

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, August 8, 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, CA "Andy" & Sandy Clement, Pastor Nick Newman, Deputy Tyler Canaday, Adam & Lindsey Love, Gabriel Bello, Ally Schueneman, Kathy Whittington, Birgit Meadows, B. Arnold, Thomas Moss, Bob Byrd, Brian & Rita Gilmore, Karen Helton, Evan Love, Jeff Watts, Jacob Warner, Roy Keene and several others that did not sign in.

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 the following to the agenda:

1. Under Consent Agenda-2 Resolutions For First Bank Loans

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

Website: www.mtpleasantnc.org **Email:** townhall@mtpleasantnc.us

2. Under New Business D-Budget Amendment #4 USDA Expenses related to sewer easements

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

4. Consent Agenda

- A. Minutes July 11, 2022
- B. Minutes from Workshop July 25, 2022
- C. Resolution Authorizing a Signer for State Funded Water/Sewer Projects
- D. Resolution Closing Summer St. Pump Station Capital Project
- E. Budget Amendment #3-Reissue of FY21/22 Outstanding PO's
- F. **(Add On)** Resolution of Governing Board Granting the Town of Mount Pleasant to Enter into a Bank Loan Contract for the Fire Dept Renovation & Addition Project with Signer Authorization
- G. **(Add On)** Resolution of Governing Board Granting the Town of Mount Pleasant to Enter into a Bank Loan Contract for the Municipal Complex & Park Improvement Project with Signer Authorization

Commissioner Furr made a motion to approve the amended Consent Agenda as listed with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

5. Staff 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. Public Hearings

A. Code of Ordinances Part 7: Traffic & Vehicles *(Continued from July 11, 2022 meeting)*

Before the meeting started CA Clement of 8851 Walnut St. provided a three-page petition of people that agreed with "As residents of Mt. Pleasant we the undersigned would like to express our concerns as to the negative impact your proposed county wide park on Washington St. will have, especially with traffic congestion in our area." The pages were passed around the table to all the Commissioners to view and is included in the Minute Book.

Erin Burris stated the changes include

- numbering system was being updated as the Code of Ordinances are being revised.
- Manager-Council form of government updated
- Definitions were added from the North Carolina General Statutes regarding low speed vehicles and golf carts.
- The Cabarrus County Sheriff's Department is designated as the policing authority for this part of the Code of Ordinances
- Separate enforcement and penalties are established.
- Traffic provisions that overlap or conflict with state traffic law have been removed.

- The Manual on Uniform Traffic Control Devices (MUTCD) is referenced for signage.
- References to railroads are removed.
- Reference is made to NCGS 20-171 for animals and animal-drawn vehicles, and commercial animal-drawn vehicles are prohibited.
- Bicycles are permitted on all sidewalks.
- Provisions for low-speed vehicles from the North Carolina General Statutes have been added.
- The NCDOT model ordinance to permit registered golf carts has been included.
- Exceptions to the Town-wide speed limit of 35mph, with speed limits established for each road in the Town limits.
- "No Through Traffic" Streets are designated.
- "One-way" Streets are designated. A report will be provided with feedback from S. Washington St. property owners at the meeting.
- "Through" Streets are designated.
- "No Through Truck Traffic" Streets are designated.
- Parking is prohibited on streets that are less than 20 feet of pavement width. Such streets will be marked with signs.
- Parking is prohibited on or over sidewalks, curbs, ditches, or edge of pavement.
- Downtown loading/unloading zones are designated.

Letters were sent to the residents of S Washington St. and 4 had responded:

Ally Schueneman would like one-way going from Lee to Hwy 73.

Everette Finney would like one-way going from Hwy 73 to Lee St.

Jacob Warner preferred it stay two-way.

Billy Phillips preferred keeping it two-way but if one-way going from Hwy 73 to Lee St.

Public Hearing was reopened by Mayor Eudy.

Adam Love at 1500 S Washington St would like it to be widened but remain two-way.

Mayor Eudy closed the Public Hearing.

Commissioner Furr was concerned about the lack of parking for families at gatherings if on street parking was removed.

Commissioner Carter asked S Washington to be removed from the one-way list and keep two-way.

Erin Burris asked for direction about how to determine no parking streets based on their width. Board wanted to look at streets before deciding.

A motion to reopen and continue the Public Hearing for the Code of Ordinances Part 7: Traffic & Vehicles at the September 12th meeting was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

A copy of the petition and the proposed Code of Ordinances Part 7: Traffic & Vehicles are included in the Minute Book.

B. ANX 2022-02 and REZ 2022-04 James Property / Propel Church

Erin Burris presented the packet for 7801 NC Hwy 73 E location.

Mayor Eudy opened the Public Hearing. No one spoke and Mayor Eudy closed the Public Hearing.

The Planning & Zoning Board **recommended approval and consistent:** The Planning & Zoning Board finds that the proposed OI zoning district is consistent with the "Medium Intensity" land use designation on the "Future Land Use Map" in the Town of Mount Pleasant Comprehensive Plan.

2 motions:

1. A motion to approve the requested contiguous annexation and by approving the request, the Town Board is adopting Annexation Ordinance 2022-02 was made by Commissioner Simpson with a second by Commissioner Sells. All Board Members were in favor. (5-0)
2. A motion to declare the rezoning as "approve and consistent: The Planning & Zoning Board finds that the proposed OI zoning district is consistent with the "Medium Intensity" land use designation on the "Future Land Use Map" in the Town of Mount Pleasant Comprehensive Plan" was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

A copy of the ANX 2022-02 and REZ 2022-04 James Property / Propel Church packet is available in the Minute Book.

C. ANX 2022-01 and REZ 2022-03 Smith Property / Highway 49 Mini Storage

Erin Burris presented the packet for 8830 NC Hwy 49 N. It would include 108,000 sq ft of enclosed storage space. Based on the current renderings no outside storage for RV's or boats is included. If it changed would reduce the amount of enclosed storage. Even though the site is 11.279 acres, only 10 acres would be available for indoor/outdoor storage due to Section 5.9.3 of MPDO. Water is available but sewer will not be needed for this location.

Since this request is accompanied with a voluntary annexation request, the Planning & Zoning Board held an advisory hearing at its July 25 meeting and made a recommendation regarding the proposed rezoning. The Planning & Zoning Board **recommended approval with conditions**, finding that the proposed CZ I-1 zoning district is not consistent with the *Town of Mount Pleasant Comprehensive Plan* as adopted, but finds the proposed amendment to be reasonable and in the public interest and amends the Comprehensive Plan with this action to establish consistency by changing the designation of the subject property on the Future Land Use Map to "Employment Center".

Mayor Eudy opened the Public Hearing. No one spoke. Mayor Eudy closed the Public Hearing.

2 motions:

1. A motion to approve the requested non-contiguous annexation was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

2. A motion to Approve with conditions and not consistent (also amends Future Land Use Map): The Town Board finds that the proposed CZ I-1 zoning district is not consistent with the Town of Mount Pleasant Comprehensive Plan as adopted, but finds the proposed amendments to be reasonable and in the public interest and amends the Comprehensive Plan with this action to establish consistency by changing the designation of the subject property on the Future Land Use Map to "Employment Center" was made by Commissioner Simpson with a second by Commissioner Carter. All Board Members were in favor. (5-0)

A copy of the ANX 2022-01 and REZ 2022-03 Smith Property / Hwy 49 Mini Storage packet is available in the Minute Book.

7. Old Business

A. Discuss American Legion building.

Randy Holloway informed the Board that Crystal Smith had talked to Terry Bowers about the American Legion building that the Town owns. She had offered to allow the group to use the Town's conference room any day during the week when Town Hall is open or any evening through the week at the Lion's Hut since their members had dwindled to 5 and they were having a hard time covering expenses including the HVAC repair.

Crystal Smith & Amy Schueneman added that the current contract states they are not to sublet the space, which they have been doing to a church prior to the pandemic, and it stated they would be responsible for maintenance on the building, specifically HVAC repairs.

The Board agreed with Mr. Holloway that the Town would offer to let them use meeting space within Town Hall or the Lion's Club building. Since the Town owns the building, the Town would resume responsibility of scheduling meetings or events at the American Legion building.

No action was taken. Information only.

8. New Business

A. Consider Resolution allowing Finance Officer to open two new Capital Project checking accounts at First Bank, setting up the two Capital Projects in FMS software, and using fund balance from water/sewer to cover expenses until reimbursement from State for the Water & Sewer State Funded Projects totaling \$8 million.

After Crystal Smith and Amy Schueneman discussed the State Funded Water/Sewer projects (\$8 million) with Rick Driscoll of Sherrill & Smith CPA's, he suggested opening up two checking accounts (one for the Water Project and another for the Sewer Project since the State has them separated), setting up two Project Funds in the FMS software systems, and using Water/Sewer Fund Balance to loan the Project funds up front to pay bills and at the end of the projects, repay Water/Sewer Fund Balance.

Amy Schueneman stated that LKC Engineering is trying to get an exception for the Town to get a 25% advance on the State Funds to help pay the bills without having to wait for reimbursement. No answer yet from the State. The State did say that turn around for reimbursements is usually 24-72 hours if paperwork is accurate. By the Board allowing the Finance Officer to freely move funds from the Water/Sewer Money Market (currently

at \$1.2 million) to the State Funded Water and Sewer Checking accounts, it will allow the Town to pay the bills and quickly apply for reimbursement from the State.

Randy Holloway agreed with this plan and said that he would have to let the contractors for each of the projects know up front they would not be able to submit bills for repayment more than \$500,000 each, if the State did not change the policy for the Town.

A motion to approve the Resolution to open two new Capital Project checking accounts at First Bank, setting up the two Capital Projects in FMS software, and using fund balance from water/sewer to cover expenses until reimbursement from State for the Water & Sewer State Funded Projects totaling \$8 million was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A copy of Resolution No. 22/23-02 is included in the Minute Book.

B. Consider paying off the Tanker loan from Fire Department Vehicle Reserve Fund.

Randy Holloway stated to free up funds to pay future loan payments on the Fire Department Renovation & Additions Project, Town Staff is requesting Board approval to pay off the existing Tanker loan. Payoff balance on the loan is \$66,948.35 until August 12th. This will result in a savings of \$2,398.00 in interest over the next two years.

\$30,822 is already in the FY22/23 budget for payments. There is \$98,042.76 in the Fire Department Vehicle Reserve account and \$36,126.35 would be transferred to the General Fund Checking to make the payment leaving \$61,916.41 in the Vehicle Reserve account, if the Board agrees to pay off the loan.

2 motions:

1. A motion to approve Budget Amendment #2 Payoff of Tanker was made by Commissioner Furr with a second by Commissioner Sells. All Board Members were in favor. (5-0)
2. A motion to approve the Resolution to Payoff the Tanker Loan was made by Commissioner Furr with a second by Commissioner Sells. All Board Members were in favor. (5-0)

A copy of Budget Amendment #2 Payoff of Tanker and the Resolution to Payoff the Tanker Loan are included in the Minute Book.

C. Consider purchasing 1431 N Main St. for use of the Fire Department during the Renovation and Addition Project

Randy Holloway informed the Board he and Staff met with Rita Gilmore, Realtor for Kay Beckett and made an offer to purchase 1431 N Main St. on July 25, 2022 for \$325,000 on the condition that the Board approves the purchase tonight. The closing date is scheduled for August 26th at Howard S. Irvin, PA's office.

The purpose of purchasing this home is to have living quarters for the firefighters during the construction process to remodel the Fire Station and for easy access to the trucks for calls, since it is beside the Fire Station. Once the firefighters return to the station after construction, the home will be placed back on the market for resale.

3 motions:

1. A motion to approve the purchase of 1431 N. Main St. was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (5-0)
2. A motion to approve Budget Amendment #1 Purchase of 1431 N Main St. was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (5-0)
3. A motion to approve the Resolution to Purchase Property Located at 1431 N. Main St. was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A copy of Budget Amendment #1 Purchase of 1431 N Main St. and the Resolution to Purchase Property Located at 1431 N. Main St. are in the Minute Book.

D. Consider receiving an update and recommendation on the USDA loans project and NC State ARP funds.

ADD-ON Budget Amendment #4 USDA Expenses related to sewer easements

Randy Holloway confirmed the Town has received official notification from the State that the Town has been allocated an additional \$4,811,000 in ARP funds to be used for water and sewer infrastructure projects.

The Leadership Team discussed the use of these funds and recommends that the Town reduces the amount of the USDA loan to approximately four (4) million dollars by using the additional ARP funds to pay for the unfunded USDA water projects. The USDA projects would be all sewer related and the additional ARP funds would be used to fund the water line projects there were originally included in the USDA project. This proposal would still fund every water and sewer project that has been discussed and will leave the Town in the position of being able to borrow four (4) million dollars in the future to help fund the replacement of the dam at the raw water intake site in 5-10 years.

Mr. Holloway also requested \$50,000 be loaned from the Water/Sewer Checking account to the USDA Project Fund for four easements to be done for the replacement of clay sewer pipes at A, B, and C Streets. The cost should be less than \$25,000 but would have extra funds for any other incidental expenses that may pop up.

Board agreed that having the extra borrowing power would help the Town in the future for anything that may come up.

2 motions:

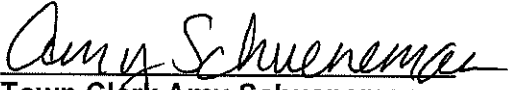
1. A motion to approve removing the water line projects from the USDA loans and using the additional \$4,811,000 of ARP funds to fund the proposed water line projects was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)
2. A motion to approve Budget Amendment #4 USDA Expenses related to sewer easements was made by Commissioner Simpson with a second by Commissioner Sells. All Board Members were in favor. (5-0)

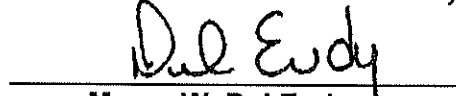
A copy of Budget Amendment #4 USDA Expenses related to sewer easements is included in the Minute Book.

9. 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, September 12, 2022 in the Regular Meeting.~~ *by emailed approval on Wed, Aug. 24, 2022.*


Town Clerk Amy Schueneman


Mayor W. Del Eudy

