

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Regular Board Meeting
Monday, August 8, 2022
6:00 PM- Town Hall Commissioners Room**

Call to Order- Mayor Del Eudy

Invocation- Pastor David Snow of Community Church Mount Pleasant

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 3-13)

- A. Minutes July 11, 2022 (pages 3-7)
- B. Minutes from Workshop July 25, 2022 (pages 8-10)
- C. Resolution Authorizing a Signer for State Funded Water/Sewer Projects (page 11)
- D. Resolution Closing Summer St. Pump Station Capital Project (page 12)
- E. Budget Amendment #3-Reissue of FY21/22 Outstanding PO's (page 13)

5. Staff Reports (Pages 14-27)

- A. Town Manager-Randy Holloway (page 14)
- B. Town Asst. Manager-Crystal Smith (page 15)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 16-17)
- D. Planning & Economic Development Director - Erin Burris (pages 18-20)
- E. Public Works- Daniel Crowell (page 21)
- F. Cabarrus Co. Sheriff's Dept Report (pages 22-26)
- G. Fire Dept.-Dustin Sneed (page 27)

6. Public Hearings

- A. Code of Ordinances Part 7: Traffic & Vehicles *(Continued from June 13, 2022 meeting)* (separate attachment)

B. ANX 2022-02 Hwy. 73 – Charles James Property-Voluntary Contiguous Annexation. (separate attachment)

C. ANX 2022-01 Hwy. 49 – Eric Smith Property-Voluntary Non-Contiguous Annexation (separate attachment)

7. Old Business (Page 28)

A. Discuss American Legion building. (page 28)

8. New Business (Pages 29-40)

A. Consider Resolution allowing Finance Officer to open two new Capital Project checking accounts at First Bank, setting up the two Capital Projects in FMS software, and using fund balance from water/sewer to cover expenses until reimbursement from State for the Water & Sewer State Funded Projects totaling \$8 million. (pages 29-30)

B. Consider paying off the Tanker loan from Fire Department Vehicle Reserve Fund. (pages 31-34)

C. Consider purchasing 1431 N Main St. for use of the Fire Department during the Renovation and Addition Project (pages 35-39)

D. Consider receiving an update and recommendation on the USDA loans project and NC State ARP funds. (page 40)

10. 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

North Carolina

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**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, July 11, 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, Deputy C. Camille, CA "Andy" & Sandy Clement, Pastor Nick Newman, Deputy Tyler Canaday, Lee & Jannette Klutz, Adam & Lindsay Love with 2 children, and Roy Keene.

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

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 under New Business
E. Surplus of 75ft ladder truck

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)

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

4. Consent Agenda

- A. Minutes June 13, 2022
- B. Minutes Special Called Meeting June 30, 2022
- C. Closed Session Minutes #2 November 8, 2021
- D. Closed Session Minutes #3 November 8, 2021
- E. Closed Session Minutes #2 February 14, 2022
- F. Closed Session Minutes #2 March 14, 2022
- G. Closed Session Minutes #4 March 14, 2022
- H. Closed Session Minutes April 11, 2022
- I. AMENDED from 5/9/2022 Grant Project Ordinance for the Town of Mount Pleasant American Fund Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds.
- J. Budget Amendment #23 7% Broker Fee for Tanker 1 Sale

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

5. Reports

- A. Town Manager-Randy Holloway
- B. Asst. Town Manager-Crystal Smith
- C. Town Clerk/Finance Officer - Amy Schueneman
- D. Planning & Economic Development Director - Erin Burris
- E. Code Enforcement-Jeff Watts
- F. Public Works- Daniel Crowell
- G. Cabarrus Co. Sheriff's Dept Report - Deputy Claudette Tarte
- H. Fire Department-Dustin Sneed

6. Proclamation Remembering Arthur Lee Kluttz

Mayor Eudy expressed the Board's sympathies to the Kluttz family for the loss of Arthur Lee Kluttz. He left a legacy to the Town of Mount Pleasant. Mayor Eudy called the family up and read the Proclamation to those in attendance and presented the family with the framed Proclamation.

7. Public Hearings

A. Code of Ordinances Part 7: Traffic & Vehicles *(Continued from June 13, 2022 meeting)*

Public Hearing was reopened by Mayor Eudy.

CA Clement of 8551 Walnut St stated he has been up at the podium many times and nothing has changed. He is not opposed to the park. Three legal pages of signatures from people concerned with the traffic were available if the Board would like to see them. His home is the closest to the park. Mr. Clement wanted an equitable solution to prevent traffic from endangering children that live on the street and his grandchildren. He likes the Town and the "Mayberry Syndrome." He rebuilt the house for his retirement.

Mayor Eudy asked the Board if they were ready to vote on this or keep it open.

Erin Burris stated it was left open if anyone had questions about the proposed street changes or if changes needed to be made. The Town would need to vote on it by October to order signs for the changes if it is to be implemented on January 1, 2023.

Board Members wanted to have a Work Session. (At the end of the meeting it was decided that the Work Session would be on Monday July 25th at noon and lunch would be provided.)

A motion to continue the Public Hearing for the Code of Ordinances Part 7: Traffic & Vehicles was made by Commissioner Simpson with a second by Commissioner Sells. All Board Members were in favor. (5-0)

8. Old Business

A. Receive an update from the Town Manager on the status of the project to repair the raw water intake dam on Dutch Buffalo Creek.

Randy Holloway gave the background and an update on the Project. It was in the fall of 2018 the damaged occurred. Alley, Williams, Carmen, and King Engineering gave an estimate of \$230,000 for the repairs which seemed low; but the Town accepted. \$160,000 was for the repairs and \$70,000 for the engineering. It was submitted to FEMA and approved. FEMA told us we needed to accept the "fixed cost" method. It was questioned by Staff and were told to accept it and if additional funds were needed to just ask. The Scope of Work changed a little bit. There was a lag when the original engineer left and another one came on. Town Staff resubmitted the Scope and it came back way over the \$230,000. When Staff reached back out to FEMA they stated that the Town accepted the "fixed cost" alternate and the Town had to stick with it. Amy Schueneman had emails stating to just ask for more funds and FEMA said no. With supply chain issues and cost of materials going up during the pandemic, cost went up another \$112,000. Because the Town would have to put in an extra \$400,000 above what FEMA would pay, the Town has purposely been dragging our feet. The Town Engineer Richard McMillian and LKC Engineering recommended the same Dam Specialist JT Grimes of Grimes Engineering. He met with the Randy Holloway and looked at the dam. Mr. Grimes said the Town did not need to install the bottom drain for \$160,000. He recommended shoring up the dam and start planning for the replacement of the dam in the next 10 years. Mr. Grimes also recommended doing a needs assessment which LKC Engineering will give an estimate for at the August Board meeting.

Richard McMillian drew up a change in the Scope of Work with these recommendations. The estimate would be \$100,000 range and there is \$160,000 remaining in FEMA funds. It appears that the repairs will be made this fall and no Town funds will be used.

No action was taken. Information only.

9. New Business

A. ANX 2022-02 Hwy. 73 – Charles James Property-Voluntary Contiguous Annexation

The property owner has submitted a petition for voluntary contiguous annexation for the subject property. The property is located across Highway 73 from the current town limits. Water service is located directly in front of the property on Highway 73. Sewer service is located within approximately 350 feet of the site at the intersection of Highway 73 and N. Skyland Drive. An engineering assessment would need to be completed to see if connection at this location would be possible through a gravity line. The property is currently located in the Town's extraterritorial jurisdiction (ETJ) and is zoned Residential

Low Density (RL). The property owner, through under contract applicant Propel Church, has also filed a rezoning application to rezone to the property to O-I Office & Institutional.

Erin Burris asked the Board to set a Public Hearing date for August 8th for annexation and rezoning. It does receive a favorable recommendation based on items in the packet.

A motion to accept the Certificate of Sufficiency and set the Public Hearing for August 8th was made by Commissioner Simpson with a second by Commissioner Sells. All Board Members were in favor. (5-0)

B. ANX 2022-01 Hwy. 49 – Eric Smith Property-Voluntary Non-Contiguous Annexation

The property owner has submitted a petition for voluntary non-contiguous annexation for the subject property. The property is located approximately 225 feet from the current town limits. Both water and sewer service are located in front of the property along Highway 49. The property is currently located in the Town's extraterritorial jurisdiction (ETJ) and is zoned Residential Low Density (RL). The applicant has also filed a rezoning application to rezone to the property to Conditional Zoning Light Industrial (CZ I-1).

Erin Burris asked the Board to set a Public Hearing date for August 8th for annexation and rezoning. It does receive a Noncontiguous but within ETJ favorable recommendation with based on items in the packet.

A motion to accept the Certificate of Sufficiency and set the Public Hearing for August 8th was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

C. Project Description and Contract Mount Pleasant Architectural Survey and National Register Update

This contract is to do a National Registry Study of the downtown area with grant funds from the State Historic Preservation Office (HPO) covering 100% of the cost with no match from the Town. hmwPreservation will do the study in the amount of \$24,000. This will update both the architectural survey last completed in 1982 and the National Register Nomination Form. Buildings must be 50 years old or older to qualify. If the Board approves the contract, it will be on the condition that the HPO approves the contract submitted.

A motion to approve the contract with hmwPreservation in the amount of \$24,000 on the condition of the approval of Historic Preservation Office was made by Commissioner Simpson with a second by Commissioner Carter. All Board Members were in favor. (5-0)

D. Agreement to Furnish Professional Engineering Services for Town of Mount Pleasant, North Carolina Downtown Drainage Study and Stormwater System Assessment

This contract is with LKC Engineering to conduct the Downtown Drainage Study and Stormwater System Assessment. It is also covered 100% with grant funds from the State Historic Preservation Office (HPO) for the amount of \$65,000.

A motion to approve the contract with LKC Engineering for the Downtown Drainage Study and Stormwater System Assessment on the condition of the approval of Historic Preservation Office was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

ADD ON-E. Surplus of 75ft ladder truck

Town Manager requested the Board to declare the 75ft Ladder Truck as surplus so it can be sold.

A motion to declare the 75ft Ladder Truck as surplus to sale was made by Commissioner Sells 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 Sells 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, August 8, 2022 in the Regular Meeting.

Town Clerk Amy Schueneman

Mayor W. Del Eudy

SEAL

Mount Pleasant

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**Town of Mt. Pleasant
Board of Commissioners
Workshop Meeting
Town Hall- Conference Room
Monday, July 25, 2022 at 12:00 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 Manager Randy Holloway
Town Clerk Amy Schueneman

Also Present: Crystal Smith and Erin Burris.

Mayor Eudy called the meeting to order and welcomed those attending.

1. Code 7: Vehicles & Traffic Discussion

Mayor Eudy then turned the meeting over to Erin Burris to review Code 7 of the Ordinances: Vehicles & Traffic

****Attached to the Minutes of the Workshop in the Minute Book is a working copy of Code 7 of the Ordinances: Vehicles & Traffic.****

Chapter 1: General Provisions

No one had issues with the proposed changes to the changes in definitions.

Chapter 2: Administration & Enforcement

Language was changed from Police Department since the Town doesn't have its own to Cabarrus County Sheriff's Department. The changes also specify the enforcement of regulations to the Cabarrus County Sheriff's Department. A copy of the ticket book from Harrisburg was obtained for a guideline for the Town to go by when our ticket books are printed. No issues were brought up concerning the changes. Typo on 7-2.1 F will be corrected.

Chapter 3: Traffic Control Devices

Typo on 7-3.2 will be corrected. Under 7-3.7 Board asked for railroad references to be removed since we do not have nor probably never will have a railroad in the Town.

Chapter 4: Vehicle Operation

Although it would be nice to have biker's not ride on the sidewalks, it would be hard to enforce. Board felt it would be good to continue leaving the "No Bikes on Sidewalks" up in downtown, hoping bikers would be considerate of others on the sidewalks. Possibly new signs saying, "Caution while riding" signs.

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The Board debated horse drawn carriages being used in the downtown area both as a special event and just by permit anytime of the year. Ultimately the Board reached an agreement that it would be better to eliminate this section from the Ordinance completely due to the odor and difficult cleanup for waste removal from horses.

Section 7-4.8 Low Speed vehicles, mini-trucks and golf carts required much discussion. Town Staff was directed to reach out to Harrisburg and Oak Island to see their requirements. Would require staff time to process and issue permits for using golf carts on non-DOT streets. Board would need to add Administrative Fee of \$25 to Fee & Charges Schedule for residents to receive decals showing Town permit to operate on Town streets. Staff would also need to develop forms for the process.

Chapter 5: Motor Vehicle Speed and Movement Regulations

Ms. Burris handed a List of Town Streets with Width out to the Board.

Section 7-5.2 Exceptions

A: Park Drive, East (not West as listed) Walnut Street, and Enchanted Lane are all considered driveways and not streets. Ms. Burris suggested that E. Walnuts Street be a "no-Trough Traffic" street to reduce traffic congestion due to the new Cabarrus County Park on Washington Street and help address the residents concerns on that narrow street.

Section 7-5.10

D: "One-Way" streets-Although the Board understood the need to make these very narrow roads one-way, they asked for letters to be sent to the residents on the streets to get their feed back before deciding. Miller Lumber had already contacted the Town about concerns with delivery trucks coming in and out if Broad St. was one way. Klutz St. would be easier to make one-way. One resident has had their mailbox hit 3 times in the year they have lived there and has said road was to small for two way traffic.

With proposed changes to streets, it was suggested that it would be better to go in effect on January 1, 2023. This would give staff time to order signage for each street. Signs would be posted at entrance of each street with speed limit and "No Parking on Street" signs. Very few streets in the Town are wide enough to allow parking and two-way traffic. Mayor Eudy mentioned that when he worked in Concord sub-divisions would have one sign at each entrance saying "_____miles per hour in this sub-division" which would cut down the number of signs needed.

The Board was concerned about large trucks entering narrow street as cut throughs. At their suggestion the following streets would be listed as "No-Through Streets for Trucks": Cook St, North and South College St., West Walnut St., MPCl St., Elm St., Summer St., New St., Barringer Dr., Hillside St., Ludwig St., Jackson St., and Klutz St. This had already been addressed on North Skyland with DOT since it is under their jurisdiction due to complaints from residents on that street.

****A listing of all Town streets and their width is with the Minutes in the Minute Book.****

Chapter 6: Pedestrians' Rights and Duties

No issues or changes by the Board with the guidelines suggested.

Chapter 7: Method of Parking

Section 7-7.5 C-People tend to "straddle" sidewalks and ditches which still impede traffic flow and also damages sidewalks.

Section 7-7.12 B-Ms Burriss suggested a 15-minute unloading zone for 1 commercial truck only at the 1450-1460 blocks of N. Main St., 1470-1470 blocks of S. Main St., and alleys to help businesses get their products since there is no where else for them to park near the businesses.

2. Fire Department Renovation and where to house Firefighters during the project

Town Manager Randy Holloway brought the issue of the Firefighters needing a place to reside while the Renovation was taking place. They will be displaced for 6-8 months. A location will be needed for them and a place to park an engine. Kay Beckett of 1431 N. Main Street, right beside the Fire Department, will be placing her home on the market very soon to move near her children. Mr. Holloway presented the idea of purchasing Ms. Becketts home for the use of the Firefighters until the renovation is complete and then reselling it once they are back at the station and any maintenance completed that may be needed. He mentioned that he had an appointment with the realtor later that day and asked if the Board would agree for him to discuss with the realtor and make an offer. Funds would come from the General Fund-Fund Balance if it is purchased. The consensus of the Board was that it was the smart thing to do. More information about the discussion and offer will be reported at the August 8th Board meeting. Offer would be signed on the condition that it is approved by the Board on August 8th.

3. Planning & Zoning Board Decision

Mayor Eudy asked the Board if they would like to have a joint meeting with Planning & Zoning sometime before the end of the year. He felt it would be good to let them know that the Town Board supports the Staff and the Ordinances that were passed. Due to a recent case, he also asked for a clarification to "Substantial Change of Use" for the Planning & Zoning Board to have a better understanding of the definition and its intent.

Board members agreed it would be a good idea to meet at least once a year so both Boards are on the same page when making decisions effecting the future of the Town. Erin Burriss will coordinate the meeting between the two Boards.

ADJOURNMENT

After finishing all discussions, Mayor Eudy thanked the Town Staff for their hard work and closed the meeting.

Since this was not a formal meeting but a Workshop, a motion was not required; therefore, a motion and vote were not needed.

By our signatures, the following minutes were approved as submitted and amended on Monday, August 8, 2022 in the Regular Meeting.

Town Clerk Amy Schueneman

Mayor W. Del Eudy

SEAL

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Resolution Authorizing a Signer for State Funded Water/Sewer Projects

(amended original from June 13, 2022)

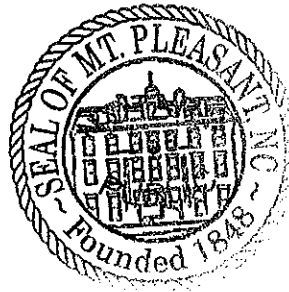
The Board of Commissioners for the Town of Mount Pleasant authorize Town Manager Terry "Randy" Holloway to sign all documents and reimbursement requests relating to State Funded Projects:

SRP-D-ARP-0082 Water line project
SRP-W-ARP-0081 Sewer Line project

Adopted this the 29th day of July, 2022 at Mount Pleasant, North Carolina.

Del Eudy

Mayor Del Eudy



Attest:

Amy Schueneman
Amy Schueneman, Town Clerk

Mount Pleasant

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Resolution 22/23-04

Resolution Granting the Closing of the Bank Account for Summer St. Pump Station Capital Project and Moving Remaining Money to the Appropriate Funds

WHEREAS, the Town of Mount Pleasant plans to discontinue use of the current pump station on Summer St. when the gravity line on Adams Creek is complete; and

WHEREAS, the Project #23 Summer St. Pump Station Capital Project has been terminated; and

WHEREAS, since the project will not be completed, the \$39,795.60 in remaining funds will be transferred on July 29, 2022 as follows:

Water/Sewer Fund Checking	\$ 9,795.60
General Fund Checking (for loan to W/S)	\$30,000.00

THEREFORE, BE IT RESOLVED, that the Town of Mount Pleasant Board of Commissioners hereby designates First Bank to **CLOSE Summer St. Pump Station-Capital Project account** for the replacement pump station and that Finance Officer Amy Schueneman be authorized effective June 30, 2022 to execute the closing of the account, as well as moving funds as directed above for the Town of Mount Pleasant:

BE IT FURTHER RESOLVED that the Project #23 Summer St. Pump Station account fund in the FMS accounting system be closed out using journal entries dated June 30, 2022 as directed by Rick Driscoll of Sherrill & Smith to adhere to audit guidelines.

This the 8th day of August 2022.

Mayor Del Eudy

Attest:

SEAL

Amy Schueneman, Town Clerk

TOWN OF MOUNT PLEASANT

#3 Reissue of FY21/22 Outstanding PO's					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
21-3091-900	Appropriation of WS Fund Balance	\$ -	\$ -	\$ 52,235.14	52,235.14
11-3091-900	Appropriation of Gen Fund Balance	\$ -	\$ -	\$ 107,899.95	107,899.95
11-3061-911	AFG Grant-FD Plymo Vent	\$ -	\$ -	\$ 78,095.00	(78,095.00)
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
21-4015-800	Miscellaneous	\$ 402.00	\$ 17,235.14	\$ -	17,637.14
11-4022-740	FD-Cap Outlay Vehicle & Equipment	\$ 10,000.00	\$ 78,095.00	\$ -	88,095.00
21-4035-740	Capital Outlay-Vehicle & Equipment	\$ -	\$ 20,000.00	\$ -	20,000.00
11-4031-740	PW-Cap Outlay Vehicle & Equipment	\$ -	\$ 107,899.95	\$ -	107,899.95
21-4015-320	Contract Services-Engineer	\$ 25,000.00	\$ 15,000.00	\$ -	40,000.00
		\$ -	\$ -	\$ -	-
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Totals		\$35,402.00	\$238,230.09	\$238,230.09	\$355,672.18
#3 Reissue of FY21/22 Outstanding PO's					
Prepared by: Amy Schueneman Date: 8/8/2022 Approved by: _____					
Posted by: _____ Date: _____					

MEMORANDUM

To: Mayor and Town Board

From: Randy Holloway, Town Manager

Date: August 8, 2022

RE: Manager's report for July 2022

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

- Worked with Staff to prioritize the State provided SCIF funds for projects around Town Hall.
- Worked with Staff to end out the fiscal year 2021-22 and start the fiscal year 2022-23.
- Coordinated the effort to purchase the house beside the Fire Station on Main Street to be used by the Firefighters during the construction project at the Fire Station.
- Worked with the Town Engineer to reduce the scope of work at the water intake site and place the project out to bid. The bid was awarded to Peterson Grading Company. The repair project will now come in under the amount of funding provided by FEMA and the Town should not be required to provide any additional funding for this project.
- Continued working with Staff and the Town Engineer to replace the sewer pump station that serves the Senior Center. The new pump station will serve both the Senior Center and new restroom facility being constructed later this year. The pump station will have a new 2" force main that will run behind the Lion's Club building and tie into a new sewer manhole at the entrance to the rear of the fire department parking lot. A new gravity line will be installed from Town Hall to a new manhole that will be installed in the center of parking lot behind the Fire Station. This new manhole will serve the Town Hall complex along with the new addition to the Fire Station. We issued a purchase order to Richard Suggs Construction and the work should start very soon.
- Worked with Staff to prepare the packets for the municipal park and fire station projects that must be submitted to the NC Local Government Commission.
- Continued to participate in the Covid-19 Task Force meetings with local managers and Elected Officials.
- Participated in the monthly Cabarrus Economic Development meeting and reviewed the draft of their strategic action plan.
- Attended the quarterly Cabarrus County summit.
- Took a few days of vacation the last week of July.

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ASSISTANT TOWN MANAGER'S REPORT

August 2022

To: Mayor & Commissioners

From: Crystal Smith, Assistant Town Administrator

Subject: Monthly Activities for July 2022

- Attended monthly Town Board meeting
- Attended July 25 Workshop
- Monthly BCBS webinar
- Health care open enrollment annual training
- Received approval from DOT to close Main Street for Fall Festival
- Working on Fall Festival
- Working on Christmas Events
- Continued work on compiling Payroll information for Supplanting reports
- Submitted monthly motor fuel tax reimbursement forms
- Continued working with McGill & Associates on Municipal Complex and Park Project.
- Worked with Homer Clary on new ballfield lights
- Worked with Paul Goodman coordinating five trees to be removed before Park project begins
- Worked with Brian Hardin, Duke Energy, and Windstream on relocating the power pole before Park project begins
- Working with Granite Sky on branding/logo project and communications project
- Worked with Auditor on End of fiscal year reports

Respectfully submitted,



Crystal Whitley Smith
Assistant Town Manager

FINANCIAL REPORT as of July 31, 2022

Cash Balances	General Fund	Powell Bill Bank Account	GF-Capital Reserve	Water/Sewer Fund	Capital Project Fire Station Add
First Bank-Checking	243,947.96	52,987.42		143,605.24	200,178.48
First Bank-Payroll Checking	43,003.73				
First Bank-General Fund Money Market	797,266.09				
First Bank- Retiree Insurance Money Market	20,409.98				
First Bank-W/S Money Market			1,088,870.51		
First Bank- USDA Capital Project Checking			49,435.53		
First Bank- Summer St Pump Station Capital Proj			1.53		
First Bank- ARP Special Reserve Fund	439,798.26				
First Bank-Façade Grant	18,549.84				
First Bank-Savings (Sidwalk Escrow)	6,303.72		56,636.46		
First Bank- Capital Reserve- Police Vehicles			98,042.76		
First Bank- Capital Reserve- FD Vehicles	10,758.00				
First Bank-FD Radio Capital Reserve	913,198.87			168,868.64	
First Bank-USDA Payment Reserve (formerly Manhole Repairs)	20,001.21				
First Bank- 42% Reserve	271,499.01				
First Bank- Infrastructure & Streets Cap Reserve	427.60				
First Bank- SCIF Funds from State				30,966.20	
Uwharrie Bank Savings (Park Dev)				1,315.96	
Uwharrie Bank-Dredging (Savings)					
NC Capital Mgmt Trust-Debt Setoff Acct					
Total Cash Balances	2,785,164.27	52,987.42	154,679.22	1,483,063.61	200,178.48

	General Fund		YEAR TO DATE	YEAR TO DATE	REMAINING	PERCENT
	APPROVED 2022-2023	MONTH TO DATE (Encumbered)				
Revenues	2,224,443.00	14,761.41	66,849.25	142,674.26	\$2,157,593.75	3%
Expenditures	2,224,443.00	14,761.41	66,849.25	142,674.26	\$2,067,007.33	7%
	1,366,000.00	90,057.67	101,038.27	96,421.88	\$1,264,961.73	7%
Revenues	1,366,000.00	90,057.67	101,038.27	96,421.88	\$1,179,520.45	14%
Expenditures	1,366,000.00	90,057.67	101,038.27	96,421.88	\$1,179,520.45	14%

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

	<u>CURRENT BUDGET</u>	<u>YTD ACTUAL</u>	<u>DIFFERENCE</u>
GENERAL GOVERNMENT			
Town Hall	81,500.00	40,419.73	41,080.27
Governing Body	40,399.00	2,050.00	38,349.00
Admin	305,974.00	16,746.16	289,227.84
Planning & Zoning	164,240.00	6,178.63	158,061.37
	592,113.00	65,394.52	526,718.48
PUBLIC SAFETY			
Law Enforcement	164,693.00	50.00	164,643.00
Fire Department	842,682.00	49,130.95	793,551.05
	1,007,375.00	49,180.95	958,194.05
PUBLIC WORKS			
Operations Center	46,300.00	4,617.49	41,682.51
Streets	165,870.00	4,232.55	161,637.45
Sanitation	148,500.00	-	148,500.00
Buildings & Grounds	80,550.00	5,768.97	74,781.03
	441,220.00	14,619.01	426,600.99
CULTURE/REC	72,615.00	1,450.00	71,165.00
DEBT SERVICE			
Debt Service Principal	92,282.00	8,506.23	83,775.77
Debt Service Interest	18,838.00	3,523.55	15,314.45
	111,120.00	12,029.78	99,090.22
TOTAL	2,224,443.00	142,674.26	2,081,768.74
WATER/SEWER			
Admin	296,838.00	14,312.84	282,525.16
Operations Center	30,350.00	3,712.79	26,637.21
Water	174,815.00	5,152.54	169,662.46
Sewer	380,886.00	22,305.75	358,580.25
Water Treatment Plant	305,158.00	50,937.96	254,220.04
	1,188,047.00	96,421.88	1,091,625.12
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	1,366,000.00	96,421.88	1,269,578.12
COMBINED	3,590,443.00	239,096.14	3,351,346.86

Mount Pleasant

North Carolina

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Planning and Economic Development

August 8, 2022

Planning & Zoning Cases

REZ 2022-04 Propel Church and ANX 2022-02

Description: The applicant requests annexation and O-I district to construct a new church facility.

Applicant: Propel Church

Property Owner: Charles James

Area: 6.886 acres

Location: 7801 NC Highway 73 E

Cabarrus County Parcel Number: 5660-96-0186 & 5660-86-9211

Current Status: Neighborhood meeting held July 19. Planning & Zoning Board meeting held July 25. Annexation and Rezoning public hearings scheduled on August 8.

REZ 2022-03 Highway 49 Mini Storage and ANX 2022-01

Description: The applicant requests annexation and Conditional Zoning I-1 district to construct a mini-storage facility.

Applicant: Thomas Moss

Property Owner: Eric Smith

Area: 11.279 acres (mini-storage area less than 10 acres)

Location: 8830 NC Highway 49 N

Cabarrus County Parcel Number: 5670-47-4622

Current Status: Neighborhood meeting held July 19. Planning & Zoning Board meeting held July 25. Annexation and Rezoning public hearings scheduled on August 8.

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 & Zoning Board will continue to review proposed amendments. Final review and recommendation anticipated at the August meeting.

SUB 2020-03 Brighton Park Construction Drawings 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.

Applicant: Niblock Homes

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

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

Area: approx. 86.77 acres

Proposed Density: 2.05 dwelling units per acre

Zoning: RM Residential Medium Density

Current Status: The second review of construction drawings is complete. Minor revisions are underway. NCDEQ approval has been received. Development agreement is being drafted.

Code of Ordinances

Part 7: Motor Vehicles & Traffic

Staff is working on draft amendments to limit on-street parking on Town streets and one-way streets due to narrow street width. Speed on town streets is also being examined. This section would also include provisions for low-speed vehicles. The Town cannot control speed limits on State-maintained streets. Town Board held a work session on July 25. Conclusion of Public Hearing scheduled for August 8.

Part 8: Offenses (Nuisances)

Staff has been researching noise ordinances in other jurisdictions. Additional updates to nuisance regulations are also being looked at. Staff hopes to present draft amendments at the September Town Board meeting.

Utilities

- The mid-year sewer treatment capacity allocation of an additional 2,164 has been received from WSACC. 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. The Town Board approved a sewer allocation policy at the June 13 meeting. In accordance with the policy, 37,200 gpd has been allocated, and an additional 10,000 has been held in reserve for economic development, leaving 18,230 gpd to be allocated.
- Staff is working with contract engineer LKC. on recommendations for the nearly \$13 million in water and sewer ARPA funds that have been designated for use by the Town of Mount Pleasant.
- The Town did not receive the \$950,000 Rural Transformation Downtown Revitalization Grant through the NC Department of Commerce to apply towards utility duct bank installation during the waterline project. According to the Department of Commerce, the funds could not be spent within a roadway, and more detailed engineering drawings are needed to determine exact duct bank location. 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. NCDOT is also coordinating to make stormwater improvements during construction. Staff will continue to seek funding sources for duct bank installation.

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.
- McGill and Associates has completed plans for the next phase of the Municipal Complex Improvements, which focus on amenities at McAllister Field. Two bids for construction were received and both were under budget. The LGC approved the financing package at its August meeting. Partial field lighting installation, tree removal, demolition, and other preliminary work are underway.
- The Town has been awarded the Carolina Thread Trail Implementation Grant for trailhead expansion at the 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 has been executed. HMW Preservation has been selected to complete the Survey and Nomination Form update. LKC was selected for the Downtown Stormwater study. Town Board approved the contracts pending State Historic Preservation Office Approval. SHPO corrections are currently being made. The National Register update work will begin in October.

Transportation

- CMAQ funding for sidewalks, curb & gutter, and widening to accommodate bike sharrows on N. Washington Street was approved. Property acquisition of corner property is complete. Staff is currently working on the project contract.

Permits

July report attached.

July 2022 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2022-32	7/5/2022	5670-22-0169	1576	S. Main St.	New	Single-family residential home	Quicksilver Custom Builders	
Z-2022-33	7/19/2022	5670-38-6201	8615	Circle Drive	Accessory	In-ground swimming pool	Superior Pools	

2 Zoning Permits

MEMORANDUM

To: Mayor and Town Board

From: Daniel Crowell, Public Works

Date: August 8, 2022

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

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 4 pump station alarm calls
- Responded to 3 after hour customer calls
- Picked up 16 dump truck loads of brush which equals 192 cubic yards of brush
- Completed 24 work orders for various issues
- Renewed water service at 412 Birnamwood Dr.
- NC DEQ collection system inspection
- Cleaned 3400 ft. of sewer mains (DEQ standard - 10% of system to be cleaned each year)
- Ditch improvements at 8044 Eagle St.
- Worked on North Dr. 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

05/01/2022 - 07/31/2022

OFFICER-INITIATED

	May-22	Jun-22	Jul-22
Total	1,194	1,569	1,809
ALL ANIMAL CONTROL CALLS	0	1	0
ANIMAL CONTROL FOLLOW UP	0	1	0
ASSAULT	1	0	0
CIVIL PROCESS	8	11	11
COMMUNITY CONTACT	0	0	2
DIRECT TRAFFIC	4	2	0
DRUG INVESTIGATION	1	0	0
FIGHT	0	1	0
FOLLOW UP	5	3	15
IMPROPERLY PARKED VEH	2	0	0
INFORMATION	1	0	0
INVESTIGATION	0	1	1
OPEN DOOR	0	0	1
PROPERTY DAMAGE	0	0	1
ROAD HAZARD	0	0	1
SECURITY CHECK	1,020	1,421	1,581
SERVICE CALL LAW	1	0	0
SRO ASSIST ADMIN	16	1	8
SRO DRUG INVESTIGATION	1	0	0
SRO FIGHT/ASSAULT	0	1	0
SRO INVESTIGATION	3	0	1
SRO LOCKDOWN	0	1	0
SRO MENTOR/COUNSEL	9	4	0
SRO PARENT MEETING	4	4	0
SRO SAFETY CHECK	27	14	48
SRO THREAT	2	0	0
STRANDED MOTORIST	1	1	2
SUSPICIOUS SUBJECT	4	1	4

	May-22	Jun-22	Jul-22
SUSPICIOUS VEHICLE	2	4	2
TRAFFIC ACC PROPERTY DAMAGE	0	0	1
TRAFFIC STOP	79	96	129
WARRANT	3	1	1

DISPATCHED

	May-22	Jun-22	Jul-22
Total	60	63	59
ADDRESS CHECK	1	0	0
ALL ANIMAL CONTROL CALLS	2	3	3
ASSAULT	1	0	1
ASSAULT VICTIM	0	1	0
ASSIST COUNTY FIRE DEPARTMENT	1	0	1
ASSIST EMS	1	1	0
ATTEMPT TO LOCATE	2	2	1
BANK ALARM	0	0	1
BREAKING AND ENTERING IN PROG	0	0	1
BREAKING AND ENTERING OTHER	0	0	1
BURGLAR ALARM	7	8	8
CARELESS RECKLESS DRIVING	2	3	2
CELL PHONE 911 HANGUP	1	0	0
COMMITMENT PAPERS	1	1	0
COMMUNICATING THREATS	0	1	0
DEATH	0	1	0
DISCHARGE FIREARMS	1	0	0
DISPUTE (ANYONE)	5	6	4
DOMESTIC DISTURBANCE	0	2	3
DRUG INVESTIGATION	1	1	0
ESCORT	1	2	1
FIGHT	0	0	1
FIREWORKS	0	1	1
FRAUD / FORGERY	0	0	1
IMPROPERLY PARKED VEH	1	1	1

	May-22	Jun-22	Jul-22
INFORMATION	1	1	0
INTOXICATED DRIVER	0	2	2
LARCENY	2	0	2
LOUD (ANYTHING DESC IN NARR)	1	4	1
OPEN DOOR	1	0	0
OVERDOSE / POISONING	1	0	0
PROWLER	1	0	0
RECOVERED PROPERTY	0	0	1
ROAD HAZARD	3	0	0
SECURITY CHECK	0	1	0
SERVICE CALL LAW	0	2	5
SRO INVESTIGATION	1	0	0
SRO THREAT	1	0	0
STRANDED MOTORIST	1	0	0
STRUCTURE FIRE	0	2	0
SUICIDE / PSYCHIATRIC / ABNOR	0	0	1
SUSPICIOUS SUBJECT	9	6	6
SUSPICIOUS VEHICLE	2	2	1
THREATENING SUICIDE	0	1	0
TRAFFIC ACC PROPERTY DAMAGE	3	1	3
TRAFFIC ACCIDENT PI	1	0	1
TRESPASSING	0	1	0
WARRANT	0	1	0
WELFARE CHECK (PERSON)	4	5	5

Total Disp. CFS: 59

Details for Dispatched Calls for Service

07/01/2022 - 07/31/2022

Event #	Date / Time	Street	Case #	Call Source
ALL ANIMAL CONTROL CALLS 3				
22-133226	07/08 19:08	WADE ST		PHONE
22-140177	07/17 10:20	N MAIN ST		PHONE
22-143637	07/21 13:38	CIRCLE DR	22-0721-0004	PHONE
ASSAULT 1				
22-145837	07/24 19:17	ALISH TR	22-0724-0006	PHONE
ASSIST COUNTY FIRE DEPARTMENT 1				
22-130952	07/06 07:58	N MAIN ST		PHONE
ATTEMPT TO LOCATE 1				
22-138684	07/15 07:54	COOK ST	22-0715-0005	PHONE
BANK ALARM 1				
22-138023	07/14 11:39	S MAIN ST		PHONE
BREAKING AND ENTERING IN PROG 1				
22-137759	07/14 05:16	MALIBU RD		PHONE
BREAKING AND ENTERING OTHER 1				
22-149121	07/28 08:30	NC HWY 49 N	22-0728-0002	PHONE
BURGLAR ALARM 8				
22-128662	07/03 00:00	NC HWY 49 N		PHONE
22-130883	07/06 06:45	COOK ST		PHONE
22-131551	07/06 17:40	ERBACH LN		PHONE
22-134281	07/10 00:04	NC HWY 49 N		PHONE
22-134820	07/11 00:03	NC HWY 49 N		PHONE
22-136588	07/12 23:02	NC HWY 49 N		PHONE
22-136696	07/13 02:01	NC HWY 49 N		PHONE
22-145350	07/23 21:58	W FRANKLIN ST		PHONE
CARELESS RECKLESS DRIVING 2				
22-139055	07/15 16:20	E FRANKLIN ST		PHONE
22-151358	07/30 15:52	OLDENBURG DR		PHONE
DISPUTE (ANYONE) 4				
22-129477	07/04 14:23	MALIBU RD		PHONE
22-130354	07/05 17:34	EAGLE ST		PHONE
22-133851	07/09 11:21	VALLEY ST		PHONE
22-145495	07/24 03:17	SHORT ST		PHONE
DOMESTIC DISTURBANCE 3				
22-131612	07/06 20:03	BARRINGER ST		W911
22-145128	07/23 15:18	MALIBU RD	22-0723-0008	PHONE
22-146585	07/25 14:31	MALIBU RD		PHONE
ESCORT 1				
22-140741	07/18 08:57	COOK ST		PHONE
FIGHT 1				
22-139923	07/16 22:45	N MAIN ST		PHONE
FIREWORKS 1				
22-128610	07/02 20:40	PINE ST		PHONE

253 / Mt Pleasant

FRAUD / FORGERY				1	
22-147755	07/26	18:12	NC HWY 73 E		22-0726-0018 PHONE
IMPROPERLY PARKED VEH				1	
22-128815	07/03	08:49	REID ST		PHONE
INTOXICATED DRIVER				2	
22-133219	07/08	18:43	DUTCH RD/NC HWY 73 E		PHONE
22-134249	07/09	22:42	N MAIN ST		PHONE
LARCENY				2	
22-147980	07/27	00:02	PAGE ST		PHONE
22-149417	07/28	13:10	NC HWY 73 E		22-0728-0010 PHONE
LOUD (ANYTHING DESC IN NARR)				1	
22-138300	07/14	18:23	LEE ST		PHONE
RECOVERED PROPERTY				1	
22-130827	07/06	03:29	NC HWY 49 N		PHONE
SERVICE CALL LAW				5	
22-132460	07/07	18:39	N COLLEGE ST		PHONE
22-134239	07/09	22:24	HILLSIDE DR		PHONE
22-135075	07/11	09:52	PINE ST		PHONE
22-135678	07/11	22:46	ERBACH LN		PHONE
22-137275	07/13	15:37	E FRANKLIN ST		PHONE
SUICIDE / PSYCHIATRIC / ABNOR				1	
22-135309	07/11	13:46	N MAIN ST		PHONE
SUSPICIOUS SUBJECT				6	
22-129430	07/04	12:05	S MAIN ST		PHONE
22-132738	07/08	04:39	W FRANKLIN ST		E911
22-133622	07/09	05:04	NC HWY 49 N		22-0709-0002 PHONE
22-139935	07/16	23:04	MT PLEASANT RD S/OLDENBURG DR		PHONE
22-140426	07/17	17:27	NC HWY 73 E		PHONE
22-140602	07/18	00:32	LORELEI CT		PHONE
SUSPICIOUS VEHICLE				1	
22-135716	07/12	01:00	NC HWY 49 N		PHONE
TRAFFIC ACC PROPERTY DAMAGE				3	
22-130350	07/05	17:24	W FRANKLIN ST		PHONE
22-138915	07/15	13:14	S MAIN ST		22-0715-0012 PHONE
22-147340	07/26	11:52	N MAIN ST/NC HWY 49 N		22-0726-0009 W911
TRAFFIC ACCIDENT PI				1	
22-145779	07/24	15:46	E FRANKLIN ST		22-0724-0005 PHONE
WELFARE CHECK (PERSON)				5	
22-134322	07/10	02:00	NC HWY 49 N		22-0710-0003 PHONE
22-136514	07/12	20:47	W FRANKLIN ST		PHONE
22-141179	07/18	17:43	HILLSIDE DR		PHONE
22-143879	07/21	19:09	RHINELAND CT		PHONE
22-145380	07/23	22:52	JACKSON ST		PHONE

Board Report for July, 2022

- I met with a Dept from Virginia that is interested in purchasing our older KME Ladder Truck. They are very interested and are taking it before their membership and board. I will know something the week of the 8th.
- We participated in the National Night Out at the Cabarrus Arena.
- Last week along with Rimer FD we went to Mt Olive Lutheran Church for a public education event.
- We are in the process of putting a fundraiser together for Chief Williams to offset income loss and medical bills, it is Saturday August 13th. It will be a motorcycle ride followed by a spaghetti lunch with multiple raffles to participate in.

As always thank you for your support.

Dustin Sneed, Fire Chief

Mount Pleasant

North Carolina

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Agenda item:

Discuss American Legion building.

Narrative:

Staff would like to discuss future use of the American Legion building.

Recommendations:

Open

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AGENDA ITEM:

Consider Resolution allowing Finance Officer to open two new Capital Project checking accounts at First Bank, setting up the two Capital Projects in FMS software, and using fund balance from water/sewer to cover expenses until reimbursement from State for the Water & Sewer State Funded Projects totaling \$8 million.

NARRATIVE:

Amy Schueneman called NC Dept of Revenue to discuss the process for receiving the \$8 million from the State for the Water & Sewer State Funded Projects. The funds are only to be sent as a reimbursement to funds the Town has already spent since the Town is not considered a "distressed" community. Therefore, the Town will have to pay bills associated with the two projects up front, then ask the State for reimbursement by sending invoices and proof of payment.

After discussing with Rick Driscoll of Sherrill & Smith CPA's, he suggested opening up two checking accounts (one for the Water Project and another for the Sewer Project since the State has them separated), setting up two Project Funds in the FMS software systems, and using Water/Sewer Fund Balance to loan the Project funds up front to pay bills and at the end of the projects, repay Water/Sewer Fund Balance.

The Water Project includes 12" water lines on E Franklin St from Main to Blueberry, Cook Street, W Franklin Street, and N Skyland Dr. The Sewer Project will be the Adams Creek gravity sewer line.

RECOMMENDATION:

Motion to approve the Resolution to open two new Capital Project checking accounts at First Bank, setting up the two Capital Projects in FMS software, and using fund balance from water/sewer to cover expenses until reimbursement from State for the Water & Sewer State Funded Projects totaling \$8 million.

Mount Pleasant

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Resolution No. 22/23-02

Resolution Granting the Opening of New Checking Accounts with Authorized Signers, Opening of Projects in FMS, and “Loans” to Projects from Water/Sewer Fund Balance

BE IT RESOLVED, that the Town of Mount Pleasant Board of Commissioners hereby designates First Bank to open two new checking accounts titled “**State Funded Water Project**” and “**State Funded Sewer 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 be authorized effective August 9, 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 will have permission to open two project accounts with the same names in FMS software, as well as have the Boards permission to “loan” funds from the Water/Sewer Fund Balance to open the two checking accounts and pay bills prior to State reimbursement. Once projects are completed, Finance Officer will be able to repay the “loans” and close the checking accounts 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 8th day of August, 2022.

Mayor Del Eudy

SEAL

Attest:

Amy Schueneman, Town Clerk

Mount Pleasant

North Carolina

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Agenda item:

Consider paying off the Tanker loan from Fire Department Vehicle Reserve Fund.

Narrative:

To free up funds to pay future loan payments on the Fire Department Renovation & Additions Project, Town Staff is requesting Board approval to pay off the existing Tanker loan. Payoff balance on the loan is \$66,948.35 until August 12th. This will result in a savings of \$2,398.00 in interest over the next two years.

\$30,822 is in the FY22/23 budget for payments. There is \$98,042.76 in the Fire Department Vehicle Reserve account and \$36,126.35 would be transferred to the General Fund Checking to make the payment leaving \$61,916.41 in the Vehicle Reserve account.

The 75' Ladder Truck is up for sale with Company Two for \$140,000. Once sold, the funds will go into the Vehicle Reserve account to build it back up.

Recommendations:

1. Motion to approve Budget Amendment #2 Payoff of Tanker.
2. Motion to approve the Resolution to Payoff the Tanker Loan.

TOWN OF MOUNT PLEASANT

#2 Payoff of Tanker Truck					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
12-3091-900	Appropriation of Fund Balance	\$ -	\$ -	\$ 36,126.35	36,126.35
11-3091-920	Transfer In from Capital Reserve	\$ -	\$ -	\$ 36,126.35	36,126.35
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
11-4071-003	Fire Eng Tanker Principal	\$ 29,278.00	\$ 37,409.08	\$ -	66,687.08
11-4072-003	Fire Eng Tanker Interest	\$ 1,544.00	\$ -	\$ 1,282.73	261.27
12-4091-890	Transfer Out to General Fund	\$ -	\$ 36,126.35	\$ -	36,126.35
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Totals		\$30,822.00	\$73,535.43	\$73,535.43	\$175,327.40
#1 Purchase of 1431 N Main St					
Prepared by: Amy Schueneman Date: 8/8/2022 Approved by: _____					
Posted by: _____ Date: _____					

Mount Pleasant

North Carolina

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Resolution No. 22/23-01

Resolution to Payoff Tanker Truck Loan

BE IT RESOLVED, that the Town of Mount Pleasant Board of Commissioners hereby designates Finance Officer Amy Schueneman to transfer funds from the Fire Department Vehicle Reserve Fund to the General Fund Checking account and to issue a check to LGFCU Financial Partners, LLC in the amount of \$66,948.35 to pay off the Tanker Truck by August 12th. Thereby saving the Town \$2,398.00 in interest over the next 2 years.

BE IT FURTHER RESOLVED, that the Town of Mount Pleasant Board of Commissioners supports the early payoff of this loan.

This the 8th day of August, 2022.

Mayor Del Eudy

SEAL

Attest:

Amy Schueneman, Town Clerk

LGFCU Financial Partners, LLC

Serviced by Civic FCU
Raleigh, NC 27609
, Phone:(844)772-4842

Town of Mount Pleasant,
P.O. Box 787
Mount Pleasant, NC 28124

Loan Number..... *****-100

Tuesday, August 2, 2022

Dear Town of Mount Pleasant.

The following is the loan payoff information as of
Friday, August 12, 2022.

Town of Mount Pleasant

Payoff for Loan Number:	*****-100
Payoff Date:	08/12/2022
Last Payment:	06/21/2022
Interest Paid To:	06/21/2022
Accrued Interest / Day:	\$5.02
Current Interest Rate:	2.7500
Principal Balance:	\$66,687.08
Accrued Int (08/12/2022):	\$261.27
Late Fees Owing:	\$0.00
Misc Fees Owing:	\$0.00
Escrow Fees:	\$0.00
Total Expenses:	\$0.00
Pay - Off Amount:	\$66,948.35

Sincerely,

Loren Pittman

Mount Pleasant

North Carolina

Founded in 1848

Agenda item:

Consider purchasing 1431 N Main St. for use of the Fire Department during the Renovation and Addition Project.

Narrative:

Randy Holloway met with Rita Gilmore, Realtor for Kay Beckett and made an offer to purchase 1431 N Main St. on July 25, 2022 for \$325,000 on the condition that the Board approves the purchase at the August 8th meeting.

The purpose of purchasing this home is to have living quarters for the firefighters during the construction process and easy access to the trucks for calls. Once the firefighters return to the station, the home will be placed on the market for resale.

A copy of the summary of the meeting with Rita Gilmore, Budget Amendment #1 Purchase of 1431 N Main St., and Resolution to Purchase are attached.

Recommendations:

1. Motion to approve the purchase of 1431 N. Main St.
2. Motion to approve Budget Amendment #1 Purchase of 1431 N Main St.
3. Motion to approve the Resolution to Purchase Property Located at 1431 N. Main St.

Summary of Meeting
for possible purchase of 1431 N. Main St.
July 25, 2022

Attending the meeting were:

Town Manager Randy Holloway
Asst. Town Manager Crystal Smith
Town Clerk/Finance Officer Amy Schueneman
Rita Gilmore, Realtor representing Kay Beckett

RE: Purchase of 1431 N. Main St. by Town for Fire Department to use during renovation.

Town Staff asked about purchasing Kay Beckett's home at 1431 N. Main St.

Rita Gilmore said it would be listed on August 15th. The kitchen and bathrooms were remodeled since 2015 when Ms. Beckett purchased the home. The roof is in decent shape, but the gutters need to be cleaned out. Foundation under house has plastic down. Planning to list for \$360,000 since no comparable comps in area. This would make it easier for her to sale to the Town instead of putting it on the market. Ms. Gilmore did say that Ms. Beckett would have to talk her kids into not putting it on the market. Ms. Beckett is also trying to dispose of some of the furniture and is planning to leave the washer/dryer and refrigerator.

Randy Holloway said the Town would handle any items she leaves in the house, if not needed by the Town. He offered \$325,000 cash with a quick closing, if accepted by Ms. Beckett.

The Town would need to write a (non-refundable) check in the amount of \$3,000 to Kay Becket for Due Diligence and a (refundable) \$500 to the Closing Attorney (hopefully Howard Irvin) for Earnest money. Both would be deducted from the \$325,000 at closing. All this is based on the Board approving the purchase of the home at the August 8th Board meeting.

Rita Gilmore planned to write up the offer and send to Randy Holloway for a signature. Once done, she would give the offer to Ms. Beckett to review.



Amy Schueneman, Town Clerk/Finance Officer

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Resolution 22/23-03

RESOLUTION TO PURCHASE PROPERTY LOCATED AT 1431 N. Main Street

WHEREAS, the Town of Mount Pleasant Board of Commissioners would like to purchase the property (home and lot) at 1431 N. Main Street from Kay Beckett for the Fire Department to use as living quarters while the Fire Department Renovation and Additions take place; and

WHEREAS, this is the only viable location to relocate the firefighters during the construction to have access to the trucks; and

WHEREAS, once the Fire Department Project is complete the Town will resale the property; and

WHEREAS, for all these reasons, the Town Manager has approached the Property Owner and offered to purchase the property at a price of \$325,000 on the condition the Board approves the purchase at the August 8th Board meeting; and

WHEREAS, between the parties the terms for the sale of the said properties are binding and have been diligently negotiated by the Town Board and will be executed by the parties, as contemplated below and as required by law.

WHEREAS, the Property Owners have agreed to sell, and the Town has agreed to buy the said real estate in a purchase agreement to be signed by the parties in consideration of the mutual covenants and agreements contained therein; and

NOW, THEREFORE, the parties agree to the following terms of this Agreement:

1. PROPERTY ADDRESS: The property is located at 1431 N Main Street in Mount Pleasant, North Carolina. PIN # 56702336880000 totaling 0.344 acres Deed Book 11398, Deed Page 0099; and

2. PRICE: The purchase price of Property Owners' approximately 0.344 acres with home by the Town of Mount Pleasant is for the price of \$325,000, payable by the Town at the time of closing; and

3. TITLE - Land Owner shall convey the properties by a fee simple warranty deed to the Town at Closing; and

4. POSSESSION: Town's possession will be delivered at Closing; and

5. The purchase agreement requires the parties to work together in good faith and to proceed diligently toward the completion of all terms. The Agreement is in a form and content satisfactory to each party and to each party's legal counsel and is hereby approved in this public session of the Town of Mount Pleasant Board of Commissioners; and

6. NO PROVISION OF THE PURCHASE AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A PLEDGE OF THE FAITH AND CREDIT OF THE TOWN WITHIN THE MEANING OF ANY CONSTITUTIONAL DEBT LIMITATION. NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A DELEGATION OF GOVERNMENTAL POWERS NOR AS A DONATION BY OR A LENDING OF THE CREDIT OF THE TOWN WITHIN THE MEANING OF THE CONSTITUTION OF THE STATE OF NORTH CAROLINA; and

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

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

7. The purchase agreement constitutes the entire agreement between the parties with respect to the matters covered herein and supersedes any prior negotiations, understandings, or agreements with respect to the matters contemplated hereby.

8. Town Board authorizes the Town Manager to execute any documents needed to complete this transaction.

9. Town Board authorizes Finance Officer to issue a Budget Amendment, purchase orders, and to transfer and issue funds for the completion of the purchase.

Signed on the 8th day of August, 2022

By: _____ (Seal)
Mayor Del Eudy

Attested to:

By: _____
Amy Schueneman, Town Clerk

Mount Pleasant

North Carolina

Founded in 1848

AGENDA ITEM:

Consider receiving an update and recommendation on the USDA loans project and NC State ARP funds.

NARRATIVE:

The Town has received official notification and we have been allocated an additional \$4,811,000 in ARP funds to be used for water and sewer infrastructure projects.

The Town's Leadership Team has discussed these funds and recommends that we reduce the amount of the USDA loan to approximately four (4) million dollars and use the additional ARP funds to fund the unfunded USDA projects. The USDA projects would be sewer related and the ARP funds would be used to fund the water line projects there were originally included in the USDA project. This proposal would still fund every water and sewer project that has been discussed and will leave the Town in the position of being able to borrow four (4) million dollars in the future to help fund the replacement of the dam at the raw water intake site.

RECOMMENDATION:

Motion to approve removing the water line projects from the USDA loans and using the additional \$4,811,000 of ARP funds to fund the water line projects.