

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Regular Board Meeting
Monday, November 14, 2022
6:00 PM- Town Hall Commissioners Room**

Call to Order- Mayor Del Eudy
Invocation- Gabriel Bello
Pledge of Allegiance- Mayor Del Eudy

1. Public Forum

(Please limit comments to 3 minutes or less)

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)

3. Approve Agenda (Pages 1-2)

4. Consent Agenda (Pages 3-11)

- A. Minutes October 10, 2022 (pages 3-7)
- B. 2023 Holiday Schedule (page 8)
- C. 2023 Town Board Meeting Schedule (page 9)
- D. Budget Amendment #6 Purchase 2022 Chevy 5500 with crane (page 10)
- E. Budget Amendment #7 FEMA- Dutch Buffalo Creek Dam Repair (page 11)

5. Staff Reports (Pages 12-29)

- A. Town Manager-Randy Holloway (page 12)
- B. Town Asst. Manager-Crystal Smith (page 13)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 14-18)
- D. Planning & Economic Development Director - Erin Burris (pages 19-21)
- E. Code Enforcement-Jeff Watts (page 22)
- F. Public Works- Daniel Crowell (page 23)
- G. Cabarrus Co. Sheriff's Dept. Report (pages 24-28)
- H. Fire Dept.-Dustin Sneed (page 29)

6. Public Hearings

**A. Amendments to Town of Mount Pleasant Code of Ordinances Part 8:
Nuisances and Offenses (no attachments for this item)**

Public hearing regarding proposed amendments to Code of Ordinances Part 8 to include form of government updates, enforcement provisions, disorderly conduct, animals, abandoned and junk vehicles, public nuisances, public facilities, noise ordinance, and general offenses.

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

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

B. Development Agreement for SUB 2020-03 Brighton Park (information will be emailed once finalized)

Subject to NCGS Chapter 160D, Article 10, the Town is holding a public hearing to enter into a development agreement with the property owner and developer for the 86.77-acre property which was approved for 178 single-family residential lots in January 2021. The proposed agreement sets forth responsibilities for the installation of utilities to the site and a development schedule. Location: 7000 NC Highway 73 E. Cabarrus County Parcel Number(s): 5660-56-0705, 5560-45-9811, 5660-56-9339, 5660-56-8402, 5660-56-5398. Zoning: RM - Residential Medium Density.

C. Annexation Agreement with Town of Midland (pages 30-34)

Subject to NCGS Chapter 160A, Part 6, the Town of Mount Pleasant will hold a public hearing regarding a proposed agreement with the Town of Midland which would delineate NC Highway 200 as a boundary for annexation. Per the agreement, Mount Pleasant would not seek to annex property south of NC Highway 200 and Midland would not seek annex property north of NC Highway 200 between the Stanly County line and US Highway 601.

7. Old Business

None

8. New Business

A. Mural Grant Award Acceptance (pages 35-42)

9. Adjournment

*All agenda items and attachments are considered public record.
If you would like to obtain or view copies of the attachments or minutes from the Board's meetings, please contact Town Hall Monday-Friday 8:00am-4:30pm.*

Hard copies are \$.10 per page.

Closed Session minutes are unavailable until released by the Board and/or the Town Attorney.

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**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, October 10, 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 (absent, excused)
Commissioner Justin Simpson
Town Administrator Randy Holloway
Town Attorney Jim Scarbrough
Town Clerk Amy Schueneman

Also Present: Erin Burris, Crystal Smith, Darrel Layton, Deputy CA Camille, Pastor Earl Bradshaw, Ally Schueneman, and Jerod Brown from Granite Sky.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Earl Bradshaw from Mount Pleasant United Methodist Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led the Pledge of Allegiance.

Mayor Eudy informed the Board that Commissioner Sells was out of town and asked for a motion to excuse him from the meeting. Commissioner Simpson made a motion to excuse Commissioner Sells with a second from Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Sells excused)

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 New Business D: Resolution 22/23-11 To Purchase & Finance a 2022

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

Chevrolet Truck with Crane Body through Uwharrie Bank

A motion to approve the Amended Agenda was made by Commissioner Furr with a second by Commissioner Carter. All Board Members were in favor. (4-0, Commissioner Sells excused)

4. Consent Agenda

- A. Minutes September 12, 2022
- B. Resolution 22/23-10 Granting the Opening of a New Checking Account... for CMAQ Project
- C. Amend Grant Project Ordinance for ARP funds

Commissioner Meadows made a motion to approve the amended Consent Agenda as listed with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Sells excused)

5. Staff Reports

- A. Town Manager-Randy Holloway
- B. Asst. Town Manager-Crystal Smith
Ms. Smith stated she was excited about the progress being made with the Park Project behind Town Hall. Also, the Fall Festival is next weekend and there are 67 vendors. Help is needed to help unload the vendors between 7-9am if anyone would like to help. All help would be appreciated. 3,000 people have indicated interest on social media.
- C. Town Clerk/Finance Officer - Amy Schueneman
- D. Planning & Economic Development Director - Erin Burris
Ms. Burris said rumors are going around concerning why the three homes were being demolished/removed from the Black property at the corner of Hwy 49 & Hwy 73 (future Brighton Park Subdivision). She asked the Board if they would like to inform the public about the facts. Mayor Eudy stated that he would like to make it straight to the point. Background will be brief in the post since it has already been approved. Also, a permit has been requested for a Tap Room with ax throwing at Tuscarora Mills and will go before the Board of Adjustment at the end of October. Next, a small rezoning for two houses that is currently zoned C-1 will also be on the Board of Adjustment schedule this month. Lastly, she did submit a Letter of Interest for the "Building Resilience Infrastructure and Communities" (BRIC) grant through FEMA. It is the most applicable funding to get the duct banks at the square for the utility lines. The Town does qualify under FEMA standards as a "economically disadvantaged rural community". This allows for a 90% grant-10% match but we used 89% grant and 11% match to gain 5 extra points in scoring. Hopefully, the State will invite the Town to complete an application, then the State will bundle the applications to send to Federal. This is a long process, but the State has a lot of success doing it this way. It is our last hope to be able to install the duct banks. If the Town is invited to apply, engineering drawings from Duke Energy's recommendation of Carolina Conduit will cost \$10,700 and would improve our application chances. The estimated cost of the complete project is \$3.750,000 and the Town's portion would be \$412,500. It was submitted based on all the lines being on one pole that is in a flooding area. The State felt it was a pretty strong project.
- E. Public Works- Daniel Crowell
- F. Cabarrus Co. Sheriff's Dept Report - Deputy Claudette Tarte
- G. Fire Department-Dustin Sneed

6. Public Hearings

None.

7. Old Business

A. Granite Sky Presentation Update to Board

Jerod Brown informed the Board that the MP Future Website was launched two weeks ago. The Project updates will be listed on the site and updated weekly. He walked through the site with the Board to demonstrate the features. Special Alerts will show up on the main page. If the same questions are being asked, they can be added and answered in the FAQ tab. Since the site has launched there have been 25 people registered for emailed updates and 20 for text updates. The website has had 1,700 page views, 346 unique visitors, and average page use is 5 of the 7 available. Next steps are signage and where to place them to show renderings of what is to come and the website to go to for updates. Mr. Holloway asked for a slide type graphic to show where the water lines have been replaced to show the progress. Granite Sky is getting interesting facts from the Water Dept. to put on the website also to show how much the Town relies on the water lines.

As far as the Logo/Branding project is concerned, Focus Groups are being formed with meeting dates.

Information only. No motion was made.

8. New Business

A. Introduction to Part 8 Code of Ordinances

Erin Burriss asked the Board to review the current Part 8 Code of Ordinances and the uncodified attachments. Most of it is from 1927. The main areas to pay attention to are the noise ordinances and types of penalties. Kannapolis has a good set of ordinances that Ms. Burriss will use to modify this section. She asked the Board to contact her if there are any issues they would like to have addressed.

Information only. No motion was made.

A copy of the old Part 8 Code of Ordinances and the uncodified attachments are included in the Minute Book.

B. Introduction to Annexation Agreement with Midland

Annexation agreements are addressed in State Statute 160A-58 and it specifies the purpose of annexation agreements. The Town has one with Concord. This was proposed by the Town of Midland, using Hwy 200 as the line. Midland is moving closer to the line than Mount Pleasant. This would be a good item to have to help with future development. A Public Hearing will have to be advertised and held at the November meeting.

Information only. No motion was made.

A copy of the Annexation Agreement with Midland is included in the Minute Book.

C. Introduction to Brighton Park Development Agreement

Brighton Park is the 178-lot subdivision the Town annexed in 2020 and the preliminary plat was approved by the Planning & Zoning Board for major subdivision in 2021. Their Construction Drawings have been completed and basically approved but they are

waiting on NC DOT for driveway permit and NC DEQ for water and sewer approvals. The purpose of this Development Agreement is so that the Town and Developer are perfectly clear on who is responsible for installation of utilities. Everything North of Hwy 49, the internal northern McAllister Creek outfall will be a 12" line within the boundaries of their property and the easement will go all the way to the property line for future connection to the North (Hwy 73) if it is ever needed. They are covering the cost to go from 8" to 12" size waterline to increase the flow if need. The Developer will also be boring under Hwy 49 to make the connection to where the Town is putting in the Empire Dr. Pump Station and gravity line South of Hwy 49. There are five phases of the development. The first phase is 57 homes. The Developers are wanting assurances since this is a larger development that the zoning will remain RM and subdivision regulations will not change as they continue. The residential density calls for 2.06 dwelling units per acre with a minimum 10,000sqft lot. The agreement gives them until 2032 to complete the development and stay under the current regulations. The Town agrees to provide water and sewer services. It also sets out the development schedule to make sure things are completed at a decent pace.

This will also help with sewer allocation until the WSACC upgrade is completed in 2024. The first phase of houses will have a 13,680 gallons per day allocation up front. The Town will hold in reserve for phase 2 and 3 additional 5,280 gallons and 9,600 gallons respectively. The first three phases will be 28,560 gallons. Plans are to do phases 4 and 5 after the expansion is completed. A Public Hearing will need to be held next meeting in November. This is currently still under legal and engineering review.

Randy Holloway said the bore under Hwy 49 is very expensive and will not only help the development but also everything upstream. The property owners (Clint & Emmitt Black) were wanting the Town to pay for the upsizing of the line from 8" to 12" but William Niblock said they would pay for the cost difference. Mr. Niblock stated that Mount Pleasant had been the most cooperative municipality they have dealt with across the state. The Town Engineer has been happy with the drawings. There will be a multi-use path as required by Town ordinances.

Information only. No motion made.

A copy of the Brighton Park Development Agreement is included in the Minute Book.

D. ADD ON- Resolution 22/23-11 To Purchase & Finance a 2022 Chevrolet Truck with Crane Body through Uwharrie Bank

The Town has budgeted funds for loan payments for the purchase of a new truck at \$110,000 for Public Works to use to pull pumps. As everyone knows, steel prices continue to increase.

Darrel Layton has been getting prices. He said it has been hard to find a truck. Capital Ford in Charlotte had a truck with cab and chassis for \$65,000. The bed came back for \$92,000 which was higher than expected. Then, Darrel contacted Ben Mynatt Chevrolet expecting it to be higher, but it came in at \$60,000. They contract out the bed with crane body and the two quotes were Adkins for \$87,117 and Knapheide for \$78,427. Today we finalized a total cost of \$139,908 from Ben Mynatt and the turn around time would be 12-14 weeks.

Randy Holloway stated staff recommends using Uwharrie Bank to finance the loan at 4.5% for 10 years. He asked the Board to approve the Resolution to purchase and finance the truck.

A motion to approve the purchase of the truck in the amount of \$139,908 with financing by Uwharrie Bank at 4.5% for 10 years was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Sells excused)

A copy of Resolution No. 22/23-11 is included in the Minute Book.

9. Adjournment

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

By our signatures, the following minutes were approved as submitted on Monday, November 14, 2022 in the Regular Meeting.

Town Clerk Amy Schueneman

Mayor W. Del Eudy

SEAL

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2023 Holiday Schedule

The Town of Mount Pleasant follows the State of North Carolina's holiday schedule. Dates for 2023 are listed below.

New Year's Day	Monday	Monday, January 2, 2023
Martin Luther King, Jr. Birthday	Monday	Monday, January 16, 2023
Good Friday	Friday	Friday, April 7, 2023
Memorial Day	Monday	Monday, May 29, 2023
Independence Day	Tuesday	Tuesday, July 4, 2023
Labor Day	Monday	Monday, September 4, 2023
Veterans Day	Friday	Friday, November 10, 2023
Thanksgiving	Thursday & Friday	November 23 & 24, 2023
Christmas	Monday, Tuesday, & Wednesday	December 25, 26 & 27, 2023

The Town of Mount Pleasant Board of Commissioners approves the 2023 Holiday Schedule on November 14, 2022.

Amy Schueneman, Town Clerk

Del Eudy, Mayor

SEAL

Mount Pleasant

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TOWN OF MOUNT PLEASANT Town Board Regular Business Meetings 2023 Schedule

All meetings start at 6:00 pm at Town Hall
Other called special meeting may be held throughout the year

Monday, January 9

Monday, February 13

Monday, March 13

Saturday, March 18 8am-Noon (Annual Budget Workshop)

Monday, April 10

Monday, May 8

Monday, June 12

Monday July 10

Monday, August 14

Monday, September 11

Adopted November 14, 2022

Monday, October 9

Attest:

Monday, November 13

Monday, December 11

Town Clerk, Amy Schueneman

Mayor, W. Del Eudy

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

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

TOWN OF MOUNT PLEASANT

<div style="float: right; text-align: right; font-weight: normal;">Adjustment #7 FY2022-2023</div> #7 FEMA- Dutch Buffalo Creek Dam Repair					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
21-3034-910	FEMA Grant for Dam Repair Project	\$ -	\$ -	\$172,963.12	172,963.12
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
21-4037-433	Maint & Repair Equipment Plant	\$ 32,500.00	\$ 172,963.12	\$ -	205,463.12
		\$ -	\$ -	\$ -	-
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Totals		\$32,500.00	\$172,963.12	\$172,963.12	\$378,426.24
<div style="float: right; text-align: right; font-weight: normal;">Adjustment #7 FY2022-2023</div> #7 FEMA- Dutch Buffalo Creek Dam Repair					
Prepared by: Amy Schueneman Date: 11/14/2022 Approved by: _____					
Posted by: _____ Date: _____					

MEMORANDUM

To: Mayor and Town Board
From: Randy Holloway, Town Manager
Date: November 14, 2022
RE: Manager's report for October 2022

Please find listed below an update / overview for the month of October 2022

- Participated in weekly construction meetings with Town Staff and contractors doing the work for the renovations to the Town Hall Park complex and the Fire Station. These two projects required a significant amount of my time for the month of October.
- Continued working with the Town Engineer and Amy to complete all the required paperwork for FEMA to finalize the water intake repair project. This project is now 100% complete.
- Worked with Staff and Granite Sky on the communications projects for all the upcoming infrastructure projects.
- Continued to participate in the Covid-19 Task Force meetings with local managers and Elected Officials.
- Participated in the monthly Cabarrus Economic Development meeting.
- Worked with Staff to address a couple of issues related to the Fall Festival. Participated in the Fall Festival which was very successful based on the hard work by Town Staff and their families.
- Met with the Cabarrus County Fire Marshal to work our several issues related to Town Hall and the Fire Station project.
- Worked with Cabarrus County to address issues related to the requirement of a fire sprinkler system for the new library and senior center on North Washington Street. The new water line on Main Street and Cook Street will provide a significant improvement in availability of water for that site. This should not be an issue moving forward.
- Continued to work with LKC and the Town Engineer to address any remaining sewer easement issues. We are meeting with the final property owner on Circle Drive on October 5th to try and work out the final details and avoid condemnation. This project is still open and may be pulled from the total project in order to keep the USDA schedule moving forward. I will be on site with the property owner on Circle Drive three times and there is still no agreement on the easement location.
- Managed to work in a short vacation.

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ASSISTANT TOWN MANAGER'S REPORT

November 2022

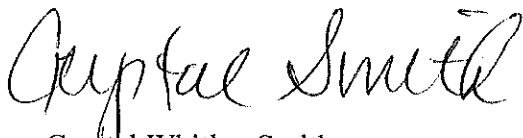
To: Mayor & Commissioners

From: Crystal Smith, Assistant Town Administrator

Subject: Monthly Activities for October 2022

- Attended monthly Town Board meeting
- Monthly BCBS webinar
- Meeting with Cabarrus County Sheriff's Department, on Fall Festival
- Working on Christmas Events
- Continued working on Fall Festival
- Continued work on compiling Payroll information for Supplanting reports
- Attended weekly Park Project construction meetings.
- Continued working with Granite Sky on branding/logo project and microsite
- Continued preparations for Annual Audit (in November 2022)
- Ballfield lights installed October 2022 – attended night meeting with Clay Electric representative, Randy Holloway, and ball team representative on accurate placement of lights.
- Attended Fall Seminar for LGFCU Fellows Program
- Attended quarterly Cabarrus Summit at the Cabarrus Arena

Respectfully submitted,



Crystal Whitley Smith
Assistant Town Manager

FINANCIAL REPORT
as of October 31, 2022

Cash Balances

	General Fund	Powell Bill Bank Account	GF-Capital Reserve	Water/Sewer Fund	Capital Project Fire Station Add
First Bank-Checking	265,937.84	62,236.78		217,333.33	2,675,099.73
First Bank-Payroll Checking	69,318.88				
First Bank-General Fund Money Market	566,172.02				
First Bank- Retiree Insurance Money Market	20,411.52				
First Bank-W/S Money Market				877,437.44	
First Bank- USDA Capital Project Checking	149,208.08			84,025.72	
First Bank- Summer St Pump Station Capital Proj	18,551.24			1.53	
First Bank- ARP Special Reserve Fund	6,304.20				
First Bank-Façade Grant					
First Bank-Savings (Sidwalk Escrow)			56,643.61		
First Bank- Capital Reserve- Police Vehicles			61,924.61		
First Bank- Capital Reserve- FD Vehicles					
First Bank-FD Radio Capital Reserve	10,758.18			181,244.31	
First Bank-USDA Payment Reserve (formerly Manhole Repairs)					
First Bank- 42% Reserve	913,267.93				
First Bank- Infrastructure & Streets Cap Reserve	20,002.72				
First Bank- SCIF Funds from State	121,225.08			1,000.07	
First Bank-State Funded Sewer Cap Projects				21,751.05	
First Bank-State Funded Water Cap Projects	127,519.33				
First Bank- CMAQ Capital Project	1,186,369.08				
First Bank-Mun Comp & Park Improvement Cap Project	782.65				
Uwharrie Bank Savings (Park Dev)				30,970.10	
Uwharrie Bank-Dredging (Savings)				1,324.22	
NC Capital Mgmt Trust-Debt Setoff Acct					
Total Cash Balances	3,465,828.75	62,236.78	118,568.22	1,415,057.77	2,675,099.73

Total Cash Balances

FY2022-2023

	General Fund		Water Sewer Fund		PERCENT
	APPROVED	MONTH TO DATE	YEAR TO DATE	YEAR TO DATE	
Revenues	2,788,864.00	215,977.51	820,721.76	\$1,968,142.24	29%
Expenditures	2,788,864.00	215,977.51	1,112,792.14	\$1,460,094.35	48%
	1,435,535.00	200,351.64	763,003.83	\$672,531.17	53%
	1,435,535.00	200,351.64	789,786.18	\$445,397.18	69%

**TOWN OF MOUNT PLEASANT
COMPARISON BUDGET VS ACTUAL -October 2022**

	<u>CURRENT BUDGET</u>	<u>YTD ACTUAL</u>	<u>DIFFERENCE</u>
GENERAL GOVERNMENT			
Town Hall	81,500.00	50,167.22	31,332.78
Governing Body	40,399.00	8,302.52	32,096.48
Admin	630,974.00	399,527.41	231,446.59
Planning & Zoning	164,240.00	31,108.61	133,131.39
	917,113.00	489,105.76	428,007.24
PUBLIC SAFETY			
Law Enforcement	164,693.00	39,939.34	124,753.66
Fire Department	920,777.00	202,066.98	718,710.02
	1,085,470.00	242,006.32	843,463.68
PUBLIC WORKS			
Operations Center	46,300.00	13,449.46	32,850.54
Streets	291,070.00	55,051.72	236,018.28
Sanitation	148,500.00	33,382.47	115,117.53
Buildings & Grounds	80,550.00	21,864.16	58,685.84
	566,420.00	123,747.81	442,672.19
CULTURE/REC	72,615.00	14,968.51	57,646.49
DEBT SERVICE			
Debt Service Principal	129,691.00	106,708.37	22,982.63
Debt Service Interest	17,555.00	8,637.37	8,917.63
	147,246.00	115,345.74	31,900.26
TOTAL	2,788,864.00	985,174.14	1,803,689.86
WATER/SEWER			
Admin	329,073.00	70,395.98	258,677.02
Operations Center	30,350.00	9,322.79	21,027.21
Water	192,115.00	48,251.59	143,863.41
Sewer	400,886.00	130,296.46	270,589.54
Water Treatment Plant	305,158.00	293,006.66	12,151.34
	1,257,582.00	551,273.48	706,308.52
DEBT SERVICE			
Debt Service Principal	160,392.00	-	160,392.00
Debt Service Interest	17,561.00	3,512.70	14,048.30
	177,953.00	3,512.70	174,440.30
TOTAL	1,435,535.00	558,298.88	877,236.12
COMBINED	4,224,399.00	1,543,473.02	2,680,925.98

Current Loan Status

	Loan Amount	Payment Amount	Frequency	Final Payment Date
First Bank-Fire Dept. Renovation Loan	\$2,500,000.00	\$50,259.37	Quarterly	9/8/2042
First Bank- Municipal Complex & Park Improvem.	\$1,200,000.00	\$24,124.50	Quarterly	9/8/2042
First Bank-2020 Smeal Fire Truck	\$577,457.00	\$12,029.78	Quarterly	7/28/2033
NCDEQ for sewer lines	\$1,461,866.00	\$78,927.22	Yearly	5/1/2024
NCDEQ- water tank	\$1,179,244.00	\$63,667.38	Yearly	5/1/2024
BB&T Public Works Building	\$443,333.27	\$24,337.83	Bi-annual	10/16/2023
Uwharrie Bank-Public Works Truck w/ crane	\$139,908.00	?	Quarterly	Closing loan on 12/8/22

SCIF Projects \$300,000 State Funds

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Balance</u>
6/20/2022	SCIF Funds from State	ACH	\$300,000.00	Grant	\$300,000.00
6/20/2022	Wisconsin Lighting	1001	-\$8,853.19	1 set of ballfield lights	\$291,146.81
6/30/2022	Interest		\$10.59		\$291,157.40
7/22/2022	Duke Energy	1002	-\$19,665.71	pole relocation	\$271,491.69
7/31/2022	Interest		\$7.32		\$271,499.01
8/3/2022	Homer Lee Clay Electric	1003	-\$585.00	install 1 set ballfield lights	\$270,914.01
8/4/2022	Danny Hatley	1004	-\$4,700.00	install 1 set ballfield lights and lift	\$266,214.01
8/4/2022	Windstream	1005	-\$2,531.10	move lines for project	\$263,682.91
8/4/2022	Wisconsin Lighting	1006	-\$39,839.31	5 sets of ballfield lights	\$223,843.60
8/12/2022	TL Services	1007	-\$2,000.00	deposit for dugout materials/demolition	\$221,843.60
8/15/2022	Paul Goodman	1008	-\$2,500.00	tree& stump removal for new concession stand	\$219,343.60
8/31/2022	Interest		\$5.98		\$219,349.58
9/20/2022	TL Services	1009	-\$4,750.00	porcelain tile for restrooms	\$214,599.58
10/5/2022	Richard Suggs Const. Inc	1010	-\$52,526.60	sewer line & pump	\$162,072.98
9/30/2022	Interest		\$5.37		\$162,078.35
10/14/2022	Hatley Service, Inc	1011	-\$6,000.00	installation of 5 sets of ballfield lights	\$156,078.35
10/19/2022	Homer Lee Clay Electric	1012	-\$2,844.00	electrical line and repair circuits for ballfield lights	\$153,234.35
10/26/2022	Trident Mechanical Services, Inc	1013	-\$17,592.58	2 Rheem HVAC units	\$135,641.77
10/27/2022	Sales Tax Refund		\$579.19	Sales Tax Refund	\$136,220.96
Obligated					
	TL Services			remodel bathrooms	\$ 46,500.00
	TL Services			dugouts	\$ 16,860.00
	DW Castleberry			repave entire parking lot, drive, Food Ministry	\$ 94,165.00
	?			Batting cages	\$ 5,000.00
					\$ 162,525.00
				Amount Remaining	\$1,254.04

Municipal Complex & Park Improvement Project

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Balance</u>
9/9/2022	Loan Proceeds from First Bank		\$1,200,000.00		\$1,200,000.00
9/9/2022	McGill Associates	1001	-\$5,800.00	Electrical services	\$1,194,200.00
9/9/2022	Bank Fee		-\$18.00	ACH fee for loan proceeds	\$1,194,182.00
9/19/2022	American Legion	1002	-\$3,500.00	Paid for HVAC unit they installed	\$1,190,682.00
9/19/2022	Homer Clay Electric	1003	-\$2,585.00	Electrical for Sr Center pump station	\$1,188,097.00
10/18/2022	McGill Associates	1004	-\$1,827.92	Construction Phase-Engineering cost	\$1,186,269.08
11/4/2022	Shiel Sexton Company	1005	-\$91,309.25	1st draw	\$1,094,959.83

Obligated

Shiel Sexton Contract	863827.75	Original Contract less payments
Shiel Sexton Contract	-\$3,000.00	c/o 1 Credit for Change to HP Storm Pipe
Shiel Sexton Contract	\$1,475.13	c/o 2 Add smooth Block course on Both buildings
Shiel Sexton Contract	\$9,765.07	c/o 3 Plumbing Changes from Bid
Shiel Sexton Contract	\$1,269.84	c/o 4 Conduit for future Concessions Panel
Shiel Sexton Contract	\$1,192.59	c/o 5 New Equipment Shed Door
CPSL	\$17,076.17	key fob locks for 5 doors

\$891,606.55

Amount Remaining

\$203,353.28

Mount Pleasant

North Carolina

Founded in 1848

Planning and Economic Development November 14, 2022

Planning & Zoning Cases

SUP 2022-02 Tuscarora Taphouse and Iron Axe Society

Description: Board of Adjustment (quasi-judicial) Special Use Permit application for a tap house (bar) and axe throwing (indoor recreation use).

Location: 1544 Pinto Place (behind historic Tuscarora Mill)

Cabarrus County Parcel Number(s): 5670-42-0239

Zoning: I-1 Light Industrial

Area: approx. 1.965 acres

Current Status: Board of Adjustment approved at October 24 meeting.

REZ 2022-05 Craver-James Properties Lot

Description: Request to rezone lot from C-1 to RH to match surrounding zoning to permit the construction of two single-family residential homes.

Location: 8150 W. Franklin St. (eastern corner of S. Halifax St.)

Cabarrus County Parcel Number(s): 5670-04-7258

Current Zoning: C-1 Light Commercial

Proposed Zoning: RH Residential High Density ("downzoning" to match surrounding zoning)

Area: approx. 0.785 acres

Current Status: Planning & Zoning Board approved at October 24 meeting.

SUB 2017-01 Green Acres Construction Plans

Description: Construction Plans for 37-lot subdivision. Preliminary Plat was approved in 2017 and renewed in January of 2022. The Town Board approved a revised development agreement for this project in June of 22 regarding sewer line installation. Plans for development of this property were originally initiated in 2008.

Location: NC Highway 73 at Sloop Arthur Drive and Green Acres Circle

Cabarrus County Parcel Number(s): 5651-70-6355

Zoning: RM CZ Conditional Residential Medium Density

Area: approx. 14.92 acres

Density: 2.28 dwelling units per acre

Current Status: First submittal of construction plans is currently under review.

SUB 2020-03 Brighton Park Construction Plans and Development Agreement

Description: 178 single family lots with community clubhouse and pool. The proposed number of lots was reduced by one lot due to constraints determined during preparation of Construction Plans. Plans for development of this property were originally initiated in 2008.

Applicant: Niblock Homes

Location: Southwest corner of NC Highway 73 and NC Highway 49

Cabarrus County Parcel Number: 5660-56-4096, 6785, 8647, & 9681

Zoning: RM Residential Medium Density

Area: approx. 86.77 acres

Density: 2.05 dwelling units per acre

Current Status: Waiting on final NCDOT driveway permit approval and final NCDEQ water and sewer line approval. WSACC flow acceptance form for Phase 1 has been submitted. Development agreement to be introduced at October 10 Town Board Meeting with public hearing scheduled for November 14.

Code of Ordinances

Part 7: Motor Vehicles & Traffic

Town Board voted to approve amendments to Part 7 at its September meeting. Final formatting is being completed to be added to the Town website. Staff is working on a plan for communications and signage prior to the effective date of January 1, 2023.

Part 8: Offenses (Nuisances)

Staff began discussions with the Town Board about Part 8 at the October 10 meeting. Staff began preparing amendments but had to put work on hold due to BRIC grant deadlines. Staff will request that the Town Board open and continue the public hearing at the November 14 meeting.

Utilities

- The Town has a total 67,594 gpd to allocate between now and 2024 when the Phase 1 Rocky River Regional Waste Water Treatment is completed. In accordance with the Town's adopted Wastewater Allocation Policy, 37,440 gpd has been allocated or reserved, and an additional 10,000 gpd has been held in reserve for economic development, leaving 20,154 gpd to be allocated.
- Staff submitted a Letter of Interest for a federal Building Resilient Infrastructure and Communities (BRIC) grant for utility duct bank installation in downtown. The Town made it through the first round of reviews and was invited to submit a full application in a tight three-week timeframe. The first draft is due November 18. In order to strengthen the application, downtown stormwater mitigation will be included. Staff is working with Carolina Conduit on duct bank plans and with LKC on the required Benefit Cost Analysis.

Comprehensive Plan Implementation

- Cabarrus County is working on plans for a new Mount Pleasant Library/Senior Center and Park. The site was rezoned in February to OI to facilitate the project. The site is currently under design with an anticipated opening in 2024.
- Buffalo Creek Preserve Trailhead expansion and picnic shelter installation are complete. Signage and security cameras have been installed and trash receptacles and portable toilet are on site. Public works staff will finish the project with the new skid steer by spreading a load of gravel and a load of dirt and removing underbrush for better visibility by the end of the year.
- The contract for the \$94,250 federal grant for the National Register Historic District Survey Update, Study Form Update, and Downtown Stormwater Study have been executed. HMW Preservation will begin project work in October with field work anticipated in January. LKC has begun on the Downtown Stormwater Study. If completed quickly, findings from the study may help the Town's BRIC application.
- Fire Department and Town Park construction projects are underway. Visit the www.mpnfuture.com website for project updates.

Transportation

- An application for contract through the State Transportation Board has been submitted for the N. Washington Street CMAQ project. Contract approval is anticipated in November.

Permits

October report attached.

October 2022 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2022-44	10/17/2022	5670-22-0322	1550	S. Main St.	Accessory	Detached garage/accessory dwelling	Chris Swofford	
TUP-2022-01	10/18/2022	5670-23-3688	1431	N. Main St.	Temp. Use	Fire station during construction	Town of Mount Pleasant	

1 Zoning Permit

1 Temp. Use Permit

MEMORANDUM

To: Mayor and Town Board

From: Jeff Watts, Code Enforcement

Date: October 20, 2022

RE: Please find listed below an update / overview for the month of Oct

New:

- 8030 Hwy 49 N – Notice of Violation sent – MPDO and Certificate of Compliance
- 8029 Allman Shop Rd – Notice of Violation sent – MPDO – Mining – State contract - Closed
- 1190 Summer St – Notice of Violation sent – MPDO – Living in a camper

Update:

- Notices of violation sent for high grass

No Change:

- 365 Mt. Pleasant Rd N – Spoke with Cabarrus Co. Tax office. The property has been turned over to the attorney's office for auction. They are going through the process. No time line on how long it may take.
- 1765 Garmin McGuire - Notice sent regarding Zoning violations. Visited the site, cleanup is ongoing. Will continue to monitor progress.
- 9115 E Franklin St – Notice of Minimum Housing violation sent – working with Public Works to monitor the issue.
- 1470 S Main St – Cabarrus Building Inspectors were contacted and have looked at the building. Building permit to repair the building has been issued by the county.
- 7570 Hwy 73 – Spoke with owner, he understands he can do no further work on the property until he has proper access and permits.

MEMORANDUM

To: Mayor and Town Board

From: Daniel Crowell, Public Works

Date: November 14, 2022

RE: Please find listed below an update / overview for the month of October 2022

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 2 pump station alarm calls
- Responded to 2 after hour customer calls
- Picked up 20 dump truck loads of brush which equals 240 cubic yards of brush
- Completed 32 work orders for various issues
- Repaired water leak at 8115 Wood St.
- Repaired water leak at 4722 Hwy 73
- Repaired water leak on Allman Rd. Extension
- Installed water tap at 5480 Hwy. 73

On going:

- Public works mows and maintains approximately 18 acres each week to biweekly depending on conditions as well as ground maintenance at all 8 of our sewer pump stations
- 8 pump stations are checked once a week which included a visit to each station checking dialer status and recording run times. Alarm floats are pulled and checked and stations cleaned monthly in accordance to NC DWQ standards
- Weekly Chlorine monitoring is done on Mondays or Fridays depending on schedule of work and consists of pulling samples from 5 different sites which change every other week
- Due to the volume of brush/yard debris collection typically takes 1 to 1.5 days of the week especially during leaf season

Cabarrus County Sheriff's Office

Law Calls for Service

253 / Mt Pleasant

08/01/2022 - 10/31/2022

OFFICER-INITIATED

	Aug-22	Sep-22	Oct-22
Total	1,816	2,000	1,933
50 B OR C	2	0	1
CIVIL PROCESS	7	7	10
COMMUNITY CONTACT	0	1	5
DIRECT TRAFFIC	6	39	8
DISPUTE (ANYONE)	1	0	0
DOMESTIC DISTURBANCE	1	0	0
FOLLOW UP	5	4	12
IMPROPERLY PARKED VEH	2	1	0
INFORMATION	0	1	2
INVESTIGATION	2	1	0
LARCENY	0	1	0
RECOVERED PROPERTY	0	1	0
ROAD HAZARD	0	1	0
SEARCH WARRANT	0	0	2
SECURITY CHECK	1,633	1,576	1,507
SEX OFFENDER CHECK	3	0	0
SRO ASSIST ADMIN	5	43	56
SRO INVESTIGATION	1	2	3
SRO MENTOR/COUNSEL	3	47	52
SRO PARENT MEETING	0	1	2
SRO SAFETY CHECK	21	142	147
SRO THREAT	0	0	2
SRO WELFARE CHECK	0	1	1
STRANDED MOTORIST	1	2	0
SUSPICIOUS SUBJECT	1	2	2
SUSPICIOUS VEHICLE	3	8	6
TRAFFIC ACC PROPERTY DAMAGE	0	1	1

	Aug-22	Sep-22	Oct-22
TRAFFIC STOP	119	109	113
TRESPASSING	0	3	0
WARRANT	0	6	1

DISPATCHED

	Aug-22	Sep-22	Oct-22
Total	43	58	59
50 B OR C	0	0	1
911 HANGUP	0	1	0
ALL ANIMAL CONTROL CALLS	2	2	2
ASSAULT VICTIM	1	0	0
ASSIST CONCORD POLICE	0	0	1
ASSIST EMS	1	0	1
ASSIST SHP	0	1	0
BREAKING AND ENTERING OF RESD	0	0	1
BREAKING ENTER OF VEHICLE	0	0	1
BURGLAR ALARM	2	11	7
CAC BITE	0	0	1
CAC WELFARE CHECK	0	1	0
CARELESS RECKLESS DRIVING	1	0	2
COMMUNICATING THREATS	1	0	0
DISCHARGE FIREARMS	1	0	0
DISPUTE (ANYONE)	3	9	1
DOMESTIC DISTURBANCE	1	2	3
DOT NOTIFICATION	0	0	1
DRUG INVESTIGATION	0	1	0
ESCORT	0	1	0
FOLLOW UP	0	0	2
FRAUD / FORGERY	0	0	2
IDENTITY THEFT	1	0	0
IMPROPERLY PARKED VEH	0	0	1
INFORMATION	1	0	1

	Aug-22	Sep-22	Oct-22
LARCENY	0	3	1
LIVESTOCK	1	0	0
LOUD (ANYTHING DESC IN NARR)	1	4	0
PROPERTY DAMAGE	0	1	1
RECOVERED PROPERTY	1	0	0
REPOSESSION	1	1	0
ROAD HAZARD	0	0	1
ROBBERY	1	0	0
SERVICE CALL LAW	1	2	4
SEX CRIME	1	0	0
STRANDED MOTORIST	1	0	0
STRUCTURE FIRE	1	0	0
SUSPICIOUS SUBJECT	9	6	10
SUSPICIOUS VEHICLE	3	2	2
TRAFFIC ACC PROPERTY DAMAGE	4	4	8
TRAFFIC ACCIDENT PI	1	2	3
TRESPASSING	1	1	1
VEHICLE FIRE	0	1	0
WELFARE CHECK (PERSON)	1	2	0

Total Disp. CFS: 59

Details for Dispatched Calls for Service

10/01/2022 - 10/31/2022

Event #	Date / Time	Street	Case #	Call Source
50 B OR C			1	
22-220726	10/24 18:34	B ST		PHONE
ALL ANIMAL CONTROL CALLS			2	
22-221663	10/25 18:51	MALIBU RD		PHONE
22-222332	10/26 13:17	MALIBU RD		PHONE
ASSIST CONCORD POLICE			1	
22-206308	10/07 06:27	NC HWY 49 N		XFER
ASSIST EMS			1	
22-216161	10/19 02:58	ERBACH LN		PHONE
BREAKING AND ENTERING OF RESL			1	
22-221052	10/25 07:28	HILLSIDE DR	22-1025-0002	PHONE
BREAKING ENTER OF VEHICLE			1	
22-215295	10/18 02:48	ROSS CIR	22-1018-0001	W911
BURGLAR ALARM			7	
22-201924	10/01 19:54	W FRANKLIN ST		PHONE
22-202341	10/02 13:32	N COLLEGE ST		PHONE
22-203306	10/03 16:09	NORTH DR		PHONE
22-216166	10/19 03:25	W FRANKLIN ST		PHONE
22-219505	10/22 23:04	N MAIN ST		PHONE
22-219575	10/23 02:31	NORTH DR		PHONE
22-222855	10/27 05:49	W FRANKLIN ST		PHONE
CAC BITE			1	
22-209590	10/11 13:39	W FRANKLIN ST	22-1011-0009	PHONE
CARELESS RECKLESS DRIVING			2	
22-214125	10/16 17:42	RHINELAND CT		PHONE
22-217734	10/20 17:40	NC HWY 49 N/N MAIN ST		PHONE
DISPUTE (ANYONE)			1	
22-221378	10/25 13:05	NC HWY 73 E		PHONE
DOMESTIC DISTURBANCE			3	
22-205688	10/06 11:33	S MAIN ST		PHONE
22-215998	10/18 20:03	WOOD ST	22-1018-0017	W911
22-224418	10/28 19:12	NC HWY 49 N		PHONE
DOT NOTIFICATION			1	
22-207868	10/09 13:28	S MAIN ST		PHONE
FOLLOW UP			2	
22-209641	10/11 14:28	W FRANKLIN ST		PHONE
22-216592	10/19 14:37	NC HWY 49 N/N MAIN ST		PHONE
FRAUD / FORGERY			2	
22-204096	10/04 14:42	BILVERLOR CT	22-1004-0009	PHONE
22-208507	10/10 12:33	N MAIN ST	22-1010-0011	PHONE
IMPROPERLY PARKED VEH			1	
22-204012	10/04 13:29	E FRANKLIN ST		PHONE

253 / Mt Pleasant

INFORMATION		1	
22-215675	10/18 13:12	N MAIN ST	PHONE
LARCENY		1	
22-207461	10/08 20:36	NC HWY 73 E	22-1008-0013 E911
PROPERTY DAMAGE		1	
22-215065	10/17 17:42	NC HWY 49 N	PHONE
ROAD HAZARD		1	
22-207074	10/08 04:38	MT PLEASANT RD S/OLDENBURG DR	PHONE
SERVICE CALL LAW		4	
22-206101	10/06 19:49	NC HWY 49 N	PHONE
22-206470	10/07 09:53	E FRANKLIN ST	PHONE
22-216763	10/19 18:22	DUTCH RD/NC HWY 73 E	PHONE
22-219333	10/22 16:17	C ST	PHONE
SUSPICIOUS SUBJECT		10	
22-207754	10/09 09:02	E FRANKLIN ST	PHONE
22-208928	10/10 20:15	S SKYLAND DR/ROSS CIR	PHONE
22-210725	10/12 15:30	E FRANKLIN ST	PHONE
22-216694	10/19 16:25	ROSS CIR	PHONE
22-220055	10/23 21:42	W FRANKLIN ST	PHONE
22-220448	10/24 12:49	NC HWY 49 N	PHONE
22-221572	10/25 16:13	WALKER RD	PHONE
22-221735	10/25 21:01	S SKYLAND DR/W FRANKLIN ST	PHONE
22-224342	10/28 16:36	NC HWY 49 N	PHONE
22-225190	10/29 23:17	ROSS CIR/S SKYLAND DR	PHONE
SUSPICIOUS VEHICLE		2	
22-207483	10/08 21:45	NC HWY 49 N	PHONE
22-213675	10/15 23:51	OLDENBURG DR	PHONE
TRAFFIC ACC PROPERTY DAMAGE		8	
22-202371	10/02 15:31	W FRANKLIN ST	PHONE
22-202393	10/02 16:41	NC HWY 49 N	22-1002-0006 PHONE
22-210691	10/12 15:04	NC HWY 49 N	22-1012-0011 PHONE
22-212483	10/14 14:11	NC HWY 49 N	22-1014-0009 PHONE
22-215903	10/18 17:17	N COLLEGE ST/W FRANKLIN ST	22-1018-0011 PHONE
22-219967	10/23 19:32	W FRANKLIN ST	22-1023-0010 PHONE
22-220389	10/24 11:00	S HALIFAX ST/W FRANKLIN ST	22-1024-0010 PHONE
22-224099	10/28 12:26	W FRANKLIN ST	22-1028-0006 PHONE
TRAFFIC ACCIDENT PI		3	
22-208288	10/10 08:42	NC HWY 49 N/N MAIN ST	22-1010-0005 PHONE
22-219214	10/22 13:16	NC HWY 49 N	22-1022-0006 PHONE
22-224369	10/28 17:44	E FRANKLIN ST	22-1028-0012 PHONE
TRESPASSING		1	
22-218879	10/21 22:20	OLDENBURG DR	PHONE

Fire Department November Board Report

-Approximately 78 calls in October

-Station Remodel

- The bay floor has been demoed and poured back with 8" of new concrete with rebar, gravel and a moisture barrier underneath. The dirt under the old concrete was quality fill dirt and passed compaction testing as well. We will be able to put the trucks back inside around Nov 28th. (We have to wait 28 days for the concrete to set up before driving on it, it was poured Oct 31.) In the meantime the trucks are in site of a camera, and LEO is present a lot as there office is at Town Hall. We have to keep them at the fire station so it will not hinder response times.
- The living quarters has been gutted and the new plumbing is in the process of being installed.
- We have taken down and stored the siren so it is out of the way for the rear addition and so it can be refurbished.
- We are waiting on the color templates to come in so we can pick out interior colors, floors, cabinets and counter tops.

-We participated in several public education/fire safety events.

-The old Ladder truck is still for sale, we have had a few Departments call about it recently but nothing serious.

As always Thank You for your continued support.

Dustin Sneed
Fire Chief
Mt. Pleasant Fire Dept.

Mount Pleasant

North Carolina

Founded in 1848

Town Board of Commissioners Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, November 14, 2022

6:00 PM

To: Mayor Eudy and Board of Commissioners
Date: November 14, 2022
Subject: Annexation Agreement with Town of Midland

A. BACKGROUND

The Town of Midland has requested an annexation agreement with the Town of Mount Pleasant, subject to North Carolina General Statutes Chapter 160D, Article 4A, Part 6. This agreement would establish NC Highway 200 as the annexation agreement boundary. The Town of Midland would not annex north of NC Highway 200, and the Town of Mount Pleasant would not annex south of NC Highway 200. Both towns are still subject to all annexation requirements set forth in NCGS 160A, Article 4A.

B. ACTION REQUESTED

Hold a public hearing on November 14, 2022 and vote to approve or deny the annexation agreement.

C. ATTACHMENTS

1. Draft Annexation Agreement
2. Exhibit Map

STATE OF NORTH CAROLINA

ANNEXATION AGREEMENT

COUNTY OF CABARRUS

WHEREAS, the Town of Midland, a North Carolina municipal corporation, (hereinafter "Midland") and the Town of Mt. Pleasant, a North Carolina municipal corporation, (hereinafter "Mt. Pleasant") have undertaken a joint planning effort to encourage the orderly development of the unincorporated areas adjacent to the two municipalities; and

WHEREAS, Midland and Mt. Pleasant desire to reduce uncertainty among residents and property owners in the potential growth areas of the municipalities which will improve planning by both public and private interests in such areas; and

WHEREAS, the General Statutes of North Carolina, Chapter 160A, Section 58.21 et seq. authorized municipalities to enter into binding agreements relating to future annexations and designating areas which are not subject to annexation by each participating municipality; and

NOW, THEREFORE upon the premises contained herein the parties hereto agree as follows:

1. This Agreement is executed pursuant to the authority of G.S. Chapter 160A-58.23 of the North Carolina General Statutes (the "Act").
2. Midland and Mt. Pleasant agree that the common dividing line as illustrated by the map on Exhibit A shall be the annexation boundary between the two municipalities.
3. The effective date of this Agreement is _____, 202____, or the date of adoption of an ordinance approving this Agreement by the last participating town to do so, whichever is later, and shall terminate at 12:01 am on the twentieth anniversary following the effective date, or as otherwise terminated as provided herein.
4. This Agreement shall not be effective unless and until each participating town has held a public hearing on this Agreement, or the participating towns have held a joint public hearing, prior to adopting the ordinance approving this Agreement. Until such time as the required public hearings are held and the respective approving ordinances are adopted, this Agreement shall be considered a proposed agreement.
5. a. At least sixty (60) days prior to the adoption of any annexation ordinance affecting a geographical area which is subject to this Agreement, and lying across the common dividing line, the participating town proposing such annexation shall give written notice to the other participating town of the proposed annexation. Such notice shall describe the area to be annexed by a legible map, clearly and accurately

showing the boundaries of the area to be annexed in relation to this Agreement delineated by roads, streams and any other prominent geographical features. Such notice shall not be effective for more than 180 days. No notice is required for proposed annexations which lie on the annexing municipality's side of the common dividing line.

- b. Either municipality which has property on their side of the described common dividing line which is proposed for annexation by the other municipality, after notification from the other municipality as described in paragraph 5a. above, may waive, in its sole and absolute discretion, its right to annex said property. Such waiver must be made by the party's governing body.
- c. If either municipality does not waive its right to annex property on its side of the common dividing line, the other municipality shall not annex such property.
- d. Any waiver authorized by paragraph 5b. above must be in writing and bear the signature of the waiving party's Mayor or the official or employee of the waiving party authorized by the governing body to execute the waiver. If signed by an official or employee designated by a resolution of the party's governing body, the waivers shall be effective without further approval of such party's governing body. Any waivers shall only apply to the annexation described in said waiver. All notices or waivers required by the terms of this Agreement shall be sent by certified mail, return receipt requested the town hall of the receiving town and shall be sufficient if directed to and received by the Mayor of the party to whom such notice or waiver is directed.

6. This Agreement may be modified only by a subsequent amending agreement adopted and executed by each participating town. Any amending agreement shall be adopted by ordinance after public hearings as provided in G.S. 160A-58.24.

7. This Agreement may be terminated by a participating town, in accordance with the procedures set forth in G.S. 160A-58.24, and providing a five-year advance written notice to the other participating town. Upon the expiration of the five-year notice period, this Agreement shall terminate.

8. From and after the effective date of this Agreement, no participating town may adopt an annexation ordinance as to all or any portion of an area in breach of this Agreement.

9. Nothing in this Agreement shall be construed to authorize the annexation of any area which is not otherwise subject to annexation under applicable law.

10. This Agreement contains the entire agreement between the participating towns.

IN WITNESS WHEREOF, the Mayors of the participating towns execute this Agreement in duplicate, to become effective as provided in paragraph 3 hereinabove, this the ____ day of _____, 2021.

TOWN OF MIDLAND

By: _____
Mayor

ATTEST:

Town Clerk

TOWN OF MT. PLEASANT

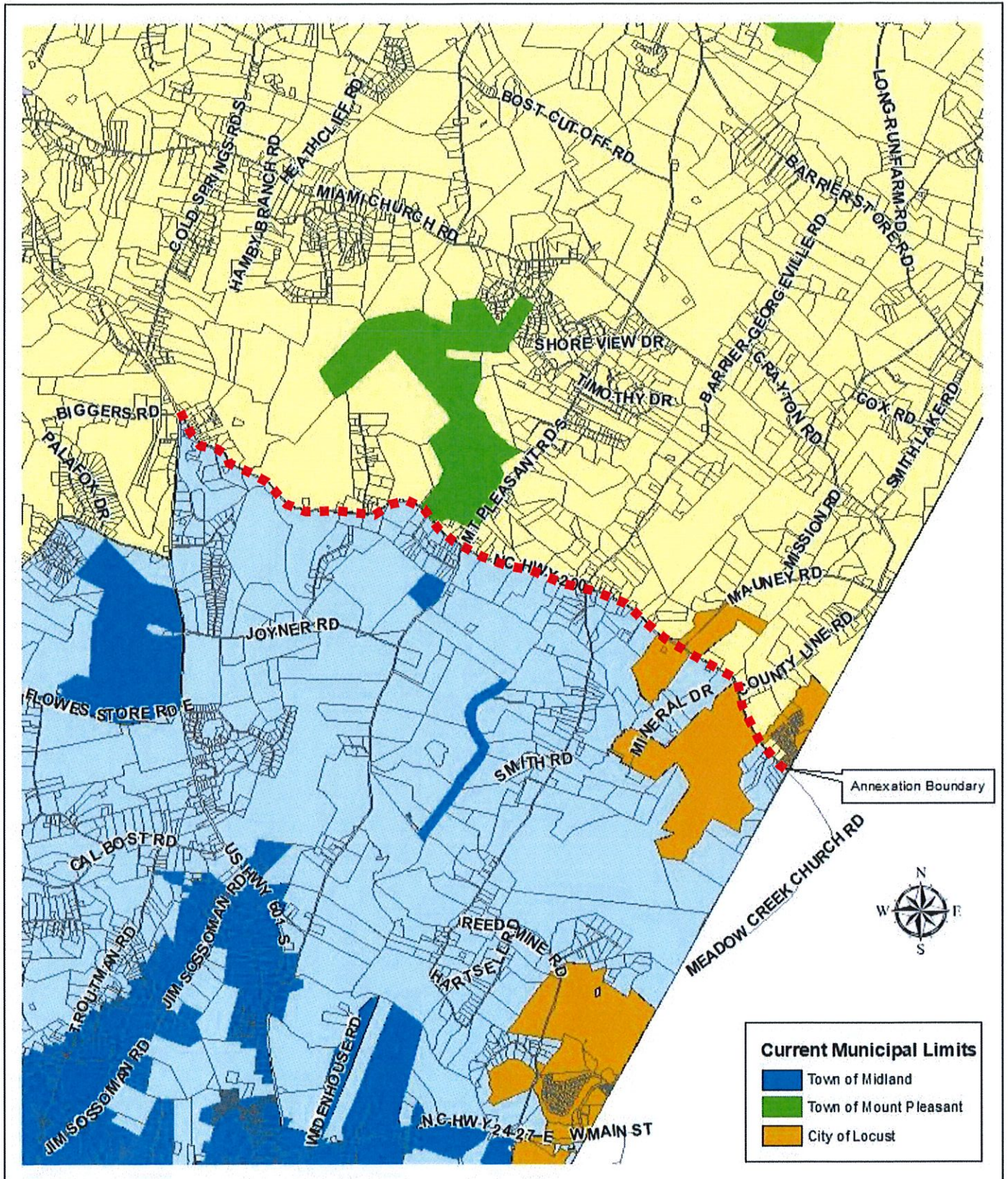
By: _____
Mayor

ATTEST:

Town Clerk

Exhibit A

Town of Midland/Town of Mt.Pleasant Annexation Boundary Map



Mount Pleasant

North Carolina

Founded in 1848

Town Board of Commissioners Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, November 14, 2022

6:00 PM

To: Mayor Eudy and Board of Commissioners
Date: November 14, 2022
Subject: Mural Grant Award Acceptance

A. BACKGROUND

The Town of Mount Pleasant installed its first mural in the "Layers of History" mural program in 2021, with a \$5,000 Grassroots Project Assistance Grant through the Cabarrus Arts Council and North Carolina Arts Council. Town staff submitted a grant application for a second mural to be located on the side of the building located at 1476 S. Main Street. The Town was awarded \$7,000 towards the cost of the mural. The Town would be responsible for \$8,630. There is \$10,000 budgeted annually for the façade improvement and mural program. There is currently \$18,551.24 of unallocated funds in the façade and mural fund. Using the fund to provide the match for the mural grant would bring the fund balance to \$9,921.24. The Town will also need enter into an agreement with the property owner to protect the mural for a number of years, just like the last mural.

The mural will be entitled "Greetings from Mont Amoena" and will feature artwork created by Caswell Turner Munjas of Cicada Studios in Mount Pleasant to commemorate the Mont Amoena Female Seminary that was located on a property approximately 600 feet from the mural location 1859-1927. Ms. Turner has been provided with several historic photos from which to draw inspiration. Staff will work with Ms. Munjas, the property owner, and a representative of the Eastern Cabarrus Historical Society Museum to prepare the artwork. Staff proposes using the same installation company and method that was used for the "At Your Service Mural".

B. ACTION REQUESTED

Staff requests the following actions from the Town Board of Commissioners.

1. Vote to accept the Grassroots Project Assistance grant and draw the match from the existing façade and mural fund and move forward with the mural process.
2. Vote to adopt Conflict of Interest Policy specific to this grant.

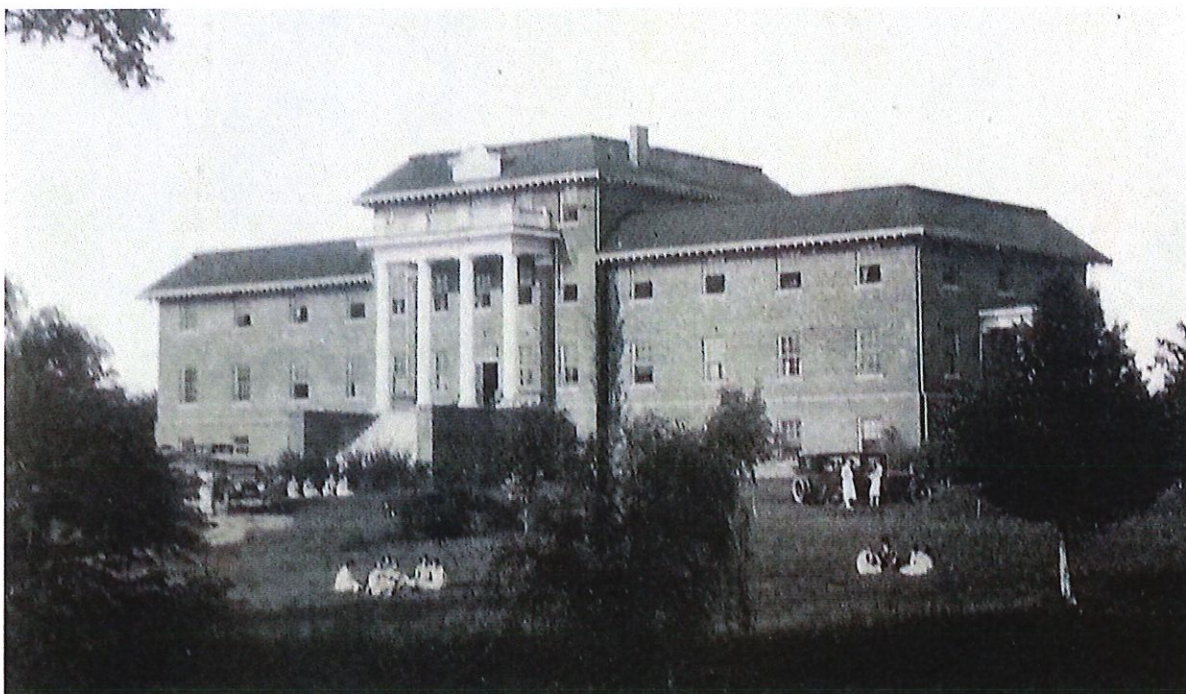
C. ATTACHMENTS

1. Photo of side wall of 1476 S. Main Street
2. Historic Mont Amoena Photos
3. Conflict of Interest Policy

Mural Wall – Side of 1476 S. Main Street



Inspiration Photos for "Greetings from Mont Amoena" Mural



Mont Amoena – 1920s (1913 building)



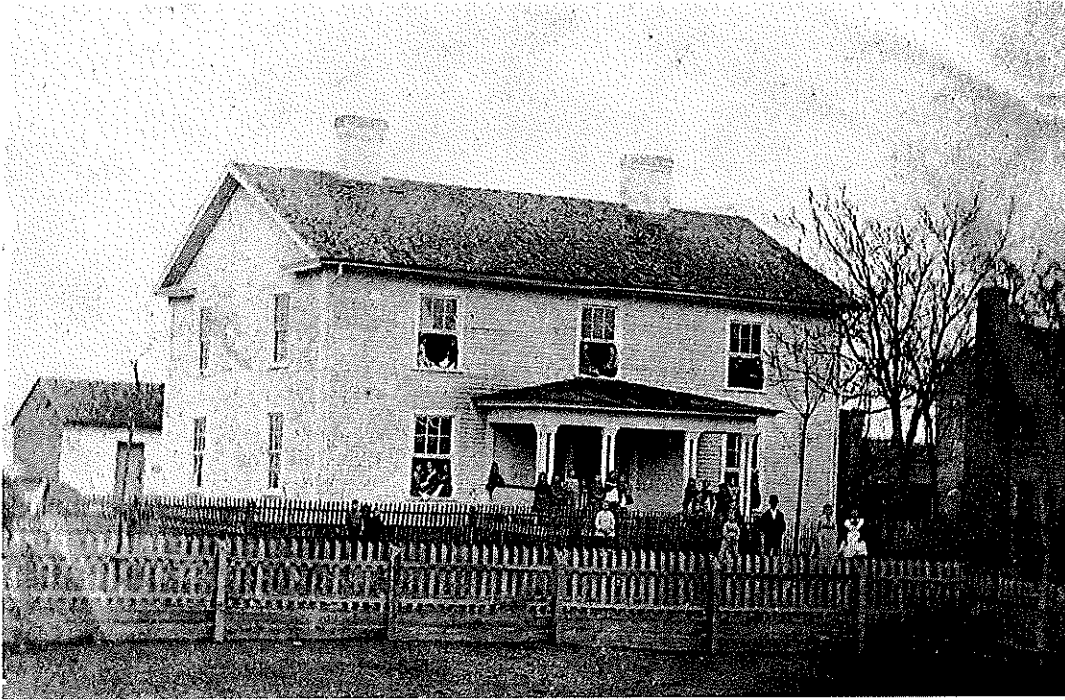
Mont Amoena – 1920s (1913 building)



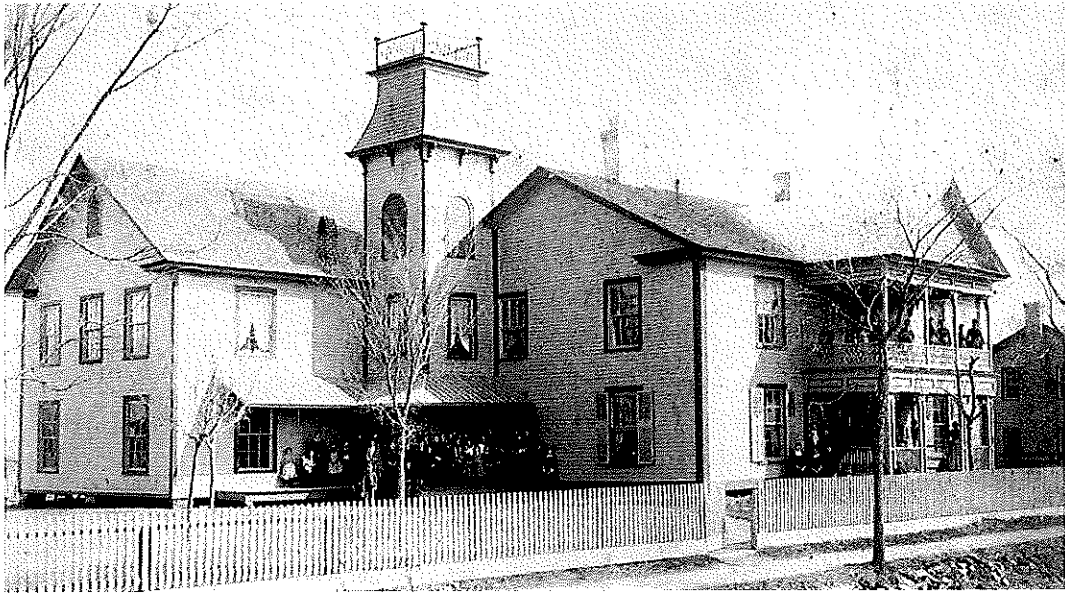
May Day at Mont Amoena – 1916



Art Studio at Mont Amoena – Late 1800s



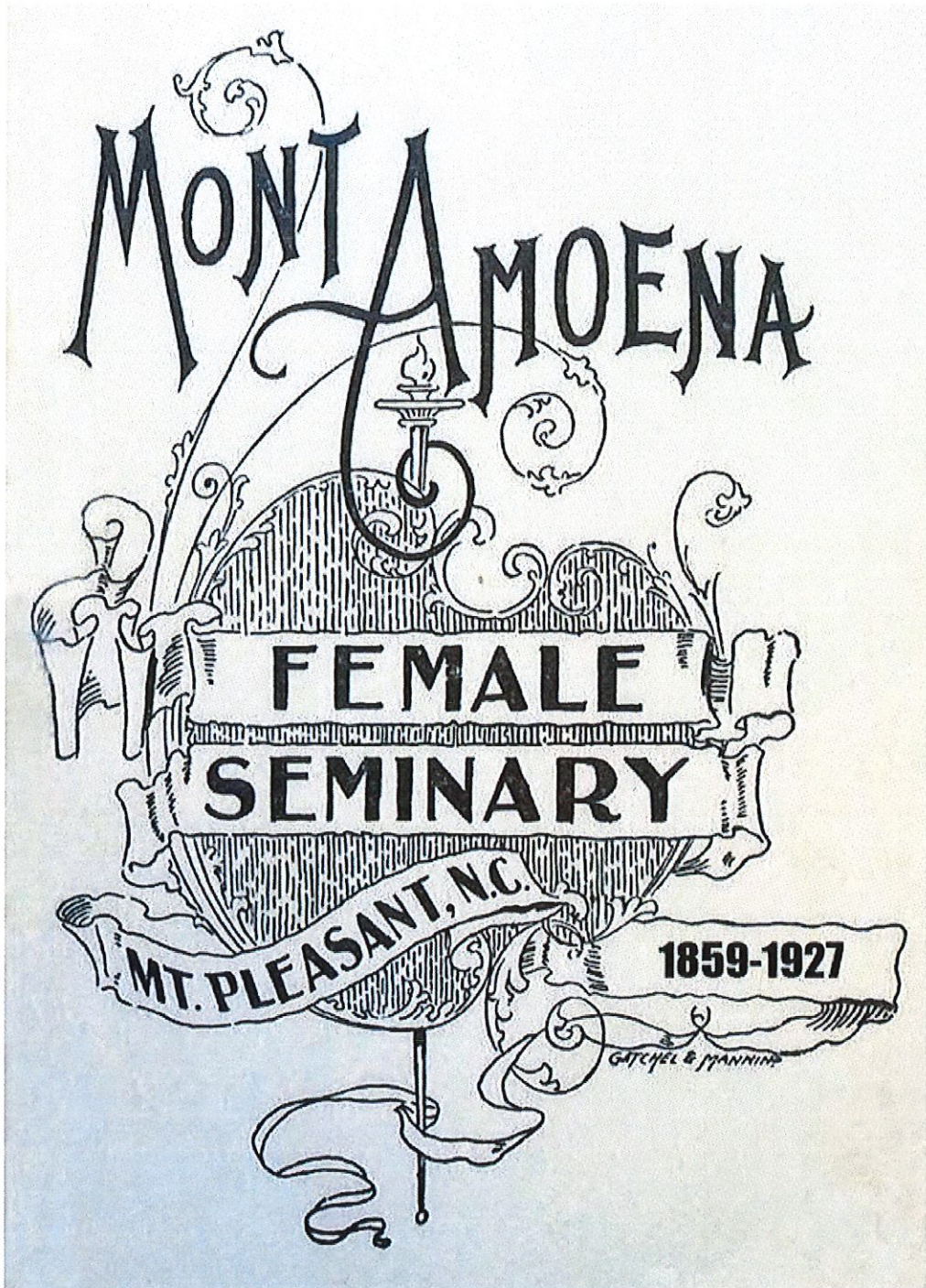
Mont Amoena – 1870s



Mont Amoena – 1898



FRONT VIEW MAIN BUILDING



Mont Amoena Catalog Cover

Mount Pleasant

North Carolina

Founded in 1848

Conflict-of-Interest Policy

The Town of Mount Pleasant Board of Commissioners has adopted this conflict-of-interest policy.

The members of the Board of Commissioners and any management employees of the Town of Mount Pleasant shall avoid conflicts of interest and any conduct which may suggest the appearance of impropriety in the disbursement of funds.

If a potential conflict of interest arises, the Board member or management employee must disclose the potential conflict to the Board of Commissioners. Further, the board member or management employee shall not vote on nor participate in the solicitation, negotiation, formation, award, arbitration, modification, or settlement of any contract or grant involving any State funds or any dispute arising under such contract or grant when the board member or management employee stands to benefit, either directly or indirectly, from such contract or grant.

A board member or management employee is not deemed to benefit directly or indirectly from a contract or grant if he or she receives only the salary or stipend due to him or her in the normal course of employment with or service to the Town of Mount Pleasant.

All Board members and employees shall be informed of this policy.

I certify that this is the current Conflict-of-Interest Policy of the Town of Mount Pleasant.

Mayor Del Eudy

November 14, 2022

Date

Sworn and subscribed before
me on this the _____ day of
_____, 20__.

Notary Public

My commission expires: _____