

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, September 12, 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, Deputy CA Camille, Pastor Duane Jarman, Ally Schueneman, and Kathleen Jones.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Duane Jarman from Friendship United Methodist 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 Closed Session 143-318.11(a) (#5) Negotiation of Easement

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

4. Consent Agenda

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

- A. Minutes August 8, 2022
- B. Resolution No. 22/23-07 Opening New Checking account for MC&PI Capital Project, Signers, in FMS, and Loans to project.
- C. Resolution No. 22/23-08 Mount Pleasant Stormwater System AIA
- D. Budget Amendment #4-USDA Expenses related to sewer easements VOIDED
- E. Annual Benchmark CMR contract for technical support for Planning services
- F. Resolution 22/23-09 Town Manager Invoice Approval Limit for Capital Projects

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 since June 13, 2022 meeting)*

Mayor Eudy reopened the Public Hearing.

CA Clement, 8551 Walnut St., thanked the Board for their consideration to help with traffic on Walnut St. He spoke about an experience on Saturday when he was behind the Waste Pro truck due to the holiday setting trash pickup from Friday to Saturday. As he tried to turn off N. Mains St. onto Walnut St. the garbage truck was emptying cans and he was unable to go around the truck because of the narrow width of the road. He ended up going down Main Street and used Washington St. to get home. Mr. Clement asked for any and all considerations be used for Walnut St. to help reduce the traffic especially with the new park coming.

Kathleen Jones, 1553 S Washington St., came from Harrisburg and appreciates the environment in Mount Pleasant. She is requesting something be done with South Washington. There is no room for two vehicles to pass safely on the street. When big trucks go through, she prays no one will be coming the other way. Ms. Jones has picked up broken mirrors, her mailbox has been hit twice, and she witnessed a car using a ditch to get out of the way of a big truck. The street is not holding up and it is too narrow to be two way. If the Town could put no thru traffic or widen the shoulders, it would help and be greatly appreciated before someone has a major accident.

Mayor Eudy asked the Board if they thought the Public Hearing should remain open or if the Board was ready to make a decision on Part 7 tonight.

Commissioner Sells (with assistance from Erin Burris) presented a slide show with pictures he made using his personal truck and with the help of the Fire Department engine truck to show the narrowness of the streets within the Town. He is approaching this with public safety in mind after serving 35 years in the Fire Service. Commissioner Sells discussed each slide from the PowerPoint which is included in the Minute Book. Most would not allow a Fire truck to pass another vehicle on the roads including Crowell St., B St., C. St., Wade St., E Walnut St., and Klutz

St. The point for all these slides is to show there is not room for traffic and on street parking. If the town does not have "No Parking" signs the Town would be responsible for damage to a Fire truck and a parked car, if there was an accident.

Mayor Eudy thanked Commissioner Sells and stated it is hard to argue when you are looking at the facts.

Ms. Burris stated the areas that seem to have a lot of discussion are:

- East Walnut St-proposed action in Part 7 would be to have 10mph speed limit and no-thru traffic street
- S Washington St-some residents would like to remain two way while others would like one-way, and some would like it widened.
- Section 7-7.5-A proposes "No person shall park a car on any street that has less than twenty (20) feet of pavement width. All such streets shall display a "no parking this street" sign at the beginning of the street."

She recommended not allowing parking on streets 18' or narrower in order to allow 10' clearance for emergency vehicles. In most cases the measurements listed on the Powell Bill will be used. Some streets may be wider on one end and narrow on the other so the average would be used.

Commissioner Simpson asked by reading Part 7 a new street would need to be 28' wide to follow current standards. Ms. Burris agreed back of curb to back of curb a new street would be required to meet the 28' width, but new streets are few within Town limits. This would not apply to current streets. 20' was the recommendation. 18' would be a bare minimum for a car to be parked on the road with a 10' clearance for emergency vehicles. A couple of potential exceptions would be Crestwood Dr. West which is basically White Owl parking lot, Park Dr. since is more of a driveway with parking spaces, and North and South Washington would be split up unlike on the Powell Bill listing.

Commissioner Simpson was comfortable with 18' minimum for "No Parking" streets.

Ms. Burris listed the streets (less than 18') this would affect: A St., Abbott St., B St., Broad St., Elm St., Page St., Park Dr. (exception), Reid St., Ridge Ave., Summer St., Wade St., Wood St., Boston (unpaved), C St., Crowell St., Foil St., Klutz St., and Ludwig St. Everything else is 18' or more. This does not include South Washington and it should be divided and until N Washington from Park Dr. to Franklin should also be included.

Commissioner Furr was concerned about parking in the A, B, & C St. areas. Ms. Burris stated people could park in yards for parties, but not on a daily basis unless on side or backyards.

Commissioner Carter asked if this was really an issue since Fire Chief Sneed said he has never had an issue getting to a call. Ms. Burris gave several examples of incoming complaints, a bus hitting a parked car, etc.

Ms. Burris mentioned not wanting to allow cars to park half on/half off the road to allow more clearance to prevent damage to roads and curbs.

Commissioner Meadows was good with the 18' minimum.

Commissioner Furr wanted to make sure everything was communicated to people on the streets with no parking prior to the new traffic changes taking place. Town Staff would make sure to communicate with the residents with the help of Granite Sky.

A motion to approve the Code of Ordinances Part 7 amendments with the changes of 18' instead of 20' was made by Commissioner Meadows. Town Clerk asked the Board if the vote was for just this one section concerning "no Parking" streets or the entire Part 7 packet

Commissioner Carter stated he wanted to leave S. Washington St. two-way traffic.

Commissioner Furr asked to lower the speed limit to 10mph on S. Washington St.

Commissioner Meadows **amended his motion** to add making S. Washington St. 10mph with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

Ms. Burris verified making the changes effective January 1, 2023.

A copy of the PowerPoint by Commissioner Sells is included in the Minute Book.

B. TA 2022-03 Infrastructure Text Amendments

Ms. Burris presented the TA 2022-03 Infrastructure Text Amendments. Most of the packet is deletions and clean-ups to correct the regulations correct in the ordinance and the Standards and Specifications Manual which will be the next part the Town will do.

The Summary of Changes were listed on the first three pages of the packet. Town Staff and Planning & Zoning Board supports these changes.

Mayor Eudy opened the Public Hearing.

No one spoke.

Public Hearing was closed by Mayor Eudy.

A motion to approve the TA 2022-03 Infrastructure Text Amendments and site that it is not inconsistent with the Comprehensive Plan was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A copy of the TA 2022-03 Infrastructure Text Amendments is included in the Minute Book.

7. Old Business

A. Receive update from Staff concerning the Dutch Buffalo Creek dam.

Randy Holloway reported that after a long process the repairs at the Dutch Buffalo Creek water intake site should be completed this week. The PowerPoint showed the damage prior to the repairs and the final product. The plan is to close out the FEMA project this week. These repairs brace the "wing wall" better than originally planned and prevents one good storm from washing the dam away. The Town will still need to consider replacing the dam within the next decade.

No action was taken. Information only.

A copy of the PowerPoint presentation of the Dutch Buffalo Creek is included in the Minute Book.

B. Receive update from Town Staff concerning various Water & Sewer projects

Randy Holloway presented the current estimates for the water/sewer projects. The USDA loan will only be for SEWER projects for \$4.2 million over 40 years at 2.25%. The payments will be about \$161,000 per year and the town will retire over \$200,000 in debt in 2024.

The State Funded water/sewer projects were listed. The new Empire Pump Station will replace the Food Lion and Meadowbrook Pump Stations. New 12" water lines will be added down Main St. and Franklin St. The estimates show a remainder of over \$600,000. Mr. Holloway asked the Board to allow the extra funds to remain unallocated until the projects were put out to bid in case of any overages. The Board agreed with this plan.

No action was taken. Information only.

A copy of the estimates by LKC Engineering is included in the Minute Book.

8. New Business

A. Consider purchasing Solar Message Boards

Crystal Smith stated that Town Staff and the Public Works Department were requesting a Budget Amendment to purchase 2 Solar Message Boards. They can be used for parades, festivals and most importantly for the water/sewer projects. Cost is around \$37,000. The City of Concord recommends this brand. They can be programed by an app on a cell phone. Mayor Eudy really liked them when he worked for the City of Concord.

The Board saw the necessity of there purchase for the upcoming projects.

2 Motions:

1. A motion to approve the purchase of 2 Solar Message Boards was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)
2. A motion to approve Budget Amendment #5 Solar Message Boards (2) was made by Commissioner Furr with a second by Commissioner Sells. All Board Members were in favor. (5-0)

A copy of the specification sheets on the Solar Message Boards are included in the Minute Book.

B. Discuss the use of email for approval on Capital Project action items

Amy Schueneman mentioned for transparency's sake that in the past few week's emails had been sent to the Board for urgent decisions for the projects to keep moving forward. In the future any item that needs to have a quick decision will be sent by email to the Board for a vote. Once 3 out of 5 Commissioners respond with a vote of approval, staff will move forward. All items voted on by email will appear in the next month's Consent Agenda with copies of the emails.

Board consensus was to use this process for future urgent items.

No action was taken. Information only.

Commissioner Simpson made a motion to go into Closed Session with a second by Commissioner Carter. All Board Members were in favor. (5-0)

9. ADDED: Closed Session 143-318.11(a) (#5) Negotiation of Easement

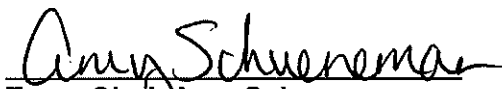
To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

A motion to come out of Closed Session was made by Commissioner Sells with a second by Commissioner Meadows. 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 Simpson 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, October 10, 2022 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

