

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, May 9, 2022 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter (arrived at 6:39pm)
Commissioner William Meadows
Commissioner Jim Sells
Commissioner Justin Simpson (by phone)
Town Administrator Randy Holloway
Town Attorney John Scarbrough (arrived at 6:11pm)
Town Clerk Amy Schueneman

Also Present: Erin Burris, Crystal Smith, Captain Tessa Burchett, Ally Schueneman, CA "Andy" Clement, Pastor David Snow, Bob Byrd, Sam King Jr. Thomas Moss, Mia Holshouser, Jerod Brown, Ryan Sellers, Dustin Sneed, Jeff Watts, Austin McDonald, Kim Baker, and Christin Lindsey.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor David Snow of Community Church of Mount Pleasant led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led the Pledge of Allegiance.

Mayor Eudy informed the Board that Commissioner Simpson would be joining the meeting by phone, Town Attorney John Scarbrough was running late but would attend, and Commissioner Carter would arrive later after leaving work.

A motion to excuse Commissioner Carter from the meeting until his arrival was made by Commissioner Furr with a second by Commissioner Sells. All Board Members were in favor. (4-0, Commissioner Carter excused)

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)

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No one had a conflict.

3. Approve Agenda

Mayor Eudy added two items to the Agenda:

ADDED-New Business F: Consider contracting with LKC Engineering for State Funded water/sewer infrastructure projects and allow Town Manager to sign all associated documents.

ADDED-New Business G: Consider contracting with LKC Engineering for Written Analysis to Support System Development fees.

Move on Agenda:

#6 Logo/Branding Presentation to #7

#7 Public Hearings to #6

A motion to approve the Amended Agenda was made by Commissioner Sells with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Carter excused)

4. Consent Agenda

- A. Minutes April 11, 2022
- B. Resolution for new Bank Account-Streets & Infrastructure Capital Reserve
- C. Budget Amendment #18 Bobcat T770 Skid Steer & accessories
- D. Budget Amendment #19 Walker Rd sewer easement (Reece Family)
- E. AMENDED from 4/11/2022 Grant Project Ordinance for the Town of Mount Pleasant American Fund Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds.
- F. ABC Budget for FY22/23

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

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
 - 1. Erin Burris gave each Board member the first half of Code of Ordinances Part 7: Vehicles and Traffic to look over prior to the next meeting. At that time, she will have the remaining section of Part 7 to review.
 - 2. Also, Ms. Burris mentioned that although there were two spots for Planning & Zoning Board member reappointments in the agenda packet that is appointed by Cabarrus County for ETJ members, there is one other position up for reappointed by the Town Board. The Alternate Member Warren Love's term expires on June 30, 2022. He filled the remainder of a term from a member that moved out of Town limits. She asked if the Board would like to open up the process for applications. The Board did ask that the application process be opened up for the position, since that has been the precedence.
- 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

7. 6. Public Hearings

A. 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 Furr with a second by Commissioner Sells. All Board Members were in favor. (4-0, Commissioner Carter excused)

B. TA 2022-04 Mini-Warehouse/Self-Storage Requirements

Erin Burris addressed the Board stating that there had been a request to do a Text Amendment to change the 3-acre limit to 10-acres.

Applicant has requested an amendment to increase the maximum site size for mini-warehouse/self-storage sites and to remove requirement for on-site manager. Staff has prepared a draft amendment increasing the mini-warehouse/self-storage use maximum size to 10 acres. Staff also proposes removing the requirement that mini-warehouse/self-storage facilities shall be limited to one story. Many attractive climate-controlled facilities are two stories and are ideal for smaller sites. Staff has also proposed additional amendments to the section for clarification regarding the perimeter buffer yard, outdoor storage, and reference to the NC Fire Code.

Mayor Eudy opened the Public Hearing.

Sam King, Jr. of King Engineering 35 Church St. S. in Concord was in favor of the change on behalf of his clients. The site they have is larger than 3 acres. The Text Amendment is the first step to help his clients.

This applies to all C-2 and I-1 Districts. The site being discussed is currently not zoned for it and would have to go through rezoning or conditional rezoning. There is one mini-storage site on two acres currently. There has been a need for storage units in the area.

A motion to approve and consistent was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

A copy of Text Amendment 2022-04 Mini-Warehouse/Self-Storage Requirements is included in the Minute Book.

6. 7. Logo/Branding Presentation

Mia Holshouser and Jerod Brown from Granite Sky Creative Group presented their Branding Plan & Implementation Strategy for the Town logo and branding.

Randy Holloway, Staff, Mayor Eudy, and Commissioner Simpson interviewed 3 different firms for doing the Town's logo and branding. The group was most impressed with Granite

Sky and asked them to do a presentation to the Town Board tonight. They could do all areas (logo, branding, and website) for the Town. It fills the needs of the Town at this time.

****Commissioner Carter arrived at 6:39pm near the end of the presentation.****

Board discussed that the funds were coming from General Fund Balance whether this Fiscal Year or next, so they agreed to move forward now. The execution of Public communication on upcoming water/sewer projects Granite Sky could assist the Town with would be under a separate contract and would come from Water/Sewer Fund Balance.

A motion to approve a forthcoming Budget Amendment and to appoint Town Manager to execute any remaining documents (including contract) with Granite Sky was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

(A copy of the slide presentation by Granite Sky is included in the Minute Book)

8. Old Business

A. Reconsideration-Fire Dept presentation for request to purchase 1996 Pierce Lance 100-foot Aerial Platform Truck.

The Fire Department has requested the Board's re-consideration of allowing the Department to purchase a used 100' ladder truck. This request was considered by the Board at the April meeting and denied at that time. The Fire Department followed up on the majority of the questions and concerns that came up during the April meeting.

They had an almost identical 100' ladder from Concord Fire Department come visit Mount Pleasant several weeks ago. The Concord unit could make all the difficult turns around Town and operate on several of our most narrow streets.

The Fire Department has really investigated this unit completely and addressed the majority of the questions and concerns raised at the April meeting.

Randy Holloway stated he has never been a fan of used apparatus. However, if this was a new unit it would cost \$1 million to \$1.2 million. This may be what small communities have to do in the future.

Chief Dustin Sneed, Deputy Chief Jeff Watts, Firefighter Ryan Sellers, and Captain Austin McDonald presented the slide show with the new information and videos to demonstrate how the truck would function within the Town.

Commissioner Sells looked over the maintenance records and asked if the engine was new or used. Fireman Ryan Sellers said it was a remanufactured engine from Detroit Diesel factory certified with a warranty. The warranty has expired since the restoration was longer than 3 years ago.

A motion to move forward with the purchase of the 1996 Pierce Lance 100-foot Aerial Platform Truck and approve the Resolution and Budget Amendment that goes with it was made by Commissioner Simpson with a second by Commissioner Furr. Board Members **in favor** were Commissioner Carter, Commissioner Furr, and Commissioner Simpson. Board Member **in opposition** were Commissioner Meadows and Commissioner Sells. Motion passes. (3 for-2 against)

Mayor Eudy and the Board thanked the Fire Dept. for all the research and time they put into the presentation and answering the questions put before them.

Once the new truck is in service the Town Board will then put the current 75' ladder truck up for sale as surplus.

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

B. Resolution to purchase property located at 8563 East Franklin Street and associated contract/lease agreements.

Mayor Eudy reminded the Board that the purchase of 8563 East Franklin St has been discussed at previous meetings in Closed Session. Contract and lease of the property is same with no changes from the previous meetings.

Randy Holloway emphasized the money for the purchase of the property is already in the budget for this year. It just requires approval in open session.

A motion to approve the resolution to purchase the property located at 8563 East Franklin Street was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

A copy of the contract and lease agreement are included in the Minute Book.

9. New Business

A. Consider declaring the 1993 Freightliner FL80/Allegheny 1500-gallon tanker with a 500 gpm pump (Tanker 1) as surplus to be sold by Company Two.

Randy Holloway said the value of the Tanker Truck is above the level he is able to declare surplus (\$30,000) and he asked the Board to declare it as surplus.

A motion to declare the 1993 Freightliner FL80/Allegheny 1500-gallon tanker with a 500 gpm pump (Tanker 1) as surplus to be sold by Company Two was made by Commissioner Sells with a second by Commissioner Carter. All Board Members were in favor. (5-0)

B. Consider recommending the reappointment of William (Whit) Moose, Jr. and Bridget Fowler to the Cabarrus County Board of Commissioners for a three-year term for the two available ETJ (Extra Territorial Jurisdiction) seats for the Planning & Zoning Board.

The county had received no other applications.

A motion to recommend the reappointment of William (Whit) Moose, Jr. and Bridget Fowler to the Cabarrus County Board of Commissioners for a three-year term ending June 30, 2025 for the two available ETJ (Extra Territorial Jurisdiction) seats for the Planning & Zoning Board was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

The Board asked staff to open up the application process for the alternate position on the Planning & Zoning Board that is appointed by the Town Board to see you is interested. Staff will put it out on social media and the website.

C. Consider increasing the approval limits to contracts, purchases (purchase orders), credit card purchases, and change orders by Town Staff.

Randy Holloway has current authorization to approve up to \$50,000 for purchases, change orders, etc. With the Town getting ready to spend \$20 million on projects, the change order process will be easier and keep things moving if his limit could be increased to \$100,000. This will prevent him bringing items to the Board each month for approval and slowing down the process. The items he would approve would already be in the budget and scope. Any time it would change or need a Budget Amendment it would come before the Board.

The Assistant Manager would increase to \$25,000 and Finance Officer to \$15,000.

This will change sections 2.10.1, 3.4.5(I) and 4.7.1 (II) in the Purchasing and Contracting Policy approved on July 8, 2019.

A motion to increase the approval limits to contracts, purchases (purchase orders), credit card purchases, and change orders by Town Staff was made by Commissioner Furr with a second by Commissioner Carter. All Board Members were in favor. (5-0)

D. Consider appointing two people to fill the ABC Board positions expiring on June 30, 2022

Since the ABC Board stated they would be happy with any of the 3 applicants (Gary Moss, Lisa Atwood, or Lee Kluttz), the Board felt that things were running smoothly at this time.

A motion to reappoint Lee Kluttz and Lisa Atwood to fill the ABC Board positions for a three-year term ending June 30, 2025 was made by Commissioner Furr with a second by Commissioner Sells. All Board Members were in favor. (5-0)

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

E. Consider the Town Manager's budget message, Fee & Charges Schedule, and proposed budget for Fiscal Year 2022/2023.

Randy Holloway stated the Town is required by the State to present the budget in May and approve in June of each year. He read the Budget Message included in the Agenda Packet. Overall, the Town is in good shape moving forward.

Mayor Eudy stated that the FY22/23 Budget is eligible for viewing for the next 30 days and the Public Hearing will be held in June prior to the Board for formal approval.

No action was taken. Information only.

A copy of the Budget Message, drafted Budget for FY22/23, and Fees & Charges Schedule are included in the Minute Book.

Add-On F: Consider contracting with LKC Engineering for State Funded water/sewer infrastructure projects and allow Town Manager to sign all associated documents.

In April the Board approved Staff to submit projects to the State for the \$8 million of infrastructure funding. The sewer section has already been approved by DEQ. Randy Holloway asked the Board to approve LKC as the engineering firm we use as a formality. They have already given the Town a copy of the contract.

A motion to approve contracting with LKC Engineering for State Funded water/sewer infrastructure projects and allow Town Manager to sign all associated documents was

made by Commissioner Sells with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

Add-On G: Consider contracting with LKC Engineering for Written Analysis to Support System Development fees.

According to Randy Holloway, LKC Engineering provided a contract for System Development Fee study for \$15,000, \$7,000 less than the original amount given. Once the study is done and approved by the Board, moving forward any development coming in after that will pay a fee on the water and sewer based on what the Board feels comfortable with. LKC gives you a menu to look through for not just residential, but churches and businesses based on restroom size, etc.

Town Attorney John Scarbrough helped to write the legislation for this. He stated that the whole point of the legislation was so that there was some connection between the amount of the fee and the impact of new developments, so the Town is not overcharging new development. The written analysis the consultant does is reasonable.

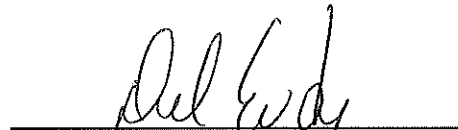
A motion to contract with LKC Engineering for Written Analysis to Support System Development fees was made by Commissioner Furr with a second by Commissioner Carter. All Board Members were in favor. (5-0)

10. Adjournment

With nothing else to come before the Board, Commissioner Meadows made a motion to adjourn. Commissioner Furr 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 13, 2022 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

