

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, March 9, 2020 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
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, Jennifer Blake, Pastor David Snow, Deputy Stephen Wagoner, Capt. Laura Heggins, Felicia Barbee, Gary & Denise Cooper, Shelia Chapman and Kay Beckett.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor David Snow of Community Church Mount Pleasant led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led the Pledge of Allegiance.

1. Public Forum

No one spoke at the Public Forum.

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.

3. Approve Agenda

Mayor Eudy added under New Business
D. Duke Energy Study for utility lines.

A motion to approve the Amended Agenda was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

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4. Consent Agenda

- A. Minutes February 10, 2020
- B. Budget Amendment #15 2020 Sheriff's SUV purchase (**TABLED**)
- C. Sold 1968 Kais Brush Truck on GovDeals

Commissioner Meadows asked if the Board should wait to approve "B" since there is still a lot of decision to make about the Sheriff's contract that was discussed at the Budget Workshop on Saturday, March 7th. It was decided by the Board to table this item until next month.

Commissioner Simpson made a motion to accept items A & C of the Consent Agenda as listed and to TABLE B. Budget Amendment #15 2020 Sheriff's SUV purchase with a second by Commissioner Sells. All Board Members were in favor. (5-0)

5. Reports

- A. Town Administrator- 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 Officer- Jeff Watts
- F. Police Dept.-Deputy Stephen Wagoner
- G. Fire Dept.-Fire Chief Jerry Taylor, Deputy Jeff Watts and Deputy Chief Dustin Sneed

6. Public Hearings

ANX 2020-02 1305 C Street Voluntary Contiguous Annexation

No one spoke at the Public Hearing.

Erin Burris stated Todd Key has submitted a petition for voluntary contiguous annexation for the portion of 1305 C Street, which is a total approximately 2.2 acres. Approximately 1.1 acres of the property is currently in the Town Limits while the other 1.1 acres is not in the Town Limits. The portion of the property that is located in the Town Limits is currently zoned Residential Medium Density (RM). The portion of the property located in out of the Town Limits is currently zoned Residential Low Density (RL).

The Future Land Use Map designates this area for "Medium Intensity" uses which may include medium density residential uses of between two to four dwelling units per acre and low to medium intensity civic or institutional uses. The parcel is currently vacant.

Mr. Key would like to put 5 houses on the property.

The Town Board felt it made sense to annex since part of it is already in the Town limits.

A motion to annex 1305 C St. into Town limits was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

7. Old Business

None

8. New Business

A. Consider the five applications received for the open position to replace Jeff Helmintoller on the Planning & Zoning Board that expires on June 30, 2022.

Postponed from February 11, 2020.

Mayor Eudy asked each of the Planning & Zoning applicants to come to the podium and tell "why they are interested in this position."

Felicia Barbee: "I live in Oldenburg and lived in Mount Pleasant my entire life. I grew up over by the elementary school. For most of my life living here the Town has been old and old money. We have a lot of new people; a lot of land is dispersing. We are growing so that is concerning. I am excited. I like the new additions we have gotten to Town and the way it has been upgraded. Also, concerned at how big some of the projections and what's moving into Mount Pleasant. Just trying to get more informed and more involved. I don't plan on leaving Mount Pleasant anytime soon. So my concern is just knowing what's going on. I am good friends with Jeff Helmintoller and so the housing development (*referring to Walker Road subdivision*) that was planned for a while was a concern. And just realized that you don't really know what is going on until it happens. So, just trying to get a little more involved and kinda of know things that are happening before it's too late or before it gets to that point. And I just want my babies and my grandbabies to grow up in a good Town."

Shelia Chapman: "Mayor and Board Members, I too have lived here most of my life or in the Town or surrounding areas. Very proud of my Town and so was Warren. I approve of the changes that have been made. If the Town gets stagnate, then we will die. So, I would appreciate your consideration and let me be a part of that new growth I know is coming."

Gary Wayne Cooper, Jr.: "Good evening. I have been a resident of Oldenburg for about 25 years now. Before that I was in Stanly County where I served as Assistant Chief of a south side volunteer Fire Dept. Worked with Mr. Holloway at Albemarle. I'm a 30 year retiree from Phillip Morris, Concord. Currently employed at Rick's Food Mart here in Town. 27 year member of Bethel Bear Creek Church here in Cabarrus County. Served on the Board of Deacons there. Also, as a 25 year youth leader. So, lots of history of long term. The Town of Mount Pleasant has lots of opportunities coming up in the near future, I foresee, and I would like to be part of the decision making process to make sure it gets steered in the right direction. Appreciate your consideration. Thank you."

Dylan Fulk and Brad Hinson were not in the audience. Mr. Hinson did send a short statement to the Board Members.

A copy of Mr. Brad Hinson's statement to the Board is included in the Minute Book.

B. Consider a project proposal from Bizzell Design Inc. for the planning and design of a major entrance sign for the Town at the intersection of Highway 49 and Highway 73 in the amount of \$4,760.

Randy Holloway asked for the Board's consideration and approval to contract with Bizzell Design for a major entrance sign for the Town at the intersection of Highway 49 and 73. This firm comes highly recommended and has significant experience working with other government units in our region. They will work with Staff and Elected Officials to design a sign that meets the history and character of our Town. This is a part of our "branding" efforts.

The Town Staff will be recommending the entrance sign construction in the FY-2020/2021 budget and we would like to have the design work in place in order to move forward with the project early in the Fiscal year. As presented at the Budget Workshop, cost is estimated \$25,000-\$35,000 from General Fund Fund Balance. Board will have a say in the final design.

A motion to approve the project proposal from Bizzell Design Inc. for the planning and design of a major entrance sign for the Town at the intersection of Highway 49 and Highway 73 in the amount of \$4760 was made by Commissioner Ashby with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

C. Consider Resolution of Support for a PARTF grant for Concession/Bathroom/ other improvements to McAllister Park area.

Erin Burris presented a map with possible improvements to the McAllister Ballfield area that included:

- New concession stand and restrooms
- Covered stands
- Concrete pad
- Additional 32-35 paved parking spots to replace graveled ones
- Sidewalks connecting all areas
- Benches
- New dugouts

The map she presented is for the future and to see where Town is headed with the plans. If the Town receives the PARTF grant, it would require a 50% match. The Town has not received quotes for the project at this time. Numbers will be available at the April meeting. The Board will still have time to withdrawal the application if the numbers are too high.

A motion to approve the Resolution of Support for the PARTF with the addition of the dugouts was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

D. Duke Energy study for utility lines

Erin Burris asked for the Board's consideration and approval on a contract with Duke Energy to prepare an engineering estimate for the relocation of utility lines in the Town Square. The study is needed before the Town can move forward with any plans for the relocation of the utility lines that are in the Town Square for approximately one block in each direction. This subject comes up quite often in discussions with merchants in the Downtown area and potential additional development in or near Downtown.

A budget amendment would need to be done in the amount of \$21,000 from undesignated fund balance in the general fund if approved.

The Board asked several questions about what it would cost to move the lines and if any of the business owners could help. Mrs. Burris responded that we don't know what we don't know and until the study was completed we would not have an answer. Also, a special tax for a MSD (Municipal Service District) was considered by Town Staff but with how small our downtown is, it would bring in approximately \$5,000 a year and is not enough to be beneficial for the Town.

The Board was concerned about spending \$21,000 out of Fund Balance for the study and wanted to think about it.

A motion to Table the Duke Energy study for utility lines was made by Commissioner Ashby with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

TABLED until April meeting.

At this point Commissioner Simpson made a motion with a second from Commissioner Furr to go into Closed Session. All Board Members were in favor. (5-0)

9. Closed Session 143-318.11. (a)(#6) Discuss Planning & Zoning Board applicants.

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 Sells made a motion with a second from Commissioner Simpson to end the Closed Session. All Board Members were in favor. (5-0)

A motion to appoint Bradley Hinson as "alternate" to Planning & Zoning Board with a term ending June 30, 2022 was made by Commissioner Simpson with a second by Commissioner Sells. All Board Members were in favor. (5-0)


A Highlights from Budget Workshop sheet was handed out and is included in the Minute Book.

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, April 13, 2020 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

