

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Special Called Meeting Minutes
Thursday, June 30, 2022
5:00 PM- Town Hall Commissioners Room**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter (by phone)
Commissioner William Meadows
Commissioner Justin Simpson (arrived at 5:08pm)
Commissioner Jim Sells
Town Administrator Randy Holloway
Town Attorney Jim Scarbrough
Town Clerk Amy Schueneman

Also Present: Crystal Smith, Erin Burris, PJ Tamaus, Tom & Cathy Parrella, Fire Chief Dustin Sneed, Deputy Chief Jeff Watts, and Roy Keene.

Mayor Eudy opened the meeting and turned it over to Town Staff.

1. **Municipal Complex Project**

Randy Holloway and Amy Schueneman explained the scope of the Municipal Complex & Park Improvement Project to the Board which includes demolition of the current restroom/concession stand facility, storage building for equipment, ADA sidewalks and parking, 25 additional parking spaces, and concrete stage pad. A site plan was shown on the screen. The bids came under budget at \$955,137 but the Town is still going to secure the loan for \$1.2 million in case of any unexpected changes. Staff decided not to do the alternate items in the bid for upgrades. Even though the Board approves the project and funding, the Local Government Commission (LGC) must approve the project and the loan before it can happen.

Mayor Eudy opened the Public Hearing.

Roy Keene from the Oldenburg Subdivision asked if the Town felt this was a necessity and did the citizens vote to do this.

Amy Schueneman replied that during the Comprehensive Plan from 2017 the number one request of the residents was for more recreational facilities. The condition of the restroom/concession stand has been lacking for many years and currently there is no viable septic tank for use of the facility. The new building will be hooked up to the Town sewer system.

With no one else wishing to speak Public Hearing was closed.

The Board had no questions.

A motion to select **Shiel Section Company** as the contractor for the Municipal Complex & Park Improvement Project in the amount of \$955,137 and allow the Town Manager to complete any
8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9803 : fax 704-436-2921

associated documents on the condition that the project is approved by the LGC was made by Commissioner Sells with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Simpson had not arrived yet)

Amy Schueneman presented the 3 bids for the loan package from First Bank, Truist, and Uwharrie Bank. Uwharrie Bank had the best interest rate but a lot of fees while First Bank had a slightly higher interest rate but a limit of \$5,000 in fees but only if we use their attorney for closing. Town Staff felt overall the best deal was First Bank. Randy Holloway agreed because of the open-ended fees of Uwharrie Bank, Staff was more comfortable with the proposal by First Bank since the plan is to pay off the loan before maturity since it came well under the expected cost.

A motion to approve **First Bank** as the financial institution for the Municipal Complex & Park Improvement Project loan in the amount not to exceed \$1.2 million at 3.08% for 20 years and allow the Town Manager to complete any associated documents on the condition that the project is approved by the LGC was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Simpson had not arrived yet)

Commissioner Simpson arrived at 5:08pm.

Town Staff completed the application package today to submit to the LGC. It will cost \$1,250 for each application submitted.

Randy Holloway informed the Board and audience that in North Carolina Cities and Counties cannot borrow money without the Local Government Commission (LGC) approval. They ensure that Cities and Counties cannot borrow money if they cannot pay it back. The Town can afford to borrow this, but the LGC makes the Town prove we can do this with the 26-page application. LGC is making sure we do not put the Town in financial jeopardy.

A motion to approve the Resolution of the Town of Mount Pleasant Mayor and Board of Commissioners Approving Financing Terms for the Municipal Complex & Park Improvement Project was made by Commissioner Furr with a second by Commissioner Sells. All Board Members were in favor. (5-0)

Copies of the site map, bank proposals, Bid Tab Sheet, and Resolution are included in the Minute Book.

2. Fire Department Renovation/Addition Project

Amy Schueneman stated the bid opening for the Fire Department was this afternoon. Four companies bid on the project. Scope of the project includes additions to the back and front of the building, renovating the current living space, updating the bay floor, and replacing current bay doors. The building is 50 years old. It has never had a major update and is needed to bring up to current codes. The firefighters are currently sleeping in a room the size of a large storage room without a window.

Randy Holloway stated that this conversation has been going on for the last 20 years and is way past due. He is recommending accepting the base bid and all alternates by Liles Construction Company to bring everything up to where it needs to be. As far as the cost the Town would secure a loan of \$2.5 million and the Fire Department has \$200,000 in a Capital Project account to cover the \$2,634,543 cost which includes a \$100,000 contingency.

Mayor Eudy opened the Public Hearing.

No one spoke at the Public Hearing.

Commissioner Sells wanted to clarify that Alternate A-1 Remove & Replace Apparatus Floor Slab was the bay floor for the vehicles. Liles Construction was also the one that replaced the outside slab several years ago.

A motion to select **Liles Construction Co, Inc.** as the contractor for the Fire Department Renovation & Addition Project in the amount of \$2,634,543 and allow the Town Manager to complete any associated documents on the condition that the project is approved by the LGC was made by Commissioner Sells with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

Amy Schueneman stated the Town would borrow \$2.5 million from First Bank at the same terms as the Municipal Complex & Park Improvement Project with the condition that it is all approved by the LGC.

A motion to approve **First Bank** as the financial institution for the Fire Department Renovation & Addition Project loan in the amount not to exceed \$2.5 million at 3.08% for 20 years and allow the Town Manager to complete any associated documents on the condition that the project is approved by the LGC was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

Ms. Schueneman also asked the Boards approval of the Resolution to submit the application package to LGC with the loan terms.

A motion to approve the Resolution of the Town of Mount Pleasant Mayor and Board of Commissioners Approving Financing Terms for the Fire Department Renovation & Addition Project was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

Copies of the elevations, bank proposals, Bid Tab Sheet, and Resolution are included in the Minute Book.

3. Municipal Park Lighting/ Sewer/Paving Project (SCIF Funds)

Amy Schueneman reminded the Board the State of NC gave the Town \$300,000 out of the State budget to use on any Capital Project the Town chooses. It does not have to be a water/sewer project. With the Municipal Complex & Park Improvement Project Town Staff expected the cost to exceed the \$1.2 million loan amount and Staff had previously submitted a Scope of Work to the State stating the \$300,000 would be used to complete the project. However, the bid was much lower than expected and would allow the Town to complete more needed items around Town Hall and the ballfield area including: ballfield lights with any engineering cost, run the sewer line from the restroom/ concession stand to the Town's sewer system, replace two HVAC units at Town Hall, move two power poles (one at concession stand and the other behind home plate), remodel Town Hall restrooms, pave around Town Hall and the gravel lot near the Food Ministry, netting for the ballfield and batting cages. Board approval is needed to change the Scope of Work with the State.

A motion to approve the North Carolina State Capital and Infrastructure Fund (SCIF) Directed Grants Capital Project Ordinance for Part 2 of the Municipal Complex & Park Improvement Project and allow the Finance Officer to complete any associated documents with the understanding funds will not be spent until new Scope of Work is approved by the State was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A motion to repeal/replace the Scope of Work previously submitted to the State for the SCIF grant with items from the approved Capital Project Ordinance was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A copy of the North Carolina State Capital and Infrastructure Fund (SCIF) Directed Grants Capital Project Ordinance for Part 2 of the Municipal Complex & Park Improvement Project is included in the Minute Book.

4. Public Hearing Green Acres Development Agreement

Erin Burriss reminded the Board they were given the Green Acres Development Agreement back in March 2022. The Public Hearing had to be held open until the property closed which happened last week. The final version of the agreement has highlighted areas with changes to dates to reflect the delay in closing and a few wording changes for clarity.

Mayor Eudy opened the Public Hearing.

Roy Keene from the Oldenburg Subdivision asked why the Town would approve another subdivision when they could not repave the current ones they have.

Randy Holloway responded that the Town did chip seal Oldenburg Dr. 2-3 years ago costing around \$110,000. The Town receives approximately \$50,000 from the State by Powell bill each year for street repairs. The developer of the new subdivision is responsible for the initial paving of development streets to comply with Town standards.

Erin Burriss informed the Board the Green Acres Development was initially approved 14 years ago and it is just now reaching fruition. The previous owners contributed towards WSACC Pump Station #3 on the condition sewer space would be available for the subdivision when it was built.

Town Attorney Jim Scarbrough asked if there was still enough capacity from WSACC for the subdivision and Ms. Burriss replied there was.

With no one else wishing to speak the Public Hearing was closed.

A motion to approve the Green Acres Development Agreement was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A copy of the Green Acres Development Agreement is included in the Minute Book.

Adjournment

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

Amy Schueneman
Town Clerk Amy Schueneman

Del Eudy
Mayor Del Eudy

