been provided by Benchmark Planning that produced the drawing at the request of the Town.

Andrea from What-A-Burger is also reaching out to Coke to see about having the mural repainted on the side of the building facing MP Smokehouse. It should not involve any cost to the Town for the mural.

Commissioner Simpson made a motion to approve the Façade Improvement request in accordance with the parameters of the Façade Improvement Program with a second by Commissioner Sells. All Board Members were in favor. (4-0, Commissioner Carter excused)

A copy of the Façade Improvement Request is in the Minute Book.

9. Old Business

A. Discuss dates for Budget Workshop

The Town Board is currently scheduled to have the annual Budget Workshop on March 5th from 8am-noon. Town Staff has been focused on Water & Sewer projects the past month and would like to see if the Board would be willing to have the workshop on another Saturday. Dates to consider are March 26th or April 2nd.

Consensus for the Board was March 26th.

B. Review and Discuss Wastewater Service Agreement with WSACC

WSACC has given the Town a Wastewater Service Agreement to review and sign. John Scarbrough stated WSACC will be issuing bonds to enlarge the Rocky River Wastewater Treatment Plant and the Bond Council sent a copy of the new Wastewater Service Agreement for the Town to sign. It is not the same as the Interlocal Agreement discussed several months ago. This agreement essentially says that the Town will send its' sewage to WSACC and that we will pay them for it. The Town currently has a Wastewater Service Agreement with WSACC that was entered into in 2000 or 2001. There are no subsistent differences between that agreement and this one. This is to satisfy the Bond Agency.

All the municipalities except Midland have to sign the agreement. The Town really doesn't have the choice of not signing it. If one municipality does not sign it delays the expansion and will hurt everyone with current capacity limitations.

Commissioner Simpson made a motion to approve the Wastewater Service Agreement with WSACC with a second by Commissioner Sells. All Board Members were in favor. (4-0, Commissioner Carter excused)

A copy of the Wastewater Service Agreement is in the Minute Book.

C. Summary of meeting with Senator Newton and Representative Sasser

Mayor Eudy told Board the meeting with Senator Newton and Representative Sasser went well and the Town thanked them for the \$8 million they got for us out of the State Budget that we don't have to pay back. But we could use \$40 million more if they would like to give it to the Town. It will be used to help replace 100-year-old infrastructure.

Randy Holloway said we will discuss again at the Budget Workshop. The most the Town has ever managed is \$1.2 million and we have close to \$20 million to handle with the same size staff. They did tell us there is \$1.6 Billion that will be coming available for water/sewer projects that the Town may be able to apply for if we meet the qualifications. LKC Engineering will have a better idea at the end of February if we will be able to apply. The Town still needs another \$5 million for water/sewer needs. The Town Engineer looked at all the roads and sidewalks that were in the Pedestrian Plan and to pave all the Town roads and do the 5 sidewalks it would require over \$15 million. Based on the current amount received from Powell Bill and the amount allocated in the budget, it will take 187 years to repave the roads and sidewalks.

Mayor Eudy stated the Legislators encourage us to increase our tax base. It doesn't mean we have to open to everything but be open to some things.

No motion made.

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

10. Closed Session 143-318.11.(a)(#5)

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.

1. Development Agreement

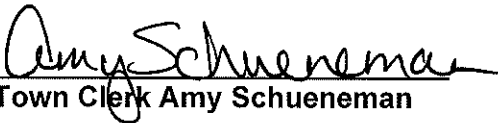
2. Property Acquisition

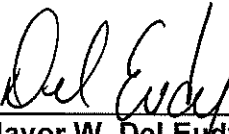
A motion to come out of Closed Session was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

11. Adjournment

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

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


Town Clerk Amy Schueneman


Mayor W. Del Eudy

