

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, July 11, 2022 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter
Commissioner William Meadows
Commissioner Jim Sells
Commissioner Justin Simpson
Town Administrator Randy Holloway
Town Attorney Jim Scarbrough
Town Clerk Amy Schueneman

Also Present: Erin Burris, Crystal Smith, Deputy C. Camille, CA "Andy" & Sandy Clement, Pastor Nick Newman, Deputy Tyler Canaday, Lee & Jannette Klutz, Adam & Lindsay Love with 2 children, and Roy Keene.

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.

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 added under New Business
E. Surplus of 75ft ladder truck

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

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9800

4. Consent Agenda

- A. Minutes June 13, 2022
- B. Minutes Special Called Meeting June 30, 2022
- C. Closed Session Minutes #2 November 8, 2021
- D. Closed Session Minutes #3 November 8, 2021
- E. Closed Session Minutes #2 February 14, 2022
- F. Closed Session Minutes #2 March 14, 2022
- G. Closed Session Minutes #4 March 14, 2022
- H. Closed Session Minutes April 11, 2022
- I. AMENDED from 5/9/2022 Grant Project Ordinance for the Town of Mount Pleasant American Fund Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds.
- J. Budget Amendment #23 7% Broker Fee for Tanker 1 Sale

Commissioner Sells made a motion to approve the Consent Agenda as listed with a second by Commissioner Simpson. 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- Daniel Crowell
- G. Cabarrus Co. Sheriff's Dept Report - Deputy Claudette Tarte
- H. Fire Department-Dustin Sneed

6. Proclamation Remembering Arthur Lee Kluttz

Mayor Eudy expressed the Board's sympathies to the Kluttz family for the loss of Arthur Lee Kluttz. He left a legacy to the Town of Mount Pleasant. Mayor Eudy called the family up and read the Proclamation to those in attendance and presented the family with the framed Proclamation.

7. Public Hearings

A. Code of Ordinances Part 7: Traffic & Vehicles *(Continued from June 13, 2022 meeting)*

Public Hearing was reopened by Mayor Eudy.

CA Clement of 8551 Walnut St stated he has been up at the podium many times and nothing has changed. He is not opposed to the park. Three legal pages of signatures from people concerned with the traffic were available if the Board would like to see them. His home is the closest to the park. Mr. Clement wanted an equitable solution to prevent traffic from endangering children that live on the street and his grandchildren. He likes the Town and the "Mayberry Syndrome." He rebuilt the house for his retirement.

Mayor Eudy asked the Board if they were ready to vote on this or keep it open.

Erin Burris stated it was left open if anyone had questions about the proposed street changes or if changes needed to be made. The Town would need to vote on it by October to order signs for the changes if it is to be implemented on January 1, 2023.

Board Members wanted to have a Work Session. (At the end of the meeting it was decided that the Work Session would be on Monday July 25th at noon and lunch would be provided.)

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

8. Old Business

A. Receive an update from the Town Manager on the status of the project to repair the raw water intake dam on Dutch Buffalo Creek.

Randy Holloway gave the background and an update on the Project. It was in the fall of 2018 the damaged occurred. Alley, Williams, Carmen, and King Engineering gave an estimate of \$230,000 for the repairs which seemed low; but the Town accepted. \$160,000 was for the repairs and \$70,000 for the engineering. It was submitted to FEMA and approved. FEMA told us we needed to accept the "fixed cost" method. It was questioned by Staff and were told to accept it and if additional funds were needed to just ask. The Scope of Work changed a little bit. There was a lag when the original engineer left and another one came on. Town Staff resubmitted the Scope and it came back way over the \$230,000. When Staff reached back out to FEMA they stated that the Town accepted the "fixed cost" alternate and the Town had to stick with it. Amy Schueneman had emails stating to just ask for more funds and FEMA said no. With supply chain issues and cost of materials going up during the pandemic, cost went up another \$112,000. Because the Town would have to put in an extra \$400,000 above what FEMA would pay, the Town has purposely been dragging our feet. The Town Engineer Richard McMillian and LKC Engineering recommended the same Dam Specialist JT Grimes of Grimes Engineering. He met with the Randy Holloway and looked at the dam. Mr. Grimes said the Town did not need to install the bottom drain for \$160,000. He recommended shoring up the dam and start planning for the replacement of the dam in the next 10 years. Mr. Grimes also recommended doing a needs assessment which LKC Engineering will give an estimate for at the August Board meeting.

Richard McMillian drew up a change in the Scope of Work with these recommendations. The estimate would be \$100,000 range and there is \$160,000 remaining in FEMA funds. It appears that the repairs will be made this fall and no Town funds will be used.

No action was taken. Information only.

9. New Business

A. ANX 2022-02 Hwy. 73 – Charles James Property-Voluntary Contiguous Annexation

The property owner has submitted a petition for voluntary contiguous annexation for the subject property. The property is located across Highway 73 from the current town limits. Water service is located directly in front of the property on Highway 73. Sewer service is located within approximately 350 feet of the site at the intersection of Highway 73 and N. Skyland Drive. An engineering assessment would need to be completed to see if connection at this location would be possible through a gravity line. The property is currently located in the Town's extraterritorial jurisdiction (ETJ) and is zoned Residential

Low Density (RL). The property owner, through under contract applicant Propel Church, has also filed a rezoning application to rezone to the property to O-I Office & Institutional.

Erin Burriss asked the Board to set a Public Hearing date for August 8th for annexation and rezoning. It does receive a favorable recommendation based on items in the packet.

A motion to accept the Certificate of Sufficiency and set the Public Hearing for August 8th was made by Commissioner Simpson with a second by Commissioner Sells. All Board Members were in favor. (5-0)

B. ANX 2022-01 Hwy. 49 – Eric Smith Property-Voluntary Non-Contiguous Annexation

The property owner has submitted a petition for voluntary non-contiguous annexation for the subject property. The property is located approximately 225 feet from the current town limits. Both water and sewer service are located in front of the property along Highway 49. The property is currently located in the Town's extraterritorial jurisdiction (ETJ) and is zoned Residential Low Density (RL). The applicant has also filed a rezoning application to rezone to the property to Conditional Zoning Light Industrial (CZ I-1).

Erin Burriss asked the Board to set a Public Hearing date for August 8th for annexation and rezoning. It does receive a Noncontiguous but within ETJ favorable recommendation with based on items in the packet.

A motion to accept the Certificate of Sufficiency and set the Public Hearing for August 8th was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

C. Project Description and Contract Mount Pleasant Architectural Survey and National Register Update

This contract is to do a National Registry Study of the downtown area with grant funds from the State Historic Preservation Office (HPO) covering 100% of the cost with no match from the Town. hmwPreservation will do the study in the amount of \$24,000. This will update both the architectural survey last completed in 1982 and the National Register Nomination Form. Buildings must be 50 years old or older to qualify. If the Board approves the contract, it will be on the condition that the HPO approves the contract submitted.

A motion to approve the contract with hmwPreservation in the amount of \$24,000 on the condition of the approval of Historic Preservation Office was made by Commissioner Simpson with a second by Commissioner Carter. All Board Members were in favor. (5-0)

D. Agreement to Furnish Professional Engineering Services for Town of Mount Pleasant, North Carolina Downtown Drainage Study and Stormwater System Assessment

This contract is with LKC Engineering to conduct the Downtown Drainage Study and Stormwater System Assessment. It is also covered 100% with grant funds from the State Historic Preservation Office (HPO) for the amount of \$65,000.

A motion to approve the contract with LKC Engineering for the Downtown Drainage Study and Stormwater System Assessment on the condition of the approval of Historic Preservation Office was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

ADD ON-E. Surplus of 75ft ladder truck

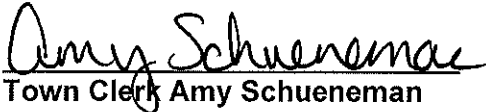
Town Manager requested the Board to declare the 75ft Ladder Truck as surplus so it can be sold.

A motion to declare the 75ft Ladder Truck as surplus to sale was made by Commissioner Sells with a second by Commissioner Furr. All Board Members were in favor. (5-0)

10. 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, August 8, 2022 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

