

# Mount Pleasant

North Carolina

*Founded in 1848*

**Town of Mt. Pleasant  
Board of Commissioners  
Town Board Meeting  
Monday, May 13, 2019 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** C/Lieutenant Colonel Trinity Ramos, C/First Lieutenant Quinell Stevens, C/Senior Airman Sarah Al-Zaid, C/Senior Airman Clay Neumyer, Lt. Col. Neel, Deputy Laura Higgins, Jennifer Blake, Erin Burris, Crystal Smith, Deputy Stephen Wagner, Lewis Walker Cress, Jane Culp Cress, Keith Cauthen, Sharon Campbell, Kenneth Black, ? White, Justin Stallings, Jeff Watts, Jerry Taylor, Kay Beckett, Jordan Esposito, Matthew Esposito, Joyce Allmon, Dexter Allmon, Buddy Watts, Glenn Sellers, Martha Dobson, Lisle Crayton, Terry Crayton, Kathy Warlick, Jessye Zahn, Sue Hyde, Kim Neumyer, Shirley White, Caren Dowless, Jeff Boelte, Ally Schueneman, Wayne Collins, Ronald Hurlocker, Pastor Duane Jarman, and Mary Ellen Brafford with 2 children.

## CALL TO ORDER

Mayor Eudy called the meeting to order.

## INVOCATION

Pastor Duane Jarman from St. James Reformed Church led the Board in prayer.

## PRESENTATION OF COLORS

Presented by members of the Mt. Pleasant High School Jr. ROTC:

C/Lieutenant Colonel Trinity Ramos, C/First Lieutenant Quinell Stevens, C/Senior Airman Sarah Al-Zaid, C/Senior Airman Clay Neumyer, and Lt. Col. Neel.

## PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

### 1. Public Forum

No one spoke.

### 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, 160A-381(d), or 160A-388(e)(2). NC State Statute 160A-75)*

None of the Board Members had a Conflict of Interest.

### **3. Approve Agenda**

Mayor Eudy added Closed Session 143-318.11. (a)(#5) to the end of the Agenda.

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

### **4. Consent Agenda**

- A. Minutes April 8, 2019
- B. Minutes April 17, 2019
- C. Consider approving the annual contract to audit accounts with Sherrill & Smith, CPAs, PA.
- D. Resolution of Sympathy in Remembrance of Commissioner Warren B. Chapman
- E. Proclamation Law Enforcement Officers Week
- F. Consider ABC Board FY 2019-2020 Budget
- G. Resolution in Support of the Current ABC Control System for the Sale of Liquor (reference HB 971)

Commissioner Simpson made a motion to accept the Consent Agenda 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. Senior Customer Service Specialist-Jennifer Blake
- E. Planning & Economic Development Director -Erin Burris
- F. Code Enforcement Officer- Jeff Watts
- G. Police Dept.-Deputy Stephen Wagoner

### **6. Public Hearings**

#### **REZ 2019-01 Walker Road Subdivision**

#### **(Associated with ANX 2019-01, SUB 2019-01, and a Development Agreement)**

Requests for voluntary noncontiguous annexation, map amendment (rezoning), and major subdivision preliminary plat approval for 97 single-family residential lots. These requests are also accompanied by a development agreement in order to facilitate the location of an emergency services substation and increased sewer line size. Area: approximately 38 acres. Location: 777-941 Walker Road (east side near schools). Cabarrus County PINs: 5650-95-6345, 5660-05-0225, 5650-95-8958, 5650-96-8496 Current Zoning: Cabarrus County Countryside Residential (CR). Proposed Zoning: Town of Mount Pleasant Conditional Zoning Residential Medium Density (CZ RM) with associated plan and development agreement.

Erin Burris stated that the developer for the Walker Road property sent her a withdrawal request by email. The developer will take the Planning & Zoning Boards information and reevaluate the project and then will get back with the Town.

Since the Public Hearing did not take place, Mrs. Burris wanted to explain the process to the Board and audience so they would better understand how the Comprehensive Plan and the Land Use Plan work together.

*A copy of the Public Hearing packet, withdrawal emails, and Mrs. Burris' talking points are include in the Minute Book.*

No action was taken.

## **7. Old Business**

None

## **8. New Business**

### **A. Consider appointing a representative to the Water & Sewer Authority of Cabarrus County (WSACC) Board.**

WSACC sent a letter to the Town on April 24, 2019 stating,

"The appointment of Mr. Troy Barnhardt to the Board of Directors of the Water and Sewer Authority of Cabarrus County (WSACC) will expire at WSACC's Annual Meeting on June 20, 2019. The Town of Mt. Pleasant will need to make a new appointment or may re-appoint Mr. Barnhardt to WSACC's Board of Directors. Please notify us of your appointment or reappointment as soon as possible."

The term is for three (3) years.

Mount Pleasant is the only municipality to not have a staff member or Town Board member on the WSACC Board. When Troy Barnhardt was first appointed to the WSACC Board he was the Mayor for Mount Pleasant.

The Town Board asked Commissioner James Sells, who will be retiring from the City of Concord EMS in a few weeks, to take the seat on the WSACC Board. He agreed to do so.

Randy Holloway stated that Troy Barnhardt would be interested in serving on the Planning & Zoning Board in the future.

A motion to appoint Commissioner James Sells as representative to the Water & Sewer Authority of Cabarrus County (WSACC) Board was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

*A copy of the letter from WSACC is in the Minute Book.*

### **B. Consider appointing two new members to the ABC Board effective July 1, 2019.**

The Board voted on January 14, 2019 to add two additional members to the ABC Board. The terms are normally for three years at a time. However, for the addition of the two new

members this year, one will be appointed for a two year term and the other a three year term. This will help on the rotation of reappointments in future years: 2020-1 member, 2021-2 members, and 2022-2 members.

There were four applications to fill the 2 new spots to the ABC Board. The applicants are:

Lisa Atwood  
Rick Lambert  
Steve McAllister  
Brian Pope

Staff also recommends the Board to consider appointing a Town Board member as a liaison to the ABC Board and appointing the Deputy Town Clerk as a Clerk to the ABC Board.

The Town Staff also offered to hold the meetings at Town Hall and provide the Assistant Town Clerk or Town Clerk to take minutes.

A motion to appoint Brian Pope to a two year term July 1, 2019 to June 30, 2021 was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

A motion to appoint Lisa Atwood to a three year term July 1, 2019 to June 30, 2022 was made by Commissioner Ashby with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A motion to appoint Commissioner Steve Ashby as a liaison for the Town Board to the ABC Board was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

*A copy of the applications are included in the Minute Book.*

### **C. Consider Proposed Budget for Town of Mount Pleasant FY 2018-2019**

The Town Leadership committee presented the Proposed Budget for Town of Mount Pleasant FY 2019-2020. Town Manager and Leadership Team have submitted a budget based on the March 2, 2019 Budget workshop for the Board's consideration.

The total annual budget for FY 2019-2020 is \$3,150,742. The budget is based on a 12% sewer rate increase. Many of the needs for each department will be met this year, including a new leaf machine, brush truck, renovations to the Town Hall and McAllister Field restrooms, and repair to the Raw Water Intake electrical panel. Town Staff will receive a 1.5% increase in salary and a 1% increase to their 401K contributions meeting the 5% goal set by the Board. The Fire Dept. will go from \$11 per hour to \$11.25.

A motion to set the date of Public Hearing for the Proposed Budget for Town of Mount Pleasant FY 2019-2020 for June 10, 2019 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

*Copies of the Budget Letter with talking points, FY2019-2020 Proposed Budget, Fees & Charges Schedule, and Slideshow Presentation are included in the Minute Book.*

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

**9. Closed Session 143-318.11. (a)(#5) Acquisition of Property**


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; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.


Commissioner Simpson made a motion with a second from Commissioner Ashby to end the Closed Session. 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, June 10, 2019 in the Regular Meeting.

  
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Town Clerk Amy Schueneman

  
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Mayor W. Del Eudy

