

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, June 13, 2022 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter (by phone)
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, Captain Tessa Burchett, Ally Schueneman, CA "Andy" Clement, Pastor Earl Bradshaw, Deputy C Camille, Deputy Tyler Canaday, Kay Beckett, and Rodney Schueneman.

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.

Mayor Eudy informed the Board that Commissioner Carter would attend by phone.

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)

No one had a conflict.

3. Approve Agenda

Mayor Eudy informed the Board and audience that when Code of Ordinances Part 7: Vehicles and Traffic came up on the agenda under Public Hearings, it would be held open until the next meeting since Board members wanted more time to go over all the changes.

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

4. Consent Agenda

- A. Minutes May 9, 2022
- B. Budget Amendment #21 LKC System Development Fee Study
- C. Budget Amendment #22 Granite Sky- Infrastructure Communications Contract
- D. Payroll Dates for FY22/23
- E. Granite Sky Logo/Branding contract starting July 1, 2022
- F. Granite Sky Infrastructure Communications contract
- G. Economic Development Public Investor Agreement

Commissioner Furr made a motion to approve the Consent Agenda as listed with a second by Commissioner Meadows. 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

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

B. Budget for FY2022/23

Town Manager Randy Holloway informed the Board there had only been one change to the FY22/23 Budget since the May meeting. Since the Board voted in May to hire Granite Sky for the Logo/Branding Project, it increased the budget by \$30,215 by using Fund Balance. Otherwise, everything is the same. The General Fund Budget will be \$2,224,443 and the Water/Sewer Budget will be \$1,366,000 for a total combined budget of \$3,590,443. The tax rate remains \$0.505/\$100. The water base rate will go up \$1.25 to help with the USDA payments.

Mayor Eudy opened the Public Hearing.

No one spoke.

Commissioner Simpson thanked Staff for their hard work in putting the Budget together.

CA Clement of 8551 Walnut St. had 3 pages of signatures of people concerned about traffic due to the new park. He would like a local traffic only designation or wide speed bumps to slow traffic coming through Walnut to Washington St. He would like to cut the impact down on his street.

With no one else wishing to speak, Mayor Eudy asked for a motion from the Board to hold the Public Hearing open until the July meeting. This will give the Board time to review the information and ask questions if needed.

A motion to hold the Public Hearing open for Code of Ordinances Part 7: Vehicles and Traffic was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

7. Old Business

A. . Discuss construction bids received for the Municipal Complex & Park Improvements.

Randy Holloway stated he is combining Item A & B. No one on staff has ever dealt with NC Local Government Commission (LGC). Anytime a Town borrows money to finance projects, the LGC must give approval. Staff found out Friday that what we were supposed to do tonight was to be done in a Public Hearing. The Town opened the bids today for the Municipal Complex & Park Improvement project and they were under budget. Timing wise the Town needs this on the August 2nd LGC agenda. To do this we will need to have a Special Called Meeting either June 28 or 30.

There will be a Mandatory Pre-Bid meeting for the Fire Department Renovation & Addition project on June 15th. If there are at least 3 companies attending (per Statute requirements), the Special Called Meeting will need to be June 30th to have everything ready to submit the application packet to the LGC by July 5th to be added to the August 2nd LGC agenda.

B. Consider the RFP's for Bank Loans received to fund the Fire Department Renovation and Municipal Complex & Park Improvements.

See above.

C. Consider approving two Resolutions for State Funded Water and Sewer projects.

Randy Holloway reminded the Board of the \$8 million received from the State for water/sewer infrastructure. To continue moving forward the Board needs to approve the Resolution of the Governing Body of Recipient for both the water and sewer projects since they are separate projects.

The Adams Creek Sewer Project is estimated at \$5,475,000 and the Cook Street, Skyland Drive, and Franklin Street waterline Project is estimated at \$2,525,000.

As the project continues there will be many forms to sign. Within the Resolution it states that the Town Manager and Mayor will be able to sign documents as needed by the Division of Water Infrastructure.

LKC Engineering is ready to start drawings for both projects.

A motion to approve the two Resolutions for State Funded Water and Sewer projects was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

8. New Business

A. Consider allowing the Town Manager to approve Year End Budget Amendments for FY2020-2021 for auditing purposes.

Amy Schueneman asked for the Board to give the Town Manager the authority to sign any year-end Budget Amendments to help with the audit process for FY21/22. Rick Driscoll, former auditor that helps the Town with the books, will be here June 29th to answer any questions we have.

Randy Holloway reminded the Board it has worked well the past two years and the Town has had very favorable audits.

A motion to allow the Town Manager to approve Year End Budget Amendments for FY2020-2021 for auditing purposes was made by Commissioner Sells with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

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

Mayor Eudy said he had asked Commissioner Sells if he would like to remain as the Town Representative to the WSACC Board and he was agreeable to staying on.

A motion to appoint Commissioner Jim Sells as representative to the Water & Sewer Authority of Cabarrus County (WSACC) Board for a term ending June 30, 2025 was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

C. Consider appointing the alternate member position to the Planning & Zoning Board with a term that expires on June 30, 2025.

Commissioner Simpson thanked everyone that applied for the position.

A motion to appoint Jonathan Helms as alternate to Planning & Zoning Board with a 3-year term ending June 30, 2025, was made by Commissioner Simpson with a second by Commissioner Sells. All Board Members were in favor. (5-0)

D. Discuss American Legion building HVAC repair issues.

Amy Schueneman reported that Terry Bowers came to Town Hall to let the town know that the HVAC was out at the American Legion. According to the lease agreement, the American Legion is responsible for the maintenance of the building including the HVAC. According to Mr. Bowers there are only 5 active members and if they pay the \$5,800 to replace the HVAC, it will wipe them out financially. They have previously been renting the building out to a church to help pay the utilities.

A motion for Town Staff to continue discussions with the American Legion and come back in July to the Board was made by Commissioner Sells with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

E. Discuss Wastewater Allocation Policy for the Town

Erin Burris stated that Harrisburg, Kannapolis, and Concord have an allocation policy to manage who is in line next for development. The Town only has 65,000 gallons a day to work with. It would be good moving forward to have something to follow. It establishes priorities: 1. Projects with prior Town Commitments- like Green Acres and Brighton Park. 2. Strategic reserve-taking 10,000 of what we have and setting it aside for future projects. 3. Previously Approved Projects- for the old MPMS and the 16 townhomes behind the bank that has expired. 4. Waiting list-Anything else that comes up. Anything below 5,000 could be used by Town Staff to determine approval for the usage and above the Board would make the decision based on a scoring system.

The Wastewater Allocation Policy would be used until January 1, 2025 or completion of the WSACC expansion.

A motion to approve the Wastewater Allocation Policy was made by Commissioner Sells with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

F. Consider contracting LKC Engineering for the Downtown Stormwater Study.

The Town received a Stormwater Study grant from Emergency Supplemental Historic Preservation Fund under the 2020 Hurricane Florence National Parks Service subgrant for the amount of \$94,252. This grant also covers the \$25,000 for the National Historic Study for the Town. Therefore, \$69,252 would be available for the Stormwater Study.


An RFQ for Engineering was sent out and only 2 firms replied originally, and it was advertised a second time with no additional responses. The 2 firms responding were LKC Engineering and Meade Gunnell. After reviewing the submittals, Town Staff would like to contract with LKC Engineering for the Stormwater Study.

A motion to enter into contract negotiations with LKC Engineering for the Downtown Stormwater Study was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

9. 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, July 11, 2022 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

