

# Mount Pleasant

North Carolina

*Founded in 1848*

Town of Mt. Pleasant  
Regular Board Meeting  
Monday, July 10, 2023  
6:00 PM- Town Hall Commissioners Room

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

Mayor Eudy-excuse Commissioner Meadows

## 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 June 12, 2023 (pages 3- 7)
- B. Minutes June 22, 2023 (pages 8-9)
- C. FY 22/23 Budget Amendment #16 Year End Transactions #2 (page 10)
- D. FY 22/23 Budget Amendment #17 Powell Bill Revenue Correction (page 11)
- E. FY 22/23 Budget Amendment #18 Future Retiree Insurance (page 12)

## 5. Staff Reports (Pages 13-24)

- 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 17-20)
- E. Code Enforcement/Grant Writer- Jim Sells (pages 21-23)
- F. Public Works- Daniel Crowell (page 24)

## 6. Public Hearings (no attachments)

- A. Preservation NC for Henderson/Barrier home at 1431 N Main St. (to be postponed until August 14<sup>th</sup>)

## 7. Old Business

None

## 8. New Business (Pages 25-30)

- A. Discuss candy being thrown out at parades (page 25)

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

Website: [www.mtpleasantnc.org](http://www.mtpleasantnc.org) Email: [townhall@mtpleasantnc.us](mailto:townhall@mtpleasantnc.us)

B. Resolution making a preliminary determination to issue Town revenue bonds in an estimated amount of \$4,500,000 for the USDA sewer project and supporting an application to the Local Government Commission (pages 26-29)

C. Consider setting a Public Hearing date for the purpose of exchanging Town property for private property for Economic Development purposes. (page 30)

**9. Closed Session 143-318.11.(a)(#3)** *To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.*

## **10. Adjournment**

*All agenda items and attachments are considered public record.  
If you would like to obtain or view copies of the attachments or minutes from the Board's meetings, please contact Town Hall Monday-Friday 8:00am-4:30pm.*

*Hard copies are \$.10 per page.*

*Closed Session minutes are unavailable until released by the Board and/or the Town Attorney.*

# Mount Pleasant

North Carolina

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**Town of Mt. Pleasant  
Board of Commissioners  
Town Board Meeting Minutes  
Monday, June 12, 2023 at 6:00 P.M.**

**Attendance:** Mayor Del Eudy  
Mayor Pro-Tem/Commissioner Lori Furr  
Commissioner Chris Carter (phone, excused-unable to vote)  
Commissioner William Meadows  
Commissioner Justin Simpson  
Commissioner Steven Dixon  
Town Administrator Randy Holloway  
Town Attorney John Scarbrough  
Town Clerk Amy Schueneman

**Also Present:** Erin Burris, Crystal Smith, Deputy CA Camille, Ally Schueneman, Mike & Liz Poole, Mike Downs, Deputy TB Canaday, Roy Keene, Brian & Rita Gilmore, Leslie Cauble, and Jim DeMay.

## **CALL TO ORDER**

Mayor Eudy called the meeting to order.

## **INVOCATION**

Associate Pastor Matt Sharrock of Propel Church led the Board in prayer.

## **PLEDGE OF ALLEGIANCE**

Mayor Eudy led the Pledge of Allegiance.

Mayor Eudy asked for a motion to excuse Commissioner Carter, even though he was attending by phone, from the meeting, since the State of Emergency has ended his votes would not count.

A motion to excuse Commissioner Carter was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Carter excused)

### **1. Public Forum**

Roy Keene, 8865 Erbach Lane, inquired about the website information and if the emails and phone numbers were correct. He had called a phone number on May 18<sup>th</sup> and left a detailed message that had yet to be returned. The Board asked which member he left the message for and he responded it was Commissioner Simpson. Commissioner Simpson stated that he has unknown callers sent to his spam folder and he suggested getting a hold of him by email which works best.

Deputy C Camille with Cabarrus County Sheriff's Office announced the National Night Out on August 1<sup>st</sup> 5-7pm at the Cabarrus Arena. They will be giving out Back to School items to families. Other nonprofit organizations and governmental departments will be there also.

### **2. Conflict of Interest**

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

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

(No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under G.S. 14-234 or 160D-109(a). NC State Statute 160A-75 and no public official shall knowingly participate in making or administering a contract, including the award of money in the form of a grant, loan, or other appropriation, with any nonprofit with which that public official is associated. NC State Statute 14-234.3)

No one had a conflict.

### **3. Approve Agenda**

Mayor Eudy added an item to the Agenda under New Business:

#### **E. Resolution for USDA Sewer Project**

A motion to approve the amended Agenda as presented was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Carter excused)

### **4. Consent Agenda**

- A. Minutes May 8, 2023
- B. Direct Deposit Bi-Weekly Payroll Dates FY23/24
- C. ABC Board Budget for FY23/24
- D. Resolution by Governing Body of Recipient for State Funded Water Projects
- E. Key Control Policy
- F. Budget Amendment #15 Year End Transactions

Commissioner Furr made a motion to approve the Consent Agenda as listed with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Carter excused)

### **5. Staff Reports**

- A. Town Manager-Randy Holloway
- B. Town Asst. Manager-Crystal Smith
- C. Town Clerk/Finance Officer - Amy Schueneman  
Ms. Schueneman stated that the new tenants have moved in and love it. The cost of the renovation was a little more than expected due to age of building and termites from previous infestation. Exterior was painted, bushes trimmed, gutters installed, parking lot paved, new windows installed, and front door changed out from 28" to 36" to be ADA compliant. Interior was gutted, bathroom reconfigured to be ADA compliant, office walls installed, new appliances, and new finishes on floor and walls. Mold and the smell are gone.(Copy of slides included in the Minute Book.)
- D. Planning & Economic Development Director - Erin Burris
- E. Code Enforcement/Grant Writer- Jim Sells
- F. Public Works- Daniel Crowell
- G. Cabarrus Co. Sheriff's Dept. Report
- H. Fire Department-Dustin Sneed

### **6. Public Hearings**

- A. Consider approving the proposed budget, budget ordinance, and fee schedule for Fiscal year 2023-2024.

Mayor Eudy opened the Public Hearing for the FY23/24 Budget.

No one spoke.

There were no changes to the Budget since May, 2023.

A motion to approve the Budget for Fiscal Year 2023-2024 at a tax rate of 50.5 cents per one hundred dollars, Fees & Charges Schedule, and the Budget Ordinance for Fiscal Year 2023-2024 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

## **7. Old Business**

### **A. Consider appointing/reappointing a person to fill the ABC Board position expiring on June 30, 2026.**

Since the precedent is to place a Town resident into the position, if that option is available, the Board decided to reappoint Steve McAllister to the ABC Board.

A motion to reappoint Steve McAllister to the ABC Board was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

### **B. Consider appointing/reappointing two positions to the Planning & Zoning Board with a term that expires on June 30, 2026**

Mayor Eudy stated this is not an ETJ position so the person must live within the Town limits. Also, if there are new appointments, one will need to be designated a voting member and the other an alternate member that only votes if someone is absent.

A motion to appoint Liz Poole as the voting member was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Carter excused)

Commissioner Simpson made a motion to appoint Kim Ashbaugh as the alternate. No one seconded the motion. Mayor Eudy declared it failed for lack of second.

A motion to appoint Keisha Garrido as Alternate was made by Commissioner Meadows with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Carter excused)

## **8. New Business**

### **A. Consider allowing the Town Manager to approve Year End Budget Amendments for FY2022-2023 for auditing purposes.**

Mayor Eudy reminded the Board this is a formality that is done every year to allow staff to move money around in the budget to prepare for the audit.

A motion to allow the Town Manager to approve Year End Budget Amendments for FY2022-2023 for auditing purposes was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

### **B. Consider approving the Economic Development Public Investor Agreement with Cabarrus Economic Development Inc. for FY23/24.**

Randy Holloway stated that this is the standard agreement with Cabarrus Economic Development and Staff recommends entering into the agreement.

A motion to approve the Economic Development Public Investor Agreement with Cabarrus Economic Development Inc. for FY23/24 was made by Commissioner Meadows with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Carter excused)

### **C. Henderson/Barrier House agreement with Preservation NC**

Mayor Eudy reminded the Board that the Henderson/Barrier House is the property the Town purchased for the Fire Department to live in beside the station until the renovation is completed.

Erin Burris presented the information she distributed to the Board (Items are included in the Minute Book). She asked for the Board to set a Public Hearing for the July 10<sup>th</sup> meeting to discuss the sale of the property. The Henderson/Barrier home is one of the oldest in Town. The Town does not have a Global Historic District which is different from a National Historic District. There are some protections for an Historic District but would only delay the destruction of an historic property for up to one year. The Town would enter into an agreement an option to purchase with Preservation, NC and they would be able to list the property for up to a year. We would agree to a purchase price of \$315,000 which it appraised for when we purchased the property. They would list it for a higher price to invest in other properties in NC and to enforce the covenants which would be placed on the property. It is not something the Town has to do but it would help protect the property long term.

A motion to set a Public Hearing on July 10<sup>th</sup> for the agreement with Preservation, NC for the Henderson/Barrier House was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Carter excused)

### **D. SITE 2022-07 Virginia Foil Park/Library/Senior Center-Wastewater Allocation request.**

Erin Burris reported the county needs sewer capacity in the amount of 19,400 gpd for the new park on N. Washington St. When the Town started having to deal with allocation the Board set aside 10,000 gpd. As shown in the attached allocation worksheet (included in the Minute Book) there are currently 18,227gpd remaining after the already committed first three phases of the Brighton Park development, the Green Acres development, and the 10,000 in strategic reserve. Staff recommends that 5,000gpd be used from the Strategic Reserve as this project is a major public investment and that the remaining 14,400gpd come from the general allocation. This would leave 5,000gpd in the Strategic Reserve and 3,837gpd for all other projects (8,837gpd total).

Mayor Eudy added that this park is being built inside the Town limits but is actually for anyone in Cabarrus County and especially anyone in Eastern Cabarrus County.

A motion to approve the allocation request of 19,400gpd based on the evaluation in subsection B and recommendation of subsection D of this analysis was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Carter excused)

### **ADD ON: E. Resolution for USDA Sewer Project**

Randy Holloway stated that it is a formality in order to send the project out to bid after three years.

A motion to approve the Resolution Approving Plans and Specifications for the USDA Sewer Improvements Project was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

Before entering Closed Session Mayor Eudy wanted to give an update on the street signs. The Public Works Director has been caring for his wife due to an injury. Hopefully, they will be able to start working on them again next week.

A motion to go into Closed Session was made by Commissioner Meadows with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Carter excused)

**9. Closed Session 143-318.11.(a)(#3)** *To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.*

A motion to come out of Closed Session was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

A motion to enter into a retainer agreement with Milberg Law Firm to investigate the PFAS settlement and potentially file a claim was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

## **10. Adjournment**

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Meadows seconded the motion. All Board Members were in favor. (4-0, Commissioner Carter excused)

By our signatures, the following minutes were approved as submitted on Monday, July 10, 2023 in the Regular Meeting.

---

**Town Clerk Amy Schueneman**

---

**Mayor W. Del Eudy**

SEAL

# Mount Pleasant

North Carolina

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**Town of Mt. Pleasant  
Special Called Meeting Minutes  
Thursday, June 22, 2023  
5:00 PM- Town Hall Commissioners Room**

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

**Also Present:** Crystal Smith and Jim Sells.

Mayor Eudy opened the meeting and asked for Commissioner Furr to be excused.

A motion to excuse Commissioner Furr was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Furr excused)

A motion to go into Closed Session was made by Commissioner Simpson with a second by Commissioner Carter. All Board Members were in favor. (4-0, Commissioner Furr excused)

**Closed Session 143-318.11.(a)(#3)** *To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.*

A motion to come out of Closed Session was made by Commissioner Meadows with a second by Commissioner Carter. All Board Members were in favor. (4-0, Commissioner Furr excused)

No motions were made by Board after returning from Closed Session.

## **Adjournment**

With nothing else to come before the Board, Commissioner Simpson made a motion to adjourn. Commissioner Meadows seconded the motion. All Board Members were in favor. (4-0, Commissioner Furr excused)



By our signatures, the following minutes were approved as submitted and amended on Monday, July 10, 2023 in the Regular Meeting.

\_\_\_\_\_  
Town Clerk Amy Schueneman

\_\_\_\_\_  
Mayor Del Eudy

Seal

TOWN OF MOUNT PLEASANT

<b>#16 Year end transactions #2</b>					
<b>Revenue Adjustments</b>					
<b>Account Number</b>	<b>Account Description</b>	<b>Current Budget</b>	<b>Decrease - Debit</b>	<b>Increase - Credit</b>	<b>Revised Amount</b>
21-3020-905	Mailed Bill Fee	\$ -	\$ -	\$ 8,500.00	8,500.00
21-3061-900	Investment Earnings	\$ 2,000.00	\$ -	\$ 17,000.00	19,000.00
11-4061-900	Investment Earnings	\$ 17,000.00	\$ -	\$ 21,000.00	38,000.00
21-3020-920	Penalties	\$ 21,000.00	\$ -	\$ 6,000.00	27,000.00
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
<b>Expenditure Adjustments</b>					
<b>Account Number</b>	<b>Account Description</b>	<b>Current Budget</b>	<b>Increase - Debit</b>	<b>Decrease - Credit</b>	<b>Revised Amount</b>
21-4015-611	Office Supplies & Postage	\$ 8,400.00	\$ 5,000.00	\$ -	13,400.00
21-4030-520	Insurance	\$ 3,000.00	\$ 2,000.00	\$ -	5,000.00
21-4030-430	Maint & Repair-Building	\$ 9,000.00	\$ 3,000.00	\$ -	12,000.00
21-4037-433	Maint & Repair-Building	\$ 205,463.00	\$ 11,500.00	\$ -	216,963.00
11-4010-520	Insurance	\$ 34,000.00	\$ 6,000.00	\$ -	40,000.00
11-4051-850	Ind Celebration	\$ 17,500.00	\$ 7,000.00	\$ -	24,500.00
11-4010-430	Maint & Repair Building	\$ 6,000.00	\$ 4,000.00	\$ -	10,000.00
11-4051-855	Trailhead at Malibu Rd	\$ -	\$ 4,000.00	\$ -	4,000.00
21-4030-520	Insurance-Property & Casualty	\$ 3,000.00	\$ 4,000.00	\$ -	7,000.00
21-4037-412	Utilities-Plant	\$ 42,000.00	\$ 6,000.00	\$ -	48,000.00
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
<b>Totals</b>		<b>\$368,363.00</b>	<b>\$52,500.00</b>	<b>\$52,500.00</b>	<b>\$473,363.00</b>
<b>#16 Year end transactions #2</b>					
Prepared by: Amy Schueneman Date: 6/30/2023 Approved by: _____					
Posted by: Amy Schueneman Date: <u>6-30-23</u>					





## MEMORANDUM

To: Mayor and Town Board  
From: Randy Holloway, Town Manager  
Date: July 10, 2023  
RE: Manager's report for June 2023

Please find listed below an update / overview for the month of June 2023

- Continued to participate in construction meetings with Town Staff and contractors doing the work for the renovations to the Town Hall Park complex and the Fire Station.
- Helped with starting the pay study that was approved by the Town Board.
- Met with the WSACC Board to discuss the ongoing future sewer allocation concerns that impact the Town. We were given 50,000 gallons per day of additional sewer capacity.
- Worked with the Staff to help prepare for the Independence Day events.
- Continued working with Staff and LKC Engineering to prepare for the USDA project going to the North Carolina LGC for approval after the bids are opened in late July.
- Continued working with Staff and Granite Sky to help develop the new Town web site.
- Continued working with the Creative Economic Development group about the future needs for industrial development in the Mount Pleasant area.
- Continued working with Staff to finalize the FY-23/24 budget.
- Worked with the Public Works Staff to install the water tap at the new Helms home on South Main Street.

# Mount Pleasant

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## ASSISTANT TOWN MANAGER'S REPORT

*July 2023*

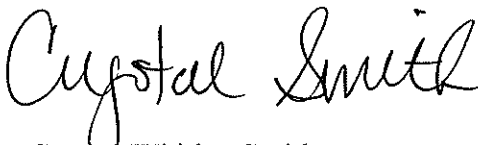
To: Mayor & Commissioners

From: Crystal Smith, Assistant Town Administrator

Subject: Monthly Activities for June 2023

- Attended monthly Town Board meeting
- Continued working with Granite Sky on Branding/Logo project creating banners, website preview, preparing for Independence Celebration
- Attended Monthly BCBS webinar
- Continued work on Independence Celebration: Food Vendors, Parade applicants forms.
- Continued working with Shiel Sexton on Punch list items
- Independence Celebration: Estimated 2500 in attendance, \$8500 in sponsorship received from local businesses, identified issues with restrooms/water heater at new concession stand.
- Zoom Citizen Advisor Group meeting on new website for feedback
- Attended Independence Celebration debriefing meeting
- Work with auditor on end of fiscal year items
- Granite Sky zoom meeting on Pleasant Life website
- Zoom meeting with Bob Jessup on USDA Project
- Zoom meeting with LGC on USDA Project
- Met with contractors on handrails needed (safety requirements to bring to Code) to receive permanent Certificate of Occupancy
- Working on Fall Festival: Saturday, October 14, 2023

Respectfully submitted,



Crystal Whitley Smith  
Assistant Town Manager



**TOWN OF MOUNT PLEASANT  
COMPARISON BUDGET VS ACTUAL -June 2023**

	<u>CURRENT BUDGET</u>	<u>YTD ACTUAL</u>	<u>DIFFERENCE</u>
<b>GENERAL GOVERNMENT</b>			
Town Hall	81,500.00	79,283.62	2,216.38
Governing Body	40,399.00	29,182.96	11,216.04
Admin	579,974.00	541,028.05	38,945.95
Planning & Zoning	210,110.00	149,775.40	60,334.60
	<hr/> 911,983.00	<hr/> 799,270.03	<hr/> 112,712.97
<b>PUBLIC SAFETY</b>			
Law Enforcement	164,693.00	120,503.00	44,190.00
Fire Department	770,677.00	685,469.26	85,207.74
	<hr/> 935,370.00	<hr/> 805,972.26	<hr/> 129,397.74
<b>PUBLIC WORKS</b>			
Operations Center	46,300.00	34,860.80	11,439.20
Streets	339,116.00	252,908.35	86,207.65
Sanitation	148,500.00	121,330.13	27,169.87
Buildings & Grounds	80,550.00	68,297.69	12,252.31
	<hr/> 614,466.00	<hr/> 477,396.97	<hr/> 137,069.03
<b>CULTURE/REC</b>	<hr/> 72,615.00	<hr/> 55,727.92	<hr/> 16,887.08
<b>DEBT SERVICE</b>			
Debt Service Principal	263,381.00	262,380.48	1,000.52
Debt Service Interest	91,188.00	91,185.70	2.30
	<hr/> 354,569.00	<hr/> 353,566.18	<hr/> 1,002.82
<b>TOTAL</b>	<b>2,889,003.00</b>	<b>2,491,933.36</b>	<b>397,069.64</b>
<b>WATER/SEWER</b>			
Admin	421,673.00	321,011.43	100,661.57
Operations Center	30,350.00	30,136.96	213.04
Water	204,206.00	180,616.47	23,589.53
Sewer	539,794.00	479,210.24	60,583.76
Water Treatment Plant	478,921.00	467,779.45	11,141.55
	<hr/> 1,674,944.00	<hr/> 1,478,754.55	<hr/> 196,189.45
<b>DEBT SERVICE</b>			
Debt Service Principal	163,195.00	160,995.75	2,199.25
Debt Service Interest	19,135.00	10,841.55	8,293.45
	<hr/> 182,330.00	<hr/> 171,837.30	<hr/> 10,492.70
<b>TOTAL</b>	<b>1,857,274.00</b>	<b>1,822,429.15</b>	<b>34,844.85</b>
<b>COMBINED</b>	<b>4,746,277.00</b>	<b>4,314,362.51</b>	<b>431,914.49</b>



# Mount Pleasant

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## Planning and Economic Development

July 8, 2023

### Planning & Zoning Cases

#### **SITE 2022-04 Highway 49 Mini-Storage**

**Description:** Site Plan for 10 acres of mini storage (site area 11.27 acres), including 20 storage buildings totaling 98,100 square feet

**Location:** 8830 NC Highway 49 N

**Cabarrus County Parcel Number(s):** 5670-47-4622

**Current Zoning:** I-1

**Area:** 11.27 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Revised construction plans (2<sup>nd</sup> submittal) under review.

#### **SITE 2022-07 Virginia Foil Park/Library/Senior Center**

**Description:** Site plan for athletic complex/library/senior center

**Location:** 1111 N. Washington St.

**Cabarrus County Parcel Number(s):** 5670-44-0187

**Zoning:** O-I Office & Institutional

**Area:** approx. 29.11 acres

**Estimated Sewer Capacity Usage:** 19,400 gpd (pending allocation request)

**Current Status:** Revised construction plans (2<sup>nd</sup> submittal) are under review. Sewer allocation request approved by Town Board on 6-12-2023

#### **SITE 2023-02 Parking Lot (corner of E. Franklin St. and Eastover Dr.)**

**Description:** Site plan for commercial parking lot

**Location:** 8860 E. Franklin Street

**Cabarrus County Parcel Number(s):** 5670-42-6218

**Zoning:** C-1 Light Commercial

**Area:** approx. 0.5 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Awaiting final revisions.

#### **SITE 2023-01 Propel Church**

**Description:** Site plan for religious institution and Alternative Design Proposal for building design

**Location:** 7801 NC Highway 73 E

**Cabarrus County Parcel Number(s):** 5660-96-0201

**Zoning:** OI Office & Institutional

**Area:** approx. 6.8 acres

**Estimated Sewer Capacity Usage:** 1,520gpd (5gal per seat) (pending allocation request)

**Current Status:** Coordinating with adjacent property owner on access and utilities. The Board of Adjustment approved an Alternative Design Proposal for the building design at the June 26 meeting.

### **SUB 2017-01 Green Acres Construction Plans**

**Description:** 37-lot single-family subdivision. 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

**Estimated Sewer Capacity Usage:** 8,880gpd (allocated in development agreement 7/12/2022)

**Current Status:** Construction Plans have been approved. Sewer flow acceptance complete. Grading to start soon.

### **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

**Estimated Sewer Capacity Usage:** 28,560gpd for first three phases and 14,160gpd for last two phases (42,720gpd total) (allocated in development agreement 6/17/2022)

**Current Status:** Grading and improvement installation underway.

### **Code of Ordinances**

#### **Part 3: Public Safety**

Staff is working on updating public safety procedures and compliance with state law.

#### **Part 7: Motor Vehicles & Traffic**

Town Board voted to approve amendments to Part 7. The updated ordinance has been added to the Town website. Notice of changes were sent out in December 2022 water bill and posted on Town Facebook page. Sign installation continues and will be complete by the end of they 2023. Need to revisit Section 7-4.1 regarding use of coasters, skates, scooters, and similar devices. This section referencing "play street" was left over from previous ordinance and was missed during the update. These devices were intended to be permitted on all residential streets of 25mph or less. Additionally, the District Attorney's office has recommended some changes. These changes will be brought to the Board this summer.

#### **Part 8: Offenses (Nuisances)**

Town Board approved at the May 8 meeting and has been added to the Town website.

### **Utilities**

- The Town of Mount Pleasant has a total 65,667 gpd to allocate until 2024 when the Phase 1 Rocky River Regional Waste Water Treatment Plant is completed. So far 56,840 gallons per day have been allocated to three projects. A total of 8,837gpd remain until the first expansion is complete. The WSACC Board voted to allocate an additional 50,000gpd to the Town of Mount Pleasant until the second expansion. State law has been amended to reduce
- The application for the FEMA Building Resilient Infrastructure and Communities (BRIC) grant was submitted. The NC Department of Public Safety submitted the subapplication to FEMA on January 23.

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). The grant request is for approximately \$4.5 million. The grant match is 12%. Award announcements are expected in September 2023.

### **Comprehensive Plan Implementation**

- HMW Preservation is nearing completion of the National Register District architectural survey draft to submit to the State Historic Preservation Office. LKC and subcontractor McAdams have completed a report with recommendations and cost estimates for the Downtown Stormwater Study. Staff will request that the CIP portion of the report be adopted to assist with grant applications.
- Town staff is working on plans for additional/improved parking in the southwest quadrant of downtown.
- Fire Department and Town Park construction projects are underway. Visit the [www.mpncfuture.com](http://www.mpncfuture.com) website for project updates.
- No word was received regarding the Lowe's Hometown Grant for the remaining McAllister Field improvements, and an announcement was made that the 2023 grants have been awarded.
- Town Staff is working with the EDC on proposals for Phase 2 Economic Development Planning to serve as the economic development component of the Comprehensive Plan update.

### **Transportation**

- Staff has been working on procurement for engineering for the N. Washington Street CMAQ project.
- Public works staff and engineering staff have scored the streets to prioritize paving. Jackson Street between North Drive and Highway 49 was paved at the end of June. Scoring reflects that several streets in Oldenburg are the next highest priorities for paving.
- Staff is getting estimates to complete an 80-foot sidewalk segment within the NC Highway 73 public right-of-way in front of the Mount Pleasant Smokehouse in accordance with the adopted Comprehensive Plan and Bicycle/Pedestrian Project Acceleration Plan. This was intended coincide with the property owner adding a patio with outdoor seating to the property, however, the owner has put this project on hold.

### **Permits**

June (to date) report attached.

## June 2023 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2023-28	6/8/2023	5660-95-4595	906	S. Skyland Dr.	Accessory	Storage Shed	Sharon Skinner	
Z-2023-29	6/8/2023	5660-95-5818	866	N. Skyland Dr.	Accessory	Storage Shed	Rebecca Efrid	
Z-2023-30	6/8/2023	5670-13-0390	1352	S. College St.	Accessory	Carport/Storage Shed	Ronnie Allman	
Z-2023-31	6/13/2023	5670-59-6677	9155	NC Hwy 49 N	Addition	Additions to single-family home	Plott Custom Homes	
Z-2023-32	6/16/2023	5579-08-1061	2450	Mount Pleasant Rd S	Accessory	Detached garage/storage	Ricardo Ferland	
Z-2023-33	6/29/2023	5670-32-6525	8750	E. Franklin St. (Ste. A)	Change	Art-too Ink Gallery/Classes/Tattoo	Deena Bost	CoC
Z-2023-34	6/30/2023	5670-29-0619	175	N. Main St.	Accessory	Detached garage/storage	Joseph Johnson	Retroactive

7 Zoning Permits

# Mount Pleasant

North Carolina

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CODE ENFORCEMENT

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Monthly Activity Report

June 2023

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Activities

Month Operational Breakdown	
Complaint	02
Emergency Planning	07
Golf Cart Inspection	2
Grants	6
Emergency Management	2
Meeting	3
Other	18
Recheck	09
Sign Sweep (09 signs pulled)	01
Training	0
<b>TOTAL</b>	<b>50</b>

Complaint Recap	
High grass	2
Signs	0
RV	0
Odor	0
Junk vehicle	0
Illegal Dumping	0
Hazardous Condition	1
Letter of Inquiry	1
Notice of Violation	1
Cases Cleared	6
<b>Cases Opened</b>	<b>2</b>

New Cases

Case #	Location	Notes
023-06-028	1495 South Main Street	High Grass
023-06-028	Eastover Drive	Theft of water – not founded.

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*Daily Work Log*

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**Month** June 2023

<b>Date</b>	<b>Code</b>	<b>Notes</b>
01	C	023-06-028 Checked high grass reported at 1495 South Main Street. The grass was found to be high at this location and a LOI mailed by certified mail to the owner. Recheck conditions after June 15, 2023
01	O	Met with Douglas Steele at the DAV building for the building Certificate of Occupancy. Installed a smoke detector and adjusted the emergency lights. Building pass inspection.
01	R	8658 Lee Street and found the yard had been mowed.
01	R	7894 NC Hwy 49. Check conditions and found as last time. Will discuss with Erin to determine if she is ready to initiate action.
01	R	8110 N. Hwy 49. Had spoken with the owner (Jeff Allman) last week and found no work had started at this time.
01	O	Spoke with Randy about the Sewer allocation. Emailed a request for the last 10, 15, and 20 sewer usage for Mt. Pleasant, Concord, Harrisburg and Kannapolis to Mike Wilson.
01	EP	Updated information for the 2023 Independence Celebration. Mailed requests to EMS and CCSD to meet and discuss further. Contacted CFD and received permission to use their radios to support the event if necessary.
01	O	Monthly report.
01	O	Received certified mail receipt back for Circle Drive.
02	EP	Completed draft Continuity of Operations Plan.
02	O	Spoke with Mr. Conteras regarding the RV on his property
02	G	Researched the EV Charging Station Grant.
05	G	Sent recommendation on the EV Charging Station grant. Recommended contacting a vendor (Future Energy) to incorporate EV Charging stations in the downtown area parking.
05	G	Sent draft Water Technical Assistance to Randy for review.
13	EP	Worked on the Town Public Safety Ordinance
14	EP	Completed the Town Public Safety Ordinance for review
15	O	Reviewed WSACC sewer capacity proposal and met with Randy on same.
15	M	WSACC
16	EP	Independence Celebration EOP
16	M	Met with Jeff Allman reference property on Hwy 49.
19	G	Researched and complete a draft application for Randy/Erin to review.
19	O	Position questionnaire
10	EP	COOP plan
19	O	Updated reports/cases.
20	GCI	8807 Crestwood Drive.
20	R	8519 Circle Drive abandoned vehicle
20	O	Issues NOV for 8519 Circle Drive

Date	Code	Notes
20	O	Contacted Concord to request use of one of their signs for the Independence Celebration.
21	O	Picked up radios from Concord FD.
21	EP	Finalized resources for Independence Celebration
21	O	Researched history of current sewer capacity issue with WSACC.
21	EP	Posted 3-day wx forecast for Independence Celebration.
22	G	2024 Great American Main Street Award. The program recognizes Main Street Communities whose success serves as a model for comprehensive, preservation-base commercial district revitalization. Ineligible to apply due to not being an Accredited Main Street America program with an active membership.
22	M	Closed session with council to discuss the most recent WSACC for Mt. Pleasant.
22	R	Continued research on Water Technical Assistance. Revising request to address current sewer allocation.
23	GCI	735 N. Main Street
23	O	Prep for Independence Celebration
24	O	Independence Celebration
26	O	Post event review for Independence Day Celebration.
27	C	023-06-27-C Theft of water on Eastover – Town contractor was using hydrant.
27	G	Completed draft narrative for Technical Wastewater Assistance and sent to Randy, Erin and Crystal for review.
27	O	Returned radios to Concord.
27	EM	06232023-EM-1 Assessment of storm damage to storage new storage shed at the ballfield behind Town Hall.
27	O	Started after action report for Independence Celebration.
29	SW	Sign Sweep 09 signs
29	EM	06292023-EM-1 Check large tree limb hanging over power lines on East Franklin behind 73 & Main. Multiple tree limbs overhand NC 73. No dead or damaged limbs were found.
29	R	Recheck Circle Drive. Vehicle still has not been addressed.
29	O	Various Reports.
30	O	Monthly Report
30	O	Disposed of collected signs
30	O	Begin development of a Standard Operations Guideline for Code Enforcement. No current policy or guide has been developed for operation.

C=Complaints  
G=Grants  
O=Other  
T=Training

EP=Emergency Planning  
EM=Emergency Management  
R=Recheck

GCI=Golf Cart Inspection  
M=Meeting  
SS=Sign Sweep

## MEMORANDUM

To: Mayor and Town Board

From: Daniel Crowell, Public Works

Date: July 10, 2023

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

### **New:**

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 2 pump station alarm calls
- Responded to 1 after hour customer calls
- Picked up 16 dump truck loads of brush which equals 192 cubic yards of brush
- Completed 30 work orders for various issues
- Installed water tap at 1123 South Skyland Dr.
- Installed water tap at 1576 South Main
- Repaired water leak at 8320 Hwy 49
- Repaired water leak at 8860 East Franklin St.

### **Ongoing:**

- 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



# *Mount Pleasant*

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**Agenda Item:**

Discuss candy being thrown out at parades.

**Narrative:**

Town Staff observed several children running very close to vehicles in the parade to pick candy up off the street. Asking for guidance from the Board on how to proceed with future parades.

**Recommendation:**

Open

# *Mount Pleasant*

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**Agenda Item:**

Consider approving Resolution making a preliminary determination to issue Town revenue bonds in an estimated amount of \$4,500,000 for the USDA sewer project and supporting an application to the Local Government Commission.

**Narrative:**

Town Staff is working with Bob Jessup, Bond Attorney, the Local Government Commission, and USDA to move forward with the USDA Sewer Projects. This resolution is one of the first steps in the process.

**Recommendation:**

Motion to approve Resolution making a preliminary determination to issue Town revenue bonds in an estimated amount of \$4,500,000 for the USDA sewer project and supporting an application to the Local Government Commission.

# Mount Pleasant

North Carolina

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## **Resolution making a preliminary determination to issue Town revenue bonds in an estimated amount of \$4,500,000 for the USDA sewer project and supporting an application to the Local Government Commission**

Introduction --

The Town of Mount Pleasant has previously approved a plan to undertake the sewer system improvements described on Exhibit A. The United States of America – Department of Agriculture – Rural Utilities Service has offered to assist the Town in the project by providing a financing package that includes a low-interest loan in an amount currently estimated as approximately \$4,500,000.

The Town plans to accept the offer from USDA. The Town will provide for the issuance of the Town's revenue bonds to represent the loan component of the USDA proposal. USDA generally requires that borrowers like the Town separately arrange for construction-period financing through the issuance of "bond anticipation notes." Revenue bonds and notes are not secured by a pledge of the Town's taxing power or any physical collateral, but rather by a pledge of the net revenues of the Town's water and sewer system.

State law requires that the North Carolina Local Government Commission approve the Town's issuance of the revenue bonds and notes (the LGC is a division of the State Treasurer's office). Under the LGC's guidelines, this governing body must make certain findings of fact to support the Town's application for the LGC's approval.

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Mount Pleasant, North Carolina, that the Town makes a preliminary determination to finance a portion of the project costs through the issuance of water and sewer revenue bonds to USDA in an amount estimated as not to exceed \$4,500,000.

In addition, the Town makes a preliminary determination to contract for construction-period financing, as may be required by USDA, through the issuance of bond anticipation notes.

The final issuance of the bonds and the notes in any event is subject to the LGC's approval and this Board's subsequent approval. Some of the financing proceeds may represent reimbursement to the Town for prior expenditures on project costs, and the Town may also use financing proceeds to pay financing costs.

BE IT FURTHER RESOLVED that the Town Council makes the following findings of fact:

1. The project is necessary and appropriate for the Town under all the circumstances. The project will increase the capacity and efficiency of the Town's public utility system to the benefit of the Town and the customers of the system.

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

Website: [www.mtpleasantnc.org](http://www.mtpleasantnc.org) Email: [townhall@mtpleasantnc.us](mailto:townhall@mtpleasantnc.us)

2. The project is feasible. Project costs will be paid from grant funds and low-interest financing sources, including the bonds and notes. The Town believes that the customer utility bills that will be necessary to provide for bond payments will be reasonable under the circumstances.

3. The Town's debt management procedures and policies are sound and in compliance with law, and the Town is not in default under any of its debt service obligations.

4. The Town will be able to market the bonds and notes at reasonable rates of interest. The financing offer from USDA includes long-term financing at low interest rates so as to enhance the feasibility of issuing the bonds and otherwise maintaining the Town's utility operations. In addition, the Town will closely review proposed lending rates for the notes against market rates with guidance from the LGC. All amounts financed will reflect either approved contracts, professional estimates or previous actual expenditures.

BE IT FURTHER RESOLVED as follows:

(a) The Town Council directs the Town Manager, the Finance Officer, and all other Town officers and representatives to take all appropriate steps toward the completion of the financing, including completing an application to the LGC for its approval of the bonds and notes.

(b) The Town asks the LGC to solicit proposals from financial institutions to purchase the notes and thereby provide construction financing for the project, and to proceed with the private sale of the notes to the best bidder.

(c) The Town intends that the adoption of this resolution will be a declaration of the Town's official intent to reimburse preliminary project expenditures from bond and note proceeds. The Town intends that funds that have been advanced for project costs, or which may be so advanced, from the Town's water utility funds, or any other Town funds, may be reimbursed from the financing proceeds.

(d) The Board directs all Town officers and employees to take all such further action as they may consider necessary or desirable in furtherance of the purposes of this resolution. The Board ratifies all prior actions of Town officers and employees in this regard.

(e) This resolution takes effect immediately.

\*\*\*\*\*

Exhibit A – Description of Improvements

This project includes the installation of approximately 465 linear feet of new 15" gravity sewer; the installation of approximately 1,950 linear feet of new 12" gravity sewer; the replacement of approximately 2,700 linear feet of 8" gravity sewer; the installation of 5,470 feet of 8" force main; the installation of 1 proposed sewer lift station; the decommissioning of 1 existing lift station; and the replacement of 10 manholes throughout the downtown area.

\*\*\*\*\*

I certify as follows: that the foregoing resolution was properly adopted at a meeting of the Board of Commissioners of the Town of Mount Pleasant, North Carolina; that this meeting was properly called and held on July 10, 2023; that a quorum was present and acting throughout the meeting; and that this resolution has not been modified or amended, and remains in full effect as of today.

WITNESS my signature and the seal of the Town of Mount Pleasant, North Carolina, this 10th day of July, 2023.

\_\_\_\_\_  
Amy Schueneman, Town Clerk  
Town of Mount Pleasant, North Carolina

\_\_\_\_\_  
Mayor Del Eudy

[SEAL]

# Mount Pleasant

North Carolina

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**Agenda Item:**

Consider setting a Public Hearing date for the purpose of exchanging Town property for a private property for Economic Development purposes.

**Narrative:**

Town Staff recommends setting a Public Hearing date of August 14, 2023 based on NCGS 160D-1312 and NCGS 160A-271 to consider exchanging PIN#56702239130000 (1473 S Main Street) for PIN#56701391880000 (parking lot area around Buddy's, Moose Drugs, and behind the old Paula Theater). This property exchange would allow the Town to increase parking spaces in the downtown area. The "gravel" lot would then be turned into a multiuse property that would go back on the tax books.

**Recommendation:**

Motion to set a Public Hearing date of August 14, 2023 for the purpose of exchanging Town property for a private property for Economic Development purposes.