

Mount Pleasant

North Carolina

Founded in 1848

Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, April 12, 2021 at 6:00 P.M.

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

Also Present: Crystal Smith, Erin Burris, Earl Bradshaw, Justin Stallings, Deputy Stephen Wagoner, Ally Schueneman, Martha Dobson, Kay Beckett, Chad Troutman, and LKC Engineering (Rob McIntyre, Adam Kiker, and Sam Tracy)

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

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

PLEDGE OF ALLEGIANCE

Mayor Eudy led the Pledge of Allegiance.

1. Public Forum

No one spoke during 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

ADDED:

Closed Session 143-318.11.(a)(#6) Personnel Updates

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

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4. Consent Agenda

- A. Minutes February 8, 2021
- B. Minutes March 27, 2021 Budget Workshop
- C. Budget Amendment #14 Tap Fee Revenues to Water Tap expense line
- D. List of items sold on Gov Deals in March 2021
- E. Contract for Eddie Carrick, CPA to preform FY20/21 audit
- F. Proclamation for Autism Awareness & Acceptance Month

Commissioner Sells made a motion to approve the Consent Agenda as listed with a second by Commissioner Furr. 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
Under the Transportation part of Ms. Burris's report, NCDOT stated that they would not start until after April 30th. They are working on the signalization and should be completed by April 13. Town has posted on social media to let the public to know. She has begged them to hold off on the pavement grinding and restriping until after the film crew is done. A movie will be filming at Moose Drugs on Friday, April 23rd.
Also, under infrastructure the Town was made aware of funding earmarks with the COVID Relief Bill. Each Congressman in the US can earmark projects in their District. He will choose 10 within the 8th District. We are working with the county to submit a list to his office. The Town submitted 2: the Fire Dept. expansion and upgrades and the Summer St. Pump Station. The Summer St. Pump Station had a stronger case. Cabarrus County will be lucky to get one or two projects within the District.
- E. Fire Chief- Dustin Sneed
- F. Cabarrus Co. Sheriff's Dept Report

6. Public Hearings

None

7. Old Business

A. Discussion of the planned water and sewer improvements project and the application for USDA, Rural Development funding.

Adam Kiker with LKC Engineering addressed the Board. "This is a requirement and encouragement of USDA when considering applications for Federal Funds. This allows the general public to have an opportunity for input on the project. It was advertised in the Independent Tribune to allow the public to know this meeting was being held.

A brief run down of the project was given. "The Main St. and Franklin St. old main waterlines will be dug up and replaced with new lines that are larger to meet today's standards to support any activity the Town wishes to in the future. As far as sewer, a new sewer pump station will be built and a new force main pipeline to a WSACC pump station allowing the Town to decommission 2 pump stations. So, you are getting rid of two, building a new one and adding capacity to a future growth corridor of the Town.

Total project budget is around \$8,000,000. The intention is to apply for the USDA Rural Application loan. Funds are expected to be in the form of a 40-year loan since the Towns median income is high. Current interest rate is slightly under 2%. This may increase depending on when the loan is closed.”

“LKC has been working diligently on the reports USDA requires such as engineering documents to back up the reports (as shown in the Agenda Packet). One of the reports has already been approved and the other is close to being approved. Tonight, is another step in the process. LKC does not think it will be long before they will be back with USDA to give a formal offer of the funds”.

Mayor Eudy opened the meeting for questions. The Town has been working on this for over one year. The age of our infrastructure, water & sewer, needs work. The main water line was put in 1937. It is a 6-inch galvanized line that has been encrusted to 3-inches. By law you are required to have a certain fire flow for water.

Commissioner Ashby asked about time frame for the start. Adam Kiker replied, “LKC is completing the last few checkoff items before USDA formally says here is the funding package and here are the terms you must meet to satisfy it. Once the Board accepts that, the engineering team will go to work to produce actual drawings. All LKC has been doing thus far is working with Town Staff and their engineering team to develop the documents that are required to secure the funding. From here our work product will shift to actual design drawings. For a significant project this size a time range will be 9 to 12-month range to be totally finished with those. Then construction could start shortly thereafter. So, you should see construction a year after USDA gives you the funds. Next summer of 2022.”

It will take approximately one year of construction. Then the Town will have to start the payments.

No one from the public addressed the Board about the project.

No motion was made. The Board thanked LKC Engineering for coming to discuss the project.

A copy of the slide presentation LKC referred to is included in the Minute Book.

B. Discuss Board’s thoughts concerning the 2021 Independence Celebration

Mayor Eudy stated Staff would like to go ahead and formally cancel the parade due to the Governors Executive Order. They are continuing to plan on a large Fireworks show. Randy Holloway said that in his weekly COVID update the numbers have started to rise again. This is the start of a 4th surge. Numbers have increased from below 5% to about 7%. Numbers are where we were in June of 2020.

With COVID on the rise it is hard to continue with planning a parade. Crystal Smith has been working with East Coast Pyrotechnics to ramp up the fireworks show. The Town has increased the budget for the fireworks show. They will be higher in height than the normal. Unfortunately, fireworks must have a 400’ radius from other structures so would need to stay in the same location.

Commissioner Furr asked for a map for parking to watch the fireworks. Ms. Smith and Erin Burris will work together to get it publicized. The last parade was 20 minutes. Social distancing will be monitored around Town Hall by staff to keep people with their family groups.

Chad Troutman stood up in the audience to disagree with not having the parade. "If people can go to restaurants, Walmart, or schools, we need to have a parade to celebrate our freedom. Many people have fought for this country and died for it so that we can celebrate the 4th of July... We didn't get to celebrate last year... Enough with Governor Cooper's orders, we need to stand on our own two feet. We need to get our Town back. This is our community. It's time we quit taking things away from our citizens. We can do everything else in this town: go to eat, Walmart, shop, or whatever ... Why do we need to sit in our cars to watch fireworks? We are ruining our children's lives... that is something y'all need to reconsider..."

Mayor Eudy thanked him for his comments. He explained that as a municipality the Town has no choice but to follow the Governors orders.

Commissioner Ashby addressed Mr. Troutman to let him know that the Board understands but must do things as safely as possible. "The Town is still having fireworks and promoting our 4th of July... We all want to have the parade, but we also want to keep our citizens safe."

Commissioner Simpson thought it would be wiser to hold. He was good with fireworks because of the distance but agrees with Commissioner Furr that cancelling the parade and allowing everyone to gather at Town Hall will work.

Attorney John Scarborough said that under current Executive Order guidelines mass gatherings of more than 100 people outdoors are prohibited. Unless attendance was restricted for the parade, it would not be feasible.

Current guidelines expire April 30th and the Board did not see how it could change with the numbers going up.

Commissioner Sells said we have to follow guidelines that are put out there. They do it for a reason. The Health Dept. does it to protect us. It doesn't suit everybody, but it is for the general public's protection.

A motion to continue with the fireworks, but at this point with our numbers and where they are going, and the fact that we cannot predict the future that the parade be postponed was made by Commissioner Ashby with a second by Commissioner Sells. All Board Members were in favor. (5-0)

Commissioner Furr asked if the Town could work with the museum to do something. Or possibly do a reverse parade on Main St. was another suggestion.

8. New Business

A. Discuss scheduling another Budget Workshop and tour of the water/sewer facilities.

The Board would like to have another Budget Workshop. The tour would take at least 2 hours. More time will be needed for the Water Treatment Plant. The Budget for FY21/22 must be presented at the May 10th meeting by state law.

After going back and forth with the dates, the Board decided to do the tour on April 20th and April 22nd at 3pm. The Budget Workshop will be postponed until after the May meeting.

Amy Schueneman will send an email out to the Board for the tour next week.

No motion was made.

A copy of items the Board requested during the Budget Workshop were included in this part of the packet. It included:

- Fire Dept. salaries across the county for FY20/21
- Copy of the Cabarrus County Sheriff's Contract

A copy of the Fire Dept. salaries across the county for FY20/21 and the Cabarrus County Sheriff's Contract is included in the Minute Book.

B. Discuss Resolution of Support for East Cabarrus District Park

Erin Burris reminded the Board about a former discussion at the Budget Workshop for the need of an Eastern Cabarrus District Park. "It was announced by the county last week on their social media that they had gone ahead and purchased 600 acres between St. Stephens Church Rd and N. Lentz Harness Shop Rd. for the purpose of a more passive type East Cabarrus District park. Staff members of the county did actually see that we had this Resolution of support on our agenda. However, they did not have an opportunity to read it because they thanked us for our support."

Basically, this Resolution goes through and points out that Cabarrus County has an adopted Active Living and Parks Masterplan. Ms. Burris read the Resolution to the Board. She had at one point tried to get the county to work with Catawba Land Conservancy. They were willing to sale 100-acres to the county for a very reasonable price. They even drew up a plan but moved on to something different.

The property at St. Stephens Road has merit for opportunities of mountain bike trails and equestrian trails. However, due to the topography, it will not be good for ball fields. There is also not water or sewer on the property. It did not perk, so not sure about restroom facilities. Since they have already decided to buy the property so anything else they decide to do about ballfields will be a separate effort. The county has said the money is set aside for ballfields many times.

Commissioner Ashby and Commissioner Furr agreed that the Town is not against the other park, but it does not fit the needs for our community or their Comprehensive Plan. Commissioner Ashby suggested amending the final paragraph to say not limited to youth ballfields but youth "athletic" fields.

Randy Holloway stated, "Our biggest concern was to try to make sure that they (Cabarrus County) doesn't feel like well we just bought we just bought 600 acres and Eastern Cabarrus County just got another that it's going to take care of us. That's not what we are hearing folks clamor for. What we are hearing them clamor for is athletic fields. So we want to say thank you for doing that but we still want you to do what you said you were going to do in your plan. And Mt. Pleasant community is asking for more ballfields."

Erin Burris wanted to reiterate that McAllister ballfield is the only field in this area for 12 and up. After a suggestion from a resident, Martha Dobson, a whereas statement will be added about the public input in the Comprehensive Plan.

The county paid for UNCC to do a survey of the Board and some of the staff. They responded that the Town wanted ballfields. No one has received a call back about it.

A motion to send the Resolution to the County Commissioners with the amendments discussed was made by Commissioner Ashby with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A copy of the Resolution is included in the Minute Book.

C. Consider a Lease for the Catawba Lands Conservancy parking area

Erin Burris said that the Town has talked to Catawba Lands Conservancy which owns the 400 acres plus at Buffalo Creek Preserve about several issues such as lack of parking, parking on the street, and increased use. Currently there are only 8 parking spaces. People have left items in their cars and they were broken into.

There is a 50/50 grant available from Cabarrus County for Parks and Recreation improvements. This grant would help expand the gravel parking lot to 24 spots. A shelter would also be added since it will help to receive the grant by adding recreational amenities. There would be a one way in and one way out lot. In order for us to apply for the grant, only a municipal entity can apply, a lease must be on the property to make it a public property. The lease is for \$1 a year for years for an acre at the parking lot. The property is in the Town Limits. Applications must be submitted by June.

Currently, a restroom facility is out of the question since there is no sewer that far out.

Our cost would be around \$35,000 which would be mostly covered by the money in the Park development account.

A motion to approve the lease with Catawba Lands Conservancy was made by Commissioner Sells with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

A copy of the Lease and map of the improvements are included in the Minute Book.

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

9. Closed Session 143-318.11.(a)(#3) -Illegal use of Property

ADDED:

Closed Session 143-318.11.(a)(#6) Personnel Updates

To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a

claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.


A motion to end Closed Session was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

10. Adjournment

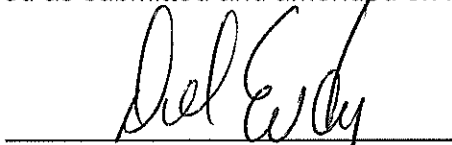
With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Simpson seconded the motion.

Roll Call: Ashby-yes, Furr- yes, Meadows-yes, Sells- yes, and Simpson-yes.
All Board Members were in favor. (5-0)

By our signatures, the following minutes were approved as submitted and amended on Monday, May 17, 2021 in the Regular Meeting.



Town Clerk Amy Schueneman



Mayor W. Del Eudy

