

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Regular Board Meeting
Monday, July 12, 2021
6:00 PM- Town Hall Commissioners Room**

Call to Order- Mayor Del Eudy

Invocation- Associate Pastor Matt Sharrock from Propel 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, 160A-381(d), or 160A-388(e)(2). **NC State Statute 160A-75**)*

3. Approve Agenda (Pages 1-2)

4. Consent Agenda (Pages 3-23)

- A. Minutes June 14, 2021 (pages 3-9)
- B. Items Sold on Gov Deals and direct by Fire Dept. June 2021 (page 10)
- C. Cabarrus Economic Development Contract FY21/22 (pages 11-20)
- D. Budget Amendment #17 Year End Corrections (page 21)
- E. Budget Amendment #18 Year End Future Retiree Insurance (page 22)
- F. Budget Amendment #19 Year End Manhole Repair Fund (page 23)

5. Staff Reports (Pages 24-38)

- A. Town Manager-Randy Holloway (page 24)
- B. Asst. Town Manager-Crystal Smith (page 25)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 26-27)
- D. Planning & Economic Development Director - Erin Burris (pages 28-30)
- E. Code Enforcement- Jeff Watts (page 31)
- F. Cabarrus Co. Sheriff's Dept Report (pages 32-36)

6. Public Hearings (Pages 37-40 and separate attachment)

- A. TA 2021-01 160D Amendments (sent in separate attachment, 200 pages)
- B. TA 2021-02 CC Paved Parking Amortization Extension (pages 37-40)

7. Old Business

None

8. New Business (Pages 41-45)

A. Façade Improvement Program request for awning by Moose Drug (packet will be sent later in week)

B. Consider using local funding for Community Facilities Project including the Fire Dept. renovation and Municipal Complex improvements. (pages 41-42)

C. Consider approving McGill as the Engineering Firm for the Community Facilities Project for the Municipal Complex. (page 43)

D. Consider continuing to use Milligan Architecture, Inc for the Fire Dept. renovation project. (page 44)

E. Consider allowing Town Manager Randy Holloway to sign the Budget Amendment for the American Rescue Plan (ARP). (page 45)

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.

Mount Pleasant

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**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, June 14, 2021 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Steve Ashby
Commissioner Justin Simpson
Commissioner William Meadows
Commissioner Jim Sells
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Erin Burris, Crystal Smith, Nick Newman, Deputy Stephen Wagoner, Captain Laura Higgins, Captain Tessa Burchett, Deputy Chief James Bailey, Kay Beckett, Deputy William Sellers, Deputy Barry Bunch, Lenora & Kenneth Barnhardt, and Mike & Susan Mills.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Nick Newman of Propel Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led the Pledge of Allegiance.

1. Public Forum

Captain Laura Higgins of the Cabarrus County Sheriff's Dept. announced to the Board that she would be retiring in August with 30 years in law enforcement. She stated she was honored to serve as Captain of the Mount Pleasant district. Captain Higgins thanked the Board for all they have done to help the people of Mount Pleasant.

Mayor Eudy led a standing ovation for Captain Higgins' service to our county and wished her well.

2. Conflict of Interest

The Mayor and Commissioners are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item. (No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under G.S. 14-234, 160A-381(d), or 160A-388(e)(2). NC State Statute 160A-75)

No one had a conflict.

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

3. Approve Agenda

ADDED:

Consent Agenda L. -ABC Board Budget FY2021/2022

New Business C- Noise Ordinance added by Commissioner Furr

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

4. Consent Agenda

- A. Minutes May 17, 2021
- B. Minutes Budget Workshop #2 May 24, 2021
- C. Budget Amendment #15 Account Clean Up CORRECTION
- D. Budget Amendment #16 Gov Deals sales to FD equipment
- E. Consider allowing the Town Manager to approve Year End Budget Amendments for FY2020-2021 for auditing purposes.
- F. Consider reappointing Rick Lambert to the ABC Board effective July 1, 2021.
- G. Direct Deposit Bi-weekly Payroll dates for July 2021-June 2022
- H. Items Sold on Gov Deals May 2021
- I. Consider reappointing Rick Burleyson to the Planning & Zoning Board with a term that expires on June 30, 2024.
- J. Resolution Granting the Opening of a New Bank Account and the Authorized Signers for American Recovery Plan (ARP) funds
- K. Contract with Benchmark for FY21/22
- L. **ADDED-** ABC Board Budget FY2021/2022

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

5. Reports

- A. Town Manager-Randy Holloway
- B. Asst. Town Manager-Crystal Smith
- C. Town Clerk/Finance Officer - Amy Schueneman
- D. Planning & Economic Development Director - Erin Burris
Ms. Burris informed the Board there will be a Downtown Open House on June 26th after the Independence parade to fill the gap left between the Parade and Fireworks since Town is not having a band or vendors this year. Café Lentz may have live music. An old photo in front of what use to be Barringer Motor Co. was shown to the Board to see what the mural will look like when completed on the Barringer building by June 26th when the ribbon cutting is scheduled for 7pm. This will hopefully be the first mural in the Layers of History series within the Town. *(Copy of photo is in Minute Book)*

Also, the Town did submit the application for the Buffalo Creek Preservation parking lot expansion. The applicant had to be switched at the last minute since the Town could not apply even though we had to be the lessee. A non-profit has to be the applicant which Carolina Thread Trail agreed to be. However, the Town is still committed to making the 50% match available. She will be doing a presentation on June 17th to the Cabarrus Parks and Rec Commission meeting regarding the grant.

The Metropolitan Planning Organization (MPO) will be changing structure and Ms. Burris will get with Commissioner Furr and Commissioner Simpson concerning their thoughts since they are the representatives for the TAC. This has been discussed at the Technical Coordinating Committee (TCC) comprised mainly of staff members in the county. Currently the service is contracted out to Mobility Solutions. Based on what is currently being paid for the services MPO receives and how other MPO's function across the state, they are the only one that pays an outside service. All others in the state have their own staff. The City of Concord would be the host to allow for 4 employees for the price of 2 under the current contract. It will be better for small towns.

E. Code Enforcement- Jeff Watts

F. Public Works- Justin Stallings

G. Cabarrus Co. Sheriff's Dept Report -Deputy Stephen Wagoner

Deputy Wagoner told the Board that they were having the 2nd annual National Night Out at the Cabarrus Arena on August 3rd from 5-7pm. It will be a drive-thru event like before. People will be able to drop old medicine, school supplies, food drive, and car seat check. A list of items needed for donation was given to Town Clerk to put on Facebook. *(Copy of info is in Minute Book.)*

6. Public Hearings

Proposed Budget for FY2021/2022

No one spoke at the Public Hearing.

Once the Mayor closed the Public Hearing, Randy Holloway mentioned that the Budget Sessions went well with the Board and that several clerical corrections and wording to line items were made to the Budget. However, the budget remained the same at \$3,804,110. The Board thanked Staff for the hard work and made the following motions:

1. A motion to approve the presented Budget for Fiscal Year 2021-2022 at a tax rate of 50.5 cents per one hundred dollars and \$1.25 increase to water base rates and flat rate sewer rates with the tiered system for water rates over 2,000 gallons as shown in the Fees & Charges Schedule was made by Commissioner Simpson with a second by Commissioner Ashby.

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

2. A motion to approve the Budget Ordinance for Fiscal Year 2021-2022 was made by Commissioner Ashby with a second by Commissioner Simpson.

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

Copies of the Budget, Budget Ordinance, and Fees & Charges Schedule are included in the Minute Book.

7. Old Business

A. Consider appointing a person to fill the ABC Board position vacated by Brian Pope on June 30, 2021.

At the May 17th meeting, the Board chose to open the application process to the Town and see who may apply to replace Brian Pope on the ABC Board; then decide at the June 14th Town Board Meeting.

There was only applicant for the position, Eric Boulware, and the ABC Board approves of this applicant.

A motion to appoint Eric Boulware to fill the ABC Board position vacated by Brian Pope for a three year term ending June 30, 2024 was made by Commissioner Simpson with a second by Commissioner Furr.
All Board Members were in favor. (5-0)

8. New Business

A. Information requested by Board concerning Golf Carts on Town streets

During Budget Workshop #2 the Board asked to get a breakdown of what the Town policy is at this time concerning golf carts, ATV's, and 4 wheelers on Town streets. Staff reached out to Town Attorney John Scarbrough for a clarification.

John Scarbrough said, "in General Statutes Chapter 160A has a provision for regulation of golf carts on streets, roads, and highways by cities. And states that a city may by ordinance regulate the operation of golf carts as defined on any public street, road, or highway where the speed limit is 35mph or less within the municipal limits or on any property owned or leased by the city. It goes on to provide that by ordinance the city can require registration of golf carts, registration with fees, specified who is authorized to operate golf carts, equipment, load limits, etc. Without an ordinance, the default under the Statutes would be that golf carts would not be allowed because the DMV does not register or issue certificates of title for golf carts or utility vehicles. So that is an exception in the statutes that requires the Town, if they would like to permit golf carts in Town Limits, to enact an ordinance. ...As part of the agenda packet you have an example from Harrisburg. Their golf cart ordinance, which is very thorough and detailed, is actually based on the NC DOT standard template for golf carts."

Mayor Eudy asked for the Town Clerk to give them an example of Harrisburg's.

Commissioner Ashby asked that since golf carts are not currently allowed should the Town put that information out because more and more are being used within town limits. 4-wheelers, ATV's, and gators are not allowed.

Mr. Scarbrough read the definition of a golf cart, "A golf cart is defined as a vehicle designed and manufactured for operation on a golf course for sporting or recreational purposes and is not capable of exceeding speeds of 20 miles per hour."

Commissioner Furr said several people had approached her about golf carts being allowed in Town since they saw it on the agenda.

People can not ride on NC DOT roads, but they can cross them. Clearer definitions of what qualifies as a golf cart was requested. John Scarbrough stated he will do the research. If it can't be registered with the DMV then it cannot be on the road.

Commissioner Ashby asked if gators were an exception if a farmer with the orange triangle on it.

Deputy Chief Bailey suggested that the Board consider a time limit or curfew for them. ATV's can be load going up and down the road.

A motion to proceed with drafting an ordinance to make restrictions of use for golf carts on Town streets was made by Commissioner Sells with a second by Commissioner Furr.
All Board Members were in favor. (5-0)

B. Receive an update from Cabarrus County Sheriff's Department.

Deputy Chief Bailey addressed the Board and introduced Tessa Burchett as the new Captain that will replace Captain Higgins upon her retirement for our area. She is the Captain over Field Operations, patrols, CID, Crime Scene, and anything out in the field except serving papers.

Since Sheriff Shaw took over there are now 400 employees (245 sworn deputies and 155 detention officers). The County Commissioners have been good to the dept. A new courthouse is being constructed and the County has listened to their concerns about staffing and are slowly adding additional Deputies to have them fully trained for when the courthouse opens as bailiffs.

There are 15 Divisions of the Sheriff's Dept: Courts, Detention Center, Patrols, Animal Control, Animal Shelter, School Resource, Civil Process, and Specialty Divisions: Hazardous Device Unit, Regional Bomb Team, Motor Unit, Crisis Negotiation team, Special Vehicle Response Team (SVRT), Traffic Enforcement Education Team, Professional Standards, and Civil Emergency Response Team.

Just bought a mobile speed enforcement sign that attaches to a tow hitch for speed enforcement.

Policy changes that have been made:

- Duty to intervene- Rookie officer was paired with experienced officer. Rookie officer may notice something that did not look right to them. Now as part of policy they have a duty to say, "don't do that anymore" without fear of reprisal.
- Restriction of Chokeholds- Chokeholds are not allowed unless the use of deadly force is necessary. Now staying away from head and neck unless deadly force.
- Governor's Highway Safety Program- contract was renewed and County calls it the Traffic Enforcement Education Team. This team goes out to problem areas. They are doing heavy enforcement. Part of that enforcement is handling wrecks and traffic reconstruction and using the education components to fund it. The more Governor's Highway Safety points they get, the more money from the state they receive. They are in the process of renewing the grant. This unit will be deployed to the Town to enforce the speed limit. After they depart it will be the duty of the regular officer on duty to enforce.
- Professional Standards Division- This is a new division that was needed. A new Captain's position was approved by the County. This Captain will get complaints and review the evidence related to the complaint to see if this is a training issue or something else. This will help hold our Deputies to higher standard than maybe we have had in the past.
- Civil Emergency Response Team has been implemented. It is a 70-man team to handle civil unrest within the county. Available to the Town if it is ever needed.
- Body Worn Camera program started in March. It is a \$2.4 million investment over the next 5 years for this program. Cabarrus County was the largest agency in the state without a body camera program. When the officer turns on the blue lights, not only does the car dash camera start recording, but the Bluetooth automatically activates the Deputies body camera. If the officer is outside the car and the situation starts to escalate, the officer can turn on their body camera and other officers' cameras will turn on within 30ft. When a taser is turned on it will

also cause body cameras to activate. This helps to alleviate issues of what may of happened.

- Crime Reduction Unit (formerly Community Police Division) has a prevention and enforcement side. Any issues in Town, the team can be dispatched to those areas.
- Communication with public knowing what is happening in their area. The Dept. is working on implementing a Sheriff's app for your phone. It is the best way to reach people. It can be downloaded on Google and Apple. Push notices about accidents, fugitives, etc. can be sent on the app to quickly reach people.
- During 2020 Mt. Pleasant Deputies made 404 traffic stops, 8,340 security checks, 42 arrests, wrote 151 citations, and 58 crash reports. They are active and busy. People notice more because people are in the downtown area after 5pm. They will be more proactive.

Mayor Eudy requested on the monthly report to single out speeding tickets. Deputy Chief Bailey stated that could be done. Also, the Board was concerned with security checks at the Thread Trail. The Deputies will have a GEO check to confirm that they have been at Thread Trail. Commissioner Furr said she was stopped 3 times over the weekend with residents saying they have seen an increase in visibility of officers.

Commissioner Simpson thanked the dept for helping him twice recently. He also asked if Deputies could watch for fireworks being shot off in Oldenburg on July 4th since several residents had voiced a concern over the fire hazard. They will do their best to patrol but sometimes it is hard to track them down.

The Town and Sheriff's Dept. are planning to meet once a quarter for a discussion. If more than 2 members of the Board attend the meeting, it will have to be advertised because a quorum would be in attendance.

C. ADDED – Noise Ordinance

The Board received an email this week concerning a complaint from a Town resident of a young man riding his 4-wheeler on his property starting at 7pm and not stopping until 11:30pm. The current noise ordinance was sent to the Board. It was last modified in 1927 and needs to be redone.

Deputy Chief Bailey said Midland did not have a noise ordinance, so they used the one in effect by the county which enforces after 11pm.

A motion to have staff rework/reimagine the Noise Ordinance was made by Commissioner Furr with a second by Commissioner Sells. All Board Members were in favor. (5-0)

Comments:

Mrs. Lenora Barnhardt at 1101 N. Main St. thanked law enforcement for their presence in Town. In December 2019 NC Highway Patrol wrote in excess of 70 speeding tickets in front of her house. A few were for excess of 70mph on N. Main St.

Mayor Eudy said the Town wants to be known for speeding tickets if a person speeds through Town. He asked for staff to put out on social media that we are cracking down on speeders.

Ms. Kay Beckett at 1431 N. Main St. and Mr. Mike Mills at 1345 N. Main St. agreed with the excessive speed and the affect of a patrol car being seen on the street slows people down.

Jake braking on logging trucks is also an issue so deputies will enforce it since it is posted not to in Town.

People are using Cook St. to miss the traffic light at the square and a way to get ahead of slower traffic.

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

9. 143-318.11.(a)(#) Closed session – To Discuss Property Acquisition for Utility Lines

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 end Closed Session was made by Commissioner Furr with a second by Commissioner Ashby. All Board Members were in favor. (5-0)

Upon returning from Closed Session:

A motion to explore the purchase of property for sewer easements was made by Commissioner Simpson with a second by Commissioner Furr. 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, July 12, 2021 in the Regular Meeting.

Town Clerk Amy Schueneman

Mayor W. Del Eudy

SEAL

Items Sold on Gov Deals/by FD June 2021

<u>Item</u>		<u>Sold For</u>
Scott Air packs 2003 set of 5 x 4sets (\$310 each)	\$	1,240.00
Scott RIT Pack	\$	1,140.00
Comms Unit & confined space air packs	\$	4,000.00
old generator needing repair	\$	165.00
rope	\$	100.00

Total Collected \$ 6,645.00

The above items were sold on GovDeals as surplus. All items were approved for sale by Randy Holloway, Town Administrator.

Copies of all documents will be inserted into the Minute Book for permanent retention.

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

ECONOMIC DEVELOPMENT PUBLIC INVESTOR AGREEMENT

This Agreement made and entered into this 1st day of July, 2021 by and between the Town of Mt. Pleasant (hereafter called the "City"), a North Carolina Municipal Corporation, and Cabarrus Economic Development Inc., a North Carolina non-profit corporation (hereafter called the "EDC").

WITNESSETH

THAT WHEREAS; the Town of Mt. Pleasant acknowledges that the EDC provides "core economic development services" to the City to secure quality economic growth in the private sector as provided in NC Gen. State §158-7.1 et seq.; and

WHEREAS; the EDC has requested financial support to establish a more extensive marketing and business recruitment program and that these funds be solely for the public good to further the public purpose of making appropriations for the purpose of aiding and encouraging the location of manufacturing enterprises, making industrial surveys and locating industrial and commercial plants in or near the City which, in the discretion of the City Council, will increase the population, taxable property, agricultural industries, and business prospects of the City; and

WHEREAS; the services, goods and programs offered by the EDC constitute a public purpose offered to benefit the citizens and residents of this community; and

WHEREAS; the City desires that funds be appropriated to the EDC so that it may provide the services, goods and programs stated below;

NOW THEREFORE; for and in consideration of the sum of \$2,000.00 to be paid by the City as described below, the EDC agrees to provide the services described in Section I below to the City:

- I. DUTIES AND SERVICES PROVIDED BY THE EDC TO THE CITY - In the 2021-2022 City fiscal year the EDC will continue to function as the primary marketer and prospect-servicing agency for the City's economic development program to assure continued economic growth and viability in the City.
 - A. CORE SERVICES. The EDC will implement its Mission Statement by focusing on the following goals, key result areas and strategies.

MISSION STATEMENT: To increase the quality of life for Cabarrus County residents through the creation of high impact jobs and new tax investment.

GOALS:

Creating Jobs: The EDC acts as an agent to increase the number of jobs, the diversity of employment opportunities (high-skilled, service, and support), in sustainable and recession-proof sectors and at or above the county's average wage.

Increasing the tax base: The EDC encourages increased capital investment.

Growing existing business and industry: The EDC is the lead resource in Cabarrus County helping targeted existing business and industry grow and expand.

Recruiting new business: The EDC targets specific companies, sectors, and industries for location in Cabarrus County.

KEY RESULT AREAS (KRA'S):

1. **Product Development/Site Identification.** The EDC should take the lead in identifying properties for development and facilitating the development of sites for economic development.

Strategies

- Determine what types of sites / buildings the county needs
- Create a library of existing buildings
- Create a library of shovel-ready sites
- Create a library of potential new sites
- Determine target industrial use for buildings and site
- Benchmark against other counties in Charlotte region and similar counties in state.
- Determine gaps in product
- Develop plan for filling gaps in product
- Determine how to Prioritize top 10 (15? 20?) sites (geographic diversity, sizes, uses, etc.)
- Work with Partners (governments, Duke Energy, WSACC) to determine their role in site preparedness
- Determine ROI on creating more product
- Determine EDC's long-term Role in site & building development
- Find developers to build smaller projects
- Communicate product/site information to targeted businesses, industries, brokers.
- Determine year-end deliverables

2. **Business Retention and Expansion (BRE).** The EDC should take the lead in a business retention and expansion effort for targeted existing businesses.

Strategies

- Identify existing industries/companies and contacts
- R&D successful BRE programs (Statesville, Cleveland & Lincoln Counties)
- Determine Charlotte Regional Alliance's existing industry committee best practices
- Develop a strategy for contacting and working with these companies
- Develop Communications and marketing initiative around BRE purpose and objectives (use partners)
- Develop continuous process for outreach
- Understand and address the needs of existing businesses
- Engage partner& utility partners in visits/outreach
- Facilitate solutions to needs, issues face by existing business
- Develop partnerships to address existing business needs as necessary
- Develop connections/network/partnerships among existing businesses
- Engage existing business and industry in EDC/Chamber/government activities
- Determine resources needed (\$, staff, data)

3. **Recruitment.** The EDC should take the lead in recruitment of new targeted businesses and industries.

Strategies

- Conduct and in-depth study of potential target industries which will fit in Cabarrus County
- Develop target list of companies related to existing industries
- Leverage Charlotte Regional Business Alliance data and information to recruit targeted businesses / industries
- Maintain/Develop relationship with Economic Development Partnership of North Carolina
- Market targeted industries/strengths/product to EDPNC, Charlotte Regional Business Alliance, site selectors, brokers, existing industry
- Enhance Website by leveraging site selector input to determine information/features/functions
- Build clusters of related companies
- Develop comprehensive travel strategy (Who, where, connected to targeted sectors)
- Leverage Charlotte Regional Business Alliance's travel missions to represent Cabarrus County

B. **MARKETING AND RECRUITMENT SERVICES** - In addition to the services described in A above, the City will provide the EDC with

supplemental revenues of \$2,000.00 for the term of this contract to promote the City as the best place for targeted industries to locate their businesses, which will include developing and implementing an aggressive marketing plan that provides for program analysis and measurement while also making business recruitment trips and other contacts to increase penetration into desired target industries by performing the following.

1. Develop and implement a multi-year marketing plan including targeted advertising and supported by the production of high-quality demographic, economic, and promotional material to be used for digital advertising, direct mail, prospect visits, business recruitment trips, trade missions and follow-up contacts. Plans should include milestones to gauge program success and for fine-tuning the program.
2. Use targeted industry list to guide activities and expenditures.
3. Operate and maintain a comprehensive web site showcasing available properties in the City and county. Develop new strategy to drive potential prospects to EDC Web site through search engines, existing collateral and affiliate Web sites and to serve Web site visitors with targeted content for target businesses interested in the City and Cabarrus County.

C. Oversight of the CORE SERVICES and MARKETING and RECRUITMENT SERVICES

1. The annual budget and the business plan, including a marketing plan, are subject to review and approval by the EDC Board.
2. When deemed necessary to take advantage of marketing opportunities and/or other opportunities to advance the City and Cabarrus County as a location site for a specific project, the EDC may request an alteration in the business plan subject to approval by the EDC Board.

D. The EDC agrees to follow the funding guidelines listed below:

1. City funds shall be used by the EDC solely for the above stated purposes and will be accounted for so that use can be reported and audited per Governmental Accounting Standards Board.
2. By November 30, 2022, the EDC shall return any uncommitted funds to the City including any interest earned accompanied by a certified accounting of expenditures and revenues for the FY 2021.
- 3.

4. The EDC will have an audit conducted annually by an independent accounting firm that will include specific information on how funds from participating entities, including the City, were used. A certified copy of the audit for the period of this Agreement will be presented to City by November 1, 2022..
- E. The EDC agrees to perform the following “Other Duties and Conditions”
1. The EDC will provide an annual report to the City. This report will include an overview of actual expenditures during the period, an overview of the overall economic development climate in the City and Cabarrus County, descriptions of announced projects in the County by each jurisdiction, and specific measurements relating to the performance of the marketing plan. The Annual report will also include a Return on Investment (ROI) report.
 2. All publications, materials, computer databases, site and building inventories or other information or materials produced as part of this program, excluding information of a confidential nature regarding real estate and business identities or reproduction of custom photography without prior consent of appropriate parties, may be used by the City for other purposes without additional compensation to the EDC. In addition, the EDC will furnish or cause to be furnished to the City any such reports, data, studies, plans, specifications, documents, computer files, and other information created or collected by the EDC deemed necessary by the City. The documents so provided will remain the property of the City. EDC agrees that the City will not assume any responsibility for a third party’s use of the documents that are produced.
 3. The City Manager will be a member of the EDC Board of Directors during the term of this contract.
 - 4.

II. DUTIES AND SERVICES PROVIDED BY THE CITY TO THE EDC

- A. City will pay the EDC \$2,000.00 annually for these services as described above.
- B. The City Manager shall participate as a member of the EDC Board of Directors during the term of this contract consistent with EDC Bylaws.
- C. City shall provide public information necessary for the EDC to provide the services described in I above. The City shall not provide any confidential or proprietary information to the EDC without first obtaining such agreements and waivers from the EDC as the City, in its sole judgment and discretion, deems necessary and appropriate.

III. DEFINITIONS

QUALITY ECONOMIC GROWTH - Growth that improves the City's tax base provides jobs at or above current Cabarrus County mean hourly wages for the specific industries, enhances the quality of life and does not adversely affect the environment.

IV. OTHER TERMS and CONDITIONS of this AGREEMENT

A. Term of Agreement. The term of this Agreement shall be for the fiscal year beginning July 1, 2021 through June 30, 2022.

B. Termination of Agreement. Either party may terminate this Agreement by giving the other party a sixty day (60 day) written notice of the termination of this Agreement. In the event of such terminations, the EDC shall provide the City with all pertinent information regarding the current status of all efforts in any stage of progress at that time.

C. Notices. All notices and other communications required or permitted by this contract shall be in writing and shall be given either by personal delivery, fax, or certified United States mail, return receipt requested, addressed as follows.

1. City:

a. Del Eudy
Mayor
Town of Mt. Pleasant
PO Box 787
Mt. Pleasant, NC 28124
Fax 704-436-2921

b. Town Attorney
Town of Mt. Pleasant
PO Box 787
Mt. Pleasant, NC 28124
Fax 704-436-2921

2. EDC: Page Castrodale
Executive Director
Cabarrus Economic Development, Inc.
57 Union Street South
Concord, NC 28025

D. Insurance and Liability. The EDC will maintain worker's compensation and employer's liability insurance for employees as required by law. EDC shall maintain insurance policies at all times with minimum limits as follows.

1. Coverage and Minimum Limits

- a. Workers' Compensation
 - i. \$100,000 each accident
 - ii. \$500,000 bodily injury by disease
 - iii. \$500,000 bodily injury by disease policy limit
- b. General Liability: \$500,000 per occurrence
- c.
- d. Umbrella: \$1,000,000 per occurrence

2. EDC shall provide the City with a Certificate of Insurance for review prior to the issuance of any contract or Purchase Order. All Certificates of Insurance will require thirty days (30 days) written notice by the insurer or EDC's agent in the event of cancellation, reduction or other modifications of coverage. In addition to the notice requirement above, EDC shall provide the City with immediate written notice of cancellation, reduction, or other modification of coverage of insurance. Upon failure of the EDC to provide such notice, EDC assumes sole responsibility for all losses incurred by the City for which insurance would have provided coverage. The insurance certificate shall be for the initial contract period of one (1) year and shall be renewed by the EDC for each subsequent renewal period of the contract.

3.

E. Indemnification. The EDC shall, to the fullest extent permitted by law, indemnify, defend, and hold harmless the City from and against any and all claims, liabilities, losses, damages, costs, or expenses, including, without limitation, reasonable attorney's fees, awards, fines, or judgments arising out of, or relating to any or all of the following.

- 1. Inaccurate information or information known to the EDC relating to the Services provided to the City by the EDC and any and all actions, advice, decisions or judgments made or recommended to be made by the City in full or partial reliance thereon.
- 2. Damages to persons, personal property, or the City caused by an act or omission of the EDC.
- 3. All claims, suits, losses, injuries, death, and property liability, including without limitation, expenses in connection with any such claim or suit, including reasonable attorney's fees, occurring in the performance of the proposed services.
- 4. All claims and liabilities resulting from the EDC's violation of federal, state, or local statute, regulation or ordinance.
- 5. In the event that any good, service, or process sold and delivered or

sold and performed hereunder shall be defective in any respect whatsoever, the EDC shall indemnify and save harmless the City from all loss or the payment of all sums of money by reason of all accidents, injuries, or damages to persons or property that shall happen or occur in connection with the use or sale of such good, service, or process and are contributed to by said condition.

- F. Intellectual Property. If any claim based upon alleged infringement of rights in any patent, copyright, trademark, or trade name is asserted against the City by virtue of the purchase of any good, service, or process hereunder, the EDC shall indemnify and hold the City harmless from all claims, demands, and legal obligations against the City in preparation or in defense of such claims, or in settlement thereof.
- G. Strict Compliance. The City may at any time insist upon strict compliance with these terms and conditions notwithstanding any previous course of dealing or course of performance between the parties to the contrary.
- H. Bankruptcy. If any bankruptcy or insolvency proceedings are commenced against EDC and are not dismissed within thirty (30) days after service of such proceedings on EDC, or if EDC shall file a petition in bankruptcy or for reorganization or to effect a plan or other arrangement with creditors, or be adjudicated bankrupt or make an assignment for the benefit of creditors, or be dissolved or liquidated, or shall admit in writing its inability to pay its debts generally as they become due, or a receiver, trustee or liquidator of EDC or of all or substantially all of the property of EDC is appointed in any proceeding brought by EDC, or if such receiver, trustee, or liquidator is appointed in any proceeding against EDC. The City shall be notified immediately in writing in the manner described in Section IV. C above.
- I. Severability. In the event that any provision herein shall be deemed invalid or unenforceable, the other provisions hereof shall remain in full force and effect, and binding upon the parties hereto.
- J. Survival. All obligations arising prior to the termination of this agreement and all provisions of this Agreement allocating responsibility or liability between the City and the EDC shall survive the completion of the services and the termination of this Agreement.
- K. Governing Law. This Agreement shall be governed in all respects by the laws of the State of North Carolina. All suits at law or in equity for any breach of the Agreement or for default in payment shall be instituted and maintained in any court of competent jurisdiction in Mt. Pleasant, North Carolina.
- L. Assignment. No assignment of this Agreement or any of the rights, benefits and/or duties under this Agreement is permitted except by the written Agreement approved by both the City Council and the Board of Directors of the EDC.

- M. Agency, Third Party Beneficiary Relationships. This agreement creates a limited agency relationship between the City and the EDC only for: The purposes of a) This Agreement as stated above and b) Suggesting that the City Council make discrete allocations for the “specific economic development activities” listed in NC Gen. Stat. §158-7.1(b). This Agreement does not create any agency relationship between the City and any entity or person other than the EDC. This Agreement is not intended to and does not create any intended or unintended third-party beneficiaries of this Agreement.

- N. Entire Agreement. This Agreement represents the entire understanding and agreement between the parties hereto relating to the services, except modifications and clarifications noted in the Attachment, and supersedes any and all prior agreements whether written or oral that may exist between the parties regarding it. This Agreement shall not be assigned by either the EDC or the City without the other’s permission.

No subsequent amendment or modification to this Agreement or any waiver of any provisions hereof shall be effective unless in writing and signed by both parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in their corporate names by their duly authorized officers, all as of the date first above written.

<p>[SEAL]</p> <p>ATTEST:</p> <p>By: _____ Town Clerk</p>	<p>Town of Mt. Pleasant NORTH CAROLINA</p> <p>By: _____ Del Eudy, Mayor</p>
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This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Director
Town of Mt. Pleasant, North Carolina
Date: _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By: _____

Town Attorney

<p>[SEAL]</p> <p>ATTEST:</p> <p>By: _____ Page Castrodale Executive Director</p>	<p>CABARRUS ECONOMIC DEVELOPMENT, INC.</p> <p>By: _____ Chair of the Board</p>
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MEMORANDUM

To: Mayor and Town Board

From: Randy Holloway, Town Manager

Date: July 12, 2021

RE: Manager's report for June 2021

Please find listed below an update / overview for the month of June 2021

- Worked with Staff to prepare the final budget presentation for the June Board meeting
- Meet with Town Staff and a Developer to discuss a potential development of the 340 acres east of the Marathon Station on Highway 73. No additional follow up at this time.
- Worked with Staff to address a code issue with a resident in Oldenburg. This appears to be resolved.
- Worked with Staff to prepare for the Independence Parade and fireworks.
- Participated in a meeting with the Mayor and the Cabarrus Sheriff's Office. The meeting went very well and we are seeing some positive results from that meeting.
- Continued working with Staff to discuss the American Rescue Plan and how the planned Town allocation of \$708,000 might be spent. It appears that the Town can use the funds for water and sewer projects. Staff will give a full report and make recommendations at the August Board meeting.
- Continued to participate every Monday in Covid-19 Task Force meetings with local managers and Elected Officials.
- Participated in the monthly Cabarrus Economic Development meeting.
- Worked with the Town Planner on several potential developments.
- Continued working with the Town Planner to make sure the Barringer Building is ready to receive the mural later in June.
- Continued working with Public Works on several water and sewer issues that had impact on NCDOT roads.
- Participated in the monthly Cabarrus County Fire Service Commission meeting. This Commission is considering some potential significant changes in the manner in which the rural fire districts are funding. I will give the Board a more in-depth report on this as additional information becomes available.
- Worked with Staff to address some concerns related to future sewer capacity issues with WSACC. The Town Planner will give a report at the July 12, 2021 Board meeting.
- Worked with Staff on the desired sewer utility easement project on Highway 49 near Walker Road. We hope to have a report ready for the August 9, 2021 Board meeting.
- Working with Staff on the Noise Ordinance and we hope to have this ready for the Board's review at the August Board meeting.
- Working with Staff on the Low Speed Vehicle ordinance and we hope to have this ready for the Board's review at the September Board meeting.

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ASSISTANT TOWN MANAGER'S REPORT
July 2021

To: Mayor & Commissioners

From: Crystal Smith, Assistant Town Administrator

Subject: Monthly Activities for June 2021

- Monthly BCBS Webinar
- Preparing for Independence Parade and Fireworks
- Mandatory Powell Bill Training
- Worked on closing FY 2020/2021 out
- Preparing for new FY 2021/2022
- Independence Celebration & Mural Ribbon Cutting
- Began preparations for Fall Festival, Saturday, September 18

Respectfully submitted,



Crystal Whitley Smith
Assistant Town Administrator

**TOWN OF MOUNT PLEASANT
COMPARISON BUDGET VS ACTUAL - May 2021**

	<u>CURRENT BUDGET</u>	<u>YTD ACTUAL</u>	<u>DIFFERENCE</u>
GENERAL GOVERNMENT			
Town Hall	79,500.00	65,987.41	13,512.59
Governing Body	36,400.00	35,330.69	1,069.31
Admin	191,139.00	161,431.17	29,707.83
Planning & Zoning	173,677.00	123,482.07	50,194.93
	480,716.00	386,231.34	94,484.66
PUBLIC SAFETY			
Law Enforcement	170,400.00	165,568.04	4,831.96
Fire Department	723,841.00	645,234.26	78,606.74
	894,241.00	810,802.30	83,438.70
PUBLIC WORKS			
Operations Center	47,924.00	33,659.03	14,264.97
Sanitation	142,500.00	123,829.49	18,670.51
Streets	130,315.00	94,027.36	36,287.64
Buildings & Grounds	71,582.00	66,370.81	5,211.19
	392,321.00	317,886.69	74,434.31
CULTURE/REC	66,400.00	39,180.02	27,219.98
DEBT SERVICE			
Debt Service Principal	81,549.00	81,547.86	1.14
Debt Service Interest	23,070.00	23,069.02	0.98
	104,619.00	104,616.88	2.12
TOTAL	1,938,297.00	1,658,717.23	279,579.77
WATER/SEWER			
Admin	214,378.00	188,543.18	25,834.82
Operations Center	27,400.00	29,161.79	(1,761.79)
Water	174,336.00	161,596.88	12,739.12
Sewer	306,870.00	285,549.95	21,320.05
Water Treatment Plant	373,008.00	304,548.57	68,459.43
	1,095,992.00	969,400.37	126,591.63
DEBT SERVICE			
Debt Service Principal	155,392.00	155,389.83	2.17
Debt Service Interest	16,061.00	16,059.82	1.18
	171,453.00	171,449.65	3.35
TOTAL	1,438,898.00	1,312,299.67	126,598.33
COMBINED	3,377,195.00	2,971,016.90	406,178.10

Mount Pleasant

North Carolina

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Planning and Economic Development

July 12, 2021

Cases

TA 2021-01 NCGS 160D Text Amendments

Description: Amendments to comply with new North Carolina General Statutes Chapter 160D

Current Status: The Planning & Zoning Board will complete its review and recommendation at the June 28 meeting. Town Board Public Hearing is scheduled for July 12.

TA 2021-02 Center City District Parking Amortization Extension

Description: To accommodate hardships on businesses from the pandemic, extend the amortization period to pave or discontinue all gravel parking within the Center City district for another 2 years, until June 30, 2023.

Current Status: The Planning & Zoning Board will make a recommendation at the June 28 meeting. Town Board Public Hearing is scheduled for July 12.

TA 2021-03 Infrastructure Text Amendments

Description: Update infrastructure standards in the Development Ordinance to incorporate best practices and move specifications and details into a separate Standards and Specifications Manual.

Current Status: Planning Director and Town Engineer are currently working on draft amendments and anticipate bringing the amendments to the Planning & Zoning Board in August.

SUB 2020-03 Brighton Park Preliminary Plat

Description: 179 single family lots with community clubhouse and pool

Area: approx. 86.77 acres

Proposed Density: 2.06 dwelling units per acre

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

Current Status: Awaiting construction drawings

SUB 2020-02 Pleasant Crossing (old middle school site-formerly Tiger Crossing)

Description: Preliminary Plat for 13 commercial lots and 34 townhome lots

Area: approx. 22.18 acres

Cabarrus County Parcel Numbers: 5670-17-7936

Zoning: OI Office & Institutional (5.481 ac), C-2 General Commercial (12.413 ac), RH Residential High Density (4.285 ac)

Current Status: Awaiting Construction Drawings. Code enforcement has begun on existing buildings and site issues.

Permits

June 2021 report attached

Utilities

During the last week of June, Town Staff was made aware of sewer capacity issues at WSACC's Rocky River Waste Water Treatment Plant (RRWWTP). Staff from WSACC, Cabarrus County Concord, Kannapolis, Harrisburg, and Mount Pleasant have formed a WSACC Capacity Allocation Committee will be meeting every week for the next several months to come up with recommendations on how future sewer capacity should be allocated ahead of the expansion of the RRWWTP.

Comprehensive Plan Implementation

- Cabarrus County's approved FY2021-22 budget included \$4.1 million to construct a new park and/or ballfields in the northeast portion of the County.
- Town Staff worked with the Catawba Lands Conservancy and Carolina Thread Trail to apply for a grant to expand the Buffalo Creek Preserve Trailhead Parking area, add a picnic shelter, and include other safety and litter control measures. Grant applications were reviewed by the Cabarrus County Active Living and Parks Commission on June 17. The grant was not awarded for the project. The Commission felt that since the lease between the Catawba Lands Conservancy and the Town for the parking area had not yet been executed that the Town was not demonstrating adequate commitment. Town Staff seeks direction on how to move forward.
- The Branding Steering Committee continues to work on Town logo and branding.
- The "At Your Service" mural, the first "Layers of History" mural, was completed the last week of June and had a ribbon cutting at the Independence Celebration. The directory sign and landscaping will be complete by Sept. 30.
- Town Staff prepared a RFQ for professional architectural and engineering services ahead of application for a loan for improvements to the Municipal Complex. Town staff is currently reviewing financing options to decide how to proceed. Funding for adjacent land acquisition is also included in the FY2021-22 budget.
- Town staff submitted a grant application for three studies for the Mount Pleasant National Register Historic District: an updated architectural survey, an updated National Register District Study Form, and a comprehensive stormwater study and plan for the downtown portion of the National Register District to help plan for mitigation to avoid future storm damage. The Town has been awarded \$94,250 for the three studies. The grant will be processed through the federal government with procurement in late summer of 2021. This process has been delayed.
- Duke Energy is preparing a preliminary cost estimate for burying or relocating utility lines within the Square.
- A total of \$6,500 for construction drawings was approved as part of the FY2021-22 budget for the gateway entry sign at the 49/73 interchange.

Transportation

- Staff is researching a Surface Transportation Block Grant (STBG) to construct sidewalk that is due in August.
- Town Staff submitted a CMAQ funding application for the N. Washington Street sidewalk shown on the adopted Bicycle and Pedestrian Project Acceleration Plan. NCDOT has informed Town Staff that only the sidewalk will be eligible, not the street width and stormwater improvements. Town Staff is seeking MPO guidance on how to proceed.
- Members of the Metropolitan Planning Organization (MPO) Technical Coordinating Committee (TCC) have been discussing the current MPO staffing arrangement. Current consensus of the TCC is to move to a staffing model more similar to that of other MPOs in which the staff is hosted by the lead planning agency, rather than contracted to an outside consultant. In the case of the Cabarrus-Rowan MPO, the lead planning agency is the City of Concord. With the current funding level, this would allow the MPO to have four full-time staff members dedicated to planning and implementation of transportation projects within the MPO. For Mount Pleasant and other small communities within the MPO, this could provide a better opportunity to receive more assistance in applying for and administering funding on priority transportation projects. Staff members of the lead planning agency have requested that TCC members discuss this potential change and get feedback from managers and the appointed Technical Advisory Committee (TAC) members.
- NCDOT has been working on the Highway 73 and Main Street intersection improvement project. This project was supposed to be complete by July 1. No update has been given on current status. All on-street parking in the square will be removed, and there will be new turn lanes on Highway 73 (Franklin Street).

June 2021 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2021-32	6/11/2021	5670-13-8359	8330	W. Franklin St.	Addition	What-a-burger Covered Patio	Mays Construction LLC	CoC

1 Zoning Permits

MEMORANDUM

To: Mayor and Town Board

From: Jeff Watts, Code Enforcement

Date: July 1, 2021

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

New:

- Numerous signs removed from right of ways.
- Numerous Notices sent regarding tall grass.
- 8900 Wade St. – Notice of Violation sent for junk cars.
- 955 Page St. – Notice of Violation sent for junk cars.

Update:

- 1425 C St – Notice of UDO Violation sent – Non-conforming use –Fines began April 22, 2021 – Owner has removed violations. Lien of \$3,700 placed on the property
- 8400 E Franklin St – Hearing held with owner regarding repairs to structure. –Owner is selling the property. I have spoken with the buyer; he is aware of the issues on the property and has given me a plan to correct same once everything is final with the purchase.
- 8840 Oldenburg Dr – Notice of UDO violation sent. Non-conforming use. Meeting held with property owner. Corrections in progress.
- 8900 Wade St – Notice of UDO violation sent. – Living in an RV. Owner is correcting violations
- 7049, 7055 NC Hwy 73 - 7913, 7921, 7931 W Franklin St. – 867, & 871 N Skyland Dr – Notice of UDO violations sent. – Junk Cars. Owner states he is moving and will be clearing lots over the next few weeks. Will monitor progress.
- 8354 W Franklin – Notice of Violation of Property Maintenance Code sent – Accessory structures must be repaired or removed, brick wall must be repaired, roof leaking must be repaired. Notice for Hearing sent to property owner.
- 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.

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 timeline on how long it may take.
- 1765 Garmon 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.
- 1550 S Main – Spoke with the attorney handling this property. He had the grass mowed and advised the property will be cleaned as soon as the occupants move out. He is anticipating that to be within the month.

Cabarrus County Sheriff's Office

Law Calls for Service

253 / Mt Pleasant

04/01/2021 - 06/30/2021

OFFICER-INITIATED

	Apr-21	May-21	Jun-21
Total	497	467	586
50 B OR C	0	1	2
ALL ANIMAL CONTROL CALLS	0	0	1
ASSIST SHP	0	0	1
CIVIL PROCESS	0	1	7
DISPUTE (ANYONE)	0	0	1
EVICTION	1	0	0
FOLLOW UP	3	4	1
INFORMATION	0	0	1
INVESTIGATION	0	3	0
PROPERTY DAMAGE	2	0	0
SECURITY CHECK	458	432	465
SERVICE CALL LAW	0	0	2
SPECIAL EVENT	3	2	3
STRANDED MOTORIST	3	0	2
SUSPICIOUS SUBJECT	0	2	0
SUSPICIOUS VEHICLE	0	2	3
TRAFFIC ACC PROPERTY DAMAGE	1	0	1
TRAFFIC ACCIDENT PI	0	0	1
TRAFFIC STOP	26	19	92
TRESPASSING	0	0	1
WARRANT	0	1	2

DISPATCHED

	Apr-21	May-21	Jun-21
Total	54	54	62
911 HANGUP	1	0	0
ALL ANIMAL CONTROL CALLS	3	0	5
ANIMAL CONTROL FOLLOW UP	0	0	1
ASSIST DSS	0	1	0

	Apr-21	May-21	Jun-21
ASSIST EMS	0	2	5
ASSIST STANLY COUNTY	0	0	1
ATTEMPT TO LOCATE	0	2	1
BURGLAR ALARM	7	6	0
CAC WELFARE CHECK	0	1	0
CARELESS RECKLESS DRIVING	2	3	5
CHASE	0	1	0
CIVIL PROCESS	0	0	1
COMMITMENT PAPERS	2	1	2
COMMUNICATING THREATS	1	0	1
DISCHARGE FIREARMS	1	1	0
DISPUTE (ANYONE)	5	6	3
DOMESTIC DISTURBANCE	1	1	1
DRUG INVESTIGATION	0	0	1
ESCORT	1	2	0
FIGHT	0	0	1
FOLLOW UP	0	0	1
FRAUD / FORGERY	1	0	2
IMPROPERLY PARKED VEH	2	0	1
INTOXICATED DRIVER	0	4	0
LARCENY	2	1	2
LIVESTOCK	1	0	0
MISSING PERSON OR RUNAWAY	1	0	0
OPEN DOOR	1	0	0
OVERDOSE / POISONING	0	1	1
REPOSESSION	0	1	0
ROAD HAZARD	1	1	0
SERVICE CALL LAW	5	0	3
SEX OFFENDER CHECK	1	0	0
STRANDED MOTORIST	0	1	0
SUICIDE / PSYCHIATRIC / ABNOR	1	0	0

	Apr-21	May-21	Jun-21
SUSPICIOUS SUBJECT	3	2	7
SUSPICIOUS VEHICLE	4	3	1
THREATENING SUICIDE	1	3	0
TRAFFIC ACC PROPERTY DAMAGE	2	6	7
TRAFFIC ACCIDENT PI	0	2	3
TRESPASSING	0	0	1
VEHICLE FIRE	0	0	1
WARRANT	0	1	2
WELFARE CHECK (PERSON)	4	1	2

Total Disp. CFS: 62

Details for Dispatched Calls for Service

06/01/2021 - 06/30/2021

Event #	Date / Time	Street	Case #	Call Source
ALL ANIMAL CONTROL CALLS 5				
21-080136	06/18 14:21	NC HWY 49 N		PHONE
21-080535	06/19 10:32	S MAIN ST	21-0619-0003	E911
21-083946	06/26 12:42	NC HWY 49 N		PHONE
21-084060	06/26 18:55	ROSS CIR		PHONE
21-084083	06/26 19:40	ROSS CIR		PHONE
ANIMAL CONTROL FOLLOW UP 1				
21-076499	06/10 08:23	W FRANKLIN ST		PHONE
ASSIST EMS 5				
21-075221	06/07 17:23	COOK ST		PHONE
21-078049	06/13 22:06	NC HWY 49 N		PHONE
21-079196	06/16 15:26	W FRANKLIN ST		PHONE
21-080496	06/19 09:09	LEE ST		PHONE
21-082926	06/24 09:55	NC HWY 49 N		PHONE
ASSIST STANLY COUNTY 1				
21-080889	06/20 03:01	N MAIN ST/NC HWY 49 N		PHONE
ATTEMPT TO LOCATE 1				
21-077663	06/12 20:21	ROSS CIR		PHONE
CARELESS RECKLESS DRIVING 5				
21-075225	06/07 18:01	W FRANKLIN ST/S MAIN ST		PHONE
21-077386	06/12 05:51	E FRANKLIN ST		PHONE
21-079142	06/16 13:05	NC HWY 49 N/N MAIN ST		PHONE
21-080790	06/19 21:41	N MAIN ST		PHONE
21-080821	06/19 23:17	N MAIN ST		PHONE
CIVIL PROCESS 1				
21-083969	06/26 14:09	ENCHANTED LN		PHONE
COMMITMENT PAPERS 2				
21-077948	06/13 16:12	MPCI ST		PHONE
21-084007	06/26 15:30	MPCI ST		PHONE
COMMUNICATING THREATS 1				
21-077040	06/11 12:10	ROSS CIR		PHONE
DISPUTE (ANYONE) 3				
21-072243	06/01 11:42	N MAIN ST/PARK DR		PHONE
21-079268	06/16 18:33	LEE ST		PHONE
21-082723	06/23 22:33	W FRANKLIN ST		PHONE
DOMESTIC DISTURBANCE 1				
21-085025	06/28 19:55	MALIBU RD		PHONE
DRUG INVESTIGATION 1				
21-082898	06/24 09:07	W FRANKLIN ST		PHONE
FIGHT 1				
21-073124	06/03 03:38	W FRANKLIN ST	21-0603-0002	PHONE
FOLLOW UP 1				
21-082720	06/23 22:12	W FRANKLIN ST		PHONE
FRAUD / FORGERY 2				
21-082038	06/22 16:14	NC HWY 49 N	21-0622-0008	PHONE
21-086001	06/30 18:53	HILLSIDE DR	21-0630-0019	PHONE
IMPROPERLY PARKED VEH 1				
21-077624	06/12 17:42	NC HWY 73 E		PHONE

253 / Mt Pleasant

LARCENY		2		
21-074667	06/06 11:37	W FRANKLIN ST		PHONE
21-081104	06/20 16:05	B ST	21-0620-0014	PHONE
OVERDOSE / POISONING		1		
21-080328	06/18 21:50	W FRANKLIN ST	21-0618-0017	PHONE
SERVICE CALL LAW		3		
21-080797	06/19 22:03	W FRANKLIN ST/S MAIN ST		PHONE
21-081786	06/22 03:09	NC HWY 49 N		PHONE
21-081894	06/22 10:02	N MAIN ST		PHONE
SUSPICIOUS SUBJECT		7		
21-072487	06/01 22:31	COOK ST		E911
21-075415	06/08 03:13	NC HWY 49 N		PHONE
21-076353	06/09 21:44	ROSS CIR		PHONE
21-077660	06/12 20:12	NC HWY 49 N		PHONE
21-078552	06/15 00:59	NC HWY 49 N		PHONE
21-081637	06/21 20:49	NC HWY 49 N		PHONE
21-083793	06/26 04:57	NC HWY 49 N		PHONE
SUSPICIOUS VEHICLE		1		
21-085059	06/28 21:53	LEE ST		PHONE
TRAFFIC ACC PROPERTY DAMAGE		7		
21-073279	06/03 13:55	W FRANKLIN ST		PHONE
21-075048	06/07 10:21	NC HWY 49 N	21-0607-0004	PHONE
21-075606	06/08 13:30	NC HWY 49 N	21-0608-0008	PHONE
21-079331	06/16 21:27	N MAIN ST	21-0616-0011	PHONE
21-080167	06/18 15:07	S MAIN ST		PHONE
21-080897	06/20 04:37	NC HWY 49 N		E911
21-085825	06/30 13:48	W FRANKLIN ST	21-0630-0011	PHONE
TRAFFIC ACCIDENT PI		3		
21-072461	06/01 21:57	NC HWY 73 E	21-0601-0015	PHONE
21-073182	06/03 08:55	W FRANKLIN ST/N SKYLAND DR		PHONE
21-077984	06/13 19:22	N MAIN ST	21-0613-0008	PHONE
TRESPASSING		1		
21-074014	06/04 23:58	NC HWY 49 N		PHONE
VEHICLE FIRE		1		
21-076324	06/09 20:07	NORTH DR		W911
WARRANT		2		
21-077034	06/11 11:57	W FRANKLIN ST		PHONE
21-078861	06/15 17:35	E FRANKLIN ST		PHONE
WELFARE CHECK (PERSON)		2		
21-076852	06/10 21:43	JACKSON ST		PHONE
21-079291	06/16 19:46	LEE ST		PHONE

Mount Pleasant

North Carolina

Founded in 1848

NOTICE OF PUBLIC HEARING

The Town of Mount Pleasant Board of Commissioners will hold a public hearing at the regular meeting on **Monday, July 12, 2021 at 6:00PM** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following items:

TA 2021-01 North Carolina General Statute Chapter 160D Amendments

Development Ordinance amendments to the Town's Development Ordinance to comply with new Chapter 160D of the North Carolina General Statutes. Affected Sections: All sections and appendices of the Development Ordinance.

TA 2021-02 Center City District Parking Amortization Extension

Development Ordinance amendment to extend the amortization period to pave or discontinue all gravel parking within the Center City district for two (2) years, until July 8, 2023. Affected Sections: Section 8.1.3.1 of Development Ordinance

All interested persons are invited to attend. Please call Mount Pleasant Town Hall at 704-436-9803 if you have questions or need special accommodations for the meeting. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number (711 or 800-735-2962).

Publish dates: Fridays, July 2 and July 9

Town Board of Commissioners Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, July 12, 2021

6:00 PM

To: Town Board of Commissioners

From: Erin S. Burris, AICP, Planning & Economic Development Director

Date: July 12, 2021

Subject: TA 2021-02 CC Paved Parking Amortization Extension

A. BACKGROUND

Applicant: Town of Mount Pleasant

Affected Sections of Ordinance: Section 8.1.3.1.5

Proposed amendment to Section 8.1.3.1.5 to extend the amortization of unpaved parking in the CC zoning district to July of 2023 to account for delays due to the global pandemic.

A. RELATIONSHIP TO ADOPTED PLANS & POLICIES

There are no strategies in the adopted Comprehensive Plan related to this request.

B. STAFF RECOMMENDATION

Staff recommends review and approval of the proposed amendments.

C. PLANNING & ZONING BOARD RECOMMENDATION

The Planning & Zoning Board **recommends approval** and finds that proposed amendment is not addressed by the Comprehensive Plan, but are not inconsistent with it. This amendment is intended to extend the amortization deadline for unpaved parking in the CC district due to delays caused by the global pandemic.

D. ACTION REQUESTED

The Town Board is requested to take action one of the following items:

- **Approve and consistent:** The Town Board finds that proposed amendments are not addressed by the Comprehensive Plan, but are not inconsistent with it. This amendment is intended to extend the amortization deadline for unpaved parking in the CC district due to delays caused by the global pandemic.
- **Approve and not consistent:** The Town Board finds that the proposed amendment is not consistent with the Comprehensive Plan as adopted, but finds the proposed amendment to be reasonable and in the public interest and amends the Comprehensive Plan with this action to establish consistency.
- **Deny and not consistent:** The Town Board finds that the proposed amendment is not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest.
- **Defer:** The amendment needs additional consideration.

E. ATTACHMENTS

- Section 8.1.3.1.5 of the Development Ordinance

Administrator may consult the Town Engineer, Director of Public Works, or their designee or other persons with knowledge of paving materials.

8.1.3.1.2. Overflow Parking and Industrial Storage Parking

Overflow parking areas, event parking areas and/or industrial parking/storage yards may use gravel instead of paved surface provided that the following conditions are met:

- The minimum number of parking spaces required for each use is paved
- All parking areas within front and side yards are paved
- Driveway aprons a minimum of 20 feet deep (or greater if required by NCDOT) are paved
- Required ADA accessible parking spaces are paved
- Gravel is spread four-inches deep on top of a compacted base course
- The property is not located in the CC district

8.1.3.1.3. Paving Exemption for Assembly Uses

Paving of parking areas and access ways for assembly uses (churches, sports facilities, fairgrounds, etc.) may be waived if evidence is presented to the Administrator that these spaces will not be used regularly on a daily basis or at least five times per week. Parking areas for which paving is waived shall maintain a turf or gravel surface. Gravel shall be spread four (4) inches deep on top of a compacted base course. All parking areas for which paving is waived shall meet the minimum requirements of Volumes I-C and V of the North Carolina State Building Code for Accessibility and for Fire Prevention.

8.1.3.1.4. Striping Required

Paved off-street parking areas, as required by this Ordinance, shall be striped in accordance with the dimensions as set forth in this Article 8.

8.1.3.1.5. CC City District Parking

All parking surfaces within the Center City district shall be paved. Any existing unpaved, dirt or gravel parking and vehicular circulation areas shall be paved within four (4) years ~~two (2)~~ years of notification of affected property owners after the adoption of this provision on July 8, 2019. The deadline to conform with the provision is July 8, 2023.

8.1.3.2. Curb & Gutter

All sites with more than 50 parking spaces shall be constructed with standard or valley curb and gutter as detailed in Appendix C. As an alternative, parking areas shall be designed in accordance with *Low Impact Development (LID): A Guidebook for North Carolina* published by the North Carolina Cooperative Extension.

8.1.3.3. Overhang Protection

Wheel stops, bumper guards, or curbing shall be provided, located and arranged so that no part of any parked vehicle will extend beyond the boundaries of the parking space and into a pedestrian crossing area or landscaping area.

8.1.3.4. Backing Movements Prohibited

Except for single- and two-family dwellings on individual lots, parking spaces and driveways shall be arranged to require ingress and egress from the lot to a public street by forward motion of the vehicle.

8.1.3.5. Sight Triangles

Sight Triangles for intersections of driveways and public streets shall be regulated in accordance with Article 10 of this Ordinance.

8.1.3.6. Large Scale Parking Lots

8.1.3.6.1. No more than three (3) parking aisles (defined as a travel lane and the parking located on each side) shall abut. Otherwise, parking aisles shall be separated from each other by planted medians which shall

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Agenda Item:

Consider using local funding for Community Facilities Project including the Fire Dept. renovation and Municipal Complex improvements.

Narrative:

Town Staff is recommending not using USDA funding for the Community Facilities Project for the Fire Dept. renovation and Municipal Complex improvements. Reasons include more preliminary work and expense to apply for the USDA loan and cost will increase due to regulations attached to using USDA funds. The extra cost negates the lower interest rate. USDA loan term is only 25 years for Community Facilities and local banks should be able to do at least 20 years at a slightly higher interest rate.

A copy of the Request for Proposal (RFP) that staff would send to the local banks is attached. Once we receive RFP's back from the local banks, the Town would request LGC approval to secure the loans prior to accepting the funds. The Board would give final approval to the bank with the best loan package at a future Board Meeting.

Recommendation:

1. Motion to use local funding for the Community Facilities Project including the Fire Dept. renovation and Municipal Complex improvements.
2. Motion to allow staff to send out a Request for Proposal (RFP) to the three area banks for funding for the Community Facilities Project including the Fire Dept. renovation and Municipal Complex improvements.

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Request for Proposal Bank Loan for Fire Dept. Renovation and Municipal Complex Improvements

The Town of Mount Pleasant is sending out a Request for Proposal to finance the Fire Dept. Renovations and Municipal Complex Improvements. Total cost of both projects is estimated at \$2.5 to \$2.7 million.

The Fire Dept. project is the number one priority and involves a renovation to the living areas of the station, parking lot improvements, and a small expansion to the front of the station. The estimated cost for this project will be \$1.5 to \$1.7 million.

The Municipal Complex Improvements Project has many small improvements that are listed in priority order based on receiving a \$1 million loan. The Town will complete as many of the listed items as possible based on cost. The items are:

Architectural/Engineering Fees	\$140,000
Restrooms/Concession/Picnic Building	\$225,000
Cover for bleachers and Concrete Pad	\$ 95,000
Maintenance/Equipment Shed	\$ 40,000
Mini Splash Pad	\$100,000
ADA Sidewalks & Downtown Connector	\$200,000
Walking Trails	\$150,000
LED Light Replacement	<u>\$ 50,000</u>
Total estimated	\$1,000,000

This is a desired list of improvements. If actual costs are more expensive, we would eliminate some of the items.

The Town is asking your Bank to submit a Request for Proposal for both projects. For accounting purposes, we would like two separate loans but can work with one, if needed. Please submit an RFP containing the following information:

1. Interest Rate (locked in for full term of loan)
2. Term of Loan (20 years or more desired)
3. Can loan be separated into two different loans
4. Closing Costs
5. Any other associated costs

Please reach out to Amy Schueneman, Town Clerk/Finance Officer 704-436-0381 or amy@mtpleasantnc.us for any documents/reports you may need to make your decisions.

Sincerely,

Terry R. Holloway
Town Manager

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9803 : fax 704-436-2921

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

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Agenda Item:

Consider approving McGill as the Engineering Firm for the Community Facilities Project for the Municipal Complex.

Narrative:

Town Staff (Randy Holloway, Crystal Smith, Erin Burris, Justin Stallings, and Amy Schueneman) reviewed the submissions to select an Engineering Firm for the Community Facilities Project for the Municipal Complex.

The Town advertised for RFQ's (Request for Qualifications) for engineering services and received six RFQ's from the following engineering firms:

Alley, Williams, Carmen, and King Inc.
Armstrong Glen, PC
LKC Engineering, PLLC
LJB Inc.
McGill Associates
Milligan Architecture, Inc.
The Wooten Company

After looking at the six presentation folders, the Town Staff consensus was McGill. They were the most experienced team with similarly related projects.

Recommendation:

Motion to approve McGill as the Engineering Firm for the Community Facilities Project for the Municipal Complex.

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Agenda Item:

Consider continuing to use Milligan Architecture, Inc for the Fire Dept. renovation project.

Narrative:

Several years ago, Milligan Architecture was chosen to lead the Fire Dept. renovation. The project was put on hold due to higher-than-expected cost.

When the plan changed to use USDA funding for the Fire Dept. and Municipal Complex improvements, an RFQ for Architect/Engineering services was sent out combining the projects. Town Staff would like to separate the projects since we will go for local bank financing and continue using Bill Milligan as the architect for the Fire Dept.

Recommendation:

Motion to continue to use Milligan Architecture, Inc for the Fire Dept. renovation project.

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Agenda Item:

Consider allowing Town Manager Randy Holloway to sign the Budget Amendment for the American Rescue Plan (ARP).

Narrative:

The next step for the Town to receive half of the estimated \$708,145.72 from the Federal Government for the American Rescue Plan (ARP) is a Budget Amendment to account for the funds. Sherill and Smith will assist the Finance Officer on July 15th to set up the Special Reserve Fund. This year's payment will be for \$354,072.86. The Town Board will not be able to obligate the Funds until a Budget Amendment is approved and signed.

Amy Schueneman is requesting the Board to allow Town Manager Randy Holloway to sign the Budget Amendment, once guidance is received from Sherill and Smith.

Recommendation:

Motion to allow Town Manager Randy Holloway to sign the Budget Amendment for the American Rescue Plan, once guidance is received from Sherill and Smith.