

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Regular Board Meeting
Monday, October 10, 2022
6:00 PM- Town Hall Commissioners Room**

Call to Order- Mayor Del Eudy

Invocation- Pastor Earl Bradshaw of Mount Pleasant United Methodist Church

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 September 12, 2022 (pages 3-8)
- B. Resolution 22/23-10 Granting the Opening of a New Checking Account... for CMAQ Project (page 9)
- C. Amend Grant Project Ordinance for ARP funds (pages 10-11)

5. Staff Reports (Pages 12-24)

- A. Town Manager-Randy Holloway (page 12)
- B. Town Asst. Manager-Crystal Smith (page 13)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 14-15)
- D. Planning & Economic Development Director - Erin Burris (pages 16-18)
- E. Public Works- Daniel Crowell (page 19)
- F. Cabarrus Co. Sheriff's Dept Report (pages 20-24)

6. Public Hearings

None

7. Old Business

- A. Granite Sky Presentation Update to Board (no attachments)

8. New Business

- A. Introduction to Part 8 Code of Ordinances (info will be handed out at meeting)

- B. Introduction to Annexation Agreement with Midland (info will be handed out at meeting)

C. Introduction to Brighton Park Development Agreement (info will be handed out at meeting)

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, 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 Kluttz

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 programmed 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

SEAL

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Resolution No. 22/23-10

Resolution Granting the Opening of a New Checking Account with Authorized Signers, Opening of Capital Project in FMS, and Move Funds to Project from General Fund Balance

WHEREAS, the Town Board of Commissioners approved the Resolution of Support to apply for the Congestion Mitigation and Air Quality (CMAQ) on February 8, 2021 for the North Washington Street pedestrian improvements which will further the goals of the CMAQ program to provide congestion relief and contribute to air quality improvements by installing 900 feet of sidewalk to reduce vehicular trips within the urban core and providing an adequate cross section width and appropriate stormwater measures for the safe passage of two-way vehicular traffic and pedestrians.

BE IT RESOLVED, that the Town of Mount Pleasant Board of Commissioners hereby designates First Bank to open a new checking account titled "**CMAQ Capital Project**" under our Federal EIN #56-6001297, and that Mayor- Del Eudy, Assistant Town Manager- Crystal Smith, Finance Officer- Amy Schueneman, and Senior Customer Service- Jennifer Blake, and successors so titled, be authorized effective October 11, 2022 to execute the opening of the accounts, the ability to manage the account, and authorization to sign checks upon all accounts for the Town of Mount Pleasant.

In addition, the Finance Officer, Amy Schueneman, and successors so titled, will have permission to open the project account with the same name in FMS software, as well as have the Boards permission to move the estimated 20% Town Fund Match (initially **\$127,518** or more if project cost increases) from the General Fund Money Market account to open the new checking account. Once the project is completed, Finance Officer will be able to move any extra funds in the CMAQ Capital Project account back to the General Fund Money Market and close the checking account and Project accounts in FMS software.

BE IT FURTHER RESOLVED, that such evidence of debt, checks, and drafts will be signed or authorized by any two of said officials.

This the 10th day of October, 2022.

Del Eudy, Mayor

SEAL

Attest:

Amy Schueneman, Town Clerk

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9803

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

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Grant Project Ordinance for the Town of Mount Pleasant American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds

This Grant Project Ordinance amends the original Ordinance approved May 9, 2022 by the Town Board.

BE IT ORDAINED by the Town Board of the Town of Mount Pleasant, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1: This ordinance is to establish a budget for a project to be funded by the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (ARP/CSLFRF). The Town of Mount Pleasant (Town) has received the first tranche in the amount of \$354,072.86 of CSLFRF funds. The total allocation is \$708,145.72, with the remainder to be distributed to the Town within 12 months. These funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

Section 2: The Town has elected to take the standard allowance, as authorized by 31 CFR Part 35.6(d)(1) and expend all its ARP/CSLFRF funds for the provision of government services.

Section 3: The following amounts are appropriate for the project and authorized for expenditure:

Internal Project Code	Project Description	Expenditure Category (EC)	Cost Object	Appropriation of ARP/CSLFRF Funds
001	Water/Sewer- Admin for period March 3, 2021 through Sept. 30, 2022	6.1	Salaries	\$148,038.57
			Benefits	\$51,216.91
002	Water/Sewer- Water for period March 3, 2021 through Sept. 30, 2022	6.1	Salaries	\$62,729.98
			Benefits	\$30,330.02
003	Water/Sewer- Sewer for period March 3, 2021 through Sept. 30, 2022	6.1	Salaries	\$61,623.94
			Benefits	\$30,327.66
004	Water/Sewer- Water Treatment Plant for period March 3, 2021 through Sept. 30, 2022	6.1	Salaries	\$144,238.52
			Benefits	\$30,610.49
	Unassigned			\$149,029.63
TOTAL				\$708,145.72

Section 4: The following revenues are anticipated to be available to complete the project:

ARP/CSLFRF Funds:	\$708,145.72
Appropriation of Funds:	<u>-\$559,116.09</u>
Remaining Funds:	\$149,029.63

Section 5: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements, including payroll documentation and effort certifications, in accordance with 2 CFR 200.430 & 2 CFR 200.431 and the Town's Uniform Guidance Allowable Costs and Cost Principles Policy.

Section 6: The Finance Officer is hereby directed to report the financial status of the project to the governing board on a quarterly basis.

Section 7: Copies of this grant project ordinance shall be furnished to the Finance Officer and to the Clerk to Town Council. Town Finance Officer has authority to move the amount of **\$93,634.79** from the ARP Checking account to the Water/Sewer Checking account to cover the supplanted salaries and benefits.

Section 8: This grant project ordinance is effective as of March 3, 2021, and expires on December 31, 2026, or when all the ARP/CSLFRF funds have been obligated and expended by the Town, whichever occurs sooner.

Approved on October 10, 2022.

Mayor Del Eudy

Amy Schueneman, Town Clerk

MEMORANDUM

To: Mayor and Town Board
From: Randy Holloway, Town Manager
Date: October 10, 2022
RE: Manager's report for September 2022

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

- Participated in pre-construction meeting with Town Staff and contractor doing the work for the renovations to the Town Hall Park complex.
- Participated in a pre-construction meeting with Town Staff and contractor doing the work for the renovations and additions to the Fire Station.
- Worked with the Town Engineer and Amy to complete all the required paperwork for FEMA to finalize the water intake repair project.
- Continued working with Staff and the Town Engineer for the sewer project at and around Town Hall. That project is complete, and everything is working well and ready for the new restroom / concession stand building.
- Worked with Staff to work out several issues related to the financing with First Bank on the loans for the Fire Station and Town Hall projects. This process is now complete and both projects are moving forward on schedule.
- 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 the Fire Department on the move to the house that was purchased to be used during the renovation project.
- Worked with Staff to address a couple of issues related to the Fall Festival.
- Worked with the Fire Station project to deal with a new requirement for the living area of the Fire Station to be protected by a residential fire sprinkler system. This is a new requirement that will add approximately \$10,000 to the cost of the project. This will be covered by the \$100,000 contingency already included in the project.
- 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.

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ASSISTANT TOWN MANAGER'S REPORT

October 2022

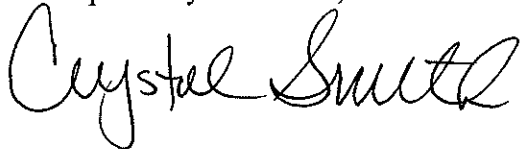
To: Mayor & Commissioners

From: Crystal Smith, Assistant Town Administrator

Subject: Monthly Activities for September 2022

- Attended monthly Town Board meeting
- Monthly BCBS webinar
- Meeting with Cabarrus County Sheriff's Department, on Fall Festival
- Working on Christmas Events
- Continued work on compiling Payroll information for Supplanting reports
- Park Project pre-construction meeting with Town Staff, McGill & Associates, Shiel Sexton.
- Crystal/Amy/Randy continued providing information to First Bank for closing of our Park Project and Fire Department project.
- Worked with Windstream on ballfield line relocation (completed September 20, 2022).
- Worked Granite Sky on branding/logo project and microsite
- Worked with Auditor on End of fiscal year reports
- Ballfield lights received Wednesday, September 30. They will be installed the week of October 10.
- Met with Liz Fitzgerald, Cabarrus County Arts Council, on Mount Pleasant/Arts Council can work together on future projects.

Respectfully submitted,



Crystal Whitley Smith
Assistant Town Manager

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

	<u>CURRENT BUDGET</u>	<u>YTD ACTUAL</u>	<u>DIFFERENCE</u>
GENERAL GOVERNMENT			
Town Hall	81,500.00	47,031.53	34,468.47
Governing Body	40,399.00	8,252.52	32,146.48
Admin	630,974.00	384,988.24	245,985.76
Planning & Zoning	164,240.00	24,063.62	140,176.38
	917,113.00	464,335.91	452,777.09
PUBLIC SAFETY			
Law Enforcement	164,693.00	37,948.25	126,744.75
Fire Department	920,777.00	155,938.10	764,838.90
	1,085,470.00	193,886.35	891,583.65
PUBLIC WORKS			
Operations Center	46,300.00	10,946.22	35,353.78
Streets	291,070.00	14,183.99	276,886.01
Sanitation	148,500.00	22,889.13	125,610.87
Buildings & Grounds	80,550.00	16,961.30	63,588.70
	566,420.00	64,980.64	501,439.36
CULTURE/REC	72,615.00	5,380.20	67,234.80
DEBT SERVICE			
Debt Service Principal	129,691.00	98,526.64	31,164.36
Debt Service Interest	17,555.00	4,789.32	12,765.68
	147,246.00	103,315.96	43,930.04
TOTAL	2,788,864.00	831,899.06	1,956,964.94
WATER/SEWER			
Admin	329,073.00	51,555.63	277,517.37
Operations Center	30,350.00	6,812.79	23,537.21
Water	192,115.00	20,045.15	172,069.85
Sewer	400,886.00	83,407.72	317,478.28
Water Treatment Plant	305,158.00	279,161.89	25,996.11
	1,257,582.00	440,983.18	816,598.82
DEBT SERVICE			
Debt Service Principal	160,392.00	-	160,392.00
Debt Service Interest	17,561.00	-	17,561.00
	177,953.00	-	177,953.00
TOTAL	1,435,535.00	440,983.18	994,551.82
COMBINED	4,224,399.00	1,272,882.24	2,951,516.76

FINANCIAL REPORT
as of September 30, 2022

Cash Balances	General Fund	Powell Bill Bank Account	GF-Capital Reserve	Water/Sewer Fund	Capital Project Fire Station Add
First Bank-Checking	273,452.13	77,212.91		124,608.64	179,409.05
First Bank-Payroll Checking	52,739.70				
First Bank-General Fund Money Market	473,605.58				
First Bank- Retiree Insurance Money Market	20,411.00				
First Bank-W/S Money Market				1,087,270.00	
First Bank- USDA Capital Project Checking				84,022.15	
First Bank- Summer St Pump Station Capital Proj				1.53	
First Bank- ARP Special Reserve Fund	242,834.87				
First Bank-Façade Grant	18,550.77				
First Bank-Savings (Sidwalk Escrow)	6,304.04		56,641.20		
First Bank- Capital Reserve- Police Vehicles			61,921.98		
First Bank- Capital Reserve- FD Vehicles					
First Bank-FD Radio Capital Reserve	10,758.00				
First Bank-USDA Payment Reserve (formerly Manhole Repairs)				168,877.10	
First Bank- 42% Reserve	913,244.66				
First Bank- Infrastructure & Streets Cap Reserve	20,002.21				
First Bank- SCIF Funds from State	214,604.95			985.04	
First Bank-State Funded Sewer Cap Projects				27,600.49	
First Bank- State Funded Water Cap Projects					
First Bank-Mun Comp & Park Improvement Cap Project	1,193,997.00				
Uwharrie Bank Savings (Park Dev)	427.65				
Uwharrie Bank-Dredging (Savings)				30,970.10	
NC Capital Mgmt Trust-Debt Setoff Acct				1,320.98	
Total Cash Balances	3,440,932.56	77,212.91	118,563.18	1,525,656.03	179,409.05

Total Cash Balances

FY2022-2023

	General Fund		Water Sewer Fund		PERCENT
	APPROVED 2022-2023	MONTH TO DATE (Encumbered)	APPROVED 2022-2023	MONTH TO DATE (Encumbered)	
Revenues	2,788,864.00	252,355.89	466,670.18	541,410.76	17%
Expenditures	2,788,864.00	252,355.89	831,999.06	466,046.18	39%
			\$2,322,193.82	\$894,124.24	
			\$1,704,509.05	\$864,684.77	
Revenues	1,435,535.00	104,804.05	541,410.76	541,410.76	38%
Expenditures	1,435,535.00	104,804.05	466,046.18	466,046.18	40%

Mount Pleasant

North Carolina

Founded in 1848

Planning and Economic Development

October 10, 2022

Planning & Zoning Cases

SUP 2022-02 Tuscarora Tap House 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: Quasi-judicial evidentiary Board of Adjustment hearing scheduled for October 24.

REZ 2022-05 Craver-James Properties Lot

Description: Request to rezoned 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): 5670-04-0635

Current Zoning: C-1 Light Commercial

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

Area: approx. 0.785 acres

Current Status: Delegated legislative Planning & Zoning Board hearing scheduled for October 24.

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 has been researching noise and nuisance ordinances in other jurisdictions. Staff will begin discussions with the Town Board about Part 8 at the October 10 meeting and will prepare amendments ahead of 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. For the purposes of this grant and according to FEMA, the Town is considered an Economically Disadvantaged Rural Community with a population of under 3,000 and a per capita income of less than 80% of the national per capita income. Due to this designation, only a 10% match is required. The Letter of Interest estimated \$3.75 million for the whole project (including Duke Energy lines, Windstream lines, Spectrum lines, and NCDOT traffic signal mast arm). The application would be for an 11% match, in order to improve application scoring. Therefore, the Town would be responsible for a \$412,500 match. Duke Energy prepared the study for the for utility line burial/relocation in the square downtown and reached out to Spectrum and Windstream to coordinate. Duke recommended Carolina Conduit for turnkey project design and installation to keep project costs down. Carolina Conduit provided a proposal for engineering design for the project for \$10,700. If the Town is invited to submit a BRIC application through the NC Department of Emergency Management, then it is recommended to finalize engineering design to improve the application's chances. The Town may need to follow federal procurement steps to initiate the contract for design.

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 miscellaneous site amenities (trash receptacles, portable toilet, security cameras) are being installed.
- 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 will begin work 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.mpncfuture.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 October/November.

Permits

September report attached.

September 2022 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2022-41	9/16/2022	5670-17-7936	400	N. Main St.	Upfit/CoC	CCMP-Phase 1	Community Church of MP	CoC (Temp.)
Z-2022-42	9/21/2022	5569-98-6209	2300	Mt. Pleasant Rd S	Addition	Covered Porch	Tom Abernathy	
Z-2022-43	9/27/2022	5660-94-0591	997	S. Skyland Dr.	New	Single-family home	Fine Line Homes	

3 Zoning Permits

MEMORANDUM

To: Mayor and Town Board

From: Daniel Crowell, Public Works

Date: October 10, 2022

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

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 2 pump station alarm calls
- Responded to 4 after hour customer calls
- Picked up 18 dump truck loads of brush which equals 216 cubic yards of brush
- Completed 40 work orders for various issues
- Completed work at water intake
- Driveway and ditch improvements at 834 Page St.
- Repaired water leak at 8742 Oldenburg Dr. (afterhours)
- Cleared sewer main blockage on Eastover Dr. (afterhours)
- Worked on Summer St. pumpstation
- Underwood Pumps installed new pump at Pasture pumpstation

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

07/01/2022 - 09/30/2022

OFFICER-INITIATED

	Jul-22	Aug-22	Sep-22
Total	1,809	1,816	2,000
50 B OR C	0	2	0
CIVIL PROCESS	11	7	7
COMMUNITY CONTACT	2	0	1
DIRECT TRAFFIC	0	6	39
DISPUTE (ANYONE)	0	1	0
DOMESTIC DISTURBANCE	0	1	0
FOLLOW UP	15	5	4
IMPROPERLY PARKED VEH	0	2	1
INFORMATION	0	0	1
INVESTIGATION	1	2	1
LARCENY	0	0	1
OPEN DOOR	1	0	0
PROPERTY DAMAGE	1	0	0
RECOVERED PROPERTY	0	0	1
ROAD HAZARD	1	0	1
SECURITY CHECK	1,581	1,633	1,576
SEX OFFENDER CHECK	0	3	0
SRO ASSIST ADMIN	8	5	43
SRO INVESTIGATION	1	1	2
SRO MENTOR/COUNSEL	0	3	47
SRO PARENT MEETING	0	0	1
SRO SAFETY CHECK	48	21	142
SRO WELFARE CHECK	0	0	1
STRANDED MOTORIST	2	1	2
SUSPICIOUS SUBJECT	4	1	2
SUSPICIOUS VEHICLE	2	3	8
TRAFFIC ACC PROPERTY DAMAGE	1	0	1

	Jul-22	Aug-22	Sep-22
TRAFFIC STOP	129	119	109
TRESPASSING	0	0	3
WARRANT	1	0	6

DISPATCHED

	Jul-22	Aug-22	Sep-22
Total	59	43	58
911 HANGUP	0	0	1
ALL ANIMAL CONTROL CALLS	3	2	2
ASSAULT	1	0	0
ASSAULT VICTIM	0	1	0
ASSIST COUNTY FIRE DEPARTMENT	1	0	0
ASSIST EMS	0	1	0
ASSIST SHP	0	0	1
ATTEMPT TO LOCATE	1	0	0
BANK ALARM	1	0	0
BREAKING AND ENTERING IN PROG	1	0	0
BREAKING AND ENTERING OTHER	1	0	0
BURGLAR ALARM	8	2	11
CAC WELFARE CHECK	0	0	1
CARELESS RECKLESS DRIVING	2	1	0
COMMUNICATING THREATS	0	1	0
DISCHARGE FIREARMS	0	1	0
DISPUTE (ANYONE)	4	3	9
DOMESTIC DISTURBANCE	3	1	2
DRUG INVESTIGATION	0	0	1
ESCORT	1	0	1
FIGHT	1	0	0
FIREWORKS	1	0	0
FRAUD / FORGERY	1	0	0
IDENTITY THEFT	0	1	0
IMPROPERLY PARKED VEH	1	0	0

	Jul-22	Aug-22	Sep-22
INFORMATION	0	1	0
INTOXICATED DRIVER	2	0	0
LARCENY	2	0	3
LIVESTOCK	0	1	0
LOUD (ANYTHING DESC IN NARR)	1	1	4
PROPERTY DAMAGE	0	0	1
RECOVERED PROPERTY	1	1	0
REPOSESSION	0	1	1
ROBBERY	0	1	0
SERVICE CALL LAW	5	1	2
SEX CRIME	0	1	0
STRANDED MOTORIST	0	1	0
STRUCTURE FIRE	0	1	0
SUICIDE / PSYCHIATRIC / ABNOR	1	0	0
SUSPICIOUS SUBJECT	6	9	6
SUSPICIOUS VEHICLE	1	3	2
TRAFFIC ACC PROPERTY DAMAGE	3	4	4
TRAFFIC ACCIDENT PI	1	1	2
TRESPASSING	0	1	1
VEHICLE FIRE	0	0	1
WELFARE CHECK (PERSON)	5	1	2

Details for Dispatched Calls for Service

09/01/2022 - 09/30/2022

Total Disp. CFS: 58

Event #	Date / Time	Street	Case #	Call Source
911 HANGUP			1	
22-181283	09/07 07:26	PARK DR		PHONE
ALL ANIMAL CONTROL CALLS			2	
22-181516	09/07 11:57	SHORT ST		PHONE
22-184510	09/10 21:46	N MAIN ST		PHONE
ASSIST SHP			1	
22-191416	09/19 07:06	N MAIN ST/NC HWY 49 N		PHONE
BURGLAR ALARM			11	
22-178807	09/03 18:18	N COLLEGE ST		PHONE
22-178935	09/03 21:28	E FRANKLIN ST		PHONE
22-179391	09/04 16:11	E FRANKLIN ST		PHONE
22-180036	09/05 17:03	N COLLEGE ST		PHONE
22-182261	09/08 07:40	CRESTWOOD DR		PHONE
22-183004	09/08 21:48	OLDENBURG DR		PHONE
22-183163	09/09 04:17	W FRANKLIN ST		PHONE
22-189919	09/16 17:25	NC HWY 49 N		PHONE
22-193184	09/21 07:03	W FRANKLIN ST		PHONE
22-201108	09/30 18:02	W FRANKLIN ST		PHONE
22-201114	09/30 18:20	W FRANKLIN ST		PHONE
CAC WELFARE CHECK			1	
22-180078	09/05 19:03	BARRINGER DR		PHONE
DISPUTE (ANYONE)			9	
22-178140	09/02 16:43	ROSS CIR		PHONE
22-178240	09/02 19:54	ROSS CIR		PHONE
22-179428	09/04 17:20	ROSS CIR		PHONE
22-182055	09/07 20:36	ROSS CIR		PHONE
22-182555	09/08 12:33	W FRANKLIN ST		PHONE
22-190058	09/16 22:00	NC HWY 73 E		PHONE
22-190196	09/17 02:53	ROSS CIR		PHONE
22-196108	09/24 17:21	E FRANKLIN ST		PHONE
22-197365	09/26 14:58	W FRANKLIN ST		PHONE
DOMESTIC DISTURBANCE			2	
22-182044	09/07 19:56	NC HWY 73 E		PHONE
22-196819	09/26 01:16	B ST		PHONE
DRUG INVESTIGATION			1	
22-189955	09/16 18:28	NC HWY 73 E		PHONE
ESCORT			1	
22-182501	09/08 11:30	WALNUT ST		PHONE
LARCENY			3	
22-195848	09/24 08:39	NC HWY 73 E	22-0924-0005	PHONE
22-197076	09/26 10:06	NC HWY 49 N	22-0926-0006	PHONE
22-199191	09/28 15:10	W FRANKLIN ST	22-0928-0007	PHONE
LOUD (ANYTHING DESC IN NARR)			4	
22-177481	09/01 21:36	LEE ST		PHONE
22-177493	09/01 22:02	LEE ST		PHONE

253 / Mt Pleasant

LOUD (ANYTHING DESC IN NARR)			4	<i>(continued,</i>
22-190178	09/17 01:49	W FRANKLIN ST		XFER
22-194837	09/22 19:43	MALIBU RD		PHONE
PROPERTY DAMAGE			1	
22-190383	09/17 10:17	W FRANKLIN ST		PHONE
REPOSESSION			1	
22-199523	09/29 03:05	ROSS CIR		PHONE
SERVICE CALL LAW			2	
22-178295	09/02 23:09	NC HWY 49 N		PHONE
22-201248	09/30 21:53	NC HWY 49 N		PHONE
SUSPICIOUS SUBJECT			6	
22-183921	09/09 20:23	ROSS CIR		PHONE
22-185257	09/12 07:03	W FRANKLIN ST		PHONE
22-190943	09/18 07:02	S MAIN ST		PHONE
22-195800	09/24 07:03	W FRANKLIN ST		PHONE
22-195909	09/24 10:27	NC HWY 49 N		PHONE
22-198508	09/27 22:09	NC HWY 49 N		PHONE
SUSPICIOUS VEHICLE			2	
22-196947	09/26 08:15	N MAIN ST		PHONE
22-199392	09/28 19:57	N MAIN ST		PHONE
TRAFFIC ACC PROPERTY DAMAGE			4	
22-176962	09/01 10:18	W FRANKLIN ST	22-0901-0006	PHONE
22-182883	09/08 17:33	NC HWY 49 N	22-0908-0016	PHONE
22-183598	09/09 13:42	W FRANKLIN ST		PHONE
22-199908	09/29 12:41	W FRANKLIN ST		PHONE
TRAFFIC ACCIDENT PI			2	
22-185241	09/12 05:39	W FRANKLIN ST/N COLLEGE ST	22-0912-0001	W911
22-188813	09/15 14:15	E FRANKLIN ST/CROWELL ST	22-0915-0009	PHONE
TRESPASSING			1	
22-197569	09/26 22:11	W FRANKLIN ST		PHONE
VEHICLE FIRE			1	
22-186866	09/13 14:06	NC HWY 49 N		PHONE
WELFARE CHECK (PERSON)			2	
22-183536	09/09 12:30	OLDENBURG DR/S MAIN ST		PHONE
22-188077	09/14 17:01	E FRANKLIN ST	22-0914-0014	PHONE