

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, April 11, 2022 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter
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, Deputy Darren Hinson, Ally Schueneman, CA "Andy" Clement, Gabriel Bello, Darrell Layton, and Brian & Rita Gilmore.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Gabriel Bello led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led the Pledge of Allegiance.

1. Public Forum

- CA Clement of 8551 Walnut St spoke to the Board about his concern over future traffic issues on Walnut, Cook, and Washington Streets due to the new Cabarrus County Park on Washington St. He currently had 3 pages of signature from individuals that do not want the extra traffic. He asked the Board to take in consideration that Walnut is only 16' wide and has mailboxes and poles on both sides of the street. Mr. Clement suggested speed bumps, low speed limit, local traffic only signs, one way, no parking, dead end or cul-de-sac for Walnut Street. He stated that he was not opposed to the Park just the traffic.

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.

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

3. Approve Agenda

Mayor Eudy added an item to the Agenda:

ADDED: New Business F: AMENDED Grant Project Ordinance for the Town of Mount Pleasant American Fund Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds

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

4. Consent Agenda

- A. Minutes March 14, 2022
- B. Minutes March 26, 2022 Budget Workshop
- C. Resolution to open checking account for FD Radio Replacement Capital Reserve
- D. Resolution for combining Manhole and USDA funds in Capital Reserve account
- E. Resolution to accept NC State Capital and Infrastructure Fund (SCIF) Grant of \$300,000
- F. Resolution to Accept NC Grant Funds Under Section 12.3 (f) for \$8,000,000 for water/sewer infrastructure.

Commissioner Simpson made a motion to approve the Consent Agenda as listed with a second by Commissioner Sells. All Board Members were in favor. (5-0)

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
- H. Fire Department-Dustin Sneed

6. Public Hearings

Revised Development Agreement for REZ 2017-01/SUB 2017-01 Green Acres
(Continued from March 14, 2022 meeting)

Public Hearing was reopened by Mayor Eudy.

No one spoke.

A motion to continue the Public Hearing for the revised Green Acres Development Agreement 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 approving the contract with Peterson Grading Inc. to do the grading for the Thread Trail parking lot expansion and handicap space paving.

Randy Holloway reminded the Board he was only able to approve Purchase Orders for under \$50,000 and this exceeds his authority.

Erin Burris stated that when the Town applied for grants, quotes were received from several companies a year ago. Most of the estimates were for \$45,000 to \$46,000. Peterson was the lower bid, but it is \$12,000 more than originally quoted. Shelter has already been ordered from another vendor when they stated price would go up in 10 days. This is for the grading of the parking lot, gravel, adding a new driveway and pipe, and several other things. Also, the Town will meet with Union Power to move a pole for an additional cost.

1. A motion to approve contract with Peterson Grading, Inc. to grade the Thread Trail parking lot expansion and alternate bid to pave Handicapped parking space was made by Commissioner Sells with a second by Commissioner Carter. All Board Members were in favor. (5-0)

2. A motion to approve Budget Amendment # 17 Carolina Thread Trail Grant- shelter & grading of parking lot was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A copy of the contract and Budget Amendment #17 is included in the Minute Book.

B. Consider allowing the Town to submit Asset Inventory and Assessment (AIA) grant application.

Randy Holloway stated LKC Engineering has suggested the Town apply for a total of \$300,000 grant for the water system (\$150,000) and the sewer system (\$150,000) through NCDEQ for an Asset Inventory Assessment project grant. The project would map the Town's water and sewer system and analyze the current condition of the Town's water and sewer system. The project would produce digital maps of the Town's entire water and sewer system for future use. There were also two Resolutions (*Resolution for Mount Pleasant Sewer System AIA and Resolution for Mount Pleasant Water System AIA*) placed at each Commissioners seat to approve for the state. The Town will not have to spend any funds

The grant application is due May 2, 2022. The NCDEQ is not requiring owner contribution/match for the Spring 2022 funding cycle.

A motion to allow the Town to submit Asset Inventory and Assessment (AIA) grant application and approve the corresponding Resolutions for water and sewer was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

A copy of the grant application, Resolution for Mount Pleasant Sewer System AIA, and Resolution for Mount Pleasant Water System AIA are included in the Minute Book.

C. Consider allowing the Town to purchase a Bobcat T770 Skid steer with accessories using General Fund Fund Balance.

Randy Holloway said as discussed at the Budget Workshop, the Public Works Department would like to purchase a Bobcat T770 Skid steer and accessories. The original plan was to purchase after July 1 using General Fund Fund Balance. The quote

the Town received for \$100,841.07 plus tax (\$107,899.95) is only good for 30 days which expires on April 15, 2022. Staff was informed that the price is continuing to rise every 30 days due to steel cost.

Town Staff would like to go ahead and move forward to purchase the Bobcat T770 now since the money is coming from Fund Balance to save additional costs. If the Board approves the purchase, the Budget Amendment to move the funds will be on the May agenda.

A motion to allow the Town to purchase a Bobcat T770 Skid steer with accessories using General Fund Fund Balance was made by Commissioner Carter with a second by Commissioner Furr. All Board Members were in favor. (5-0)

D. Consider allowing Town Staff to move forward with water/sewer infrastructure projects with Grant Funds allocated by NC General Assembly 2021 Appropriations Act (SL-2021-180) under Section 12.13 (f)

Randy Holloway asked the Board to recall the discussion at the Budget Workshop about the \$8,000,000 grant from the state as part of the American Rescue Plan. For the Town to move forward the Board needs to approve the list of projects with scope of work to submit to the state. The list is more than the grant amount but still needed.

Preliminary Project List

Listed below are estimated total project budgets which includes contingency, engineering, and property/easement acquisition where necessary.

*12" Water Line-East Franklin Street from Main to Blueberry		\$1,124,000
12" Water Line – Cook Street		\$ 225,000
12" Water Line – West Franklin Street and Skyland		\$1,055,000
Raw Water Reservoir Relining		\$ 467,000
Raw Water Intake		\$ 750,000
Lower Adams Creek Sewer		\$4,275,000
Lower Adams Creek Interceptor	\$2,977,000	
8" Gravity from Summer Street LS	\$ 546,000	
8" Gravity from Pasture LS	\$ 752,000	
	CONSTRUCTION ESTIMATE:	\$7,896,000
Contingencies and Engineering (25%)		\$1,974,000
	TOTAL COST ESTIMATE:	\$9,870,000

** The 12" Water Line-East Franklin Street from Main to Blueberry may be added to the State Projects should the USDA Projects go over budget*

The Town will need engineering assistance with these projects. Staff hopes to make a recommendation for an Engineering Firm at the May 9th meeting.

Motion to allow Town Staff to move forward with water/sewer infrastructure projects with Grant Funds allocated by NC General Assembly 2021 Appropriations Act (SL-2021-180) under Section 12.13 (f) was made by Commissioner Sells with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

E. Consider approving the Town of Mount Pleasant Water and Sewer Capital Improvements List dated 3/26/2022.

Randy Holloway and Erin Burris would like the Board to approve the Water and Sewer Capital Improvements List dated 3/26/2022. This is one of the requirements for when the Town applies for grants. It is a guide for future projects and is not set in stone. Adjustments to the list can be made.

A motion to approve the Town of Mount Pleasant Water and Sewer Capital Improvements List dated 3/26/2022 was made by Commissioner Furr with a second by Commissioner Sells. All Board Members were in favor. (5-0)

A copy of the Town of Mount Pleasant Water and Sewer Capital Improvements List dated 3/26/2022 is included in the Minute Book.

F. ADDED-AMENDED Grant Project Ordinance for the Town of Mount Pleasant American Fund Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds.

Amy Schueneman attended an 8-hour webinar on the ARP funds. Originally, the Town Board approved a Grant Project Ordinance to use the funds to replace the Summer St Pump Station. As discussed at the Budget Workshop, it is being encouraged for smaller towns to supplant the funds in the water/sewer budget. In Section 2 it states, "the Town has elected to take the standard allowance," which means to supplant the revenue in the water/sewer budget. The budget is currently unassigned for the \$708,145.72 on the second page. The Board will need to amend the Grant Project Ordinance as staff makes updates.

A motion to approve the Grant Project Ordinance to supplant budgeted funds was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A copy of the Grant Project Ordinance is in the Minute Book.

Mayor Comments:

Mayor Eudy and Amy Schueneman attended the Safety meeting by Sheriff Van Shaw and Beth Street. He held up a card with how to install the Cabarrus County Sheriff's app that allows you to do an inmate search and get details of their arrest, do gun permits, etc. Provides a lot of cool information. They will also do security checks if you are out of Town.

Mayor Eudy talked to Beth Street from Cabarrus County District Attorney's office, who is also running for Judge, about Todd Smyly embezzling \$4,000-\$5,000 in funds from the MPYAA. He told her that he wanted every penny paid back to the group. Mayor Eudy asked the Board to give him a consensus that they agree with wanting the money paid back and all Board members agreed.

Deputies are writing tickets as they were asked to do.

Commissioner Sells made a motion to go into Closed Session with a second by Commissioner Furr. All Board Members were in favor. (5-0)

9. 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. Property Acquisition - 8563 E. Franklin St.


A motion to come out of Closed Session was made by Commissioner Furr with a second by Commissioner Sells. All Board Members were in favor. (5-0)

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, May 9, 2022 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

