

# Mount Pleasant

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North Carolina

*Founded in 1848*

**Town of Mt. Pleasant  
Board of Commissioners  
Town Board Meeting Minutes  
Monday, August 9, 2021 at 6:00 P.M.**

**Attendance:** Mayor Del Eudy  
Mayor Pro-Tem/Commissioner Lori Furr (*by phone*)  
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, Captain Tessa Burchett, Deputy Stephen Wagoner, Kay Beckett, LKC Engineering-Adam Kiker and Rob McIntyre, Shearon Burleson, Ally Schueneman, Pastor David Snow, Karsten Granja, and Nick Newman.

### **CALL TO ORDER**

Mayor Eudy called the meeting to order.

### **INVOCATION**

Pastor David Snow of Community Church of Mount Pleasant 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, 160A-381(d), or 160A-388(e)(2). NC State Statute 160A-75)*

No one had a conflict.

#### **3. Approve Agenda**

Mayor Eudy added the following to the Agenda:

New Business I- Consider declaring a 2011 Sutphen Fire Engine surplus and approve the Town Manager to sign the contract with Company Two Fire Apparatus to sell the unit for no more than a 5% commission.

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8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921

New Business J- Budget Amendment #7 FEMA Engineering Services Reissue  
PO#1680

**REMOVED-** Presentation of Community Health Needs Assessment report by  
Marcella Beam of Cabarrus Health Alliance *-Postponed until September 13, 2021  
meeting.*

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

#### **4. Consent Agenda**

- A. Minutes July 12, 2021
- B. Minutes for Special Called Meeting August 2, 2021
- C. Budget Amendment #1 Funds received from ARP
- D. Grant Project Ordinance for the Town of Mount Pleasant Coronavirus State  
and Local Fiscal Recovery (ARP) Funds
- E. Budget Amendment #2 Insurance Proceeds-Hail Damage

Commissioner Furr 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-Justin Stallings
- G. Cabarrus Co. Sheriff's Dept Report -Deputy Stephen Wagoner

#### **6. Public Hearings**

None

#### **7. Old Business**

##### **A. FIP 2021-01 Moose Pharmacy Awning Façade Improvement Request**

Erin Burris reminded the Board that the Façade Improvement Program had been  
recently updated at the last Board meeting. Moose Drug Company has applied for a  
Tier 3 grant to replace the tired looking awnings on the front of their building and add  
one to the side entrance of the building. Cost of the three new black awnings is  
\$6,989.24. Due to the tier level this qualifies for, the awnings are a 50% match up to  
\$2,500.

There is currently \$22,882 available in the Façade Improvement Program, due to a  
rollover of funds from previous years.

A motion to approve the Façade Improvement request in accordance with the  
parameters of the Façade Improvement Program was made by Commissioner Simpson  
with a second by Commissioner Meadows.

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

#### **8. New Business**

**A. REMOVED: Presentation of Community Health Needs Assessment report by Marcella Beam of Cabarrus Health Alliance**  
*Postponed until September 13, 2021 meeting.*

**G. Consider approving engineering contract with LKC Engineering for the USDA Project**

Mayor Eudy moved Agenda Item G up to allow LKC Engineering to leave the meeting earlier in place of the removed Agenda Item A.

Adam Kiker from LKC Engineering addressed the Board with the next step in the process which is the formal request for consideration of the Board's contractual relationship with LKC Engineering. Thus far, LKC's contract with the Town has been with the Study and Report phase of the project which culminated with USDA's presentation for their funding on August 2, 2021. From here we move into more detailed design and permitting process in the construction phase services. Both the type or form of contract and fees of contract are governed and approved by USDA in draft form. The agreement is not active until the Board, LKC, and USDA approves/signs it.

Commissioner Simpson thanked LKC for working with the Board through the whole process to get the Town to this point.

Motions:

1. A motion to approve the contract with LCK was made by Commissioner Ashby with a second by Commissioner Sells.

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

2. A motion to approve Budget Amendment # 4 LKC Engineering for USDA project was made by Commissioner Simpson with a second by Commissioner Meadows.

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

*A copy of the 92 page contract with LCK Engineering is included in the Minute Book.*

**B. Consider allowing Jeff Lemmond to use McAllister Field to have an Amateur BBQ competition in October.**

Mayor Eudy has been working with a group of volunteers including Jeff Lemmond and others within the community. They wanted to have an amateur backyard BBQ contest. They want to open it up to everyone with pellet smokers, charcoal, or gas grills to cook chicken wings. The rules would not be as strict as with the Kansas City BBQ contest several years ago. Organizers would also hold a Cornhole Contest. Town Staff would not be required to participate, volunteers would do it all. It would be in October. If it is successful, next year the town would combine the Fall Festival with the Cookoff in October.

The rental fee for the event is \$50 for the field. Governor Cooper's mandates concerning COVID would be followed for Town property since we are a governmental entity. If the state shuts outdoor events down, the BBQ will have to be held elsewhere.

Crystal Smith thinks moving the Fall Festival to October when it is a little bit cooler would be a good thing. She is currently looking at October 8, 2022. The two events complement each other.

Mayor Eudy also mentioned taking the Independence Celebration back to what it used to be when he was a kid with three-legged races, sack race, wheelbarrow race, and the egg in the spoon race.

A motion to approve the rental of the ballfield for the BBQ contest was made by Commissioner Simpson with a second by Commissioner Meadows.  
All Board Members were in favor. (5-0)

### **C. Town Branding Presentation by Nick Newman**

Nick Newman presented the Power Point presentation (*included in the Minute Book*). The current logo is pixelated. The first stage of the branding process was a 25-page questionnaire to determine how the Town wants to be represented. Then, the initial concept design where three concepts were designed, reviewed by the committee, and one selected to move forward. This presentation is the next step. If approved tonight, the Town would move into the brand/guide development. It would help guide staff on how to use and not use the brand.

The design would be used to reflect the heart and brand of the Town. The color green is not a traditional color (blue and gold) the Town has used. The tree and green color represent growth and life. The root system is the streets around the square at Hwy 73 and Main St.

The Board made several comments:

Commissioner Furr said it is outdoorsy and will invite others to come and love the Town like we do.

Commissioner Simpson thought this would be the face as we grow into the future. It would last for many years in the future.

Commissioner Meadows stated it was very different but is growing on him. It is a good logo showing we are rooted in history but preparing to grow.

Commissioner Ashby said he like the design, but the color green could be more subtle. It reminds him of the Kannapolis Wonders.

Mayor Eudy said we are a local government not a school and should have our own identity, not blue and gold. It's different.

Commissioner Sells the tree brings out the "ruralness" of the Town. Fits right in.

When asked the Staff said they liked the tree logo with roots but maybe adjust the color some to more earth tones. Randy Holloway says it ties in with the eight-million-dollar water/sewer project to show we are ready to grow.

A motion to put on hold any decisions on the logo for another 30 days to allow council to review and fall in love with it or not was made by Commissioner Ashby with a second by Commissioner Sells.

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

**D. Consider approving a new part-time position of Public Works Manager**

Randy Holloway requested the Board's approval of a new part-time position of Public Works Manager. The Town Manager feels that we need some additional management efforts to help address the significant number of public works related issues facing the Town. Also, with the addition of the USDA projects that will impact the Town for the next 36 months, we can certainly utilize someone to help keep customer service at a very high priority. This is a part-time position with no benefits. The personnel in Public Works and Water Resources Departments will answer to this position. The funding for this position is in the budget.

A motion to approve the new part-time position of Public Works Manager was made by Commissioner Simpson with a second by Commissioner Sells. All Board Members were in favor. (5-0)

*A copy of the job description is included in the Minute Book.*

**E. Consider using ARP funds to assist with the Summer St. Pump Station Project**

Randy Holloway stated this is just an adjustment on paper. The Town committed \$498,000 to the Summer St. Pump Station Capital Project using water/sewer fund balance (*Budget Amendment #10 FY20/21*). The Town received final notification from FEMA that we will not receive additional funding for repairing the Dutch Buffalo Creek Raw Water Intake Dam for incurred damages during Hurricane Florence in September 2019. The original amount of \$230,000 is all the Town will receive from FEMA.

Town Staff recommends that the Board allow the use of American Relief Plan (ARP) funds (\$354,072.86) for Summer St. Pump Station Capital Project to free up water/sewer fund balance that could then be used towards the Dutch Buffalo Creek Raw Water Intake Dam repair. The Town is not able to use money from multiple government sources on one project, so we cannot use FEMA money and ARP money on the dam repair.

Staff estimates using no more than \$241,621 of water/sewer fund balance towards the Dutch Buffalo Creek Raw Water Intake Dam repair to go along with the FEMA funds of \$230,000.

The first round of ARP funds was received at the end of July 2021.

Motions:

1. A motion to withdraw the use of \$354,072.86 in water/sewer fund balance for the Summer St. Pump Station Capital Project was made by Commissioner Ashby with a second by Commissioner Simpson. All Board Members were in favor. (5-0)
2. A motion to approve use of ARP funds towards the Summer St. Pump Station Capital Project was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)
3. A motion to approve Budget Amendment #5 ARP funds for Summer St. Pump Station Capital Project was made by Commissioner Meadows with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

4. A motion to approve Budget Amendment #6 W/S Fund Balance for Dutch Buffalo Creek Raw Water Intake Dam repair was made by Commissioner Simpson with a second by Commissioner Ashby. All Board Members were in favor. (5-0)

**F. Washington Street Improvements-Surface Transportation Block Grant Resolution of Support**

Erin Burris informed the Board that Washington St. is eligible for Federal and State money to add sidewalks and road improvements with the Surface Transportation Block Grant. Washington St. is not eligible, but the MPO has made it clear that we can apply and switch Federal money for State money to make this work. The road improvements would bring Washington St up to current fire codes. Currently, the street is 16ft wide and it should be 24ft. Curb and gutter with sidewalks will also be done. It requires a 20% match with a 40% contingency. Maximum out of pocket would be in the \$180,000 range.

The project would get Washington St. up to fire code from Park Dr. to Franklin St., sidewalk on one side, and curb and gutter. It is a secondary access for all Town and county emergency services. Pedestrians use it at great risk due to sight issues. In addition to some planned improvements that the county is working on for the Senior Center, Library and some park improvements.

The Town will broach the subject with the county for help on the improvements in the future depending on their plans, but the money is available now. The Town has not seen any plans from the county. Phase 1 only involves North Washington St.

The owners of the house on the corner of Washington and Franklin are very supportive of this street improvement. There is fund balance in the budget to purchase the property. As long as we are making progress on the project, extensions should be easy to obtain with this grant.

A motion to adopt the Resolution to Support the Town of Mount Pleasant Surface Transportation Block Grant was made by Commissioner Simpson with a second by Commissioner Sells. All Board Members were in favor. (5-0)

**H. Discuss impact of COVID 19 on future Town events/operations.**

Mr. Holloway wanted to make sure that the Town is still going to have the Fall Festival unless orders come down from Governor Cooper. He gave updated numbers from this mornings Cabarrus Health Alliance Update.

On June 28<sup>th</sup> there were 93 cases of COVID in Cabarrus County. Today there are 922 cases of which 17 are children. Positivity rate was 2.5%, now 11.4%. Hospital had 6 people, now 78 with 18 in ICU. This time last year we are way ahead of it now. Cabarrus County is 44-45% vaccinated while Mt. Pleasant is only 34%. Of the 78 people in the hospital none were vaccinated.

If the Board wants to go back to virtual meetings, all they have to do is say so.

No motion was made.

**I. ADDED: Consider declaring a 2011 Sutphen Fire Engine surplus and approve the Town Manager to sign the contract with Company Two Fire Apparatus to sell the unit for no more than a 5% commission.**

Town Manager Randy Holloway and Fire Chief Dustin Sneed are requesting the Board's approval to declare the 2011 Sutphen Fire engine surplus and approving the Town Manager signing a contract with Company Two Fire Apparatus to market and sell the unit for no more than a 5% commission. The Fire Chief estimates the value of the unit to be between \$225,000 to \$250,000. They think that they have a buyer now.

The Fire Chief checked with local fire departments in the area, and no one has any interest in the unit at this time.

Revenue from the sale would probably go back into the Capital Reserve account but depending on the situation the town could use it to pay the Tanker off.

A motion to approve declaring a 2011 Sutphen Fire Engine surplus and approve the Town Manager to sign the contract with Company Two Fire Apparatus to sell the unit for no more than a 5% commission was made by Commissioner Sells with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

*A copy of the agreement is included in the Minute Book.*

**J- ADDED: Budget Amendment #7 FEMA Engineering Services Reissue PO#1680**  
Amy Schueneman stated that since FY20/21 ended, the Purchase Order for engineering services for the Dutch Buffalo Creek Dam needed to be reissued for FY21/22.

A motion to approve Budget Amendment #7 FEMA Engineering Services Reissue PO#1680 was made by Commissioner Meadows with a second by Commissioner Ashby. All Board Members were in favor. (5-0)


## 9. Adjournment

With nothing else to come before the Board, Commissioner Meadows made a motion to adjourn. Commissioner Furr 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 13, 2021 in the Regular Meeting.

  
Town Clerk Amy Schueneman

  
Mayor W. Del Eudy

