

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, July 10, 2023 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter
Commissioner William Meadows (absent-excused)
Commissioner Justin Simpson (arrived at 6:06pm)
Commissioner Steven Dixon
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Erin Burris, Crystal Smith, Deputy CA Camille, Ally Schueneman, Deputy TB Canaday, Rita Gilmore, Nick Newman, and Mike Steiner.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Nick Newman of Propel Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led the Pledge of Allegiance.

Mayor Eudy asked for a motion to excuse Commissioner Meadows from the meeting, since he is out of the country.

A motion to excuse Commissioner Meadows was made by Commissioner Furr with a second by Commissioner Carter. All Board Members were in favor. (3-0, Commissioner Meadows excused, Commissioner Simpson arrived later)

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.

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3. Approve Agenda

Mayor Eudy added an item to the Agenda under New Business:

Add on : New Business D.-Resolution to Abandon Right-of-Way (Sneed)

The Closed Session was removed from the Agenda.

A motion to approve the amended Agenda as presented was made by Commissioner Furr with a second by Commissioner Carter. All Board Members were in favor. (3-0, Commissioner Meadows excused, Commissioner Simpson arrived later)

4. Consent Agenda

- A. Minutes June 12, 2023
- B. Minutes June 22, 2023
- C. FY 22/23 Budget Amendment #16 Year End Transactions #2
- D. FY 22/23 Budget Amendment #17 Powell Bill Revenue Correction
- E. FY 22/23 Budget Amendment #18 Future Retiree Insurance

Commissioner Furr made a motion to approve the Consent Agenda as listed with a second by Commissioner Carter. All Board Members were in favor. (3-0, Commissioner Meadows excused, Commissioner Simpson arrived later)

5. Staff Reports

- A. Town Manager-Randy Holloway
- B. Town Asst. Manager-Crystal Smith
- C. Town Clerk/Finance Officer - Amy Schueneman
- D. Planning & Economic Development Director - Erin Burris
- E. Code Enforcement/Grant Writer- Jim Sells
- F. Public Works- Daniel Crowell
- G. Cabarrus Co. Sheriff's Dept. Report
- H. Fire Department-Dustin Sneed

6. Public Hearings

A. Preservation NC Henderson/Barrier house at 1431 N. Main St. (to be postponed until August 14th)

A motion to postpone the Public Hearing on the Henderson/Barrier house until the August 14th meeting was made by Commissioner Furr with a second by Commissioner Carter. All Board Members were in favor. (3-0, Commissioner Meadows excused, Commissioner Simpson arrived later)

7. Old Business

None

*Commissioner Simpson arrived at 6:06pm before items for New Business began.

8. New Business

A. Discuss candy being thrown out at parades.

Based on concerns that have been expressed to staff about the safety of children at parades, the question was asked if candy should continue to be thrown or handed out instead. Mayor Eudy asked the Board to think about candy at the parades and discuss it with friends and neighbors. The Town receives a lot of complaints about kids rushing towards the vehicles to

get candy. Concord has stopped throwing candy; walkers can hand it out though. The next parade is not until December but start thinking about it.

Commissioner Carter mentioned that he has been asked about changing the route back to the old way since it is currently all uphill for the walkers.

Mayor Eudy also requested Town Staff look at using drones for fireworks like he saw in Lakewood, Colorado for July 4th. Drones have come a long way and can do more things. One hovered with messages overnight thanking sponsors and welcoming people to Lakewood.

B. Resolution making a preliminary determination to issue Town revenue bonds in an estimated amount of \$4,500,000 for the USDA sewer project and supporting an application to the Local Government Commission

Amy Schueneman reported that Town Staff was working on the USDA loan for the Empire Drive Pump Station. The Bond Attorney, Bob Jessup, is helping staff with the paperwork and the Resolution is the start of the process to borrow funds for the project. The estimated amount is \$4,500,000 for 40 years.

A motion to approve the Resolution to borrow money from the USDA for the sewer project in the estimated amount of \$4,500,000 was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Meadows excused)

Town Manager Randy Holloway mentioned when on a Zoom call with staff, bond council, and the LGC concerning the USDA loan, the LGC bragged on the staff for how well prepared they were and that the Board had already adopted a fee schedule in preparation for paying back the loan. Most small towns in their experience do not do anything until afterwards since they are running way behind. Staff has been working on this for 3 years.

C. Consider setting a Public Hearing date for the purpose of exchanging Town property for private property for Economic Development purposes.

Randy Holloway reminded the Board that a discussion had taken place about putting the Town's "gravel lot" (1473 S. Main Street) up for sale or trade it and possibly acquire the property behind Buddy's Place (1470 S. Main Street) for additional Town parking. Both have been appraised. He asked for the Board to consider setting a Public Hearing for the August 14th meeting.

Erin Burris wanted to have the Board consider retaining some sort of easement for design and public parking on that site.

A motion to set the Public Hearing date for the purpose of exchanging Town property for a private property for Economic Development purposes for August 14th was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Meadows excused)

ADD ON: D. Resolution to Abandon Right-of-Way (Sneed)

Erin Burris received a petition from Susanne Sneed to abandon a 205' portion of right-a-way on McAllister Ave. McAllister Ave. is a gravel road off North Dr. The 205' she is asking to be abandoned under State Statute 160A-299 has never been improved. Part is a driveway that she uses to get into the property but has never been used for a roadway. Following statute

160A-299 procedures, the first step is to adopt a resolution with the intent to abandon and the Public Hearing would be held August 14th. All connecting property owners will be notified. A motion to approve the Resolution declaring the intent to abandon and close the right of way and set the Public Hearing for August 14th was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Meadows excused)

9. REMOVED FROM AGENDA

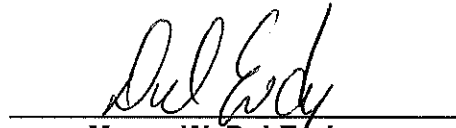
Closed Session 143-318.11.(a)(#3) *To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.*

10. Adjournment

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Carter seconded the motion. All Board Members were in favor. (4-0, Commissioner Meadows excused)

By our signatures, the following minutes were approved as submitted on Monday, August 14, 2023 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy



