

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, April 10, 2023 at 6:00 P.M.**

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

Also Present: Erin Burris, Crystal Smith, Jim Sells, Darrell Layton, Deputy CA Camille, Ally Schueneman, Steven Dixon, Jerod Brown with Granite Sky, Deputy Arin Price, Captain Tessa Burchett, Jonathan & Aurelia Helms, Casey Honeycutt, Christina Lewis, Candace Williams, Karsten Granja, Robert Freeman II, Brian & Rita Gilmore and one unknown.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Earl Bradshaw of Mount Pleasant Methodist Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led 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 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)

No one had a conflict.

3. Approve Agenda

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

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9800

Website: www.mtpleasantnc.org **Email:** townhall@mtpleasantnc.us

4. Consent Agenda

- A. Minutes March 13, 2023
- B. Minutes for Budget Workshop March 18, 2023
- C. Consider approving a renovation to the former American Legion building on 1364 N Washington St.
- D. Consider approving the FINAL Amended Grant Project Ordinance for the ARP funds used to supplant Water & Sewer salaries and benefits.
- E. Contract with Eddie Carrick, CPA, PC for FY22/23 audit

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

5. Staff Reports

- A. Town Manager-Randy Holloway
- B. Town Asst. Manager-Crystal Smith
- C. Town Clerk/Finance Officer - Amy Schueneman
- D. Planning & Economic Development Director - Erin Burris
Ms. Burris wanted to call a few things to the Boards attention:
 - 1. WSACC is beginning to discuss future sewer capacity and how that will be allocated when the plant expansion is done in 2024. The number they are looking at is based on historic usage.
 - 2. The mural (side of 1476 S. Main St.) is expected to be completed by the end of April.
 - 3. Next month, there will be a series of Resolutions regarding the State Transportation Improvement Program called P7.0 which is a prioritization process. This will be for pedestrian and street improvements that would be in the State system. The State would score the projects and decide what point, if any, it would be included in the State Transportation Program.
- E. Public Works- Daniel Crowell
- F. Cabarrus Co. Sheriff's Dept. Report
- G. Fire Dept. -Dustin Sneed (report printed and placed at each seat)

6. Presentation by Granite Sky concerning Logo Implementation Plan

Jerod Brown from Granite Sky asked the Board for guidance on how to roll out the new logo. The first phase of the Implementation Plan that is part of the contract with the Town involves brand standards, website, internal general use forms and documents, branding package for business cards and utility bills. There are two additional phases listed that are not contracted at this time. Typically, in a Branding Project Granite Sky recommends that the website and majority of the pieces of the brand are ready to go before the brand is launched. He asked the Board for directions in order to move forward.

Commissioner Simpson stated that he would prefer to see all the pieces ready to go at one time and Commissioner Furr agreed with his statement.

Mayor Eudy agreed to do everything at one time.

The timeline for everything to be done for phase one is realistically 12-16 weeks.

Randy Holloway stated the only time sensitive item is the sign in front of the Fire Department. The fire station project should be complete in late July or early August. The signage out there may have to be a little flexible. The power and plant strip is ready.

Mr. Brown discussed this with the signage company and there are ways to install the sign and add the logo later.

7. Public Hearings

A. Amendments to Town of Mount Pleasant Code of Ordinances Part 8: Nuisances and Offenses

Erin Burris informed the Board that Part 8 is still being reviewed by the Cabarrus County Sheriff's Department and District Attorneys office. Hopefully, it will be able to be finalized in May.

A motion to continue the Public Hearing until the May 8th meeting was made by Commissioner Simpson with a second by Commissioner Carter. All Board Members were in favor. (4-0)

8. Old Business

A. Consider the applications submitted for the Town Board seat vacated by Jim Sells on March 14th.

Three applications were received for the vacancy: Steven Dixon, Roy Keene, and Liz Poole.

A motion to appoint Mr. Steven Dixon to the Town Board was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0)

Mr. Dixon will take the oath of office in May.

9. New Business

A. Consider approving a contract with Wooten Engineering to design and manage the construction of a new 6" water line on Park Drive in the amount of \$27,600.

Randy Holloway asked the Board to do a contract with Wooten Engineering to design a 6" water line from the back of the Fire Station to Washington St. Staff realized when working on the Park Project that all the lines that hook the Senior Center and concession stand/ restroom to the line are all old galvanized lines. Rather than trying to run all the way back to the hydrant, staff would like to run the line to Washington St. He requested Wooten Engineering to design the line. The Town has several different funding sources for the line which is estimated at \$150,000-\$200,000 range.

A motion to approve the contract with Wooten Engineering in the amount of \$27,600 and Budget Amendment #13 water/sewer fund balance for engineering was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0)

B. Consider Setting Filing Fees for the 2023 November Election.

Amy Schueneman stated that previously the filing fee has been \$25, and the Board of Elections wants to know if the Board would like to continue with that amount or change it.

The Board did not see any reason to change the amount of the filing fee for November's election.

A motion to leave the filing fee at \$25 was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (4-0)

C. Jonathan & Aurelia Helms would like to address the Board concerning the tap fees for their new home at 1576 S. Main St.

Randy Holloway stated that he had a request from Jonathan and Aurelia Helms which is building a new house at 1576 S. Main St.. In 2022 the Board adopted in the Fee Schedule that if a water or sewer connection in a DOT maintained road that the Town would not do it and have the property owner hire a contractor to come in and deal with it, primarily due to the cost and dealing with DOT. In front of their new home, there was a connection that was put in many years ago and an old, dilapidated house there that the Town could not look back and find the last use of service. About 6 years ago there was a serious leak on S. Main St. Public Works went and dug down, capped the service and put the road back in service. There was no one to put a service to so they did not shoot a new line under the road. The Helms family got an initial quote of \$8,000 to put the service in place. A couple of weeks ago they spoke again, and the itemized quote was for \$16,000. Mr. Holloway is not asking the Board for a decision tonight because he needs a little bit more time to process the situation.

Mr. Helms greeted the Board and addressed the agenda verbiage. First, the reason they are here tonight. They understand the tap fee and moved forward with the Town's process. Casey Honeycutt, Quicksilver Builders, initiated contact with Mr. Garrow, a Town approved utility contractor for taps, and he worked with the Town to proceed. The issue is what Mr. Garrow found when he began the process. Referencing back to the agenda, "the water tap to 1576 which once existed, no longer exists." The pipe had been weld shut where the pipe had been. Secondly, "approximately 5 + years ago, the old water tap for the dilapidated home began leaking underneath South Main St., and Public Works did the emergency repair." The emergency repair went with no notice to the property owner at that time. Ms. Tremley said she did not receive any contact at all. When Mr. Helms called Ms. Tremley she had no idea how they had got to this situation. The real fix should have been to repair the tap and reestablish service. Next, "the old line to the decaying home was abandoned, and a new line was not put into service since it was considered a vacant lot." The old home on Ms. Tremley's lot had taxes paid on it and still part of the Town. Ms. Tremley could have occupied the home at any time and would have needed water. Would she have had to pay for the tap again? It is \$16,000 to replace. Somehow it has become our expense to bear. He is asking the Town to repair the tap.

Mr. Holloway would like to come up with a solution and asked to address it again in May. If the Town was doing the same repair today, a new line would be shot under the road for future use. The tap fee would still have to be paid but the road closure would be on us.

Mayor Eudy stated that 5-6 years ago was two Public Works Directors ago.

It was an emergency and there was no record of the work order. The former Public Works Director should have discussed it with Mr. Holloway, but did not. The house was vacant for many years, late 90's. The record is so old it is not in the computer base. When the Town brings the new lines down, a tap will be set up to all vacant lots to prevent having to dig up the roads to install it at a later date. The tap needs to be done by the end of June.

No motion was made. It will be addressed again at the May 8th meeting.

D. Consider appointing an ABC Board member to fill the empty seat vacated by Rick Lambert who resigned on 4/1/2023.

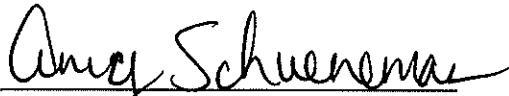
Mayor Eudy stated that the ABC Board positions were originally advertised to accept applications until May 1st. To appoint someone now before the deadline is not giving other applicants a chance.


The Board decided to table the discussion until May 8th.

10. Adjournment

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

By our signatures, the following minutes were approved as submitted on Monday, May 8, 2023 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

