

Mount Pleasant

North Carolina

Founded in 1848

Town of Mt. Pleasant
Regular Board Meeting
Monday, January 9, 2023
6:00 PM- Town Hall Commissioners Room

Call to Order- Mayor Del Eudy
Invocation- Pastor Nick Newman from Propel Church
Pledge of Allegiance- Mayor Del Eudy

1. Public Forum

(Please limit comments to 3 minutes or less)

2. Conflict of Interest

The Mayor and Commissioners are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item.

(No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under G.S. 14-234 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 3-12)

- A. Minutes December 12, 2022 (pages 3-6)
- B. Budget Amendment #9 FD reallocation of budget line items (page 7)
- C. Budget Amendment #10 FD Sale of Ladder 1 (page 8)
- D. Proclamation Martin Luther King Day (page 9)
- E. Amend Grant Project Ordinance for ARP funds (pages 10-11)
- F. Resolution Authorizing the Disposition of Surplus Property by the Town Manager on GovDeals. (page 12)

5. Staff Reports (Pages 13-27)

- A. Town Manager-Randy Holloway (page 13)
- B. Town Asst. Manager-Crystal Smith (page 14)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 15-16)
- D. Planning & Economic Development Director - Erin Burris (pages 17-21)
- E. Public Works- Daniel Crowell (page 22)
- F. Cabarrus Co. Sheriff's Dept. Report (pages 23-27)

6. Presentation of FY21/22 Audit by Tony Brewer of Eddie Carrick, CPA, PA

7. Public Hearings

- A. **Amendments to Town of Mount Pleasant Code of Ordinances Part 8: Nuisances and Offenses** (Continued since Nov. 14th meeting-no attachments for this item)
Public hearing regarding proposed amendments to Code of Ordinances Part 8 to include form of government updates, enforcement provisions, disorderly conduct,

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

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

animals, abandoned and junk vehicles, public nuisances, public facilities, noise ordinance, and general offenses.

8. Old Business

None

9. New Business (Pages 28-35)

A. Consider allocating the ABC Store FY21/22 fund distribution to Infrastructure (streets and sidewalks). (pages 28-29)

B. Consider approving the Town Manager and Staff to vote on the top ten Legislative Goal Statements as recommended by the North Carolina League of Municipalities Board of Directors. (pages 30-35)

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

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, December 12, 2022 at 6:00 P.M.**

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

Also Present: Erin Burris, Crystal Smith, Deputy CA Camille, Ally Schueneman, Steven Dixon, and Kevin Kurtz.

Meeting was delayed until 6:10pm to wait for Mayor ProTem Furr to arrive.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Kevin Kurtz 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

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

4. Consent Agenda

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

- A. Minutes November 14, 2022
- B. Budget Amendment #6 CORRECTED-Purchase 2022 Chevy 5500 with crane
- C. Budget Amendment #8 EHSPF Grant for Historic District and Stormwater Studies
- D. Contract with The Wooten Company to continue using Richard McMillan as the Town Engineer.

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

5. Staff Reports

- A. Town Manager-Randy Holloway
- B. Town Asst. Manager-Crystal Smith
 - Ms. Smith reported several updates
 - Randy, Amy, and Crystal had a video meeting with LGC (Local Government Commission) to discuss the USDA project which will include the Empire Dr. Regional Pump Station, replacing the clay sewer lines on A, B, and C Streets, and rehabbing 12 manholes. The estimated cost will be \$4.2 million. Timeline: Open bids in Feb. 2023, LGC Agenda for approval March 2023, Bid awarded and work starting in Spring 2023. Amy Schueneman reminded Board that there are 3 loans in the Water/Sewer Fund that will be paid off in Spring of 2024. The amount of \$177,953 is in the budget currently for loan payments. Those funds along with the increase to the water base rate and tiered system will allow up to \$264,453 in yearly payments. The projected annual payment will be less than \$200,000 leaving additional revenue for future projects. Randy Holloway stated that the LGC was complimentary on the financial situation of the Town.
 - Concerning the Branding/Logo process there were 59 people in addition to Staff and Board Members that attended the Focus Groups last week. 58 people have completed the online survey including some students from MPHS. Data analysis has started on the responses.
 - The Decorating Contest had 4 residential contestants and 7 businesses. Winners for residential are 1st place Bradshaw Family on Valley St., 2nd Smith Family on Lee St., and 3rd Bowman Family on Oldenburg Dr. Business winners are 1st The Bakery at MP, 2nd Uwharrie Bank, and 3rd Well Doctor.
- C. Town Clerk/Finance Officer - Amy Schueneman
 - Ms. Schueneman pointed out that a copy of FY21/22 audit was at each Board Member's seat. It was submitted to LGC and has already been approved without any issues. Tony Brewer will present the information at the January 2023 meeting in accordance to State Statute.
- D. Planning & Economic Development Director - Erin Burris
 - Ms. Burris reported updates on several grants:
 - The Town did make it through the Letter of Interest process BRIC (Building Resilient Infrastructure and Communities) grant through FEMA. The first draft was reviewed by the State and scored 111/120. There were 42 applications, and the Town had the 2nd best behind Whiteville. They did give feedback on how to improve the score. The Benefit Cost Analysis will be included once completed by LKC to improve the score. It is due January 6th but we may not hear the results until summer. The grant amount would be \$4.5 million. The Town would be responsible for 12%. It will be for the utility

duct bank installation in downtown, downtown stormwater improvements to reduce flooding, and the mast arm for the traffic signals. Mr. Holloway stated the State's Grant Administrator was very complimentary on how Ms. Burris included some items in the grant and was asking her for pointers.

- Field work for the National District Survey is starting in January. A press release and letters will go out to people in the Historic District to let them know why someone is taking photos of their homes.
- The CMAQ grant contract was approved and the Town is working with DOT staff to work on procurement for engineering. The Town has 5 years to do the project.

- E. Code Enforcement-Jeff Watts
- F. Public Works- Daniel Crowell
- G. Cabarrus Co. Sheriff's Dept. Report
- H. Fire Dept.-Dustin Sneed

6. Public Hearings

- A. **Amendments to Town of Mount Pleasant Code of Ordinances Part 8: Nuisances and Offenses** (Continued from Nov. 14th meeting-no attachments for this item)

Mayor Eudy opened the Public Hearing and no one spoke. Staff asked for it to be held open until the January meeting. No motions were made.

7. Old Business

None

8. New Business

- A. **Consider the 2023 appointments to the Transportation Advisory Committee (TAC) and the Technical Coordinating Committee (TCC) of the Cabarrus-Rowan Urban Area Metropolitan Planning Organization.**

Motions:

A motion to appoint Commissioner Simpson as TAC representative was made by Commissioner Furr with a second by Commissioner Sells. All Board Members were in favor. (5-0)

A motion to appoint Commissioner Furr as TAC alternate was made by Commissioner Simpson with a second by Commissioner Carter. All Board Members were in favor. (5-0)

A motion to reappoint Erin Burris as TCC representative with Crystal Smith as alternate was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

Mayor Comments

Mayor Eudy attended the 9th annual Golden Helmet Awards two weeks ago and 73 & Main won restaurant of the year for the 2nd time in Cabarrus County. Jody, which is their manager, received the Hospitality of the Year award. The Independence Day Parade in Mount Pleasant won favorite event in Cabarrus County.

He wished everyone and their families a Merry Christmas and Happy New Year.

9. 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 on Monday, January 9, 2023 in the Regular Meeting.

Town Clerk Amy Schueneman

Mayor W. Del Eudy

SEAL

Mount Pleasant

North Carolina

Founded in 1848

Proclamation

WHEREAS, Dr. Martin Luther King, Jr. inspired millions of Americans by becoming a visionary leader of the civil rights movement with a goal of creating a society tolerant of all races, cultures and nationalities; and

WHEREAS, Dr. King's enduring contributions to America remind us that people should "...not be judged by the color of their skin but by the content of their character;" and

WHEREAS, the ideals of Dr. King and of Mount Pleasant's commitment to human rights are worthy of reflection and serve as a reminder that improving the quality of life for all members of our community is a responsibility of every citizen; and

WHEREAS, the celebration of Dr. King's birthday is intended to honor an American who dedicated his life to the fundamental principles of freedom, opportunity, and equal justice for all;

NOW, THEREFORE, I, W. Del Eudy, Mayor of the Town of Mount Pleasant, do hereby proclaim, Monday, January 16, 2023 as:

"DR. MARTIN LUTHER KING, JR. DAY"

in the Town of Mount Pleasant and encourage all citizens to rededicate themselves to the principles of respect for human rights and freedom, of belief in non-violence, and of commitment to improving our community.

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

W. Del Eudy, Mayor

ATTEST: _____

Amy Schueneman, Town Clerk

Mount Pleasant

North Carolina

Founded in 1848

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

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

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

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

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

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

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

Internal Project Code	Project Description	Expenditure Category (EC)	Cost Object	Appropriation of ARP/CSLFRF Funds
001	Water/Sewer- Admin for period March 3, 2021 through Dec. 31, 2022	6.1	Salaries	\$177,161.84
			Benefits	\$61,796.48
002	Water/Sewer- Water for period March 3, 2021 through Dec. 31, 2022	6.1	Salaries	\$75,599.40
			Benefits	\$35,431.20
003	Water/Sewer- Sewer for period March 3, 2021 through Dec. 31, 2022	6.1	Salaries	\$74,400.45
			Benefits	\$35,405.85
004	Water/Sewer- Water Treatment Plant for period March 3, 2021 through Dec. 31, 2022	6.1	Salaries	\$170,999.23
			Benefits	\$37,030.86
	Unassigned			\$40,320.41
	TOTAL			\$708,145.72

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

ARP/CSLFRF Funds: \$708,145.72
Appropriation of Funds: -\$667,825.31
Remaining Funds: \$ 40,320.41

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

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

Section 7: Copies of this grant project ordinance shall be furnished to the Finance Officer and to the Clerk to Town Council. Town Finance Officer has authority to move the amount of **\$108,709.22** from the ARP Checking account to the Water/Sewer Checking account to cover the supplanted salaries and benefits.

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

Approved on January 9, 2023.

Mayor Del Eudy

Amy Schueneman, Town Clerk

**RESOLUTION AUTHORIZING THE DISPOSITION OF PROPERTY BY THE TOWN
MANAGER ON "GOVDEALS"**

WHEREAS, the Board of Commissioners of the Town of Mount Pleasant, NC desires to dispose of certain surplus properties of the Town of Mount Pleasant.

NOW, THEREFORE, BE IT RESOLVED by the Town Manager that:

- (1) The following described properties are hereby declared to be surplus to the needs of the Town of Mount Pleasant:

Ford Backhoe	Estimated value \$10,500.00
1993 Chevrolet 2500 Truck VIN# 1GBGC24K2PE244828	Estimated value \$6,000.00
Ford Tractor (model between 1981-1989) Includes Bushhog attachment	Estimated value \$8,000.00

- (2) The Town Clerk/Finance Officer is authorized to receive on behalf of the Board of Commissioners of the Town of Mount Pleasant bids via GovDeals for the purchase of the described properties.
- (3) GovDeals will begin the sale of the described properties on or about January 3, 2023, and will continue the sale until the described properties are sold. The terms of sale shall be wire transfer from GovDeals.
- (4) The Town Clerk will not cause a notice of the electronic public auction to be published in accordance with G. S. 160A-266 (c).
- (5) The highest bid, if it complies with the terms of sale, may be accepted by the Town Clerk/Finance Officer and the sale consummated.

Approved by Town Manager since under the \$30,000 limit placed by the Board of Commissioners by Resolution on December 14, 2020.


Terry R. Holloway, Town Manager

ATTEST:


Amy Schueneman, Town Clerk/Finance Officer

MEMORANDUM

To: Mayor and Town Board
From: Randy Holloway, Town Manager
Date: January 9, 2023
RE: Manager's report for December 2022

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

- Helped prepare for and participated in the various Christmas events.
- Helped prepare for and participated in the various branding focus group meetings.
- Worked with the Fire Department to sell the surplus ladder truck to Manchester Georgia for \$110,000. The unit has been delivered and the Town has received the funding. We had to pay for the delivery of the unit and a commission to the company that advertises fire units for sale. We cleared approximately \$100,000.
- Participated in a meeting with Staff and the NC Local Government Commission on the loan approval process for the loan with USDA.
- Closed on the loan with Uwharrie Bank for the loan for the Public Works truck.
- Participated in weekly construction meetings with Town Staff and contractors doing the work for the renovations to the Town Hall Park complex and the Fire Station.
- Continued working with the Town Engineer and Amy to complete all the required paperwork for FEMA. We closed out several sections of the paperwork and we have received approximately 90% of the funding. The remainder of the funding will be awarded shortly.
- Continued working with Richard McMillian (Town Engineer) and LKC discussing the design of the Empire Drive pump station and issue related to WSACC and NCDEQ to work out the final details before the project goes out to bid.
- Continued to participate in the Covid-19 Task Force meetings with local managers and Elected Officials.
- Continued assisting Erin as needed with the BRIC grant project for the Main Street and Franklin Street intersection project. Erin is doing a tremendous job managing this process. She will give a report at the December Board meeting.
- Worked very few hours after the 19th of December.

Mount Pleasant

North Carolina

Founded in 1848

ASSISTANT TOWN MANAGER'S REPORT

January 2023

To: Mayor & Commissioners

From: Crystal Smith, Assistant Town Administrator

Subject: Monthly Activities for December 2022

- Attended monthly Town Board meeting
- Monthly BCBS webinar
- Christmas Parade/Tree Lighting
- Final preparations for Branding/Logo Focus Groups
- Continued work on compiling Payroll information for Supplanting reports
- Attended weekly Park Project construction meetings.
USDA pre-application meeting with Bob Jessup (Sanford/Holshouser company—
Mr. Jessup is assisting the Town with interim financing for USDA loan) and
Stephanie Bacik (LGC)

Branding/Logo Project Update – January 2023:

Granite Sky is in the review process, going through all the data from the online surveys and combining it with the data from the focus groups. There were ninety-six (96) participants for the online survey along with the in-person focus groups, which equaled around 150 participants. Lots of data to review and compile. Granite Sky anticipates having something for us by the end of January 2023.

Respectfully submitted,



Crystal Whitley Smith
Assistant Town Manager

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

	<u>CURRENT BUDGET</u>	<u>YTD ACTUAL</u>	<u>DIFFERENCE</u>
GENERAL GOVERNMENT			
Town Hall	81,500.00	57,461.63	24,038.37
Governing Body	40,399.00	14,544.68	25,854.32
Admin	630,974.00	437,310.32	193,663.68
Planning & Zoning	188,240.00	47,910.70	140,329.30
	941,113.00	557,227.33	383,885.67
PUBLIC SAFETY			
Law Enforcement	164,693.00	40,832.22	123,860.78
Fire Department	920,777.00	293,092.49	627,684.51
	1,085,470.00	333,924.71	751,545.29
PUBLIC WORKS			
Operations Center	46,300.00	19,936.98	26,363.02
Streets	291,070.00	165,144.41	125,925.59
Sanitation	148,500.00	54,172.54	94,327.46
Buildings & Grounds	80,550.00	31,878.28	48,671.72
	566,420.00	271,132.21	295,287.79
CULTURE/REC	72,615.00	24,016.22	48,598.78
DEBT SERVICE			
Debt Service Principal	129,691.00	106,708.37	22,982.63
Debt Service Interest	17,555.00	8,637.37	8,917.63
	147,246.00	115,345.74	31,900.26
TOTAL	2,812,864.00	1,301,646.21	1,511,217.79
WATER/SEWER			
Admin	394,073.00	120,452.06	273,620.94
Operations Center	30,350.00	10,787.10	19,562.90
Water	192,115.00	80,458.90	111,656.10
Sewer	679,702.00	177,752.64	501,949.36
Water Treatment Plant	478,121.00	342,896.14	135,224.86
	1,774,361.00	732,346.84	1,042,014.16
DEBT SERVICE			
Debt Service Principal	160,392.00	-	160,392.00
Debt Service Interest	17,561.00	3,512.70	14,048.30
	177,953.00	3,512.70	174,440.30
TOTAL	1,952,314.00	739,372.24	1,212,941.76
COMBINED	4,765,178.00	2,041,018.45	2,724,159.55

Mount Pleasant

North Carolina

Founded in 1848

Planning and Economic Development
January 9, 2023

Planning & Zoning Cases

SUB 2017-01 Green Acres Construction Plans

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

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

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

Zoning: RM CZ Conditional Residential Medium Density

Area: approx. 14.92 acres

Density: 2.28 dwelling units per acre

Current Status: Awaiting submittal of Construction Drawing Revisions

SUB 2020-03 Brighton Park

Description: 178-lot single-family subdivision with community clubhouse and pool. Plans for development of this property were originally initiated in 2008.

Applicant: Niblock Homes

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

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

Zoning: RM Residential Medium Density

Area: approx. 86.77 acres

Density: 2.05 dwelling units per acre

Current Status: Soil and erosion control measures being installed.

Code of Ordinances

Part 7: Motor Vehicles & Traffic

Town Board voted to approve amendments to Part 7 at its September meeting. Final formatting is being completed to be added to the Town website. Notice of changes sent out in December water bill. The same notice will be posted to Town's website and linked on Facebook page. Signs being ordered by end of January.

Part 8: Offenses (Nuisances)

Staff began discussions with the Town Board about Part 8 at the October 10 meeting. Staff began preparing amendments but had to put work on hold due to BRIC grant deadlines. Staff will present proposed changes at February 13 meeting.

Utilities

- Town staff met with WSACC consultants in December regarding the background information for the WSACC Master Plan update.
- The Town has a total 67,594 gpd to allocate between now and 2024 when the Phase 1 Rocky River Regional Waste Water Treatment is completed. In accordance with the Town's adopted Wastewater Allocation Policy, 37,440 gpd has been allocated or reserved, and an additional 10,000 gpd has been held in reserve for economic development, leaving 20,154 gpd to be allocated.
- The application for the FEMA Building Resilient Infrastructure and Communities (BRIC) grant is due January 6. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. Initial state scoring put Mount Pleasant's project in second place in the state (out of 42 projects). Staff has worked to strengthen

the application in accordance with state panel comments providing additional documentation and the required Benefit Cost Analysis. The grant request is for approximately \$4.5 million. The grant match is 12%.

Comprehensive Plan Implementation

- Town received a Grassroots Project Assistance Grant through the Cabarrus Arts Council and NC Arts Council to complete a second Downtown Mural, "Greetings from Mont Amoena". The grant will cover up to \$7,000 or 50% of the project cost, whichever is less. Staff is currently working with the property owner and the artist to produce draft artwork. A wall lease is also being drafted, similar to the first mural.
- 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.
- The contract for the \$94,250 federal grant for the National Register Historic District Survey Update, Study Form Update, and Downtown Stormwater Study have been executed. HMW Preservation has begun work on the project with field work anticipated in January. LKC has begun on the Downtown Stormwater Study.
- Fire Department and Town Park construction projects are underway. Visit the www.mpncfuture.com website for project updates.

Transportation

- An application for contract through the State Transportation Board has been submitted for the N. Washington Street CMAQ project. Contract was approved. Staff will begin working on procurement for engineering.

Permits

December & January (to date) report attached.

End of Year Highlights

See attached summary.

December 2022 and January 2023 Zoning Permits (to date)

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2022-47	12/2/2022	5670-23-1646	1438	N. Main St.	Accessory	Storage Shed	Genna Dixon	
Z-2022-48	12/2/2022	5579-48-1918	2260	Biivelor Ct.	Addition	Deck	Will Biggers	
Z-2022-49	12/12/2022	5560-70-1986	2730	Tabitha Lane	Accessory	Barn	Tom Abernathy	
Z-2022-50	12/14/2022	5660-94-0591	997	S. Skyland Dr.	Accessory	Detached garage	Justin Brown	

4 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2023-01	1/3/2003	5670-05-2188	7995	W. Franklin St.	Change, Sign	Ovadia Pet Salon	Amber Shields	CoC
Z-2023-02	1/4/2023	5670-42-0239	1530	Pinto Place	Change, Sign	Tuscarora Tap House	Frank Christmas	CoC

2 Zoning Permits

Town of Mount Pleasant 2022 Permitting End of Year Highlights

Permit & Case Load Summary

Cases	2016	2017	2018	2019	2020	2021	2022
Total Permits	53	34	47	65	46	64	50
Residential New Construction (units)	10 (69)	8 (8)	15 (15)	9 (9)	19 (19)	18 (18)	12 (14)
In-Town	8 (67) ¹	1 (1)	12 (12)	1 (1)	14 (14)	16 (16)	8 (10)
ETJ	2 (2)	7 (7)	3 (3)	8 (8)	5 (5)	2 (17)	4 (4)
Residential Demolition (units)	0	0	0	1	2	3	3
In-Town	0	0	0	1	2	3	3
ETJ	0	0	0	0	0	0	0
Residential Addition	2	0	0	2	1	6	5
In-Town	2	0	0	2	1	2	4
ETJ	0	0	0	0	0	4	1
Residential Accessory	7	9	8	12	17	16	11
In-Town	7	4	2	4	14	9	8
ETJ	0	5	6	8	3	7	3
Non-residential Certificate of Compliance	7	7	7	9	2	9	5
Annexation Petitions	1	0	1	2	4	0	2
Rezoning Applications	5	1	3	2	5	0	5
Site Plans	3	4	2	3	0	2	3
Major Subdivision Preliminary Plats (units approved)-status	0	1 (37)-under const.	1 (9)-complete	1 (16)-delayed	1 (34)-expired	1 (178)-under const.	0
Text Amendments	3	4	5	5	0	4	4
New Businesses	4	4	5	5	2	7	3 ²

¹In 2016, Barringer's Trace Apartments added 64 dwelling units, but only needed 5 permits. This plan was approved in 2015.

²2022 business summary (next page)

2022 Business Summary:

2022 Closed/Relocated Businesses	2022 New Businesses
Pleasant Memories Sweets and Treats (relocated to White Owl)	Space rented-New business to open in 2023
Fifth-Third Bank (closed)	Space currently vacant
	Industrial Pump Solutions (previously Sandy's-closed in 2021)
	Michele Burn Esthetics (previously Dr. Mock's office)
	Inn at Mount Pleasant (reopened by new owners after previous closure)

Net gain of 2 businesses in 2022

Population Information

1990 Census	2000 Census	2010 Census	2020 Census	2021 State Demographer Certified Estimate
1,027	1,259	1,652	1,671	1,690

MEMORANDUM

To: Mayor and Town Board

From: Daniel Crowell, Public Works

Date: January 9 , 2023

RE: Please find listed below an update / overview for the month of December 2023

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 8 pump station alarm calls
- Responded to 0 after hour customer calls
- Picked up 4 dump truck loads of brush which equals 48 cubic yards of brush
- Picked up 18 trailer loads of leaves which equals 180 cubic yards of leaves
- Completed 28 work orders for various issues
- Worked on Mountain Brook pumpstation
- Worked on North Woods pumpstation
- Repaired water service at 2794 Alish Trail

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

10/01/2022 - 12/31/2022

OFFICER-INITIATED

	Oct-22	Nov-22	Dec-22
Total	1,933	1,702	1,674
50 B OR C	1	0	4
ALL ANIMAL CONTROL CALLS	0	0	1
ANIMAL CONTROL FOLLOW UP	0	0	1
CIVIL PROCESS	10	7	4
COMMUNITY CONTACT	5	7	0
DIRECT TRAFFIC	8	0	0
FOLLOW UP	12	0	2
IMPROPERLY PARKED VEH	0	1	1
INFORMATION	2	0	0
INVESTIGATION	0	1	0
PROPERTY DAMAGE	0	1	0
ROAD HAZARD	0	0	2
SECURITY CHECK	1,509	1,400	1,449
SERVICE CALL LAW	0	1	1
SEX OFFENDER CHECK	0	0	1
SRO ASSIST ADMIN	56	46	21
SRO INVESTIGATION	3	1	0
SRO MENTOR/COUNSEL	52	36	19
SRO PARENT MEETING	2	3	1
SRO SAFETY CHECK	147	105	62
SRO THREAT	2	1	2
SRO WELFARE CHECK	1	0	0
STRANDED MOTORIST	0	4	3
SUSPICIOUS SUBJECT	2	0	2
SUSPICIOUS VEHICLE	6	1	4
TRAFFIC ACC PROPERTY DAMAGE	1	0	1
TRAFFIC STOP	113	86	92

	Oct-22	Nov-22	Dec-22
WARRANT	1	1	1

DISPATCHED

	Oct-22	Nov-22	Dec-22
Total	59	43	43
50 B OR C	1	0	0
911 WELFARE CHECK	0	1	0
ALL ANIMAL CONTROL CALLS	2	5	0
ASSIST CONCORD POLICE	1	0	0
ASSIST COUNTY FIRE DEPARTMENT	0	1	0
ASSIST EMS	1	1	3
ASSIST SHP	0	2	0
BANK ALARM	0	0	1
BREAKING AND ENTERING OF RESD	1	0	1
BREAKING ENTER OF VEHICLE	1	0	0
BURGLAR ALARM	7	9	4
CAC BITE	1	0	0
CAC WELFARE CHECK	0	0	1
CARELESS RECKLESS DRIVING	2	0	0
CELL PHONE 911 HANGUP	0	0	1
COMMITMENT PAPERS	0	0	1
COMMUNICATING THREATS	0	0	1
DISPUTE (ANYONE)	1	1	2
DOMESTIC DISTURBANCE	3	0	2
DOT NOTIFICATION	1	1	0
ESCORT	0	1	1
FIGHT	0	1	0
FOLLOW UP	2	0	0
FRAUD / FORGERY	2	1	1
IMPROPERLY PARKED VEH	1	0	0
INFORMATION	1	2	1
LARCENY	1	0	2

	Oct-22	Nov-22	Dec-22
LIVESTOCK	0	0	2
MISSING PERSON OR RUNAWAY	0	1	0
OVERDOSE / POISONING	0	0	1
PROPERTY DAMAGE	1	2	0
PROWLER	0	0	1
RECOVERED PROPERTY	0	0	1
ROAD HAZARD	1	0	0
SERVICE CALL LAW	4	1	0
SEX CRIME	0	1	0
STRANDED MOTORIST	0	0	1
STRUCTURE FIRE	0	0	1
SUICIDE / PSYCHIATRIC / ABNOR	0	0	1
SUSPICIOUS SUBJECT	10	2	1
SUSPICIOUS VEHICLE	2	2	2
THREATENING SUICIDE	0	2	0
TRAFFIC ACC PROPERTY DAMAGE	8	1	5
TRAFFIC ACCIDENT PI	3	2	1
TRESPASSING	1	0	1
WELFARE CHECK (PERSON)	0	3	3

Total Disp. CFS: 43

Details for Dispatched Calls for Service

12/01/2022 - 12/31/2022

Event #	Date / Time	Street	Case #	Call Source
ASSIST EMS 3				
22-254611	12/07 12:43	W FRANKLIN ST		PHONE
22-254836	12/07 15:22	NC HWY 49 N		PHONE
22-256258	12/09 09:45	W FRANKLIN ST		PHONE
BANK ALARM 1				
22-267615	12/23 10:16	S MAIN ST		PHONE
BREAKING AND ENTERING OF RESE 1				
22-250425	12/01 22:49	NEW ST		PHONE
BURGLAR ALARM 4				
22-253936	12/06 16:04	NC HWY 49 N		PHONE
22-254002	12/06 18:01	NC HWY 49 N		PHONE
22-256021	12/09 02:22	W FRANKLIN ST		PHONE
22-259428	12/13 11:28	W FRANKLIN ST		PHONE
CAC WELFARE CHECK 1				
22-267752	12/23 14:51	NC HWY 49 N		PHONE
CELL PHONE 911 HANGUP 1				
22-258952	12/12 21:52	W FRANKLIN ST		W911
COMMITMENT PAPERS 1				
22-267043	12/22 13:11	SUMMER ST		PHONE
COMMUNICATING THREATS 1				
22-269591	12/27 08:49	WADE ST		PHONE
DISPUTE (ANYONE) 2				
22-255183	12/08 04:49	NORTH DR		PHONE
22-257368	12/10 20:43	E FRANKLIN ST		PHONE
DOMESTIC DISTURBANCE 2				
22-264850	12/19 20:39	NC HWY 49 N		W911
22-268536	12/25 01:24	WESTERHOLT CT		PHONE
ESCORT 1				
22-267574	12/23 08:38	S MAIN ST		PHONE
FRAUD / FORGERY 1				
22-263017	12/17 10:50	NC HWY 49 N	22-1217-0003	PHONE
INFORMATION 1				
22-268269	12/24 14:21	WALKER RD		PHONE
LARCENY 2				
22-263203	12/17 16:14	PINE ST		PHONE
22-267812	12/23 17:55	PAGE ST	22-1223-0008	PHONE
LIVESTOCK 2				
22-254912	12/07 16:36	N WASHINGTON ST		PHONE
22-264891	12/19 21:45	N WASHINGTON ST		PHONE
OVERDOSE / POISONING 1				
22-267253	12/22 18:40	CRESTWOOD DR		PHONE

PROWLER		1				
22-250468	12/02 01:02	BARRINGER DR				PHONE
RECOVERED PROPERTY		1				
22-257888	12/11 17:01	E FRANKLIN ST				PHONE
STRANDED MOTORIST		1				
22-270728	12/28 20:16	NC HWY 49 N				PHONE
STRUCTURE FIRE		1				
22-258102	12/12 04:03	NC HWY 49 N				PHONE
SUICIDE / PSYCHIATRIC / ABNOR		1				
22-266993	12/22 11:37	SUMMER ST			22-1222-0005	PHONE
SUSPICIOUS SUBJECT		1				
22-260680	12/14 17:22	N MAIN ST				PHONE
SUSPICIOUS VEHICLE		2				
22-251242	12/02 20:23	MALIBU RD				PHONE
22-266256	12/21 11:36	E FRANKLIN ST				PHONE
TRAFFIC ACC PROPERTY DAMAGE		5				
22-249736	12/01 10:33	W FRANKLIN ST				PHONE
22-254245	12/07 05:40	N MAIN ST/NC HWY 49 N			22-1207-0002	PHONE
22-254486	12/07 10:21	S MAIN ST/E FRANKLIN ST			22-1207-0005	PHONE
22-266105	12/21 09:07	NC HWY 49 N			22-1221-0006	PHONE
22-269792	12/27 15:42	NC HWY 49 N/N MAIN ST			22-1227-0009	PHONE
TRAFFIC ACCIDENT PI		1				
22-262618	12/16 18:18	DUTCH RD/NC HWY 73 E				PHONE
TRESPASSING		1				
22-271572	12/30 01:03	NC HWY 49 N				PHONE
WELFARE CHECK (PERSON)		3				
22-260312	12/14 10:52	NC HWY 49 N				PHONE
22-270738	12/28 20:52	CRESTWOOD DR				PHONE
22-272772	12/31 18:05	WOOD ST				PHONE

Mount Pleasant

North Carolina

Founded in 1848

Agenda Item:

Consider allocating the ABC Store FY21/22 fund distribution to Infrastructure (streets and sidewalks).

Narrative:

The General Manager for the Mount Pleasant ABC Store presented the FY21/22 check to Town Staff in the amount of \$24,023. The check was deposited into the General Fund awaiting guidance from the Town Board on where the money should be spent.

The State of North Carolina has someone new in position to run the ABC Division and they would like to have minutes from the Board meetings across the state to show how the annual distributions are used. The funds generated from the sale of alcohol provides extra revenue for towns to use for the betterment of all.

Town Staff recommends using the funds for Infrastructure and sidewalks.

Recommendations:

1. Motion to allocate the ABC Store FY21/22 fund distribution to Infrastructure (streets and sidewalks).
2. Motion to approve Budget Amendment #11 ABC FY21.22 Distribution.

Mount Pleasant

North Carolina

Founded in 1848

Agenda Item:

Consider approving the Town Manager and Staff to vote on the top ten Legislative Goal Statements as recommended by the North Carolina League of Municipalities Board of Directors.

Narrative:

The NCLM Board of Directors has recommended 16 legislative goal statements for the 2023-2024 North Carolina General Assembly to consider. The NCLM Board of Directors has requested that each Municipality vote on their top ten goals statements from the 16 recommendations. The Town Manager is requesting the Town Board's approval to allow the Manager and Town Staff to review and vote on the top ten recommendations that best fits the needs of the Town of Mount Pleasant.

The 16 legislative goal statements are attached to the agenda item.

Recommendations:

Motion to approve allowing the Town Manager and Staff to vote on the top ten legislative goal statements as recommended by the North Carolina League of Municipalities Board of Directors.

LEGISLATIVE GOAL STATEMENTS

RECOMMENDED BY THE NCLM BOARD OF DIRECTORS

The following goal statements are grouped by subject area but NOT listed in any priority order.

- Expand federal and state resources for affordable housing.
 - Housing affordability is a growing problem across North Carolina, affecting cities and towns of all sizes and people across different income levels.
 - Increasingly, the lack of affordable housing acts as a major impediment to business and workforce recruitment.
 - Ongoing state and federal revenue streams to address housing affordability are extremely limited, with much of the burden for solutions left with cities and towns

- Revitalize vacant and abandoned properties with enhanced legal tools and funding.
 - Abandoned and vacant properties, often the subject of so-called tangled titles, can affect the ability of communities to revitalize areas and improve economic conditions.
 - The abandoned properties, with enhanced legal tools to help heirs clear up title issues and sell properties at market rates, could help address local housing needs.
 - Many towns do not have the funding to adequately address abandoned properties.

--

- Create an adequate and permanent funding stream for local infrastructure.
 - Infrastructure – including roads, water, sewer, stormwater, parks and beaches – are critical to economic development and job creation.
 - Many cities in the state are growing, creating a constant need for investment to keep pace with population growth; many cities and towns also have aging infrastructure that must be replaced.
 - Creating more permanent funding streams for local infrastructure, such as a dedicated tax source, would allow for better planning to meet needs.

- Allow municipalities to use local resources and capabilities to expand broadband access in their communities through innovative partnerships.
 - Slow and unreliable internet service threatens educational and professional opportunities, and the economic future of entire communities.
 - Municipalities own existing infrastructure – including dark fiber, towers and electric poles – that could be utilized in innovative partnerships and assist in making broadband service more affordable.
 - Failure to utilize local government assistance and assets will continue to create digital gaps that have real-world consequences for North Carolinians.

- Extend deadlines for completion of federal infrastructure projects.
 - Current deadlines for the allocation and expenditure of American Rescue Plan Act funding may make more complex infrastructure projects unrealistic.
 - High inflation and worker shortages are leading to higher project costs; extending ARPA and other funding deadlines will spread projects out and may help lower costs.
 - Cities and towns require flexible deadlines to get the best bang for their buck out of this funding.

--

- Expand state transportation funding streams for construction and maintenance for municipal and state-owned secondary roads.
 - Current Powell Bill and other state funding is not adequate to address transportation needs, particularly as they affect municipal and state-owned secondary roads.
 - In many cities and towns, major commuting corridors are not receiving the level of investment needed to keep pace with traffic.
 - More investment is needed for these roads if existing residents are to embrace business and residential growth.

- Support integrated and multi-modal transportation solutions.
 - Today, cities and towns seek to make downtowns and other areas accessible to residents and visitors, whether traveling by foot, bike, car, mass transit and other means.
 - Making areas accessible in this manner requires integrated planning and funding with the state.
 - Only through recognizing the need for multi-modal transportation solutions can cities and towns maximize tourism and other economic opportunities, ensuring that local businesses thrive.

- Increase state funding for public transportation operations.
 - Road construction is not keeping pace with transportation needs in any many areas, and public transportation provides a means to reduce the burden of building roads.
 - Investment in public transportation can improve traffic safety, air quality and residents' accessibility to businesses and public services.
 - One of the biggest impediments to economic growth is traffic and commuting times, which can be alleviated through public transportation options.

- Expand incentives and funding for local economic development.
 - Funding is simply inadequate in many cities and towns to encourage job growth.
 - State grants and incentives are often targeted in ways that fail to assist the areas in greatest need of job creation.
 - Maintaining or expanding funding for film tax credits, major industrial site development, downtown development and renewable energy tax credits helps cities and towns across the state.

- Expand incentives that encourage regionalization of water and sewer, as well as other municipal services, when appropriate.
 - A number of municipal water and sewer systems continue to financially struggle with deferred maintenance needs.
 - These challenges came about largely due to population and job losses in rural areas, leading to an erosion of taxpayer and ratepayer bases.
 - While legislators and municipalities have begun to address these issues with the creation of the Viable Utility Reserve and the use of ARPA funding, state estimates show needs still exceed expenditures by several billion dollars.

--

- Enhance state systems and resources for local law enforcement officer recruitment, training, and retention.
 - Municipalities across the state are facing law enforcement staffing shortages, in many cases severe shortages.
 - State training resources are limited, and the cost of local law enforcement agencies to send recruits and existing officers to NC Justice Academy locations can be prohibitive.
 - Grant writing assistance is one of several options that might provide better access to the large volume of federal law enforcement grant funding that is available.
- Provide state assistance for yearly financial audits, ensuring that an adequate number of auditors is available.
 - Several dozen local governments have been placed on the state Unit Assistance List due to late audits.
 - Often these audits are late due to staffing shortages, changes in financial personnel and a growing shortage of private auditors willing to perform this work.
 - Addressing this challenge would lessen negative portrayals of local government financial controls.

- Revise state contracting laws to better protect public entities from the effects of inflation.
 - Labor and materials costs have been rising at a rapid rate, leaving municipalities with few options when project bids and costs exceed expectations.
 - Additional flexibility regarding the contracting process could assist municipalities in protecting taxpayers from inflation and escalating costs.
 - Without contracting law flexibility, projects can be delayed and costs can further increase.

 - Update annexation petition thresholds to make voluntary annexations easier to initiate.
 - Voluntary annexation by petition currently requires 100 percent consent from all property owners, a threshold that can be impossible to meet even if a majority of property owners can benefit by utilizing their property for business or residential purposes.
 - Lowering the threshold from 100 percent represents a middle ground that would still reflect the will of property owners but not handicap communities' ability to economically thrive.
 - The ability of a city or town to grow and reflect its urban footprint is vital to its financial health; city services are relied on by residents whether they live in or near municipal boundaries.

 - Provide authority to municipal water systems to recoup costs of clean-up from polluters.
 - Local municipal water systems are increasingly being looked to for the clean-up of PFAS and other "forever" chemicals found in surface waters.
 - State regulators plan to set surface water standards for these chemicals and propose Maximum Contaminant Levels for PFAS chemicals in drinking water.
 - To date, cities' only recourse to try to recoup the cost for utility ratepayers is through the courts.

 - Provide local revenue options beyond property tax.
 - Roughly 40 percent of municipal general fund revenue is generated by local property taxes.
 - Cities have little to no authority to raise significant revenue in other ways.
 - A lack of diverse, local tax options can affect economic growth, as well as cause large swings in revenue based on economic changes.
-