

# Mount Pleasant

North Carolina

*Founded in 1848*

**Town of Mt. Pleasant  
Regular Board Meeting  
Monday, May 8, 2023  
6:00 PM- Town Hall Commissioners Room**

Call to Order- Mayor Del Eudy  
Invocation- Pastor Nick Newman of Propel Church  
Pledge of Allegiance- Mayor Del Eudy

Oath of Office for Steven Dixon  
(Filling vacant seat left by former Commissioner Jim Sells. Term ending November 2023)

**1. Public Forum**

(Please limit comments to 3 minutes or less)

**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)

**3. Approve Agenda (Pages 1-2)** Add ON - AIA Projects  
- 4 STIP Projects

**4. Consent Agenda (Pages 3-28)**

- A. Minutes April 10, 2023 (pages 3- 7)
- B. Minutes April 10, 2023 for Economic Development Workshop (pages 8-10)
- C. Budget Amendment #14 Coding Corrections for Audit (page 11)
- D. Capital Project Ordinance for Lower Adams Creek Sewer Project #SRP-W-ARP-0081 approved by email on April 26, 2023. (page 12)
- E. Capital Project Ordinance for Water Distribution Improvements Project #SRP-W-ARP-0082 approved by email on April 26, 2023. (page 13)
- F. For the June 12<sup>th</sup> Board Meeting: Consider appointing/reappointing two positions to the Planning & Zoning Board with a term that expires on June 30, 2026. (pages 14-28)

**5. Staff Reports (Pages 29-50)**

- A. Town Manager-Randy Holloway (page 29)
- B. Town Asst. Manager-Crystal Smith (page 30)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 31-34)
- D. Planning & Economic Development Director - Erin Burris (pages 35-38)
- E. Code Enforcement/Grant Writer- Jim Sells (pages 39-42)
- F. Public Works- Daniel Crowell (page 43)
- G. Cabarrus Co. Sheriff's Dept. Report (pages 44-49)
- H. Fire Department-Dustin Sneed (page 50)

**6. Public Hearings (separate attachment)**

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**Website: [www.mtpleasantnc.org](http://www.mtpleasantnc.org) Email: [townhall@mtpleasantnc.us](mailto:townhall@mtpleasantnc.us)**

**A. Amendments to Town of Mount Pleasant Code of Ordinances Part 8: Nuisances and Offenses** (Continued since Nov. 14<sup>th</sup> meeting-no attachments for this item)

Public hearing regarding proposed amendments to Code of Ordinances Part 8 to include form of government updates, enforcement provisions, disorderly conduct, animals, abandoned and junk vehicles, public nuisances, public facilities, noise ordinance, and general offenses.

**7. Old Business** (Pages 51-56)

A. TABLED from April 10th: Consider appointing an ABC Board member to fill the empty seat vacated by Rick Lambert who resigned on 4/1/23. (pages 51-55)

B. TABLED from April 10th: Jonathan & Aurelia Helms would like to address the Board concerning the tap fees for their new home at 1576 S. Main St. (page 56)

**8. New Business** (Pages 57-61)

A. Consider the Town Manager's budget message, Fees & Charges Schedule, and proposed budget for Fiscal Year 2023/2024. (pages 57-60)

B. Consider receiving a report from Town Staff on future sewer allocations from the Water and Sewer Authority of Cabarrus County. (page 61)

**9. Adjournment**

*All agenda items and attachments are considered public record.  
If you would like to obtain or view copies of the attachments or minutes from the Board's meetings, please contact Town Hall Monday-Friday 8:00am-4:30pm.  
Hard copies are \$.10 per page.  
Closed Session minutes are unavailable until released by the Board and/or the Town Attorney.*