

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, June 22, 2020 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 Erin Burris, Crystal Smith, Wayne Collins, Deputy Stephen Wagoner, Kay Beckett, Pastor Earl Bradshaw, and Chief Jerry Taylor.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Earl Bradshaw of Mt. 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 at 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

Commissioner Ashby asked to add Graduates of 2020 to the agenda under New Business. A motion to approve the Amended Agenda was made by Commissioner Sells with a second by Commissioner Furr. All Board Members were in favor. (5-0)

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4. Consent Agenda

- A. Minutes May 11, 2020
- B. Utility Bill Collections (Covid 19 Comparison)
- C. Budget Amendment #19 Move funds for FD Brush Truck spray bedliner
- D. Budget Amendment #20 REVERSE BA#7 Façade Grant Money from Savings
- E. Budget Amendment #21 move money for FD Truck Loan Principle Payment
- F. Consider reappointing Steve McAllister to the ABC Board effective July 1, 2020.
- G. FY 2019-2020 Annual Budget for Alcoholic Beverage Control Board
- H. State of the County Health Report by Marcella Beam
- I. Consider allowing the Town Manager to approve Year End Budget Amendments for FY2019-2020 for auditing purposes.
- J. Consider reappointing Mike Steiner and Shirley Freeman to the Planning & Zoning Board with a term that expires on June 30, 2023.
- K. Resolution Adopting a Title VI Policy
Land Donation & Sewer Easement Sewer Pump Station off Empire Dr.

Commissioner Simpson made a motion to approve the Consent Agenda as listed with a second by Commissioner Sells.

All Board Members were in favor. (5-0)

5. Reports

- A. Asst. Town Administrator-Crystal Smith
- B. Town Clerk/Finance Officer- Amy Schueneman
- C. Planning & Economic Development Director -Erin Burris
- D. Police Dept. May Stats & **National Night Out Information**-Deputy Stephen Wagoner

Deputy Wagoner addressed the Board concerning the National Night Out. It is in it's 37th year and will be held at the Cabarrus Arena on October 6th (depending on current status of Covid). It is designed to heighten community awareness. They collect school supplies and monetary donations to purchase supplies for children. He invited the Board to attend that night and to help spread the word in the community.

6. Public Hearings

A. ANX 2020-03 Town of Mount Pleasant Future Emergency Services Tract

The Town of Mount Pleasant recently purchased the subject property for a future emergency services station. The Town has submitted a petition for voluntary non-contiguous annexation for the subject property. The property is currently zoned Cabarrus County Countryside Residential (CR). The property is located outside of the Town's extraterritorial jurisdiction (ETJ), however it is located within the Town's Planning area. The property is located within 750 feet of the Mount Pleasant Middle School satellite (non-contiguous) annexation on Walker Road between NC Highway 73 and NC Highway 49. Water service is located within 750 feet along Walker Road. Gravity sewer is available within 2,500 feet along Walker Road at Adams Creek.

If annexed, the Town would have 60 days to establish an appropriate Mount Pleasant zoning district on the property. The property is located within the Mount Pleasant Planning Area as established by the adopted Comprehensive Plan. The Future Land Use Map designates this area for Low Intensity Uses. Medium Intensity designations are within close proximity (schools across Walker Road). The Town already has another satellite annexation within close proximity (Mount Pleasant Middle School) and can provide the same services as anywhere in

the contiguous Town Limits.

Based on the evaluation criteria, the proposed annexation has one (1) instance of being Most Favorable, two (2) instances of being Favorable, and two (2) instances of being of being Least Favorable. Staff considers this annexation to be Favorable.

A motion to approve ANX 2020-03 Town of Mount Pleasant Future Emergency Services Tract was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A copy of the Annexation Packet with details are included in the Minute Book.

B. ANX 2020-04 Lane/Collins Property 827, 929, & 941 Walker Road

Property owners have submitted a petition for voluntary non-contiguous annexation for the subject properties. The properties are currently zoned Cabarrus County Countryside Residential (CR). The property is located outside of the Town's extraterritorial jurisdiction (ETJ), however it is located within the Town's Planning area. The properties are located approximately 930 feet from the Mount Pleasant Middle School satellite (non-contiguous) annexation on Walker Road between NC Highway 73 and NC Highway 49. Water service is located within approximately 1,000 feet along Walker Road. Gravity sewer is available within 1,400 feet along Walker Road at Adams Creek.

If annexed, the Town of Mount Pleasant would have 60 days to establish an appropriate Mount Pleasant zoning district on the property. The property is located within the Mount Pleasant Planning area as established by the adopted Comprehensive Plan. The Future Land Use Map designates this area for Low Intensity Uses. No development plans have been submitted for the property. The Town already has another satellite annexation within close proximity (Mount Pleasant Middle School) and can provide the same services as anywhere in the contiguous Town Limits.

A motion to approve ANX 2020-04 Lane/Collins Property on 827, 929, & 941 Walker Rd was made by Commissioner Ashby with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

A copy of the Annexation Packet with details are included in the Minute Book.

C. Proposed Budget for FY20/21

Randy Holloway stated the budget is balanced using the current tax rate of 50.5 cents per one hundred dollars tax value. The recommended budget also includes a 2.4% sewer rate increase. Town Staff tweaked the numbers on a few items but the Revenue and Expense totals have not changed since the Budget Presentation in May. The budget remains very conservative. The Town is still moving forward at a slow pace with the USDA projects of a new Pump Station and N. Main St. water line.

Currently, water/sewer customers are paying their bills during Covid after a letter was sent to the delinquent customers. 9 out of 12 of the customers receiving the letters have paid at least the minimum if not all of their bill.

1. A motion to approve the presented Budget for Fiscal Year 2020-2021 at a tax rate of 50.5 cents per one hundred dollars and a 2.4% increase to sewer rates was made by Commissioner Ashby with a second by Commissioner Simpson.
All Board Members were in favor. (5-0)
2. A motion to approve the Budget Ordinance for Fiscal Year 2020-2021 was made by Commissioner Simpson with a second by Commissioner Furr.
All Board Members were in favor. (5-0)

A copy of the FY 2020/21 Budget, Budget Ordinance, and Sewer Rates from the Fees & Charges Schedule are included in the Minute Book.

7. Old Business

None

7. New Business

A. Resolution Granting the Opening of a New Bank Account for Sewer Manholes/Lids

Crystal Smith and Amy Schueneman met with the Auditor concerning the sewer revenue collected for the purpose of repairing manholes and replacing the manhole lids. He suggested that the Town open another bank account to put the unspent money designated for the project into a separate fund instead of rolling back over to fund balance. This would be a cleaner way to account for the funds in the future.

A motion to open a new bank account and designating authorized signers for the Manhole Rehab Project was made by Commissioner Simpson with a second by Commissioner Sells.

All Board Members were in favor. (5-0)

B. Consider amending the Town's Personnel Policy granting new employees 80 hours of vacation and 80 hours of sick leave upon being hired.

Vacation leave is intended to be used for rest and relaxation, school appointments, and other personal needs. Sick leave is to be used for sickness, bodily injury, doctors' appointments or exposure to a contagious disease, when continuing work might jeopardize the health of others.

Under current policy, employees only accrue 8 hours of vacation and 8 hours sick leave each month starting at their hire date. This proposed change to the personnel policy would enable new employees to spend quality vacation time with their families without having to take time without pay and would allow employees to recover from illnesses without risking exposure to other employees based on not having sick leave as a new employee. There is no proposed change to the current monthly accrual rate.

Town Manager is asking for consideration to provide additional attractive employee benefits for new employees to become more comparable to the private sector. All sick leave and vacation leave accumulated by an employee shall end and terminate without compensation if the employee resigns or is separated from the Town within their six-month probation period.

In fairness to existing employees, Randy Holloway is asking for consideration to provide 80 hours of additional sick leave and 80 hours of existing vacation leave to their current accrued time. Additional leave is a way to help motivate and retain our current employees that have been very productive and have not received a significant pay increase in previous years nor this coming Fiscal year.

A lively discussion was held regarding the proposed 80 hours of vacation and 80 hours sick time for new and current employees. The Board asked for further information to see if other municipalities are currently offering this to their employees.

The Board TABLED this item until the July meeting.
No action was taken.

C. Consider approving LKC Engineering, PLLC as the Engineering Firm for the USDA Funded Main St. Waterline Replacement & Regional Sewer Pump Station projects.

Town Staff (Randy Holloway, Crystal Smith, Erin Burris, Justin Stallings, Kenny Black, and Amy Schueneman) reviewed the submissions to select an Engineering Firm for the USDA Funded Main St. Waterline Replacement & Regional Sewer Pump Station projects.

The Town advertised for RFQ's (Request for Qualifications) for engineering services and received three RFQ's from the following engineering firms:

Alley, Williams, Carmen, and King Inc.
Armstrong Glen, PC
LKC Engineering, PLLC

After looking at the three presentation folders, the Town Staff consensus was LKC Engineering, PLLC. They had the most experienced team with USDA loans and similarly related projects which is a major plus for the Town since we will need assistance with the USDA process.

A motion to approve LKC Engineering, PLLC as the Engineering Firm for the USDA Funded Main St. Waterline Replacement & Regional Sewer Pump Station projects was made by Commissioner Simpson with a second by Commissioner Furr.
All Board Members were in favor. (5-0)

D. ADDED-Graduates for 2020

Commissioner Ashby has been asked by parents what the Town would do for our High School graduates to make them feel special since Covid-19 has affected their senior year and graduation. Even though things have calmed down at this time the Board may want to consider what to do for the future.

Commissioner Furr stated the free food deals from local restaurants for the graduates was a big hit.

Staff was asked to estimate cost for seasonal flags to be placed on Power poles in the immediate downtown area. This would include material cost, banners, banner holders, labor hours, and bucket truck.

No motion was made. Staff will come back to the Board in July with more information.

Open Discussion

Randy Holloway informed the Board numbers from Cabarrus County have made a 100% increase in the number of Covid cases in the last 30 days. At 9am today 888 people had tested positive and by 1pm the number was 907. 37 years old is the current average age of those infected.

Commissioner Sells expressed his extreme displeasure with the statement issued by Cabarrus County. He felt that it lumped all law enforcement into one group instead of seeing an individual officer's inappropriate behavior. Law Enforcement is our last line of defense. We appreciate them and support them.

8. Adjournment

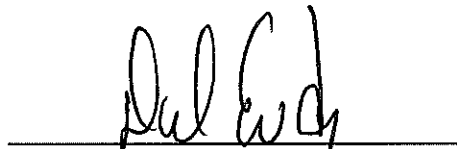
With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Simpson seconded the motion.

All Board Members were in favor. (5-0)

By our signatures, the following minutes were approved as submitted and amended on Monday, July 13, 2020 in the Regular Meeting.



Town Clerk Amy Schueneman



Mayor W. Del Eudy

