

Mount Pleasant

North Carolina

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**Town of Mt. Pleasant
Regular Board Meeting
Monday, March 9, 2020
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, 160A-381(d), or 160A-388(e)(2). **NC State Statute 160A-75**)*

3. Approve Agenda (Pages 1-2)

4. Consent Agenda (Pages 3-8)

- A. Minutes February 10, 2020 (pages 3-6)
- B. Budget Amendment #15 2020 Sheriff's SUV purchase (page 7)
- C. Sold 1968 Kais Brush Truck on GovDeals (page 8)

5. Reports (Pages 9-19)

- A. Town Manager- Randy Holloway (page 9)
- B. Asst. Town Manager-Crystal Smith (page 10)
- C. Town Clerk/Finance Officer - Amy Schueneman (page 11)
- D. Planning & Economic Development Director - Erin Burris (pages 12-14)
- E. Code Enforcement Officer- Jeff Watts (not received at this time)
- F. Fire Dept.-Fire Chief Jerry Taylor (not received at this time)
- G. Police Dept.-Deputy Stephen Wagoner (pages 15-19)

6. Public Hearings (Pages 20-30)

ANX 2020-02 1305 C Street Voluntary Contiguous Annexation

7. Old Business

None

8. New Business (Pages 31-47)

- A. Consider the five applications received for the open position to replace Jeff Helmintoller on the Planning & Zoning Board that expires on June 30, 2022. (pages 31-41)

B. Consider a project proposal from Bizzell Design Inc. for the planning and design of a major entrance sign for the Town at the intersection of Highway 49 and Highway 73 in the amount of \$4,760. (pages 42-47)

C. Consider Resolution of Support for a PARTF grant for Concession/Bathroom/ other improvements to McAllister Park area (*information for this item will be presented at the meeting*)

9. Closed Session 143-318.11. (a)(#6) Discuss Planning & Zoning Board applicants.

To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.

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.*

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**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, February 10, 2020 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Steve Ashby
Commissioner Justin Simpson (arrived at 6:02pm)
Commissioner William Meadows
Commissioner Jim Sells
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present Erin Burris, Crystal Smith, Jennifer Blake, Pastor Nick Newman, Deputy Stephen Wagoner, Lt. Col. Tim Neel, Michaella Good, Ryan Stancil, Lia Wise, Josh Flanigan, Nate Deaton, Martha Dobson, Capt. Laura Heggins, Mr. Heintz, Tammy Heintz, Thomas Heintz (Boy Scout Troop #5) and Kay Beckett.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Nick Newman from Propel Church led the Board in prayer. He prayed for the family of Troy Barnhardt.

PLEDGE OF ALLEGIANCE

Mt. Pleasant High School Jr. ROTC presented the colors while Mayor Eudy led the Pledge of Allegiance.

1. Public Forum

No one spoke at the Public Forum.

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.

3. Approve Agenda

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

Mayor Eudy informed the Board that several applicants for the Planning & Zoning Board were unable to make it this evening. Therefore, New Business item A will be postponed until March 9th meeting, as well as the Closed Session.

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

4. Consent Agenda

- A. Minutes January 13, 2020
- B. Budget Amendment #14 adjustment for Main St. Medical PRV repair
- C. Annual Purge List for January 23, 2020
- D. Proclamation for Black History Month

No items were brought out for discussion.

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

6. Reports

- A. Town Administrator- Randy Holloway
- B. Asst. Town Administrator-Crystal Smith
- C. Town Clerk/Finance Officer- Amy Schueneman
- D. Planning & Economic Development Director -Erin Burris
Mrs. Burris wanted to show the Home Town video entry she put together to have the HGTV show come in and take over the Town to spruce it up. The Board thought it was a good representation of the communities needs.
- E. Code Enforcement Officer- Jeff Watts
- F. Police Dept.-Deputy Stephen Wagoner
- G. Fire Dept.-Fire Chief Jerry Taylor and Deputy Chief Dustin Sneed

7. Old Business

None

8. New Business

A. Consider the five applications received for the open position to replace Jeff Helmintoller on the Planning & Zoning Board that expires on June 30, 2022.

Postponed until March 9, 2020.

B. Consider a replacement for Buddy Watts as a member of the ABC Board with a term that expires on June 30, 2021.

The Board discussed the willingness of Rick Lambert in the past year to serve on the ABC Board. His application is still on file.

A motion for Rick Lambert to fill the vacancy on the ABC Board with a term that expires on June 30, 2021 was made by Commissioner Ashby with a second by Commissioner Sells. All Board Members were in favor. (5-0)

C. Consider purchasing a new 2020 Ford SUV from Hilbish Motor Company for \$34,316.74 for the town appointed Sheriff's Deputy.

Deputy Adam Sellers is currently driving a 2011 Ford Crown Victoria and it is due to be replaced. The SUV would be paid from the Police Vehicle Reserve Fund which has a current balance of \$56,569.53. The Town would receive special pricing under the Cabarrus County contract.

A motion to purchase a new 2020 Ford SUV from Hilbish Motor Company for \$34,316.74 for the town appointed Sheriff's Deputy was made by Commissioner Ashby with a second by Commissioner Sells. All Board Members were in favor. (5-0)

A quote from Hilbish Motor Company is included in the Minute Book.

D. New rules from the State concerning the Annual Audit for FY 2019/2020.

Crystal Smith, Assistant Town Manager, informed the Board that Rick Driscoll from Sherrill & Smith notified Crystal Smith & Amy Schueneman that due to the new laws from the State of North Carolina the Town would need to have a firm to prepare for the Audit and another firm to do the Audit for FY 2019/2020.

Sherrill & Smith would like to continue to prepare the books for the Audit. Estimated cost for this service is \$8,000-\$10,000. A firm quote will be given at a later date.

Town Staff sent out the Request for Proposals (RFP) to provide the Audit service to four CPA firms in the area recommended by other municipalities in the county. The RFP we are using is a template provided by LGFCU for municipalities to use.

No motion was made. Information only.

E. Consider informing Town Staff of any additional items the Board would like to discuss in the Budget Workshop set for Friday, March 6 from 6-8pm and Saturday, March 7 from 8am-noon.

Randy Holloway, Town Manager, asked the Board if there was anything they would like to have Staff research prior to the Budget Workshop. The Board did not have any topics to add. Therefore, Mr. Holloway feels everything can be done on Saturday, March 7.

Discussion only. No motion was made.

F. Consider selecting a new "designation of an Official to make recommendations to the North Carolina Alcoholic Beverage Control Commission of ABC permit applications."

The current Official according to the ABC Commission is former Mayor Scott Barringer. The Town needs to select an Official to sign all future paperwork for stores and restaurants to sale alcoholic beverages. The person selected can be an elected board member or someone on the Town Staff.

Mayor Eudy stated he did not care if he or Randy Holloway was appointed. It just needed to be changed.

A motion to designate Randy Holloway as "an Official to make recommendations to the North Carolina Alcoholic Beverage Control Commission of ABC permit applications"

was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

G. ANX 2020-02 1305 C Street Voluntary Contiguous Annexation

Town Planner Erin Burris stated that the property owner, Todd Key, has submitted a petition for voluntary contiguous annexation for the portion of the subject property, which is a total approximately 2.2 acres. Approximately 1.1 acres of the property is currently in the Town Limits while the other 1.1 acres is not in the Town Limits. The portion of the property that is located in the Town Limits is currently zoned Residential Medium Density (RM). The portion of the property located in out of the Town Limits is currently zoned Residential Low Density (RL).

Mr. Key would like to build approximately 5-6 homes on this site.

Mrs. Burris asked the Board to hold a Public Hearing at its next meeting on March 9.

A motion to hold a Public Hearing for ANX 2020-02 1305 C Street Voluntary Contiguous Annexation was made by Commissioner Simpson with a second by Commissioner Ashby. All Board Members were in favor. (5-0)

9. Closed Session 143-318.11. (a)(#6) Discuss Planning & Zoning Board applicants.

This item was postponed until March 9, 2020 along with New Item A. Consider the five applications received for the open position to replace Jeff Helmintoller on the Planning & Zoning Board that expires on June 30, 2022.

No motion made.

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, March 9, 2020 in the Regular Meeting.

Town Clerk Amy Schueneman

Mayor W. Del Eudy

SEAL



Mount Pleasant, NC
 PO Box 787
 8590 Park Drive
 Mount Pleasant, NC 28124-0787

Bill of Sale Date: 25 Feb 2020
 Asset ID: 54

Bill of Sale Number: 2252020
 Inventory ID: 54

Description of Property	Award Amount
1968 Kais Brush Truck 2.5 ton	3155.00

Asset Information



Year: 1968 Make/Brand: Kais Model: VIN/Serial: 0125112254
 Meter: Title Restriction: No Title Restriction

Sale Information

Actual Sold Amount:	USD \$3,155.00	Town Receives	Paid On: 26 Feb 2020 Credit Card
Other Amount:	USD \$0.00	Other Amount Description:	
Buyer's Premium:	USD \$394.37	Tax Rate: 0%	
Tax Amount:	USD \$0.00		
Total Amount:	USD \$3,549.37	* Taxable Items	

Randal Troutman
 5150 Barrier Georgeville Rd
 Mt Pleasant, NC 28124
 USA
 rtroutman69@yahoo.com
 7047851141

Asset is sold as is, where is and without warranty. Once the asset is removed from the seller's premises there is no refund of monies previously paid.

Buyer/Agent Signature: *Randal Gene Troutman*
 Print Name: Randal Gene Troutman
 Date: 2/28/2020

MEMORANDUM

To: Mayor and Town Board
From: Randy Holloway, Town Manager
Date: March 9, 2020
RE: Manager's report for February 2020

Please find listed below an update / overview for the month of February 2020

- Had a meeting with the Leadership Team from the Community Church of Mt. Pleasant to discuss several possible sites they have under consideration to purchase for a future church site.
- Made a presentation along with the Mayor to the Women's Baptist Group.
- Had a meeting with Cabarrus County to request the needed utility easement along the back of the Mt. Pleasant High School property for a sewer line project.
- Had a meeting with Cabarrus County and the Sheriff's Office to discuss the law enforcement contract for next year and beyond.
- Participated in the quarterly meeting of the Mt. Pleasant Downtown Business group.
- Continued working with the Leadership Team preparing for the FY-2020/2021 Budget workshop. This item is where the majority of my time was spent for the month of January 2020.
- Attended the monthly meeting of the Cabarrus Economic Development Board of Directors meeting.
- Worked with Staff and Town Engineer to keep the FEMA project moving forward to meet the deadline of March 2020. We requested and received an extension on the deadline that is now October of 2021. We hope to have this project completed by the end of this calendar year.
- Continued to meet with multiple developers on projects around the Town.

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ASSISTANT TOWN MANAGER'S REPORT
March 2020

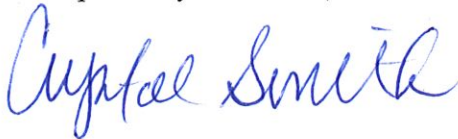
To: Mayor & Commissioners

From: Crystal Smith, Assistant Town Administrator

Subject: February 2020 Activity Report

- Attended Leadership Team Meeting
- Attended Cabarrus Community Planning 2020 meeting - sent Community needs surveys to schools, Town Staff and Mayor/Commissioners
- Participated in BCBS monthly training webinar
- Attended monthly Cabarrus County Census team meeting
- Attended kick off meeting for I Love My City
- Attended Downtown Association Meeting
- Working on Independence Celebration
- Continued preparing for FY 2020/2021 budget workshop

Respectfully submitted,



Crystal Whitley Smith
Assistant Town Administrator

FINANCIAL REPORT as of February 29, 2020

Cash Balances

	General Fund	Powell Bill Bank Account	GF-Capital Reserve	Water/Sewer Fund	Capital Project Fire Station Add
First Bank-Checking	227,663.50	35,522.15		98,875.15	198,936.79
First Bank-Payroll Checking	81,311.99				
First Bank-General Fund Money Market	968,531.66				
First Bank- Retiree Insurance Money Market	9,401.27				
First Bank-W/S Money Market			849,897.35		
First Bank-Façade Grant	10,002.09				
First Bank-Savings (Sidwalk Escrow)	6,299.14				
First Bank- Capital Reserve- Police Vehicles			32,071.24		
First Bank- Capital Reserve- FD Vehicles			66,492.80		
Uwharrie Bank Savings (Park Dev)	33,159.24			5,933.73	
Uwharrie Bank-Dredging (Savings)	855,758.86			1,308.79	
NC Capital Mgmt Trust- 42% Reserve					
NC Capital Mgmt Trust-Debt Setoff Acct					

TOTAL
3,481,165.75

Total Cash Balances

2,192,127.75 35,522.15 98,564.04 956,015.02 198,936.79

2019-2020

	General Fund		Water Sewer Fund	
	APPROVED	MONTH TO DATE	MONTH TO DATE	YEAR TO DATE
	2019-2020	(Encumbered)	(Encumbered)	TO DATE
Revenues	2,711,163.00			2,220,921.28
Expenditures	2,655,663.00	744,725.32		1,758,751.44
				\$490,241.72
				\$152,186.24
				82%
				94%
Revenues	1,488,262.00			797,947.79
Expenditures	1,488,262.00	78,301.40		645,618.87
				\$690,314.21
				\$764,341.73
				54%
				49%

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Planning and Economic Development March 9, 2020

Cases

ANX 2020-02, REZ 2020-01, SUB 2020-01 (minor) 1305 C Street

Description: Request for voluntary contiguous annexation of 1.1 portion of a 2.2 acre tract (1.1 acres already in town limits), rezone to match surrounding zoning, and subdivide 5 lots for 5 single-family houses.

Area: 2.2 acres

Location: 1305 C Street

Cabarrus County Parcel Number: 5670-43-7487

Current Zoning: Split Residential Medium Density (RM) and Residential Low Density (RL)

Proposed Zoning: Residential High Density (same as the rest of C street)

Current Status: Scheduled for March 9 annexation public hearing. Rezoning scheduled for March 23 Planning and Zoning Board meeting.

SUB 2018-02 (revised) South Skyland Drive Residential Infill

Description: Major subdivision for 16 single-family attached residential units (townhomes).

Area: 4.33 acres

Location: 991 South Skyland Drive

Cabarrus County Parcel Number: 5660-95-4083

Zoning: CZ RH Residential High Density Conditional Zoning (revised plan)

Current Status: Notice to proceed issued. Awaiting installation of improvements.

SUB 2018-01 College Street/MPCI Street Residential Infill

Description: Extension of existing MPC1 Street right-of-way and 9 lots proposed.

Area: approx. 4 acres

Location: MPC1 Street Extension (past College Street)

Cabarrus County Parcel Numbers: portion of 5670-04-9558

Zoning: Conditional Zoning District Residential Medium Density (CZ RM)

Current Status: Contingent notice to proceed issued. Water and sewer systems approved by NCDEQ. Final Plat reviewed. Developer plans on submitting Letter of Credit or Bond for uncompleted improvements.

Permits

February report attached.

Transportation

- The Town's Bicycle and Pedestrian Plan existing conditions report has been completed and initial evaluation criteria has been proposed. The third steering committee meeting was held February 25. Five projects have been detailed for future implementation. Staff is waiting on the consultant to prepare the final draft of the plan, which will be presented to the Planning & Zoning Board and Town Board for adoption.
- The Cabarrus-Rowan MPO is accepting applications for Surface Transportation Block Grant (STBG) through April 30. Town staff is preparing the grant application and working with Alley Williams, Carmen and King to prepare an updated preliminary cost estimate.
- The Highway 73 and Main Street intersection project has been delayed by NCDOT due to lack of funding. No turn on red signs, a 5-second leading pedestrian interval, and orange blazes on the speed limit signs were added in December 2019.

Comprehensive Plan Implementation

- Staff prepared an RFP to solicit proposals for a National Register Study List update. Staff is preparing the final RFP to address State Historic Preservation Office comments and hopes to start the project in April or May.
- Staff is preparing the North Carolina Parks and Recreation Trust Fund (PARTF) grant application to help pay for Concession Stand/Restroom improvements at McAllister Field. Preliminary application submittal deadline is April 1, 2020. Final application is due May 1, 2020.
- Staff is working with Duke Energy to prepare a study to reroute and/or bury the utility lines within downtown and along N. Main Street. Staff will request a budget amendment for the \$21,000 to complete the study.

February 2020 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2020-05	2/11/2020	5660-96-6948	7894	NC Hwy. 49 N	Accessory	Decorative Silo, Accessory, Outdoor Storage	Down South Deals	
Z-2020-06	2/20/2020	5660-95-6402	7920	W. Franklin St.	Accessory	Storage Shed	MP Church of God	
Z-2020-07	2/25/2020	5670-22-8782	8542	E. Franklin St.	Upfit	Finishing garage as heated area	Derick Derner	
Z-2020-08	2/25/2020	5670-22-8782	1500	S. Washington St.	Accessory	Storage Shed	Adam Love	Verify Setbacks

4 Zoning Permits

Cabarrus County Sheriff's Office

Law Calls for Service

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12/01/2019 - 02/29/2020

OFFICER-INITIATED

	Dec-19	Jan-20	Feb-20
Total	614	925	962
50 B OR C	0	2	1
CIVIL PROCESS	1	0	5
DOMESTIC DISTURBANCE	0	0	1
DRUG INVESTIGATION	0	2	0
ESCORT	2	0	0
FOLLOW UP	9	9	3
INFORMATION	0	1	0
INVESTIGATION	0	2	3
LARCENY	0	0	1
SEARCH WARRANT	0	0	1
SECURITY CHECK	565	861	911
STRANDED MOTORIST	2	1	1
SUSPICIOUS SUBJECT	0	1	2
SUSPICIOUS VEHICLE	6	8	5
TRAFFIC ACCIDENT PI	0	1	0
TRAFFIC STOP	29	36	28
WARRANT	0	1	0

DISPATCHED

	Dec-19	Jan-20	Feb-20
Total	75	62	37
911 HANGUP	1	1	0
ALL ANIMAL CONTROL CALLS	0	0	3
ASSIST COUNTY FIRE DEPARTMENT	0	1	0
ASSIST EMS	2	1	2
ASSIST OTHER	1	0	0
BANK ALARM	1	0	0
BREAKING AND ENTERING OF BUSN	0	1	0
BREAKING ENTER OF VEHICLE	1	0	0
BURGLAR ALARM	6	4	1
CARELESS RECKLESS DRIVING	3	3	2
COMMITMENT PAPERS	1	1	0
COMMUNICATING THREATS	0	1	0
CRIMINAL SUMMONS	0	0	1
DISCHARGE FIREARMS	1	0	0
DISPUTE (ANYONE)	9	5	2
DOMESTIC ASSIST	2	0	1
DOMESTIC DISTURBANCE	0	1	1
DRUG INVESTIGATION	0	0	1
ESCORT	14	1	2
FIGHT	1	0	1
FRAUD / FORGERY	0	0	1
HARRASSING PHONE CALLS	1	0	0
INFORMATION	0	1	0
LARCENY	4	2	1
MISSING PERSON OR RUNAWAY	0	0	1
PROPERTY DAMAGE	1	3	2
PROWLER	0	1	0
RECOVERED PROPERTY	1	0	0
REPOSESSION	0	1	0
ROAD HAZARD	0	1	0

	Dec-19	Jan-20	Feb-20
SERVICE CALL LAW	5	3	2
STRUCTURE FIRE	0	1	0
SUICIDE / PSYCHIATRIC / ABNOR	0	0	1
SUSPICIOUS SUBJECT	5	8	5
SUSPICIOUS VEHICLE	5	6	3
THREATENING SUICIDE	0	1	0
TRAFFIC ACC PROPERTY DAMAGE	6	8	1
TRAFFIC ACCIDENT PI	0	1	0
TRAFFIC STOP	0	0	1
TRESPASSING	1	1	0
WARRANT	0	2	1
WELFARE CHECK (PERSON)	3	2	1

Details for Dispatched Calls for Service

02/01/20 - 02/29/20

Total Disp. CFS: 37

Event #	Date / Time	Street	Case #	Call Source
ALL ANIMAL CONTROL CALLS			3	
20-023584	02/14 07:31	E FRANKLIN ST		PHONE
20-023790	02/14 12:41	MT PLEASANT RD S/OLDENBURG DR	20-0214-0003	PHONE
20-026732	02/19 16:43	E FRANKLIN ST		PHONE
ASSIST EMS			2	
20-019334	02/06 09:47	SHORT ST	20-0206-0007	E911
20-031453	02/28 23:24	BARRINGER DR		PHONE
BURGLAR ALARM			1	
20-018725	02/05 04:39	N MAIN ST		PHONE
CARELESS RECKLESS DRIVING			2	
20-023292	02/13 16:34	W FRANKLIN ST		PHONE
20-031308	02/28 17:29	NC HWY 49 N/N MAIN ST		PHONE
CRIMINAL SUMMONS			1	
20-021826	02/11 00:11	S MAIN ST	20-0211-0001	PHONE
DISPUTE (ANYONE)			2	
20-025131	02/16 19:40	REID ST		PHONE
20-025232	02/17 00:08	BARRINGER ST		PHONE
DOMESTIC ASSIST			1	
20-027082	02/20 12:28	ROSS CIR		PHONE
DOMESTIC DISTURBANCE			1	
20-027309	02/20 21:34	OLDENBURG DR		XFER
DRUG INVESTIGATION			1	
20-029755	02/25 14:44	NC HWY 49 N	20-0225-0009	PHONE
ESCORT			2	
20-020382	02/08 10:24	COOK ST		PHONE
20-020383	02/08 10:29	S MAIN ST		PHONE
FIGHT			1	
20-017844	02/03 12:44	E FRANKLIN ST		PHONE
FRAUD / FORGERY			1	
20-022118	02/11 12:54	NC HWY 73 E	20-0211-0009	PHONE
LARCENY			1	
20-019853	02/07 09:58	RHINELAND CT	20-0207-0006	PHONE
MISSING PERSON OR RUNAWAY			1	
20-026521	02/19 09:53	E FRANKLIN ST		PHONE
PROPERTY DAMAGE			2	
20-019914	02/07 12:45	E FRANKLIN ST		PHONE
20-019974	02/07 14:28	S MAIN ST		PHONE
SERVICE CALL LAW			2	
20-018001	02/03 18:46	S MAIN ST/E FRANKLIN ST		PHONE
20-027523	02/21 10:30	W FRANKLIN ST/SUMMER ST		PHONE
SUICIDE / PSYCHIATRIC / ABNOR			1	
20-028219	02/22 19:15	NORTH DR		PHONE
SUSPICIOUS SUBJECT			5	
20-016944	02/01 19:47	NC HWY 49 N		PHONE
20-019099	02/05 21:33	W FRANKLIN ST		PHONE
20-020109	02/07 19:53	W FRANKLIN ST		PHONE

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SUSPICIOUS SUBJECT				5	<i>(continued,</i>
20-022920	02/12	22:07	E FRANKLIN ST		PHONE
20-023286	02/13	16:03	PINTO PL		PHONE
SUSPICIOUS VEHICLE				3	
20-025096	02/16	18:44	NC HWY 49 N		PHONE
20-025168	02/16	21:19	NC HWY 49 N		PHONE
20-031657	02/29	11:39	OLDENBURG DR/WALDECK CT		PHONE
TRAFFIC ACC PROPERTY DAMAGE				1	
20-025641	02/17	18:32	NC HWY 49 N		PHONE
TRAFFIC STOP				1	
20-028685	02/23	16:39	W FRANKLIN ST/SUMMER ST	20-0223-0005	PHONE
WARRANT				1	
20-027117	02/20	13:50	E FRANKLIN ST		PHONE
WELFARE CHECK (PERSON)				1	
20-016808	02/01	14:54	LEE ST		PHONE

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NOTICE OF PUBLIC HEARING

The Town of Mount Pleasant Board of Commissioners will hold a public hearing at the regular meeting on **Monday, March 9, 2020 at 6:00PM** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following item:

ANX 2020-02 C Street (Key Property)

Voluntary contiguous annexation request by property owner Alton Todd Key to annex approximately 1.1 acres of a 2.2 acre property. Half of the parcel is already in the Town Limits. Location: 1305 C Street. Cabarrus County Parcel Numbers: portion of 5670-43-7487. Current Zoning (ETJ portion of property): Residential Low Density (RL). Current Zoning (Town Limits portion of property): Residential Medium Density (RM).

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 for the Deaf (1-800-735-8262).

Publish date: Friday, February 28, 2020

Town Board of Commissioners Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, March 9, 2020

6:00 PM

To: Mayor Eudy and Board of Commissioners
From: Erin S. Burris, AICP – Planning & Economic Development Director
Date: February, 2020
Subject: ANX 2020-02 1305 C Street
Voluntary Contiguous Annexation

A. BACKGROUND

Applicant(s): Alton Todd Key
851 Langley Drive, SE
Concord, NC 28025

Location: 1305 C Street

PIN(s): 5670-43-7487

Property Size: 2.2 acres (1.1 acres currently in Town Limits)

Current Zoning: Portion of property in Town Limits- Residential Medium Density (RM)
Portion of property out of Town Limits-Residential Low Density (RL)

B. PROPOSED ANNEXATION EVALUATION

The property owner has submitted a petition for voluntary contiguous annexation for the portion of the subject property, which is a total approximately 2.2 acres. Approximately 1.1 acres of the property is currently in the Town Limits while the other 1.1 acres is not in the Town Limits. The portion of the property that is located in the Town Limits is currently zoned Residential Medium Density (RM). The portion of the property located in out of the Town Limits is currently zoned Residential Low Density (RL).

The Future Land Use Map designates this area for "Medium Intensity" uses which may include medium density residential uses of between two to four dwelling units per acre and low to medium intensity civic or institutional uses. The parcel is currently vacant.

The annexation assessment criteria are listed below and the applicable degree of favorability is **highlighted in red** for each of the criteria.

A. Contiguity

- **Contiguous to primary corporate limits – Most Favorable**
- Noncontiguous within ETJ but contiguous with other satellite area – More Favorable
- Noncontiguous but within ETJ – Favorable
- Noncontiguous outside of ETJ – Least Favorable

B. Size of Proposed Area

- Very large area (greater than 100 acres) – Most Favorable
- Large area (50 – 100 acres) – More Favorable
- Medium area (25 – 50 acres) – Favorable
- Smaller area (10 – 25 acres) – Less Favorable
- **Small area (less than 10 acres) – Least Favorable (However, a portion of the property is already in the Town Limits)**

C. Utility Service

- Current water and sewer customer – Most Favorable
- **Access to existing water and sewer service – Most Favorable**
- Access to existing water and planned sewer service – More Favorable
- Access to existing sewer and planned water service – More Favorable
- Direct access to existing water service only – Favorable
- Access to planned water and sewer service – Favorable
- In serviceable sewer basin but no planned project – Less Favorable
- Outside of water service area (more than .5 miles from service line) – Less Favorable
- Outside serviceable sewer basin – Least Favorable
- Outside of utility service area – Least Favorable

D. Fire District

- **Inside of Mt. Pleasant Fire District – Most Favorable**
- Outside of Mt. Pleasant Fire District – Least Favorable

E. Development Status

Only a small portion of the property is developed, so it falls between the two highlighted options.

- Developed property in conformance with Town ordinances (in ETJ) – Most Favorable
- Vacant property with planned development and proper zoning (in ETJ) – Most Favorable
- **Vacant property with planned development and requires rezoning (in ETJ)– More Favorable (property is currently split-zoned)**
- Developed property in conformance with Town ordinances (in ETJ) –Favorable
- Vacant property with no planned development (in ETJ) – Favorable
- Vacant property with planned development (outside ETJ, outside of Planning Area) – Less Favorable

- Vacant property with no planned development (outside ETJ, inside Planning Area) – Less Favorable
- Developed property not in conformance with Town ordinances (outside ETJ, inside Planning Area) – Less Favorable
- Developed property not in conformance with Town ordinances (outside ETJ, outside Planning Area) – Least Favorable
- Vacant property with no planned development (outside ETJ, outside Planning Area) – Least Favorable

Based on the evaluation criteria, the proposed annexation has three (3) instances of being *Most Favorable*, one (1) instance of being *More Favorable*, and one (1) instance of being *Least Favorable*. Staff considers this annexation to be **More Favorable**.

C. ACTION REQUESTED

After holding a public hearing, vote to approve or deny the ordinance for voluntary contiguous annexation.

D. ATTACHMENTS

1. Annexation Petition
2. Annexation Ordinance
3. Metes & Bounds Description
4. Survey
5. Annexation Map
6. Aerial Map

Mount Pleasant

North Carolina

Founded in 1848

PETITION REQUESTING ANNEXATION

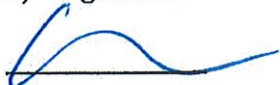
Date: 1/26/2020

To the Board of the Town of Mount Pleasant:

1. We the undersigned owners of the real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Mount Pleasant.
2. The area to be annexed is contiguous to the Town of Mount Pleasant and the boundaries of such territory are as such:

(Attach metes and bounds description and map)

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S.153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof)

Name	Address	<u>Do you declare vested rights?</u> (Indicate Yes or No)	Signature
1. <u>Alan Todd Key</u>	<u>851 Langley Dr. SE Concord, NC 28025</u>	<u>NO</u>	
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____

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

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE TOWN OF MOUNT PLEASANT, NORTH CAROLINA**

WHEREAS, the Board of Commissioners has been petitioned pursuant to G.S. Chapter Chapter 160A, Article 4A, Part 1 to annex the attached described area identified as ANX 2020-02; and

WHEREAS, the Town Clerk investigated and certified the sufficiency of the petition; and

WHEREAS, the Board of Commissioners held a public hearing for this annexation at the Mount Pleasant Town Hall at 6:00 PM on March 9, 2020 after due notice by publication on February 28, 2020; and

WHEREAS, the Board of Commissioners finds that the petition meets the requirements of G. S. 160A-31

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Mount Pleasant, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the attached described territory (ANX 2020-01) is hereby annexed and made part of the Town of Mount Pleasant as of March 10, 2020.

Section 2. Upon and after March 10, 2020, the attached described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Mount Pleasant and shall be entitled to the same privileges and benefits as other parts of the Town of Mount Pleasant. Said territory shall be subject to municipal taxes according to G.S. 160A-31 (e) and G.S. 160A-58-10.

Section 3. The Mayor of the Town of Mount Pleasant shall cause to be recorded in the office of the Register of Deeds of Cabarrus County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described as attached, together with a duly certified copy of this ordinance. Such map shall also be delivered to the County Board of Elections, required by G.S. 163-288.1.

Adopted this 9th day of March, 2020

APPROVED AS TO FORM:

W. Del Eudy, Mayor

Town Attorney

ATTEST:

Amy Schueneman, Town Clerk

LEGAL DESCRIPTION

Being all of a 2.195 acre parcel of land situated in the Mount Pleasant Community, Number Eight Township, Cabarrus County, North Carolina, being part all that property as described in Deed Book 12593 Page 172, Cabarrus County Register of Deeds and more particularly described by metes and bounds as follows:

BEGINNING at a computed point in a 24" oak having North Carolina State Plane Coordinates of N. 603,413.02, E. 1,574,586.05, said point being N 18°19'18" W, 1,092.20 feet (grid distance), 1,092.36 feet (ground distance), using a Combined Grid Factor of 0.9998533 from NCGS Station "Z 78" having North Carolina State Plane Coordinates of N. 602,376.19, E. 1,574,930.18, said point being on the northerly line of the Congressional Christian Church tract as described in Deed Book 422 Page 134 Cabarrus County Register of Deeds, said point being on the easterly right of way line of a 60 foot Right of Way, "Graded Street" as described in Deed Book 12593 Page 172, Cabarrus County Register of Deeds.

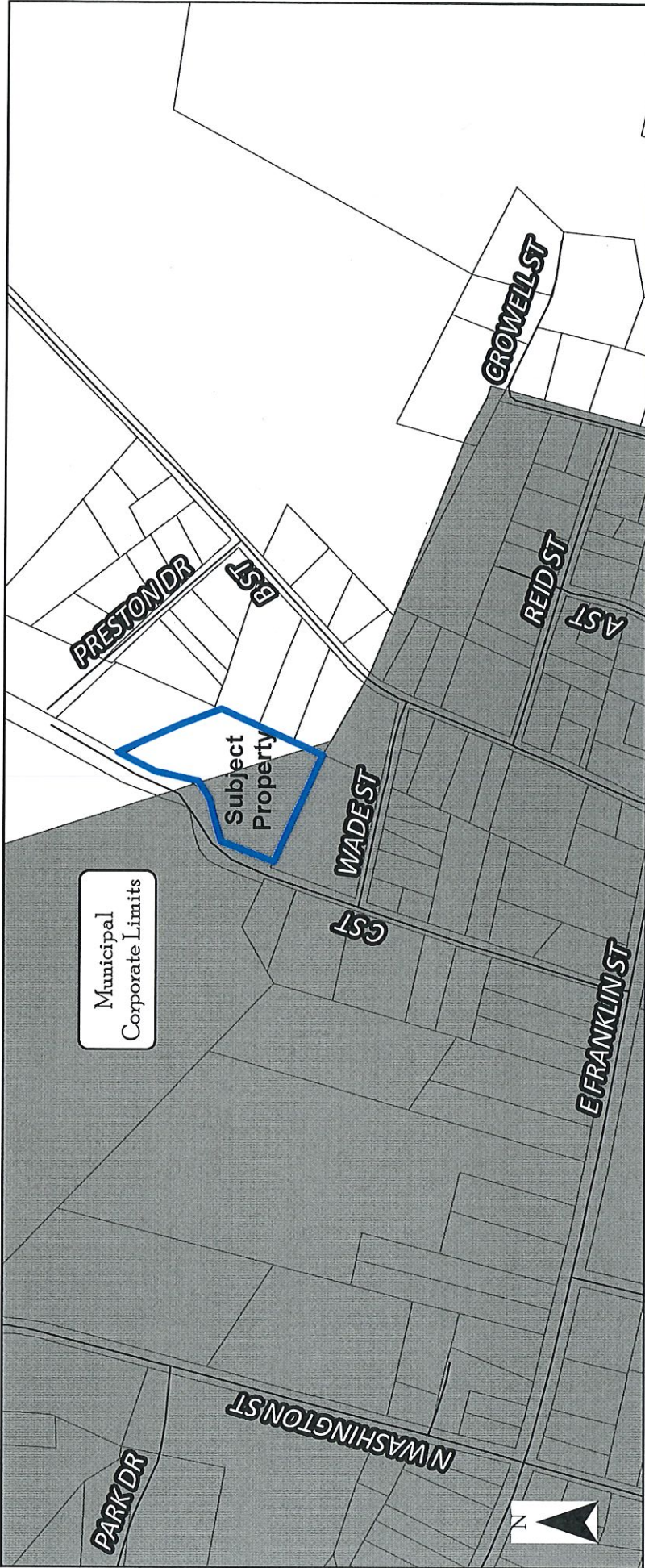
Thence, from said POINT OF BEGINNING, and with the easterly line of said 60 foot right of way the following four courses:

1. N 19°03'27" E, passing a new iron pin at 5.00 feet, a total distance of 103.36 feet to new iron pin.
2. With the arc of a circular curve to the right having a radius of 77.94 feet, an arc length of 86.74 feet, and a chord which bears N 50°56'28" E, 82.34 feet to a new iron pin.
3. With the arc of a circular curve to the left with having a radius of 149.68 feet, an arc length of 153.05 feet, and chord which bears N 53°31'53" E, 146.47' to a new iron pin.
4. N 24°14'27" E, 154.19 feet to a new iron pin, the southwesterly corner of the Betty S. Mitchell tract as described in Deed Book 11980 Page 133, Cabarrus County Register of Deeds.

Thence, with the southeasterly lines of said Mitchell tract, the following two courses:

1. S 21°42'33" E, 116.40 feet to new iron pin.
2. S 24°27'33" E, 154.87 feet to new iron pin on the westerly line of the Albert Streater tract as described in Deed Book 367 Page 491 Cabarrus County Register of Deeds.

Thence with westerly line of said Streater tract, and with the westerly line of Preston Crump tract as described in Deed Book 226 Page 124, and the westerly line of the Eugene Crump Estate tract as described in Deed Book 246 Page 140 Cabarrus County Register of Deeds S 24°14'24" W, passing an existing 3/8 inch rebar by a 3/4 inch rebar at 168.66, the southwesterly line of said Crump tract, a total distance of 288.66 feet to a new iron pin, the northwesterly corner of the Joshua L. Pressley tract as described in Deed Book 10019 Page 001, Cabarrus County Register of Deeds, said iron being the northeasterly corner of said Congressional Christian Church tract.



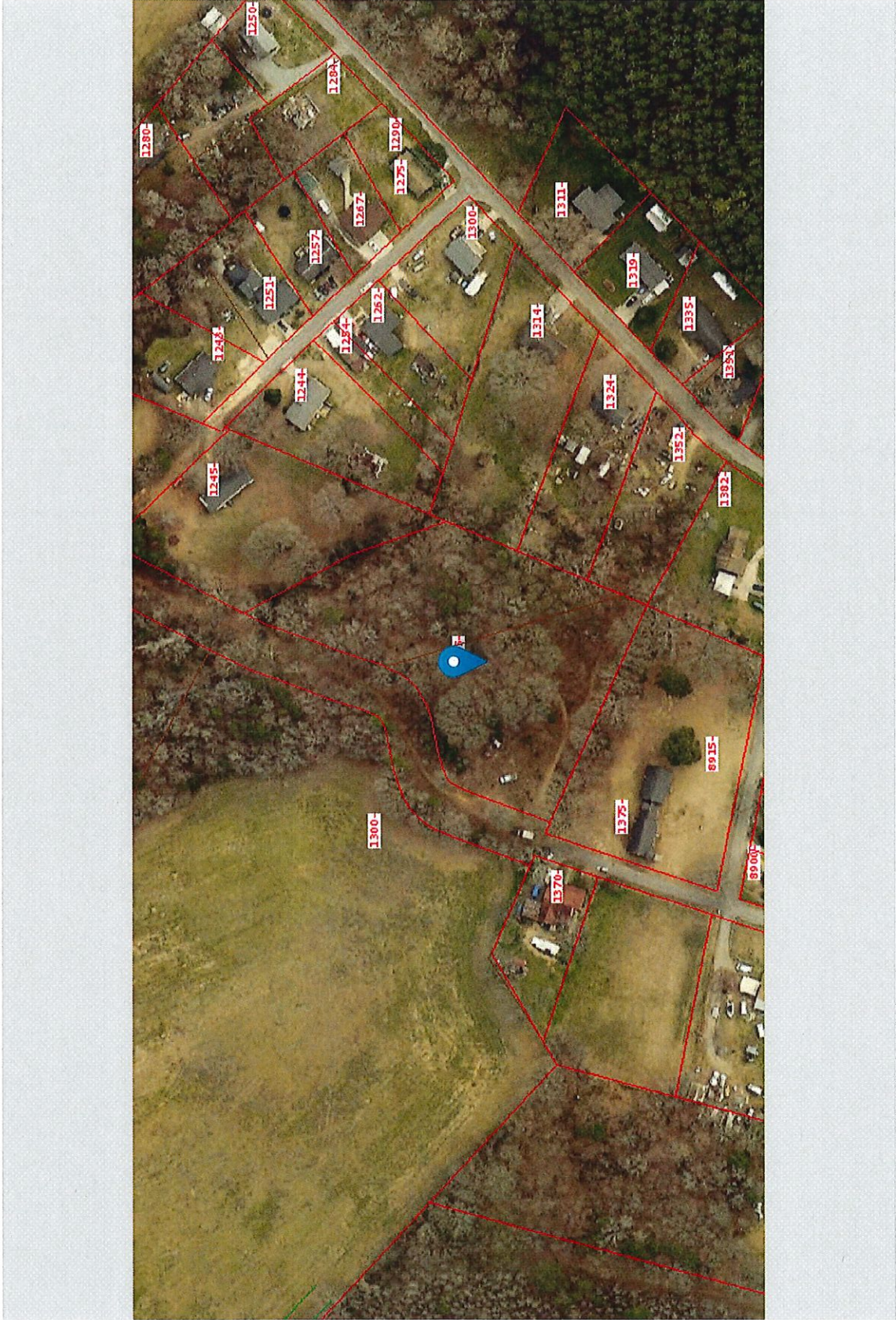
0 0.035 0.07 0.14 0.21 0.28 Miles

**Town of Mount Pleasant
Annexation Map
Ordinance 2020-02**

Effective Date: _____

Parcels: 5670-43-7487

Acres: 2.2 (1.1 being annexed)



Mount Pleasant

North Carolina

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Postponed from February 10, 2020

Agenda item:

Consider the five applications received for the open position to replace Jeff Helmintoller on the Planning & Zoning Board that expires on June 30, 2022.

Narrative:

The following applicants submitted applications to fill the open seat for the term June 30, 2020:

Felisha Barbee
Shelia Chapman
Gary Wayne Cooper, Jr.
Dylan Fulk
Bradley Hinson

Recommendations:

Motion to appoint _____ as "alternate" to Planning & Zoning Board with a term ending June 30, 2022.

Mount Pleasant

North Carolina

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Application for Appointment to Town of Mount Pleasant Boards

The Town of Mount Pleasant Board of Commissioners believe that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a member of one of the Town's various boards. If you wish to be considered for appointment to a board, please complete the information below and return it to the Town Clerk at Mount Pleasant Town Hall located at 8590 Park Drive or by mail to PO Box 787, Mount Pleasant, NC 28124. For more information about serving on an appointed board, you may contact Town Hall at (704) 436-9803.

Town Boards (Please check all you are interested in):

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Felisha Barbee

Home Street Address: 1876 Lorelei Ct Mt. Pleasant

Mailing Address (if different): _____

Telephone: Home: _____ Cell: (704) 224-0752

Email Address: fbarbee77@gmail.com

Occupation: RN

Employer: Atrium Cabarrus

How many hours per month can you devote to Board work?: _____

Are you unavailable any days during the week for daytime or evening meetings? (please

list): Just during work hours and that varies from wk to wk

How long have you resided in Mount Pleasant?: 42 years

Educational Background: Associate Degree Nursing

Business and Civic Experience: _____

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

Mount Pleasant

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Application for Appointment to Town of Mount Pleasant Boards

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Town Boards (Please check all you are interested in):

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Sheila Chapman

Home Street Address: 1895 Rhineland Ct, Mt Pleasant NC

Mailing Address (if different): _____

Telephone: Home: 704 436 8035 Cell: 704 467 6094

Email Address: SCHAPMAN605@yahoo.com

Occupation: Retired - work part time

Employer: Pier 51 Seafood Restaurant

How many hours per month can you devote to Board work?: 15-20 or as needed

Are you unavailable any days during the week for daytime or evening meetings? (please list): Normally work Wed, Fri & Sat, but flexibles with notice

How long have you resided in Mount Pleasant?: 20 years

Educational Background: High School - MP HS

Business and Civic Experience: Management & Office mgr - 12 yrs

Areas of Interest/Skills: Family, Church, management-
making the best decisions for a business; help town
with parade activities and events committees and
would be proud to be part of the continued growth
of our town

Have you ever served on a Board or Commission before? (list name of Board and dates):

NO

Have you ever been charged with and/ or convicted of a criminal offence? NO If so, please explain:

References

List three persons who are not related to you and who have definite knowledge of your qualifications and fitness for the position for which you are applying

Names and Phone Numbers:

1. Billy Iziorow - 704 787 9377
2. Nancy Ritchie Blair - 704 701 3199
3. Paul Williams - 704 777-3848

I understand that this application will be active for 6 months and I hereby authorize The Town of Mount Pleasant to verify all information included in this application. I further understand this application is subject to the N. C. Public Records Law (NCGS 132-1) and may be released upon request. Meetings of the appointed boards are subject to the N. C. open meeting law (NCGS 143-318.10).

Jan 27, 2020
Date

Sheila Chapman
Signature of the Applicant

For Office Use Only

Date Received: 1 / 28 / 2020 By: Amy Schwenema

Mount Pleasant

North Carolina

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Town Boards (Please check all you are interested in):

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Gary Wayne Cooper Jr.

Home Street Address: 8688 Oldenburg Dr. Mt. Pleasant NC 28124

Mailing Address (if different): _____

Telephone: Home: 7044362486 Cell: 9805217278

Email Address: richmondtemp@yahoo.com

Occupation: retired

Employer: Philip Morris

How many hours per month can you devote to Board work?: as needed

Are you unavailable any days during the week for daytime or evening meetings? (please list): No

How long have you resided in Mount Pleasant?: 07/1998

Educational Background: Assoc. Science Degree

Business and Civic Experience: 30 yrs w/ Philip Morris

6 mo Ricks Food Mart + Cafe

Areas of Interest/Skills: Wood working

Have you ever served on a Board or Commission before? (list name of Board and dates):

No

Have you ever been charged with and/ or convicted of a criminal offence? No If so, please explain:

References

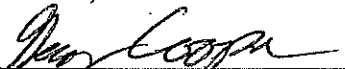
List three persons who are not related to you and who have definite knowledge of your qualifications and fitness for the position for which you are applying

Names and Phone Numbers:

1. Rick Lambert 704 502 9371
2. James Harrington 704 305 3627
3. Bobby Lear 704 791 5203

I understand that this application will be active for 6 months and I hereby authorize The Town of Mount Pleasant to verify all information included in this application. I further understand this application is subject to the N. C. Public Records Law (NCGS 132-1) and may be released upon request. Meetings of the appointed boards are subject to the N. C. open meeting law (NCGS 143-318.10).

01-07-2020
Date


Signature of the Applicant

For Office Use Only

Date Received: 1/13/2020 By: Staff

Mount Pleasant

North Carolina

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Application for Appointment to Town of Mount Pleasant Boards

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Town Boards (Please check all you are interested in):

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Dylan Fulk

Home Street Address: 788 N Main St, Mt Pleasant

Mailing Address (if different): _____

Telephone: Home: _____ Cell: 704 223 1760

Email Address: dfulk@practicalsoftwaresolutions.com

Occupation: Vice President of Sales

Employer: Practical Software Solutions

How many hours per month can you devote to Board work?: 8-10 hours

Are you unavailable any days during the week for daytime or evening meetings? (please list): no

How long have you resided in Mount Pleasant?: 1 year in city limits, 18 in zip

Educational Background: Highschool - Homeschooled college - North Greenville University

Business and Civic Experience: I have most of my experience in manufacturing and distribution companies

Areas of Interest/Skills: Would love to join and learn more about planning and zoning. I want to continue to help our town grow and make it the best it can be.

Have you ever served on a Board or Commission before? (list name of Board and dates): I have not

Have you ever been charged with and/ or convicted of a criminal offence? no If so, please explain:

References

List three persons who are not related to you and who have definite knowledge of your qualifications and fitness for the position for which you are applying

Names and Phone Numbers:

1. Jake Hunt - 704 223 5565
2. Greg Lafferty - 704 794 4754
3. Todd Hammond - 704 793 3841

I understand that this application will be active for 6 months and I hereby authorize The Town of Mount Pleasant to verify all information included in this application. I further understand this application is subject to the N. C. Public Records Law (NCGS 132-1) and may be released upon request. Meetings of the appointed boards are subject to the N. C. open meeting law (NCGS 143-318.10).

January - 17 - 2020
Date


Signature of the Applicant

For Office Use Only

Date Received: 1/22/2020 By: Amy Schueneman

Mount Pleasant

North Carolina

Founded in 1848

Application for Appointment to Town of Mount Pleasant Boards

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Town Boards (Please check all you are interested in):

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: BRADLEY HINSON

Home Street Address: 8860 Oldenburg Drive

Mailing Address (if different): _____

Telephone: Home: - Cell: 704-292-4113

Email Address: bradley.hinson2@csbarrus.k12.nc.us

Occupation: Athletic Director / Teacher

Employer: Csbarrus County Schools (MPHS)

How many hours per month can you devote to Board work?: 12-15 hours

Are you unavailable any days during the week for daytime or evening meetings? (please list): No

How long have you resided in Mount Pleasant?: 7 months

Educational Background: BA. - Wingsite University, Teaching License - UNC-Pembroke

Business and Civic Experience: Wingsite Univ Athletic Bulldog Club Board of Directors, NC Coaches Association, NC Athletic Director Association,

Areas of Interest/Skills: Community Growth, Community Service, Event Planning,

Skills: Organized, Great Communication Skills, Team Player (Willing to work/help others), event planning

Have you ever served on a Board or Commission before? (list name of Board and dates):

Wingate University Athletic Board of Directors

Have you ever been charged with and/ or convicted of a criminal offence? NO If so, please explain:

References

List three persons who are not related to you and who have definite knowledge of your qualifications and fitness for the position for which you are applying

Names and Phone Numbers:

1. Phil Furr - 704-793-7613

2. Steve Ashby - 704-441-5826

3. Bryan Tyson - 704-791-9640

I understand that this application will be active for 6 months and I hereby authorize The Town of Mount Pleasant to verify all information included in this application. I further understand this application is subject to the N. C. Public Records Law (NCGS 132-1) and may be released upon request. Meetings of the appointed boards are subject to the N. C. open meeting law (NCGS 143-318.10).

1/22/20

Date

Bj L N

Signature of the Applicant

For Office Use Only

Date Received: 1/27/2020 By: Amy Schueneman
in mail

Mount Pleasant

North Carolina

Founded in 1848

Agenda Item:

Consider a project proposal from Bizzell Design Inc. for the planning and design of a major entrance sign for the Town at the intersection of Highway 49 and Highway 73 in the amount of \$4,760.

Narrative:

The Town Staff is recommending the Board's consideration and approval to contract with Bizzell Design for a major entrance sign for the Town at the intersection of Highway 49 and 73. This firm comes highly recommended and has significant experience working with other government units in our region. They will work with Staff and Elected Officials to design a sign that meets the history and character of our Town.

The Town Staff will be recommending the entrance sign construction in the FY-2020/2021 budget and we would like to have the design work in place in order to move forward with the project early in the Fiscal year.

Recommendation:

Motion to approve the project proposal from Bizzell Design Inc. for the planning and design of a major entrance sign for the Town at the intersection of Highway 49 and Highway 73 in the amount of \$4760.

**Project
Proposal**

Feb. 24, 2020



BIZZELLDISIGN
WAYFINDING PROGRAMS
BRAND / IDENTITY
URBAN IDEAS

Erin S. Burris, AICP
Planning & Economic Development Director
Town of Mount Pleasant
PO Box 787
Mount Pleasant NC 28124

RE: Design Services / Gateway Signage

Project # MTPCity - 2242020

Overview/ On-Site Study:

We will visit Mount Pleasant and discuss with planning staff potential design options, study the architectural details, historic buildings, and current themes for branding to develop an overall design direction. Based on our initial study and discussions we will create three design options and develop preliminary construction drawings and realistic photo - renderings.

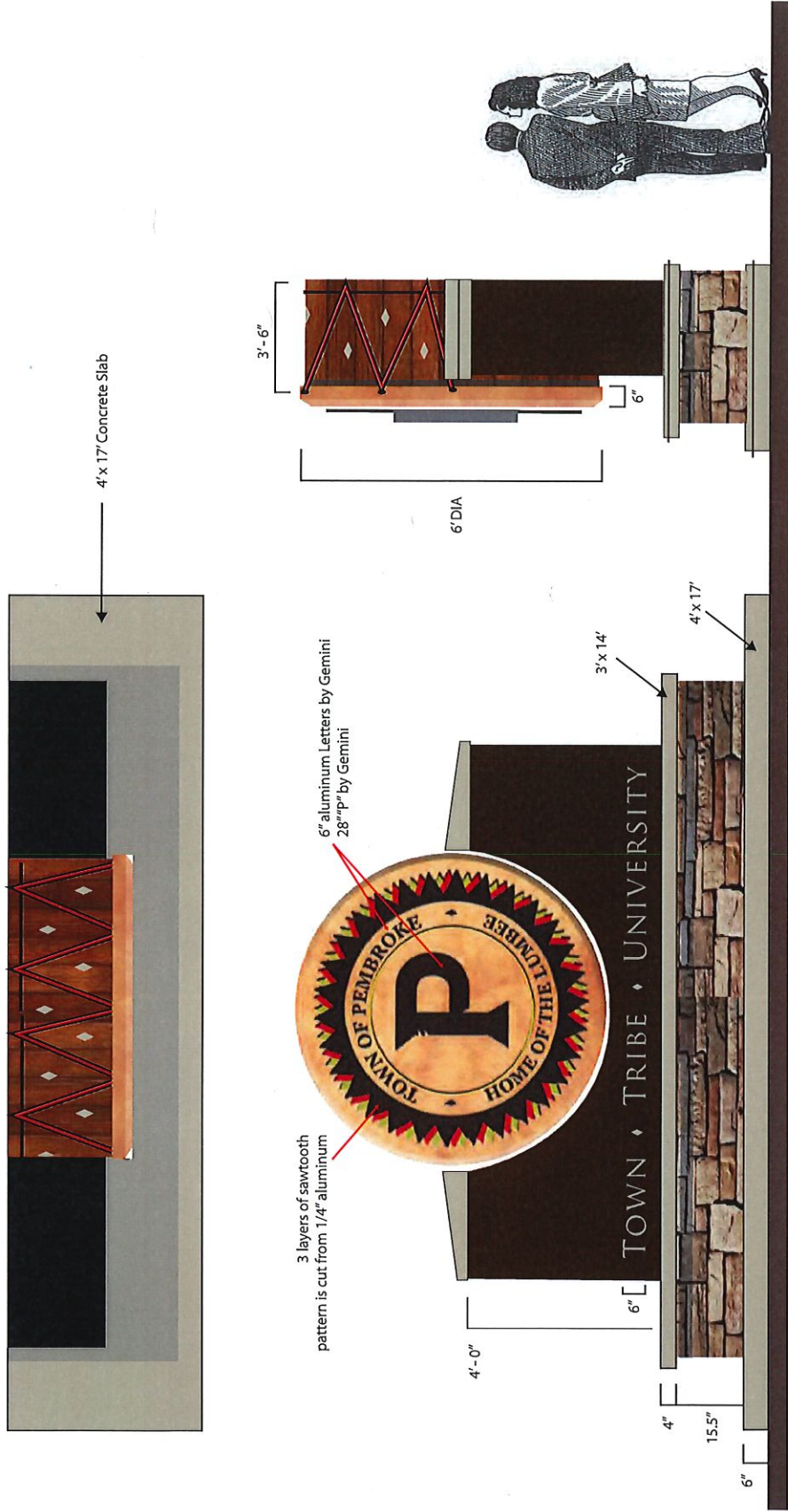
Design / Project Management: Once the concept is final we will create detailed working drawings and coordinate fabrication and installation with an assembled team of contractors.

Project fee.....\$4760.00

Respectfully Submitted

HL (Buzz) Bizzell, SEGD, IDSA
President - Creative Director

TOWN GATEWAY / WELCOME SIGN

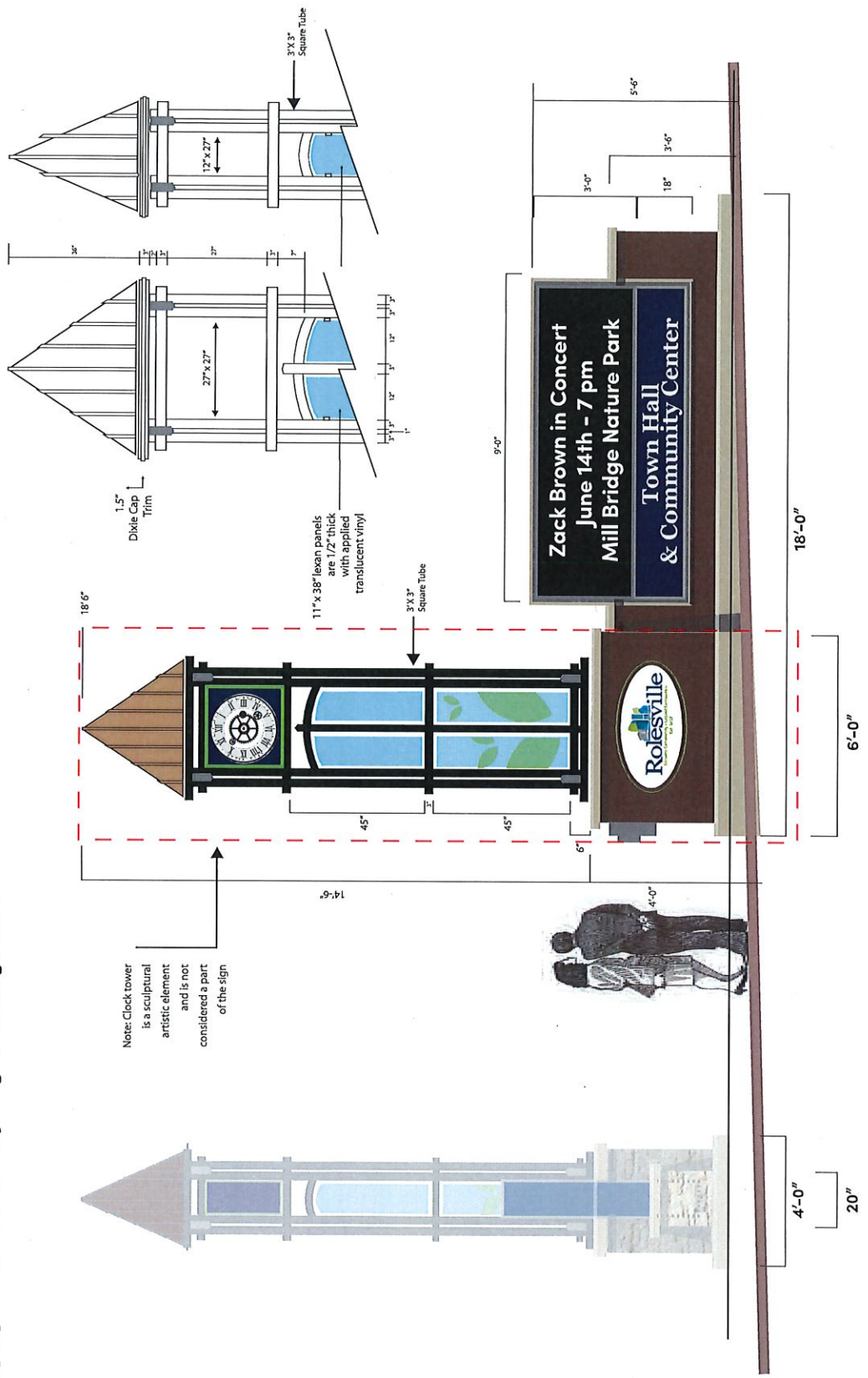


SIDE VIEW

ELEVATION



Civic Signage / Town Hall Identity / Digital Message Board



The major components of this sign are movable to a future location.

CITY GATEWAY CONCEPT / PRELIMINARY DESIGN OPTION 1

Note: Preliminary design for City Gateway features a large stone wall combined with dimensional aluminum sign cabinet. The individual layers of the sign cabinet are separated allowing LED lighting to shine between the sculptural elements.

The lettering "Welcome to Monroe" is pin mounted, charred letters 5" thick connected to the green ledge that extends out curving the profile.

