

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Regular Board Meeting
Monday, June 12, 2023
6:00 PM- Town Hall Commissioners Room**

Call to Order- Mayor Del Eudy
Invocation- Associate Pastor Matt Sharrock of 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 3-21)

- A. Minutes May 8, 2023 (pages 3- 8)
- B. Direct Deposit Bi-Weekly Payroll Dates FY23/24 (page 9)
- C. ABC Board Budget for FY23/24 (pages 10-11)
- D. Resolution by Governing Body of Recipient for State Funded Water Projects (pages 12-17)
- E. Key Control Policy (pages 18-20)
- F. Budget Amendment #15 Year End Transactions (page 21)

5. Staff Reports (Pages 22-44)

- A. Town Manager-Randy Holloway (page 22)
- B. Town Asst. Manager-Crystal Smith (page 23)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 24-28)
- D. Planning & Economic Development Director - Erin Burris (pages 29-32)
- E. Code Enforcement/Grant Writer- Jim Sells (pages 33-36)
- F. Public Works- Daniel Crowell (page 37)
- G. Cabarrus Co. Sheriff's Dept. Report (pages 38-43)
- H. Fire Department-Dustin Sneed (page 44)

6. Public Hearings (3 separate attachments)

- A. Consider approving the proposed budget, budget ordinance, and fee schedule for Fiscal year 2023-2024. (page 45)

7. Old Business (Pages 46-65)

- A. Consider appointing/reappointing a person to fill the ABC Board position expiring on June 30, 2026. (pages 46-50)

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

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

B. Consider appointing/reappointing two positions to the Planning & Zoning Board with a term that expires on June 30, 2026. (pages 51-65)

8. New Business (Pages 66-84)

A. Consider allowing the Town Manager to approve Year End Budget Amendments for FY2022-2023 for auditing purposes. (page 66)

B. Consider approving the Economic Development Public Investor Agreement with Cabarrus Economic Development Inc. for FY23/24. (pages 67-77)

C. Henderson/Barrier House agreement with Preservation NC (*info will be sent in a later email*)

C. SITE 2022-07 Virginia Foil Park/Library/Senior Center-Wastewater Allocation Request. (pages 78-84)

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.

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**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, May 8, 2023 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter
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, Jim Sells, Darrell Layton, Deputy CA Camille, Ally Schueneman, Genna Dixon, Sherry Dixon, Joseph Dixon, Kate Dixon, Virginia & Tom Weitnauer, and Clara Burris.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

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

PLEDGE OF ALLEGIANCE

Mayor Eudy led the Pledge of Allegiance.

The Oath of Office was given to Steven Dixon by Mayor Eudy.

1. Public Forum

Virginia & Tom Weitnauer, 682 N Main St., asked the Board to consider their business and prospective brides and grooms concerning the noise ordinance. He handed out his proposed plan to Board members. They stated a Bed & Breakfast only will not be a profitable business. They are asking for clearer and more practical guidelines with reference to the Noise Ordinance.

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

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

Mayor Eudy added two items to the Agenda under New Business:

- C. AIA Projects
- D. State Transportation Improvement Projects (STIP)

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

4. Consent Agenda

- A. Minutes April 10, 2023
- B. Minutes April 10, 2023 for Economic Development Workshop
- C. Budget Amendment #14 Coding Corrections for Audit
- D. Capital Project Ordinance for Lower Adams Creek Sewer Project #SRP-W-ARP-0081 *approved by email on April 26, 2023.*
- E. Capital Project Ordinance for Water Distribution Improvements Project #SRP-W-ARP-0082 *approved by email on April 26, 2023.*
- F. For the June 12th Board Meeting: Consider appointing/reappointing two positions to the Planning & Zoning Board with a term that expires on June 30, 2026.

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

5. Staff Reports

- A. Town Manager-Randy Holloway
- B. Town Asst. Manager-Crystal Smith
- C. Town Clerk/Finance Officer - Amy Schueneman
- D. Planning & Economic Development Director - Erin Burris
Ms. Burris reminded the Board that Streets & Signage updates were addressed under Part 7 in November 2022. As requested, Staff sent out a notice to everyone explaining everything that was adopted with streets and the changes that were coming. On the summary it was noted that no citations would be issued until January 1, 2024. Signs in one area were placed last week on Walnut, Cook, Broad, Kluttz, and Jackson. Moving mailboxes was not considered on Kluttz which became one way. The Board thought it would be good to put out on social media which streets were getting new signs a week ahead of time with a link to the full explanation on our website.
- 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. Amendments to Town of Mount Pleasant Code of Ordinances Part 8: Nuisances and Offenses

Erin Burris informed the Board that Part 8 was reviewed by the Cabarrus County Sheriff's Department and District Attorney's office and approved as is. Part 8 has several areas that the Board will need to make decisions on which are listed in the packet.

The Public Hearing was opened by Mayor Eudy.

Virginia & Tom Weitnauer asked for the Board to make a simple adjustment to the wording on section 8-7.3E#3 "30 feet from any single-family residential use" (ADD in a residentially zoned district). Erin Burris agreed with this wording.

Deputy Camille read from Cabarrus County's Muni code which was already in the proposed Code 8 packet.

Chapter 3: The Board decided against adding the tethering portion and allowing chickens/roosters at this time.

Chapter 6: The County asked for new language concerning sex offenders, but Town has not received it yet. The Board decided to allow skateboarders and roller skates at the parks.

Chapter 7: 8-7.3E#3 "30 feet from any single-family residential use" (ADD in a residentially zoned district). Also, the lettering in this section will be corrected.

A motion to approve the Code of Ordinances Part 8 as amended specifically with section 8-7.3E#3 "in a residentially zoned district" was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A copy of Code of Ordinance Part 8 is included in the Minute Book.

7. Old Business

A. TABLED from April 10th: Consider appointing an ABC Board member to fill the empty seat vacated by Rick Lambert who resigned on 4/1/23.

Amy Schueneman stated that the vacant seat needed to be filled on the ABC Board. There are now two applications for the ABC Board vacant seat:

Gordon Preddy (ETJ)

Earl Eugene "Gene" Sneed (Town Limits)

The person not appointed to this seat would also be eligible for the seat to be appointed at the June 12th Board meeting with a 3-year term ending June 30, 2026.

A motion to appoint Gene Sneed to the vacant ABC Board seat with the term expiration date of June 30, 2024 was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

B. TABLED from April 10th: Jonathan & Aurelia Helms would like to address the Board concerning the tap fees for their new home at 1576 S. Main St.

Randy Holloway recommended to the Board that the Helms family should pay the \$3,850 tap fee and have our crew install it, even though the Town will lose several thousand dollars on the paving requirements by DOT. This will meet in the middle with the Helms family. By June the Fees & Charges Schedule will be changed to cover situations like this.

A motion to allow Town Staff to install the tap at 1576 S. Main St. with the current charge of \$3,850 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

8. New Business

A. Consider the Town Manager's budget message, Fees & Charges Schedule, and proposed budget for Fiscal Year 2023/2024.

Randy Holloway reviewed the Budget message with the Board. Fund Balances are healthy and there will be an increase in revenue for FY2023/2024. The proposed budget includes a 5% COLA increase for all full-time employees, and a \$1 per hour increase (\$14 to \$15) base

increase for Firefighters with pay differential for officers. The Town is also recommending the addition of a temporary office staff position \$16,000 (\$8,000 General Fund Balance and \$8,000 Water Sewer Fund Balance) to help with maintaining a high level of customer service during the water/sewer projects. The Town will also be completing a Pay Study during Fiscal Year 2023-2024, costing \$3,500. All employee salary increases would be effective October 2, 2023, for the October 16, 2023, payroll date.

The total proposed budget for the Town of Mount Pleasant for Fiscal Year 2023-2024 is balanced with revenues and expenditures of \$3,841,259 with a recommended tax rate of \$0.5050 per \$100 valuation, no water rate increase, a \$1 increase to sewer base rate customers and flat-rate sewer customers, continuing the tiered water usage system for over 2,000 gallons per month, and is hereby submitted for your review and consideration. Other information is included in the three-page budget message included in the Minute Book.

A motion to set the Public Hearing for the Budget on June 12th was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

B. Consider receiving a report from Town Staff on future sewer allocations from the Water and Sewer Authority of Cabarrus County.

Randy Holloway, Erin Burris, and Jim Sells presented the issues with the WSACC sewer allocations. Two expansions are planned of the Rocky River Treatment Plant. The Town is allocated 1.43% of the total usage or 65,667 gallons per day based on our historic usage. This will not allow the Town to grow at all or cover projects that have been previously discussed. Staff are asking the Board to agree not to accept the proposed 30,000 gallons that WSACC Board wants to allocate to the town. Town Staff will speak at the WSACC meeting next week and show how much allocation is needed to continue our slow and steady pace of growth.

The consensus of the Board was to not accept the 30,000 gallons per day, if offered by WSACC.

Copies of the slides are included in the Minute Book.

C. Three-part Engineering contracts for AIA Projects

1. Consider allowing the Town to contract with LKC Engineering for the Water Asset Inventory and Assessment (AIA) study.

The Town was awarded a \$150,000 grant from the State to have all the water lines in the Town system mapped. The Town sent out an RFQ for Engineering services. Two firms responded: LKC Engineering and SGC Surveying. Town Staff recommends contracting with LKC Engineering since they have been working with our water and sewer system and are familiar with it.

A motion to contract with LKC Engineering for the Water Asset Inventory and Assessment (AIA) study was made by Commissioner Furr with a second by Commissioner Carter. All Board Members were in favor. (5-0)

2. Consider allowing the Town to contract with LKC Engineering for the Sewer Asset Inventory and Assessment (AIA) study.

The Town was awarded a \$150,000 grant from the State to have all the sewer lines in the Town system mapped. The Town sent out an RFQ for Engineering services. Two firms responded: LKC Engineering and SGC Surveying. Town Staff recommends

contracting with LKC Engineering since they have been working with our water and sewer system and are familiar with it.

A motion to contract with LKC Engineering for the Sewer Asset Inventory and Assessment (AIA) study was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

3. Consider allowing the Town to contract with LKC Engineering for the Stormwater Asset Inventory and Assessment (AIA) study.

The Town was awarded a \$350,000 grant from the State to have the stormwater system in the Town mapped. The Town sent out an RFQ for Engineering services. Three firms responded: Concord Engineering & Surveying, Inc., ESP Associates, Inc., and LKC Engineering. Town Staff recommends contracting with LKC Engineering since they are currently doing the stormwater study of downtown paid for by the ESHPF Federal Grant and are familiar with it.

A motion to contract with LKC Engineering for the Stormwater Asset Inventory and Assessment (AIA) study was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (5-0)

D. State Transportation Improvement Plan (STIP): Resolutions for 4 Projects

1. Connector between NC Highway 73 and NC Highway 49 east of Mount Pleasant in eastern Cabarrus County

This project implements a longstanding project of the Cabarrus-Rowan MPO Comprehensive Transportation Plan (CTP). The project was previously called a "bypass" but the scope was reduced to a "connector" utilizing NCDOT Typical Section No. 2L to connect NC Highway 73 to NC Highway 49. This connector is necessary to reduce through traffic within downtown Mount Pleasant, located in a National Register Historic District with a narrow two-lane cross section, and to accommodate increased traffic between Albemarle and Concord as Stanly County experiences more growth. Traffic is not being generated by development in Mount Pleasant, which has experienced low growth rates for three decades, but by development in the two county seats connected by NC Highway 73, making this a project with regional significance.

A motion to approve a Resolution Endorsing Mount Pleasant Connector for the Cabarrus-Rowan Metropolitan Planning Organization Regional Priority List was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

2. Sidewalk for E. Franklin Street (NC Highway 73) between Duchess Drive and Halifax Street

This implements one of the projects recommended in the Town's NCDOT-funded Bicycle and Pedestrian Project Acceleration Implementation Plan. This project involves a 5,200-foot sidewalk extension along south side of W. Franklin Street (NC Highway 73) from Halifax Street to Duchess Drive and a small segment on Duchess Drive to the entrance of a grocery store. This sidewalk connects a low-income apartment complex to the Town's only grocery store. There is a well-worn path where residents walk to the grocery store, creating a dangerous situation for pedestrians and motorists. This project also connects the residential area to the Downtown business district.

A motion to approve a Resolution Endorsing West Franklin Street Sidewalk from Duchess Drive to Halifax Street for the Cabarrus-Rowan Metropolitan Planning Organization Regional Priority List was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

3. Sidewalk on W. Franklin Street, between S. Halifax Street and Main Street

This implements one of the projects recommended in the Town's NCDOT-funded Bicycle and Pedestrian Project Acceleration Implementation Plan. This project involves a 1,500-ft. sidewalk extension along north side of W. Franklin Street (NC Highway 73) to the intersection with Halifax Street. It also includes a 150-ft. sidewalk extension on the south side of W. Franklin Street (NC Highway 73) to Halifax Street. This sidewalk provides connectivity from residential areas and businesses along Highway 73 to Downtown Mount Pleasant.

A motion to approve a Resolution Endorsing West Franklin Street Sidewalk between Halifax Street and Main Street for the Cabarrus-Rowan Metropolitan Planning Organization Regional Priority List was made by Commissioner Simpson with a second by Commissioner Carter. All Board Members were in favor. (5-0)

4. Sidewalk on E. Franklin Street (NC Highway 73) between Main Street and Blueberry Street

This implements one of the projects recommended in the Town's NCDOT-funded Bicycle and Pedestrian Project Acceleration Implementation Plan. This project involves a 3,500-foot sidewalk extension along south side of E. Franklin Street (NC Highway 73) from Main Street in downtown to the intersection with Blueberry Street. It also includes a 900-ft. sidewalk extension on the north side of E. Franklin Street (NC Highway 73) to Crowell Street. This sidewalk is a critical connection to the businesses along Highway 73 and Downtown to a low-to moderate income area of Town in which residents would benefit from pedestrian connectivity.

A motion to approve a Resolution Endorsing East Franklin Street Sidewalk from Main Street to Blueberry Street for the Cabarrus-Rowan Metropolitan Planning Organization Regional Priority List was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

9. 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. (5-0)

By our signatures, the following minutes were approved as submitted on Monday, June 12, 2023 in the Regular Meeting.

Town Clerk Amy Schueneman

Mayor W. Del Eudy

SEAL

DIRECT DEPOSIT BI-WEEKLY PAYROLL DATES
July 2023 – June 30, 2024

Monday, July 10
Monday, July 24

Monday, August 7
Monday, August 21 (**PAYROLL, STIPENDS FOR MAYOR, COMM, P&Z**)

Tuesday, September 5 (due to Labor Day on Monday)
Monday, September 18

Monday, October 2 (pay raise effective date)
Monday, October 16 (pay raise included in this payroll)
Monday, October 30

Monday, November 13 (PAYROLL, LONGEVITY / STIPENDS FOR MAYOR, COMM, P&Z)
Monday, November 27

Monday, December 11
Friday, December 22 (due to Christmas Holiday on Monday)

Monday, January 8, 2024
Monday, January 22, 2024

Monday, February 5
Monday, February 19

Monday, March 4 (STIPENDS FOR MAYOR, COMM, P&Z)
Monday, March 18

Monday, April 1
Monday, April 15
Monday, April 29

Monday, May 13
Tuesday, May 28 (due to Memorial Day Holiday on Monday)

Monday, June 10 (PAYROLL & STIPENDS FOR MAYOR, COMMISSIONERS, P&Z)
Monday, June 24

**BUDGET DOCUMENT
MT. PLEASANT ABC BOARD
FISCAL YEAR 2023-2024**

The following budget establishing revenues and setting expense appropriations effective July 1, 2023, through June 30, 2024.

Section 1. Estimated Revenues. It is estimated that the revenues listed below will be available during the fiscal year beginning July 1, 2023, and ending June 30, 2024, to meet the operational and functional appropriations as set forth in Section 2, in accordance with the chart of accounts prescribed by the state ABC Commission.

Money Market Account (Not Included)	\$30,000
Estimated Revenues:	
Sales	\$1,608,618
Other Income	<u>100</u>

Section 2. Appropriations. The following expenses are hereby appropriated for fiscal year 2023 – 2024 and are funded by the revenues made available through Section 1, herein.

Appropriations:					
Taxes Based on Revenue					367,682
Cost of Goods Sold					831,281
Operating Expenses	Store	Admin.	Warehouse	Law Enf.	Total
Salaries & Benefits	\$254,976				254,976
Board Members		\$5,460			5,460
Unemployment Ins.	0				0
Cash Over/Short	0				0
Rent/Lease	72,000				72,000
Repairs & Maintenance	16,157				16,157
Utilities	9,502				9,502
Ins. – General & Bonds	10,300				10,300
Store/Office Supplies	5,000				5,000
Travel	1,000				1,000
Professional Fees	12,000				12,000
Credit Card Fees	18,360				18,360
Uniforms	0				0
Vehicle	0				0
Contingencies	3,000				<u>3,000</u>
Total	<u>\$394,295</u>	<u>\$5,460</u>			<u>\$399,755</u>

Capital Outlay:	Store	Admin.	Warehouse	Law Enf.	Total
Current Store improvements,					
Purchase, lease,					
for relocating store	10,000				0
					0
					0
Debt Proceeds					0
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	\$	\$	\$	\$	\$10,000

Debt Service/Lease:	Store	Admin.	Warehouse	Law Enf.	Total
(define)					0
					0
					0
					0
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	\$	\$	\$	\$	\$0

Total Estimated Expenses:
\$394,295 \$5,460 \$0 \$0 \$399,755

Distributions:

Mandatory 3 ½% & Bottle Tax	45,528
Law Enforcement	614
Alcohol Education & Rehab	859
Other County/Municipal	4085
Other Distributions	0
Total Distributions	51,086

Working Capital Retained	0
(Appropriated Fund Balance)	0

Total Expenses, Distribution & Reserve \$1,608,618

Section 3. Copies of this Proposed Budget Document shall be furnished to the Mt. Pleasant Town Board, the state ABC Commission, and to the Budget Officer and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Adopted by the Mt. Pleasant ABC Board on May , 2023.

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RESOLUTION BY GOVERNING BODY OF RECIPIENT

WHEREAS, the Town of Mount Pleasant has received an earmark for the American Rescue Plan (ARP) funded from the State Fiscal Recovery Fund established in S.L. 2021-180 to assist eligible units of government with meeting their water/wastewater infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality has offered American Rescue Plan (ARP) funding in the amount of **\$7,336,000** (\$2,525,000 from funds appropriated in S.L. 2021-180 and \$4,811,000 from funds appropriated in S.L. 2022-74) to perform work detailed in the submitted application described as the Mount Pleasant Water Distribution Improvements – 2022 Project (**Project No. SRP-D-ARP-0082**), and

WHEREAS, the Town of Mount Pleasant intends to perform said project in accordance with the agreed scope of work,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF MOUNT PLEASANT:

That the Town of Mount Pleasant does hereby accept the American Rescue Plan Grant offer of **\$7,336,000**.

That the Town of Mount Pleasant does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

That Randy Holloway, Town Manager, and Del Eudy, Mayor, and successors so titled, are hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Adopted this the 12th day of June, 2023 at Mount Pleasant, North Carolina.

(Signature of Chief Executive Officer)

ROY COOPER

Governor

ELIZABETH S. BISER

Secretary

SHADI ESKAF

Director



NORTH CAROLINA
Environmental Quality

May 16, 2023

Terry R. Holloway, Town Manager
Town of Mount Pleasant
8590 Park Drive
Mount Pleasant, North Carolina 28214

SUBJECT: Offer & Acceptance for ARP Funding
Project No. SRP-D-ARP-0082
Mount Pleasant Water Distribution System
Improvements – 2022
American Rescue Plan Act – Earmark
Mount Pleasant, NC

Dear Mr. Holloway:

The Town of Mount Pleasant has been approved for an American Rescue Plan (ARP) funding from the State Fiscal Recovery Fund in the amount of **\$7,336,000** (\$2,525,000 from funds appropriated in S.L. 2021-180 and \$4,811,000 from funds appropriated in S.L. 2022-74). Projects funded from the State Fiscal Recovery Funds established in in Session Law (S.L.) 2021-180 and S.L. 2022-74 must meet applicable federal law and guidance for the ARP funds. Accordingly, enclosed are two (2) copies of an offer-and-acceptance document, extending ARP funding in the amount of \$7,336,000. This offer is made by the Division of Water Infrastructure (DWI), subject to the assurances and conditions set forth in the enclosed offer-and-acceptance document. Funds will not be disbursed unless this offer is accepted.

Upon your acceptance, please submit the following items to Pam Whitley, Division of Water Infrastructure (DWI), 1633 Mail Service Center, Raleigh, North Carolina 27699-1633 or via email at pam.whitley@ncdenr.gov:

1. A resolution (sample copy attached), adopted by the governing body, accepting the offer, and making the applicable assurances contained therein;
2. One (1) copy of the original offer-and-acceptance document, executed by the Authorized Representative for the project, along with the signed "Standard Conditions and Assurances" for ARP Projects. **Please retain the second copy for your files.**
3. Federal Identification Number and Unique Entity ID # of the Recipient (Memo attached)
4. Sales Tax Certification (attached)



Once construction of the subject project has commenced, the enclosed "reimbursement request form" must be completed and submitted with all reimbursement requests. You are free to reproduce this form should additional copies be needed.

In addition, a memorandum requesting your federal identification number has been included with this offer of funding. You must complete and submit this form no later than the time when you choose to submit your first request for reimbursement. Reimbursement requests should be sent to DWI Finance Accountants at the address noted or emailed to dwi.businessoffice@ncdenr.gov.

On behalf of the Department of Environmental Quality, I am pleased to extend this offer of ARP funds, made available by the North Carolina Fiscal Recovery Fund. Should you have any questions concerning this offer of funding, or any of the stipulations outlined in this letter, please contact Mark Hubbard, DWI's Grant Management Unit Supervisor, at 919.707.9162.

Sincerely,

DocuSigned by:

D:\G207009\C246A3
Shadi Eskaf, Director
Division of Water Infrastructure, NCDEQ

Enclosures: Offer-and-Acceptance Document (2 copies)
Resolution by Applicant's Governing Body to Accept an Offer of Funding
Fed ID/Unique Entity ID No. Request Memo
Sales-Tax Certification Form
Reimbursement Request Form

CC: Adam Kiker, P.E., LKC Engineering, PLLC, Aberdeen
Pam Whitley
FILE: ARP Project File (COM_LOX)



**STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER INFRASTRUCTURE**

Funding Offer and Acceptance

Legal Name and Address of Award Recipient

Town of Mount Pleasant
8590 Park Drive
Mount Pleasant, North Carolina 28214

Project Number: SRP-D-ARP-0082

Assistance Listing Number: 21.027
Unique Entity ID Number: X5DKHDA7VP74

Funding Program

Drinking Water	<input checked="" type="checkbox"/>	Additional Amount for Funding Increases	Previous Total	Total Offered
Wastewater	<input type="checkbox"/>			
State Revolving Fund (SRF)	<input type="checkbox"/>			
State Reserve Loan (SRP)	<input type="checkbox"/>			
State Reserve Grant (SRP)	<input type="checkbox"/>			
State Grant Appropriation (SAP)	<input type="checkbox"/>			
American Rescue Plan Act (ARPA)	<input checked="" type="checkbox"/>			\$7,336,000

Project Description:

Water Distribution Improvements 2022

Total Financial Assistance Offer: **\$7,336,000**
Total Project Cost: **\$7,336,000**
Estimated Closing Fee*: **\$0.0**
For Loans
Principal Forgiveness: **\$0**

**Estimated closing fee calculated based on grant and loan amount.*

Pursuant to North Carolina General Statute 159G:

- The applicant is eligible under Federal and State law,
- The project is eligible under Federal and State law, and
- The project has been approved by the Department of Environmental Quality as having sufficient priority to receive financial assistance,

The Department of Environmental Quality, acting on behalf of the State of North Carolina, hereby offers the financial assistance described in this document.

For The State of North Carolina:

**Shadi Eskaf, Director, Division of Water Infrastructure
North Carolina Department of Environmental Quality**

DocuSigned by: <i>Shadi Eskaf</i> Signature	5/18/2023 Date
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On Behalf of:

Town of Mount Pleasant

Name of Representative in Resolution:

Title (Type or Print):

I, the undersigned, being duly authorized to take such action, as evidenced by the attached CERTIFIED COPY OF AUTHORIZATION BY THE APPLICANT'S GOVERNING BODY, do hereby accept this Financial Award Offer and will comply with the Assurances and the Standard Conditions.

Signature	Date
-----------	------

ASSURANCES

Project Applicant: Town of Mount Pleasant

Project Numbers: SRP-D-ARP-0082

1. The Applicant intends to construct the project or cause it to be constructed to final completion in accordance with the Application approved for financial assistance by the Division. The recipient acknowledges that in the event a milestone contained in the Letter of Intent to Fund is missed, the Department of Environmental Quality will rescind this Funding Offer.
2. The Applicant is responsible for paying for the costs ineligible for ARPA funding.
3. The construction of the project, including the letting of contracts in connection therewith, conforms to the applicable requirements of State and local laws and ordinances.
4. The Applicant will provide and maintain adequate engineering supervision and inspection.
5. The recipient agrees to establish and maintain a financial management system that adequately accounts for revenues and expenditures. Adequate accounting and fiscal records will be maintained during the construction of the project and these records will be retained and made available for a period of at least three years following completion of the project.
6. All ARPA funds shall be expended solely for carrying out the approved project, and an audit shall be performed in accordance with G.S. 159-34. Partial disbursements on this loan will be made promptly upon request, subject to adequate documentation of incurred eligible costs, and subject to the recipient's compliance with the Standard Conditions of this Award. The Applicant agrees to make prompt payment to its contractor, and to retain only such amount as allowed by North Carolina General Statute.
7. The applicant will expend all of the requisitioned funds for the purpose of paying the costs of the project within three (3) banking days following the receipt of the funds from the State. Please note that the State is not a party to the construction contract(s) and the Applicant is expected to uphold its contract obligations regarding timely payment.
8. Funds must be fully spent (i.e., fully reimbursed to the recipient) by December 31, 2026.
9. The applicant acknowledges that loan funds contained in this Funding Offer require approval from the North Carolina Local Government Commission before they can be disbursed.

Key Control Policy

1. Purpose

The purpose of this policy is to ensure building security, to provide optimal physical security and safety for building occupants, and to protect the assets of the Town of Mount Pleasant. This policy applies to all buildings maintained by the Town.

2. Scope

This policy will cover the responsibilities of all key holders. For the purpose of this policy the term "key" will include key fobs as well as physical keys.

3. Policy

It is the policy of the Town of Mount Pleasant to limit and tightly control the number of keys to Town facilities and spaces. All keys to Town facilities and spaces are the property of the Town and must be obtained and managed in accordance with this policy.

4. Key Holder's Responsibility

- A. A key holder is a person (employee or organizational member) to whom an authorized key has been issued.
- B. *Each person shall be required to place a \$25 deposit per key which will be refunded when returned to the Town Clerk.*
- C. The key holder is personally responsible for the use of all keys until the keys are returned to the Town Clerk.
- D. Individuals must personally sign for their keys and shall not transfer or loan their keys to another individual.
- E. Key holders assume responsibility for the safekeeping of the key and its use. It is understood that the key is only to be used by the holder and that they will not make it available to anyone else.

5. Guidelines

- A. Access
Electronic door fobs will always be given preference over the distribution or access to physical keys.
- B. Key Audits
Town Hall may request an audit of any keys at any time.
- C. Key Custodians
The Town Clerk will be responsible for tracking and giving out keys.
- D. Lost Keys
 1. When keys are lost, they shall be reported immediately to Town Hall.

2. Key holders are responsible for the expense of replacing missing keys at the current cost of the key. The replacement fee is non-refundable, even if the old key is located.

E. Returning Keys

1. When any key holder, either staff or organization member, leaves their position (i.e. resignation or retirement), it is the responsibility of the key holder to return the key to receive their deposit refund.
2. The employee's supervisor must make sure all keys checked out are returned.
3. Upon employee termination, it is the supervisor's responsibility to make sure all keys are returned to Town Hall.

This Key Control Policy was approved by the Town Board on _____.

Mayor Del Eudy

Amy Schueneman, Town Clerk

Key Distribution Form

Name: _____

Address: _____

Phone: _____

Email: _____

Group: _____ Position: _____

Type of Key:

metal key (access code # _____) or Fob (serial # _____)

The Town of Mount Pleasant requires a \$25 deposit for each key assigned. This deposit is meant to encourage key holders to return the key to Town Hall once it is no longer needed for their position to receive a deposit refund from the Town and reduce the number of shared keys with unknown persons.

My signature below confirms that I have received the key(s) listed above, read the Key Control Policy, and I am responsible for returning these keys upon leaving my position, or at any time requested by the Town of Mount Pleasant. I will report lost or misplaced keys to Town Hall immediately. The Town will revoke all keys used by unauthorized persons.

Key Holder Signature: _____ Date: _____

Office Use Only

Date Key Issued: _____ Issued by: _____

Returned Date: _____ Received by: _____

TOWN OF MOUNT PLEASANT

#15 Year end transactions					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
11-3091-900	Transfer Operating In	\$ 36,126.00	\$ -	\$ 7,435.00	43,561.00
21-3091-920	Transfer Operating In	\$ -	\$ -	\$ 4,377.00	4,377.00
11-3091-900	Appropriation of Fund Balance	\$ 500,415.00	\$ -	\$ 7,435.00	507,850.00
11-3020-900	Permits & Fees	\$ 3,500.00	\$ -	\$ 6,600.00	10,100.00
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
11-4019-466	Façade Improvement & Mural Program	\$ 17,000.00	\$ 7,435.00	\$ -	24,435.00
11-4071-005	PW Truck w/ CranePrincipal	\$ 2,803.00	\$ -	\$ 2,803.00	-
11-4072-005	PW Truck w/ Crane Interest	\$ 1,574.00	\$ -	\$ 1,574.00	-
11-4091-890	Transfer Operating Out to W&S	\$ -	\$ 4,377.00	\$ -	4,377.00
21-4071-005	PW Truck w/ CranePrincipal	\$ 5,000.00	\$ 2,803.00	\$ -	7,803.00
21-4072-005	PW Truck w/ Crane Interest	\$ 1,500.00	\$ 1,574.00	\$ -	3,074.00
11-4019-466	Façade Imp & Mural Program	\$ 17,000.00	\$ 7,435.00	\$ -	24,435.00
11-4022-720	FD-Cap Outlay Bldg	\$ 28,000.00	\$ -	\$ 28,000.00	-
11-4022-242	FD Training/Public Education	\$ 8,000.00	\$ -	\$ 8,000.00	-
11-4071-006	FD Renovation PRINCIPAL	\$ 62,500.00	\$ 31,250.00	\$ -	93,750.00
11-4071-005	FD Renovation-INTEREST	\$ 69,500.00	\$ 6,963.00	\$ -	76,463.00
11-4022-243	Physicals	\$ 2,500.00	\$ -	\$ 2,213.00	287.00
11-4072-007	MC&PI Interest	\$ 23,462.00	\$ 5,487.00	\$ -	28,949.00
11-4022-260	FD Insurance-Worker Comp	\$ 18,000.00	\$ -	\$ 3,000.00	15,000.00
11-4010-520	Insurance-Property & Causality	\$ 34,000.00	\$ 4,113.00	\$ -	38,113.00
Totals		\$830,880.00	\$71,437.00	\$71,437.00	\$882,574.00
#15 Year end transactions					
Prepared by: Amy Schueneman Date: 6/12/2023 Approved by: _____					
Posted by: Amy Schueneman Date: _____					

MEMORANDUM

To: Mayor and Town Board
From: Randy Holloway, Town Manager
Date: June 12, 2023
RE: Manager's report for May 2023

Please find listed below an update / overview for the month of May 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.
- Met with the WSACC Board to discuss the ongoing future sewer allocation concerns that impact the Town.
- Continued working with Staff to make a recommendation to the Board at the June 12th meeting on the WSACC sewer allocation for the Town. This will be discussed in closed session at the Board meeting on June 12th.
- Worked with the Staff to help prepare for the Independence Day events.
- Continued working with Staff and LKC Engineering to finalize all permits, easements, etc. to hopefully go to bid on the USDA sewer projects in June.
- Worked 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.
- Continued working with the general contractor doing the repairs to the barber shop building on West Franklin Street. This project is moving forward very quickly and looking great. The building was in extremely bad shape and is being repaired and updated as needed. Also working with this group on the future of the parking lot behind the barber shop and Buddy's Restaurant. Hope to have a recommendation to the Town Board by the July meeting on the future of this project.

Mount Pleasant

North Carolina

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ASSISTANT TOWN MANAGER'S REPORT

June 2023

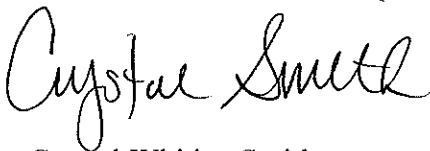
To: Mayor & Commissioners

From: Crystal Smith, Assistant Town Administrator

Subject: Monthly Activities for May 2023

- Attended Municipal and County Alumni Seminar – topics included workforce recruitment/retention
- Attended monthly Town Board meeting
- Continued working with Granite Sky on Branding/Logo project
- Attended Monthly BCBS webinar
- Continued work on Independence Celebration: Food Vendors, Parade applicants forms. Sent event letter stating when and which streets would be closed to all customers
- Request to DOT to close Main Street for Fall Festival approved
- Finalized 2023/2024 Budget Presentation/Memo
- Worked on quote for new McAllister Park bleachers
- Worked on quote for finishing/staining concrete for McAllister Park stadium area and Town Hall concrete. Work to begin June 5
- Walk thru with Shiel Sexton on punch list items (McAllister Park)

Respectfully submitted,



Crystal Whitley Smith
Assistant Town Manager

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

	<u>CURRENT BUDGET</u>	<u>YTD ACTUAL</u>	<u>DIFFERENCE</u>
GENERAL GOVERNMENT			
Town Hall	81,500.00	78,751.13	2,748.87
Governing Body	40,399.00	23,158.36	17,240.64
Admin	579,974.00	515,156.95	64,817.05
Planning & Zoning	188,240.00	134,128.28	54,111.72
	890,113.00	751,194.72	138,918.28
PUBLIC SAFETY			
Law Enforcement	164,693.00	116,957.37	47,735.63
Fire Department	807,777.00	584,709.55	223,067.45
	972,470.00	701,666.92	270,803.08
PUBLIC WORKS			
Operations Center	46,300.00	35,012.71	11,287.29
Streets	339,116.00	212,406.34	126,709.66
Sanitation	148,500.00	109,146.60	39,353.40
Buildings & Grounds	80,550.00	62,351.75	18,198.25
	614,466.00	418,917.40	195,548.60
CULTURE/REC	72,615.00	35,888.00	36,727.00
DEBT SERVICE			
Debt Service Principal	234,934.00	262,380.48	(27,446.48)
Debt Service Interest	80,312.00	91,185.70	(10,873.70)
	315,246.00	353,566.18	(38,320.18)
TOTAL	2,864,910.00	2,261,233.22	603,676.78
WATER/SEWER			
Admin	421,673.00	301,839.47	119,833.53
Operations Center	30,350.00	29,791.28	558.72
Water	204,206.00	161,271.15	42,934.85
Sewer	569,794.00	463,828.47	105,965.53
Water Treatment Plant	478,921.00	457,825.91	21,095.09
	1,704,944.00	1,414,556.28	290,387.72
DEBT SERVICE			
Debt Service Principal	160,392.00	160,995.75	(603.75)
Debt Service Interest	17,561.00	10,841.55	6,719.45
	177,953.00	171,837.30	6,115.70
TOTAL	1,882,897.00	1,758,230.88	124,666.12
COMBINED	4,747,807.00	4,019,464.10	728,342.90

Fire Dept. Capital Project

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Balance</u>
10/31/2022	Start with Funds in acct		\$175,099.73	start of project balance	\$175,099.73
10/31/2022	Loan Proceeds	Loan	\$2,500,000.00		\$2,675,099.73
10/31/2022	Interest		\$10.92		\$2,675,110.65
11/30/2022	Interest		\$109.94		\$2,675,220.59
12/19/2022	GW Liles Const. Co, Inc.	1022	-\$198,947.53	first draw	\$2,476,273.06
12/31/2022	Interest		\$110.88		\$2,476,383.94
1/31/2023	Interest		\$105.16		\$2,476,489.10
2/16/2023	GW Liles Const. Co, Inc.	1023	-\$216,187.65	second draw	\$2,260,301.45
2/28/2023	Interest		\$92.92		\$2,260,394.37
3/31/2023	Interest		\$95.99		\$2,260,490.36
4/26/2023	GW Liles Const. Co, Inc.	1024	-\$306,148.72	third draw	\$1,954,341.64
4/30/2023	Interest		\$92.90		\$1,954,434.54

Obligated

Liles Construction	Contract for Renovation	\$1,913,259.10
	Amount Remaining	\$41,175.44

Municipal Complex & Park Improvement Project

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Balance</u>
8/26/2022	Loan from General Fund		\$100.00	To open Project Checking Acct	\$100.00
9/9/2022	Loan Proceeds from First Bank		\$1,200,000.00		\$1,200,100.00
9/9/2022	McGill Associates	1001	-\$5,800.00	Electrical services	\$1,194,300.00
9/9/2022	Bank Fee		-\$18.00	ACH fee for loan proceeds	\$1,194,282.00
9/19/2022	American Legion	1002	-\$3,500.00	Paid for HVAC unit they installed	\$1,190,782.00
9/19/2022	Homer Clay Electric	1003	-\$2,585.00	Electrical for Sr Center pump station	\$1,188,197.00
10/18/2022	McGill Associates	1004	-\$1,827.92	Construction Phase-Engineering cost	\$1,186,369.08
11/4/2022	Shiel Sexton Company	1005	-\$91,309.25	1st draw	\$1,095,059.83
11/4/2022	Repay General Fund for opening acct		-\$100.00	Repay General Fund loan	\$1,094,959.83
11/22/2022	McGill Associates	1006	-1822.08	Inv. 21.01701-16566	\$1,093,137.75
11/23/2022	To Pay back General Fund for Engin -		-\$71,650.00	Per Rick Driscoll	\$1,021,487.75
12/12/2022	Shiel Sexton Company	1007	-\$117,459.87	Inv. 22095-02	\$904,027.88
12/19/2022	McGill Associates	1008	-\$1,752.00	Inv #21.0170	\$902,275.88
1/17/2023	Duke Energy	1010	-\$7,635.46	Inv N4775893301-light post for walkway area	\$894,640.42
1/24/2023	McGill Associates	1011	-\$2,993.00	Inv. 21.01701-17043	\$891,647.42
1/31/2023	Shiel Sexton Company	1012	-\$88,151.50	Inv. 22095-03	\$803,495.92
2/16/2023	McGill Associates	1013	-\$365.00	Inv. 21.01701-17307	\$803,130.92
2/17/2023	Shiel Sexton Company	1014	-\$220,112.51	Inv. 22095-04	\$583,018.41
3/8/2023	Shiel Sexton Company	1015	-\$142,710.85	Inv. 22095-05	\$440,307.56
3/21/2023	McGill Associates	1016	-\$1,460.00	Inv. 21.01701-17556	\$438,847.56
4/12/2023	TL Services	1017	-\$10,000.00	Inv. 23.5019 materials for 1364 Washington St Reno	\$428,847.56
4/12/2023	Shiel Sexton Company	1018	-\$93,207.62	Inv. 22095-06	\$335,639.94
4/19/2023	McGill Associates	1019	-\$1,460.00	Inv 21.01701-17931	\$334,179.94
5/5/2023	Shiel Sexton Company	1020	-\$120,020.26	Inv. 22095-07	\$214,159.68
5/11/2023	TL Services	1021	-\$10,000.00	Inv. 23.5020	\$204,159.68
5/11/2023	Legacy Concrete Coatings	1022	-\$7,773.98	Deposits for Quotes 722 & 729	\$196,385.70
5/15/2023	McGill Associates	1023	-\$730.00	Inv 21.01701-18296	\$195,655.70
5/18/2023	DW Castleberry	1025	-\$14,900.00	parking lot at American Legion bldg	\$180,755.70
5/30/2023	TL Services	1026	-\$2,910.00	gutters & exterior painting 1364 Washington	\$177,845.70
5/30/2023	Homer Clay Electric	1027	-\$9,740.00	electrical 1364 Washington St	\$168,105.70
6/2/2023	CPSL	1028	\$1,460.57	American Legion renovation	\$169,566.27
6/2/2023	TL Services	1029	-\$5,880.00	windows American Legion Renovator	\$163,686.27
6/5/2023	TL Services	1030	-\$9,953.86	American Legion renovation FINAL	\$153,732.41
6/6/2023	Shiel Sexton Company	1031	-\$53,650.84	Inv. 22095-08	\$100,081.57

Obligated	Municipal Complex & Park Improvement Project			
	Shiel Sexton Contract	PCCO#001	\$28,514.30	Original Contract less payments
	Shiel Sexton Contract	PCCO#002	-\$3,000.00	c/o 1 Credit for Change to HP Storm Pipe
	Shiel Sexton Contract	PCCO#003	\$1,475.13	c/o 2 Add smooth Block course on Both buildings
	Shiel Sexton Contract	PCCO#004	\$9,765.07	c/o 3 Plumbing Changes from Bid
	Shiel Sexton Contract	PCCO#005	\$1,269.84	c/o 4 Conduit for future Concessions Panel
	Shiel Sexton Contract		\$1,192.59	c/o 5 New Equipment Shed Door
	CPSL		\$14,514.89	key fob locks for 5 doors
Rejected	Shiel Sexton Contract	PCCO#006	\$0.00	c/o 6 Underground Conduit for Access Controls
	Shiel Sexton Contract	PCCO#007	\$842.59	c/o 7 Third party testing of concrete footings
	Shiel Sexton Contract	PCCO#008	\$0.00	deleted already in plans
	Shiel Sexton Contract	PCCO#009	\$1,577.30	c/o 9 concrete testing
	Shiel Sexton Contract	PCCO#010	\$3,195.76	c/o 10 Underground Conduit for Access Controls
	Shiel Sexton Contract	PCCO#011	\$687.83	guttering change behind storage building
	Shiel Sexton Contract	PCCO#012	\$2,964.00	lighting/electrical outlet for Electrical building
	Shiel Sexton Contract	PCCO#013	\$2,300.00	PRV for concession stand
	Shiel Sexton Contract	PCCO#14	\$767.20	handles and weather striping to storage bldg garage doors
	Legacy concrete Coatings		\$6,413.50	coating concrete at bleachers
	Next Level Recreation		\$28,500.00	bleachers
	Legacy concrete Coatings		\$3,303.98	Coating concrete on front of Town Hall
	Cade McDonald		\$2,782.00	American Legion renovation
	Sneed Pressure Washing		\$500.00	American Legion renovation
	Lowes		\$1,400.00	appliances American Legion renovation
			\$108,965.98	
				Amount Remaining
				-\$8,884.41

Mount Pleasant

North Carolina

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Planning and Economic Development

June 12, 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: Ogpd

Current Status: Construction plans 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: Construction plans have been reviewed and comments provided. Sewer allocation request to be reviewed by Town Board on 6-12-2023

SITE 2023-02 Cantina 73/ABC Parking Lot Expansion

Description: Site plan for commercial parking lot expansion

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: Ogpd

Current Status: Second submittal under review.

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. Alternative Design Proposal for building has been submitted and was reviewed by the Board of Adjustment at May 22 meeting. Hearing was continued to June 26 meeting to get more information.

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. 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 underway, Phase 1 Sewer Flow Acceptance complete

Code of Ordinances

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. Signs are scheduled to be installed in the areas to the east of N. Main Street in May. Areas to the west of Main Street will follow. A new area will be installed each month until complete. 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. To be added to Town website by the end of June.

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. The Town will have 8,837gpd left if the Virginia Foil Park allocation is approved. The WSACC Board is currently looking at allocation options following the Phase 1 Expansion.
- 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 completed field work in February for the National Register Historic District Survey and Study Form Update. The draft report was completed in March. 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 website for project updates. Staff applied for the Lowe's Hometown Grant to complete some of the ancillary projects at McAllister Field including lighting, netting, and dugouts. Notice of award is expected in June.
- Town Staff is working with the EDC on proposals for Phase 2 Economic Development Planning.

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 is the first segment that will be paved prior to June 30. 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 will coincide with the property owner adding a patio with outdoor seating the property.

Permits

May report attached.

May 2023 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2023-22	5/5/2023	5670-14-8449	1150	N. College Street	Accessory	Detached Garage	RDM Builders	
Z-2023-23	5/5/2023	5670-26-2009	788	N. Main St.	Accessory	Storage Building	Patti Shoe	
Z-2023-24	5/24/2023	5670-32-6525	1507	Pinto Place	Change	Tiger Gym	Brent Plott	
Z-2023-25	5/5/2023	5650-87-4724	466	Walker Road	Accessory	Storage Building	Cabarrus County Schools	
Z-2023-26	5/24/2023	5670-13-9537	8335	W. Franklin St.	Site Change	MP Smokehouse Patio	Common Grounds Management	
Z-2023-27	5/24/2023	5670-23-0107	1470	S. Main St.	Sign	Buddy's Place Wall Sign	Casco Signs	

6 Zoning Permits

Mount Pleasant

North Carolina

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CODE ENFORCEMENT

Monthly report

The following case load was managed by Code Enforcement for the month of:

May 2023

Month Operational Breakdown	
Complaint	12
Emergency Planning	10
Golf Cart Inspection	2
Grants	3
Investigation	1
Meeting	9
Other	4
Recheck	15
Sign Sweep (18 signs pulled)	2
Training	1
TOTAL	59

Cases

Case #	Location	Status
023-001-JES-C	902 N. Main Street	C
023-002-JES-C	Black Run Creek	C
023-003-JES-C	9339 Kirk Drive	C
023-004-JES-GCI	9901 Crestwood	C
023-005-JES-C	8627 E. Franklin	C
023-006-JES-C	8630 E. Franklin	C
023-007-JES-GCI	101 Pine Street	C
023-008-JES-C	8860 E. Franklin	C
023-009-JES-C	Circle Drive at Jackson St	C
023-010-JES-GCI	1656 Washington St	C
023-011-JES-C	1801 S. Main St	C
023-012-C	Washington St	C
023-013-O	7894 Hwy 49-N	O
023-014-O	Hwy 73 E	C
023-015-C	8320 W. Franklin St	C
023-016-C	8150 W. Franklin St	C

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

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

Case #	Location	Status
023-017-C	Behind Buddys	C
023-018-C	8831 Erbach LN	O
023-019-GCI	8615 Circle Drive	C
023-020-C	Hillside Drive	C
023-021-C	8110 Hwy 49N	C
023-022-C	9638 Lee Street	C
023-023-SE	Independence Celebration	O
023-024-GCI	1380 Ridge Avenue	C
023-025-O	Common violations for Oldenburg	C
023-026-C	1765 Garmon-McGuire Road	O
023-027-C	85119 Circle Drive	C

Daily Work Log

Month May

Date	Code	Notes
01	GCI	023-19-JES-GCI 8615 Circle Drive
01	C	023-020-JES-C Hillside Drive. High Grass. Nothing found, monitor.
01	R	Recheck tent at Circle Drive and Jackson Street. Awaiting public works removal
01	R	023-008-C 8860 East Franklin Street. Still needs mowing.
01	R	023-11-JES-C Recheck area for odor complaint. Nothing found. Will call complainant.
01	EP	Finalized hazardous materials emergency plan and forwarded for review.
01	R	Attempted to contact Pam Armstrong regarding dog odor.
01	M	Met with Randy to discuss a grant and WASCC allocation. Set a meeting with Jeff C.
01	G	Began development of Rural Transformation Grant. Due to deadline, will hold to next round.
01	G	Initial work on Cyber Security Grant. Emailed Wooten but still no response.
02	M	Met with Jeff Corley to discuss sewer allocation
02	G	Attempted to develop information for the Revitalization Grant. The project lacked the information needed to complete the grant.
02	C	Checked the Allman property on U.S. 49. The site contains a large quantity of debris, partially buried above ground storage tank, sign within right of way, no refuse containers on site. Ask to hold further action.
02	M	Discussed the options presented to Jeff Corley with Randy. He recommended additional material on our current projects to accompany the presentation to WSACC, ascertain the Town board understands the potential for cost increase for increasing the percentage of sewer.
08	EP	Worked on the Black Run Creek Reservoir Plan.
08	M	Attended Board Meeting to support WSACC sewer allocation decision.
09	SS	Collected 12 signs
09	EP	Worked on PIO section of Black Run Plan.
09	R	023-015-JES-C Rechecked 8320 West Franklin Street reference high grass. Grass around the building had been mowed though grass on the vacant lot behind had only been partially mowed. Will recontact owners.
09	R	023-016-JES-C Rechecked 8150 West Franklin Street reference high grass. Lot had been mowed.
09	R	023-018-JES-C Rechecked RV at residence that appears to be habituated and connected to water, sewer, and electrical. Slides on the unit are still out and connected to utilities. Proceed with NOV.
09	C	Corner and Lee and Main. Site had been mowed.
09	C	023-022-C 8638 Lee Street. Grass was found to be high.
09	R	023-017-JES-C Grass behind Buddy's. Lot had been mowed.
09	C	023-012-C Illegal parking on Washington Street.
10	R	023-008-C Grass only partially mowed
10	O	Mailed 2nd LOI for
10	R	023-008-C Rechecked tent and found site cleared.

Date	Code	Notes
10	R	Oldenburg reference odor. Nothing found.
12	C	023-021-C 8110 NC 49N. LOI Mailed
12	C	023-018-C NOV Mailed
12	C	023-022-C 8638 Lee Street NOI mailed
12	T	Completed Crowd Manager Course
12	EP	Worked on Plan for Independence Day
15	GCI	023-024-GCI Golf Cart inspection
15	R	023-016-C 5/3 Rear lot had been mowed.
15	R	8660 East Franklin
15	EP	Independence Day Event
15	M	Met with Randy, Erin and Mike at WSAC ref. sewer allocation.
15	R	023-012-C No vehicles parked. Closed case will monitor.
16	R	Hillside Drive regarding high grass.
17	M	WSAAC
19	EP	Independence Celebration. Began plan development.
19	C	023-012-C After additional complaints along with photographs sent request to CCSD for assistance.
19	M	Met with individual and provided information on installation of mobile home skirting.
19	M	Spoke with Stacy Berry regarding RV issues in Oldenburg. Will get information.
19	EP	Black Run Creek Plan proofed.
22	M	Met with Town Engineer regarding Inundation Study for the Black Run Creek Reservoir. The plan is basically complete except will need an Inundation Study done by an engineer. In house Engineer unable to complete.
22	O	Provided information on common violations to Stacy Berry for the Oldenburg Facebook page.
22	EP	Started work on the Water Resources EP
22	EP	Worked on Water Emergency Management Section and Fire Protection Part 5 Municipal Utilities
25	C	023-26-C 1765 Garmon-Mcguire Road. Researched previous cases.
25	I	023-26-C 1765 interviewed witness
25	C	023-027-C 8519 Circle Drive, Junked vehicle
25	C	023-027-C Mailed LOI
25	S	Destroyed collected signs.
25	O	023-018-C Third attempt to contact Mr. Contreras.
29	O	023-021-C Spoke with Jeff Allman about the conditions at the property. He requested additional time due to being tied up with getting up hay. Allowing additional time.
31	EP	023-023-EP Independence Celebration Emergency Plan

C=Complaints; EP=Emergency Planning; GCI=Golf Cart Inspection; G=Grants; I=Investigation; M=Meeting; O=Other; R=Recheck; SS=Sign Sweep; T=Training

MEMORANDUM

To: Mayor and Town Board

From: Daniel Crowell, Public Works

Date: June 12, 2023

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

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 4 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 25 work orders for various issues
- Worked on Mountain Brook Pumpstation
- Worked on FoodLion Pumpstation
- Repaired water leak at 9095 East Franklin St.
- Repaired water leak at 1922 Oberhaus St.
- Cut back trees on Foil St. and Jackson 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

Cabarrus County Sheriff's Office

Law Calls for Service

253 / Mt Pleasant

03/01/2023 - 05/31/2023

OFFICER-INITIATED

	Mar-23	Apr-23	May-23
Total	1,424	1,229	1,337
50 B OR C	1	0	0
ALL ANIMAL CONTROL CALLS	1	0	0
ASSIST COUNTY FIRE DEPARTMENT	1	0	0
CIVIL PROCESS	14	5	10
DRUG INVESTIGATION	1	0	0
ESCORT	0	0	4
EVICTON	1	0	0
FOLLOW UP	6	6	5
IMPROPERLY PARKED VEH	0	0	1
INFORMATION	0	0	1
INVESTIGATION	1	2	1
OPEN DOOR	1	0	0
ROAD HAZARD	0	0	1
SECURITY CHECK	936	955	940
SERVICE CALL LAW	1	1	1
SRO ASSIST ADMIN	115	69	104
SRO DRUG INVESTIGATION	0	1	0
SRO INVESTIGATION	5	1	1
SRO MENTOR/COUNSEL	113	50	61
SRO PARENT MEETING	3	1	2
SRO SAFETY CHECK	160	92	142
STRANDED MOTORIST	2	0	2
SUSPICIOUS SUBJECT	1	2	2
SUSPICIOUS VEHICLE	2	5	7
TRAFFIC ACC PROPERTY DAMAGE	1	0	1
TRAFFIC STOP	58	37	50
TRESPASSING	0	1	0

	Mar-23	Apr-23	May-23
VEHICLE FIRE	0	1	0
WARRANT	0	0	1

DISPATCHED

	Mar-23	Apr-23	May-23
Total	63	70	65
911 HANGUP	1	0	0
ADDRESS CHECK	0	0	1
ALL ANIMAL CONTROL CALLS	2	1	2
ASSAULT VICTIM	0	0	1
ASSIST COUNTY FIRE DEPARTMENT	0	1	2
ASSIST EMS	1	3	6
ATTEMPT TO LOCATE	1	3	0
BANK ALARM	1	1	1
BARKING DOG	1	5	1
BREAKING AND ENTERING IN PROG	0	2	0
BREAKING AND ENTERING OF RESD	0	1	0
BREAKING ENTER OF VEHICLE	0	1	0
BURGLAR ALARM	1	5	5
CAC BITE	1	0	0
CARELESS RECKLESS DRIVING	4	2	1
CELL PHONE 911 HANGUP	1	2	0
COMMITMENT PAPERS	4	1	0
COMMUNICATING THREATS	0	1	0
DISCHARGE FIREARMS	1	1	2
DISPUTE (ANYONE)	6	2	5
DOMESTIC DISTURBANCE	0	1	1
DOT NOTIFICATION	0	1	1
ESCORT	1	0	0
FOLLOW UP	0	1	0
FRAUD / FORGERY	0	0	1
INFORMATION	0	2	0

	Mar-23	Apr-23	May-23
INTOXICATED DRIVER	0	2	1
LARCENY	3	0	0
LIVESTOCK	1	0	0
LOUD (ANYTHING DESC IN NARR)	0	1	1
PROPERTY DAMAGE	1	2	2
PROWLER	0	3	0
REPOSESSION	1	1	0
ROAD HAZARD	1	1	0
SECURITY CHECK	1	0	0
SERVICE CALL LAW	6	3	9
SRO INVESTIGATION	0	1	0
SRO PARENT MEETING	0	0	1
SRO SAFETY CHECK	0	1	0
STABBING	0	0	1
SUSPICIOUS SUBJECT	5	4	4
SUSPICIOUS VEHICLE	3	3	3
THREATENING SUICIDE	1	0	1
TRAFFIC ACC PROPERTY DAMAGE	8	4	5
TRAFFIC ACCIDENT PI	1	2	2
TRASH DUMPING	1	0	0
TRESPASSING	0	0	1
WARRANT	1	0	0
WELFARE CHECK (PERSON)	3	5	4

Total Disp. CFS: 65

Details for Dispatched Calls for Service

05/01/2023 - 05/31/2023

Event #	Date / Time	Street	Case #	Call Source
ADDRESS CHECK 1				
23-097854	05/09 21:39	PAGE ST		PHONE
ALL ANIMAL CONTROL CALLS 2				
23-101250	05/14 14:36	NC HWY 49 N		PHONE
23-107047	05/22 17:32	LORELEI CT		PHONE
ASSAULT VICTIM 1				
23-099431	05/11 17:36	E FRANKLIN ST		E911
ASSIST COUNTY FIRE DEPARTMENT 2				
23-091771	05/01 15:45	S COLLEGE ST		PHONE
23-096900	05/08 21:04	W FRANKLIN ST		PHONE
ASSIST EMS 6				
23-092765	05/02 21:44	MALIBU RD		PHONE
23-095958	05/07 08:38	E FRANKLIN ST		PHONE
23-099094	05/11 12:43	W FRANKLIN ST		PHONE
23-104027	05/18 09:35	W FRANKLIN ST		PHONE
23-106953	05/22 15:28	SHORT ST		PHONE
23-112940	05/30 16:03	NC HWY 49 N		PHONE
BANK ALARM 1				
23-092679	05/02 17:32	S MAIN ST		PHONE
BARKING DOG 1				
23-091750	05/01 15:22	HILLSIDE DR		PHONE
BURGLAR ALARM 5				
23-098824	05/11 06:21	S MAIN ST		PHONE
23-101534	05/15 06:20	W FRANKLIN ST		PHONE
23-109859	05/25 23:28	W FRANKLIN ST		PHONE
23-109950	05/26 06:47	ROSS CIR		PHONE
23-112162	05/29 20:21	W FRANKLIN ST		PHONE
CARELESS RECKLESS DRIVING 1				
23-108724	05/24 15:06	OLDENBURG DR/MT PLEASANT RD S		PHONE
DISCHARGE FIREARMS 2				
23-096258	05/07 22:37	LEE ST		PHONE
23-102096	05/15 19:12	E FRANKLIN ST		PHONE
DISPUTE (ANYONE) 5				
23-093622	05/03 21:39	E FRANKLIN ST		PHONE
23-095713	05/06 20:44	N MAIN ST		PHONE
23-095972	05/07 09:07	BARRINGER DR		PHONE
23-104657	05/19 02:56	E FRANKLIN ST		PHONE
23-113165	05/30 21:48	ALISH TR		W911
DOMESTIC DISTURBANCE 1				
23-105206	05/19 16:28	NC HWY 49 N		PHONE
DOT NOTIFICATION 1				
23-100525	05/13 06:39	N MAIN ST/CRESTWOOD DR		PHONE

FRAUD / FORGERY		1			
23-108628	05/24 13:50	NC HWY 73 E			PHONE
INTOXICATED DRIVER		1			
23-094936	05/05 14:22	E FRANKLIN ST			PHONE
LOUD (ANYTHING DESC IN NARR)		1			
23-099615	05/12 00:40	S MAIN ST			PHONE
PROPERTY DAMAGE		2			
23-111005	05/27 18:06	E FRANKLIN ST			PHONE
23-111879	05/29 10:59	ALISH TR			PHONE
SERVICE CALL LAW		9			
23-092185	05/02 08:22	NC HWY 49 N			PHONE
23-093671	05/03 23:51	MPCI ST			PHONE
23-094518	05/04 23:09	W FRANKLIN ST			PHONE
23-097914	05/09 23:28	NC HWY 49 N			PHONE
23-101428	05/14 22:36	E FRANKLIN ST			PHONE
23-102187	05/16 00:02	MPCI ST			PHONE
23-103799	05/18 00:47	MPCI ST			PHONE
23-107436	05/23 08:17	NC HWY 49 N			PHONE
23-112181	05/29 20:57	E FRANKLIN ST			PHONE
SRO PARENT MEETING		1			
23-103173	05/17 09:20	NORTH DR			PHONE
STABBING		1			
23-102090	05/15 19:02	BARRINGER DR		23-0515-0008	PHONE
SUSPICIOUS SUBJECT		4			
23-099418	05/11 17:15	NC HWY 49 N			PHONE
23-099533	05/11 20:22	COOK ST			W911
23-105375	05/19 21:48	NC HWY 49 N			W911
23-106771	05/22 12:08	E FRANKLIN ST			PHONE
SUSPICIOUS VEHICLE		3			
23-091607	05/01 13:39	ENCHANTED LN			PHONE
23-092072	05/02 03:13	W FRANKLIN ST			PHONE
23-095837	05/07 01:47	NC HWY 49 N			PHONE
THREATENING SUICIDE		1			
23-101196	05/14 12:02	BARRINGER DR			PHONE
TRAFFIC ACC PROPERTY DAMAGE		5			
23-097659	05/09 16:06	E FRANKLIN ST		23-0509-0014	PHONE
23-097833	05/09 20:30	W FRANKLIN ST		23-0509-0020	PHONE
23-100664	05/13 11:10	E FRANKLIN ST			PHONE
23-107787	05/23 15:02	NORTH DR			PHONE
23-112109	05/29 18:07	W FRANKLIN ST			PHONE
TRAFFIC ACCIDENT PI		2			
23-104258	05/18 14:18	S MAIN ST		23-0518-0013	PHONE
23-112780	05/30 14:01	E FRANKLIN ST/PINTO PL		23-0530-0020	PHONE

253 / Mt Pleasant

TRESPASSING				1
23-113863	05/31	17:32	DUTCH RD	PHONE

WELFARE CHECK (PERSON)				4
23-100016	05/12	12:21	N MAIN ST	PHONE
23-100448	05/13	01:23	BARRINGER ST	PHONE
23-101527	05/15	05:31	NC HWY 49 N	PHONE
23-114084	05/31	22:52	PINTO PL	PHONE

Mayor and Commissioner's

- The month of May we responded to 95 calls.
- We had 8 calls that overlapped each other, the second call was handled by off duty personnel.
- We will be meeting with the state in June for our ISO inspection. All of our pre survey packet has been submitted.
- All hydrant Maintenance is completed.
- We met with our local assisted living facility along with the Cabarrus County Fire Marshals Office and provided them fire safety information (literature and coloring books).
- The Cabarrus County Fire Marshals office received a grant for 50 smoke detectors, we will be doing a smoke detector canvas in the area this Saturday June 3rd to assist with installing them.
- The station remodel is moving as scheduled, the walls are framed, plumbing and mechanical, and sheet rock are going in now, along with pouring concrete for the sidewalks and around the front addition.
- Tower 19 had its annual aerial test completed and has been certified.
- No mechanical issues to report.

Dustin Sneed
Fire Chief
Mt. Pleasant Fire Dept.

Mount Pleasant

North Carolina

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Public Hearing Agenda Item:

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

Narrative:

The budget is balanced using the current tax rate of 50.5 cents per one hundred dollars tax value. The recommended budget includes an additional \$1.00 increase to base rate on sewer bills. The complete budget and fee schedule are included in the agenda packet.

Recommendation:

1. Motion to approve the presented Budget for Fiscal Year 2023-2024 at a tax rate of 50.5 cents per one hundred dollars and Fees & Charges Schedule.
2. Motion to approve the Budget Ordinance for Fiscal Year 2023-2024.

Mount Pleasant

North Carolina

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Agenda Item:

Consider appointing/reappointing a person to fill the ABC Board position expiring on June 30, 2023.

Narrative:

Effective June 30, 2023, the ABC Board will have one position with expired terms currently held by Steve McAllister.

Two people have applied for the position:

Steve McAllister (currently on ABC Board)
Gordon Preddy (ETJ)

The ABC Board supports any recommendations of the Town Board.

Recommendation:

Motion to appoint _____ to fill the ABC Board position for a three-year term ending June 30, 2026.

Mount Pleasant

North Carolina

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Application for Appointment to Town of Mount Pleasant Boards

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

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

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: STEVIE L. McALLISTER

Home Street Address: 1500 South COLLEGE STREET

Mailing Address (if different): PO 1152 Mt. PLEASANT, NC. 28124

Telephone: Home: 704-436-9621 Cell: 704-792-0825

Email Address: SLMcALLISTER@GMAIL.COM

Occupation: Retired

Employer: _____

How many hours per month can you devote to Board work?: 24-7

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

How long have you resided in Mount Pleasant?: LIFE

Educational Background: High School

Business and Civic Experience: _____

Areas of Interest/Skills: _____

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

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

References

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

Names and Phone Numbers:

1. _____
2. _____
3. _____

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

4-9-2023
Date

[Signature]
Signature of the Applicant

For Office Use Only

Date Received: ___/___/20___ By: _____

Mount Pleasant

North Carolina

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Application for Appointment to Town of Mount Pleasant Boards

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

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Gordon David Preddy

Home Street Address: 8620 Fisher Road, Mount Pleasant NC 28124

Mailing Address (if different): _____

Telephone: Home: (704) 436-9015 Cell: (704) 309-6602

Email Address: g.preddy@gordonfuneralhome.com

Occupation: Funeral Director

Employer: Gordon Funeral Home of Mt. Pleasant

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

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

How long have you resided in Mount Pleasant?: 33 Years

Educational Background: Mount Pleasant High Graduate 2008

Campbell University Graduate 2012, Bachelors of Business Administration, Fayetteville Technical Community College Graduate 2019, Associates in Applied Science, Funeral Service Education.

Business and Civic Experience: Class A PGA Golf Professional for 6 years at various golf clubs, Funeral Director at Gordon Funeral Home of MP, Golf coach of Men's and Women's golf teams at MPHS.

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

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

Areas of Interest/Skills: Good interpersonal skills, with many years of dealing with the public in all career positions that I have held.

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

No.

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

References

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

Names and Phone Numbers:

1. John Eury 704-467-4928
2. Brent Cloninger 704-467-0741
3. Lee Kluttz 704-791-3908

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

March 29, 2023

Date


Signature of the Applicant

For Office Use Only

Date Received: ___/___/20___ By: _____

Mount Pleasant

North Carolina

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Agenda item:

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

Narrative:

As requested by the Board at the March 13th Town Board meeting, notice was posted for the two positions for the Planning and Zoning Board. The positions are currently being held by Shirley Freeman and Mike Steiner.

The following Town residents submitted applications (*included with the Agenda Item*) to be considered:

Kim Ashbaugh
Shirley Freeman (*currently on the P&Z Board*)
Kiesha Covert Garrido
Sandra "Deneen" Jones (*does not live in Town limits, ineligible*)
Roy Keene
Elizabeth "Liz" Poole
Mike Steiner (*currently on the P&Z Board*)

The term will be for 3 years effective July 1, 2023 to June 30, 2026.

*If both spots are reappointments, they will both remain voting members. If one is a new member and one reappointed, the reappointed member would continue to be a voting member, the current alternate would move from alternate position to a voting member, and the new member would be the alternate. If both spots are new appointments, the Board will need to appoint one as a voting member and the other as the alternate.

Recommendations:

Motion to appoint/reappoint _____ and _____
to Planning & Zoning Board with a 3-year term ending June 30, 2025.

Mount Pleasant

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Application for Appointment to Town of Mount Pleasant Boards

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

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Kim Ashbaugh

Home Street Address: 1150 N College St, MP, NC 28124

Mailing Address (if different): _____

Telephone: Home: _____ Cell: 704.701.6798

Email Address: larsonsister1@yahoo.com

Occupation: Office Manager

Employer: Corvian Community School

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

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

list): M-F till 4pm

How long have you resided in Mount Pleasant?: since 02/2021

Educational Background: B.A. Humanities, Brigham Young University

Business and Civic Experience: Office Manager - Corvian

Elementary School (current); MPMS PTSO (2022-2023 President
Carolina Elementary School Improvement Committee (2019)

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

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

Areas of Interest/Skills MP, public schools, local history,
gardening, art, communications

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

MPMS PTSO : 2022-2023 President
2021-2022 VP

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

References

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

Names and Phone Numbers:

1. Stacy Joyner - 661-309-7176
2. Jennifer Dozier - 704-791-4576
3. Kiesha Garrido - 704-733-8749

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

4.30.23
Date

Kim Ashbaugh
Signature of the Applicant

For Office Use Only

Date Received: ___ / ___ /20___ By: _____

Mount Pleasant

North Carolina

Founded in 1848

Application for Appointment to Town of Mount Pleasant Boards

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

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

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Shirley Freeman

Home Street Address: P.O. Box 371

Mailing Address (if different): _____

Telephone: Home: 704-436-6455 Cell: _____

Email Address: _____

Occupation: None

Employer: _____

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

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

How long have you resided in Mount Pleasant?: ^{Since} 1960

Educational Background: Finish High School

Business and Civic Experience: Volunteered at the Ford Ministry.

Areas of Interest/Skills: _____

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

since July, 2008

Have you ever been charged with and/ or convicted of a criminal offence? _____ If so, please explain:

References

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

Names and Phone Numbers:

1. _____
2. _____
3. _____

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

Feb. 27, 2023
Date

B. Shirley Freeman
Signature of the Applicant

For Office Use Only

Date Received: 2/27/2023 By: Jennifer Blake

Mount Pleasant

North Carolina

Founded in 1848

Application for Appointment to Town of Mount Pleasant Boards

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

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Kiesha Covert Garrido

Home Street Address: 1320 N. Main St. Mount Pleasant, NC 28124

Mailing Address (if different): _____

Telephone: Home: _____ Cell: 704-733-8749

Email Address: twinsmom08@yahoo.com

Occupation: RN

Employer: Atrium Health Cabarrus

How many hours per month can you devote to Board work?: 16-20 hrs

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

How long have you resided in Mount Pleasant?: 6 yrs

Educational Background: Associate Degree Nursing

Business and Civic Experience: current board member of Old Courthouse Theater, volunteer at MP Food Ministry for 4 yrs, volunteer with Sonshine Backpack Ministry, served on board of MPES and MPMS PTO, volunteer at Community Clothing Closet at MPUMC

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

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

Areas of Interest/Skills: I love being involved in our community and enjoy helping and interacting with others who

Have you ever served on a Board or Commission before? (list name of Board and dates): Current Board Member of Old Courthouse Theater in Concord, NC

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

References

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

Names and Phone Numbers:

1. Harry Lassiter 980-248-9844

2. Michelle Hall 704-792-8580

3. Herchelle Smith 704-661-2583

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

4-3-23
Date

Kiesha C. Garrido
Signature of the Applicant

For Office Use Only

Date Received: ___/___/20___ By: _____

Mount Pleasant

North Carolina

Founded in 1848

Application for Appointment to Town of Mount Pleasant Boards

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

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Sandra 'Deneen' Jones

Home Street Address: ^{Property} 9075 E Franklin St. Mt. Pleasant, NC

Mailing Address (if different): 1555 Crowell St. Mt. Pleasant, NC

Telephone: Home: NA Cell: 980-521-7933

Email Address: DeneenJ@Live.com

Occupation: SSD

Employer: NA

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

Are you unavailable any days during the week for daytime or evening meetings? (please list): unavail
Tues & Thurs Morn. Thurs Night > unavail

How long have you resided in Mount Pleasant?: 57 yrs

Educational Background: MPHS Grad. Attended UNC-Charlotte

Other Management & Upper Management positions

Business and Civic Experience: Charlotte/Meck 311 Sr. Director 2005-2007

Sr. Dir. Nova Corp Sales/CS (Atlanta)

Director Prayer Center @ INSP (Indian Land)

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

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

manager @ Sprint PCS

C/S & Sales Manager @ Filters Fast

Areas of Interest/Skills: Growth of Mt. Pleasant

& how we process zoning & planning

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

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

References

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

Names and Phone Numbers:

1. Shirley Freeman 704-436-6455

2. Scott Barringer 704-701-6334

3. Donna Creed & Ed Creed 980-627-1125

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

4/3/2023
Date

Sandra Dean Jones
Signature of the Applicant

For Office Use Only

Date Received: ___/___/20___ By: _____

Mount Pleasant

North Carolina

Founded in 1848

Application for Appointment to Town of Mount Pleasant Boards

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

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Roy Keene

Home Street Address: 8865 Erbach Lane

Mailing Address (if different): _____

Telephone: Home: _____ Cell: 954-205-8762

Email Address: roygkeene@gmail.com

Occupation: Engineering Tech.

Employer: NC DOT

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

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

list): Monday to Friday unavailable in mornings, available upon request.

How long have you resided in Mount Pleasant?: 3 years

Educational Background: BA in Communications, BA in Sociology.

Business and Civic Experience: Customer Based Experience from Employers; Budgeting from Supervisory experience.

Mount Pleasant

North Carolina

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

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Elizabeth "Liz" Poole

Home Street Address: 888 N. Main St. Mt Pleasant, NC

Mailing Address (if different): PO Box 355 Mt. Pleasant NC

Telephone: Home: _____ Cell: 980-621-4628

Email Address: poole4mpnc@gmail.com

Occupation: CTE Coordinator

Employer: Cabarrus County Schools

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

Are you unavailable any days during the week for daytime or evening meetings? (please list): M-F 6:30AM - 3:00PM

How long have you resided in Mount Pleasant?: 5 months lifelong Cabarrus County Resident

Educational Background: UNC-CH Business Administration

Queens College - Charlotte Masters of Business Admin Various Continuing Ed

Business and Civic Experience: Previous Business Owner

Cabarrus County Board of Education 10 yrs. Cabarrus County Commissioner 12 years
WSACC, CRMPO

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

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

Mount Pleasant

North Carolina

Founded in 1848

Application for Appointment to Town of Mount Pleasant Boards

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

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

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Michael Steiner

Home Street Address: 8880 Oldenburg Dr Mt Pleasant NC

Mailing Address (if different): _____

Telephone: Home: 704-436-2429 Cell: 704-467-2580

Email Address: otrsteiner@gmail.com

Occupation: Field representative (semi-retired)

Employer: Modern Woodmen of America

How many hours per month can you devote to Board work?: no limit

Are you unavailable any days during the week for daytime or evening meetings? (please list): Any day except Sunday

How long have you resided in Mount Pleasant?: 21 years

Educational Background: some college

Business and Civic Experience: Gideons - several leadership positions

Manager - owner of a sales and service firm

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

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

Areas of Interest/Skills: (1) Help foster a good level of communication integrity within the P & Z Board
(2) to help make Mt Pleasant a town that citizens feel as if they have a voice

Have you ever served on a Board or Commission before? (list name of Board and dates):
P and Z Board, for the past several years

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

References

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

Names and Phone Numbers:

1. David Snow 980-521-9333
2. Bruce Claypool 704-467-4883
3. Dale Seely 704-915-1178

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

March 2, 2023
Date

Michael F Steiner
Signature of the Applicant

For Office Use Only

Date Received: ___/___/20___ By: _____

Mount Pleasant

North Carolina

Founded in 1848

Agenda Item:

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

Narrative:

To help with the auditing process, some yearend line items need to be adjusted at the end of June. This involves moving money from one budgeted line item to the other to prevent exceeding the annual budget for each department. Per North Carolina General Statutes the Town Manager can sign the Budget Amendments with approval from the Town Board.

Recommendation:

Motion to allow the Town Manager to approve Year End Budget Amendments for FY2022-2023 for auditing purposes.

Mount Pleasant

North Carolina

Founded in 1848

Agenda Item:

Consider approving the Economic Development Public Investor Agreement.

Narrative:

The Economic Development Public Investor Agreement is an annual contract between the Town and Cabarrus EDC for their help to promote the Town to potential businesses, industries, and development. The annual contract is \$2,000 and is already included in the FY 2023/2024 budget.

Recommendation:

Motion to approve the Economic Development Public Investor Agreement.

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

ECONOMIC DEVELOPMENT PUBLIC INVESTOR AGREEMENT

This Agreement made and entered into this 1st day of July, 2023 by and between the Town of Mt. Pleasant (hereafter called the "City"), a North Carolina Municipal Corporation, and Cabarrus Economic Development Inc., a North Carolina non-profit corporation (hereafter called the "EDC").

WITNESSETH

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

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

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

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

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

- I. DUTIES AND SERVICES PROVIDED BY THE EDC TO THE CITY - In the 2023-2024 City fiscal year the EDC will continue to function as the primary marketer and prospect-servicing agency for the City's economic development program to assure continued economic growth and viability in the City.
 - A. CORE SERVICES. The EDC will implement its Mission Statement by focusing on the following goals, key result areas and strategies.

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

GOALS:

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

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

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

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

KEY RESULT AREAS (KRA'S):

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

Strategies

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

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

Strategies

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

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

Strategies

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

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

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

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

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

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

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

1. City funds shall be used by the EDC solely for the above stated purposes and will be accounted for so that use can be reported and audited per Governmental Accounting Standards Board.
2. By November 30, 2024, the EDC shall return any uncommitted funds to the City including any interest earned accompanied by a certified accounting of expenditures and revenues for the FY 2023.

3. The EDC will have an audit conducted annually by an independent accounting firm that will include specific information on how funds from participating entities, including the City, were used. A certified copy of the audit for the period of this Agreement will be presented to City by November 1, 2024..

E. The EDC agrees to perform the following “Other Duties and Conditions”

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

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

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

III. DEFINITIONS

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

IV. OTHER TERMS and CONDITIONS of this AGREEMENT

A. Term of Agreement. The term of this Agreement shall be for the fiscal year beginning July 1, 2023 through June 30, 2024.

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

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

1. City:

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

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

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

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

1. Coverage and Minimum Limits

- a. Workers' Compensation
 - i. \$100,000 each accident
 - ii. \$500,000 bodily injury by disease
 - iii. \$500,000 bodily injury by disease policy limit
 - b. General Liability: \$500,000 per occurrence
 - c.
 - d. Umbrella: \$1,000,000 per occurrence
2. EDC shall provide the City with a Certificate of Insurance for review prior to the issuance of any contract or Purchase Order. All Certificates of Insurance will require thirty days (30 days) written notice by the insurer or EDC's agent in the event of cancellation, reduction or other modifications of coverage. In addition to the notice requirement above, EDC shall provide the City with immediate written notice of cancellation, reduction, or other modification of coverage of insurance. Upon failure of the EDC to provide such notice, EDC assumes sole responsibility for all losses incurred by the City for which insurance would have provided coverage. The insurance certificate shall be for the initial contract period of one (1) year and shall be renewed by the EDC for each subsequent renewal period of the contract.

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

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

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

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

- M. Agency, Third Party Beneficiary Relationships. This agreement creates a limited agency relationship between the City and the EDC only for: The purposes of a) This Agreement as stated above and b) Suggesting that the City Council make discrete allocations for the "specific economic development activities" listed in NC Gen. Stat. §158-7.1(b). This Agreement does not create any agency relationship between the City and any entity or person other than the EDC. This Agreement is not intended to and does not create any intended or unintended third-party beneficiaries of this Agreement.
- N. Entire Agreement. This Agreement represents the entire understanding and agreement between the parties hereto relating to the services, except modifications and clarifications noted in the Attachment, and supersedes any and all prior agreements whether written or oral that may exist between the parties regarding it. This Agreement shall not be assigned by either the EDC or the City without the other's permission.

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

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

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

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By: _____

Town Attorney

<p>ATTEST:</p> <p>By: _____ Page Castrodale Executive Director</p>	<p>CABARRUS ECONOMIC DEVELOPMENT, INC.</p> <p>By: _____ Chair of the Board</p>
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Mount Pleasant

North Carolina

Founded in 1848

Town Board of Commissioners
Town Hall - 8590 Park Drive Mount Pleasant, NC
Monday, June 5, 2023 at 6:00 PM

To: Town Board of Commissioners
From: Erin S. Burris, AICP
Date: June 12, 2023
Subject: SITE 2022-07 Virginia Foil Park/Library/Senior Center-Wastewater Allocation Request

A. SITE INFORMATION

Applicant: Cabarrus County
PO Box 707
Concord, NC 28026
Tax PIN: 5670-44-0187
Location: 1111 N. Washington Street
Zoning: OI Office & Institutional
Lot Area: 29.111 acres
Allocation Request: 19,400gpd

B. WASTEWATER ALLOCATION REQUEST

In accordance with the Town's adopted Wastewater Allocation Policy, the applicant requests 19,400 gallons per day (gpd) to be allocated for project. The 19,400gpd was estimated by the project engineer based on the requirements of 15ANCAC, Subchapter 02T of the North Carolina Administrative Code.

The Allocation Policy lists priorities as follows:

1. Priority 1: Projects with prior Town Commitments

This only includes Green Acres and Brighton Park developments.

2. Priority 2: Strategic Reserve

- **Recent Town investments for project sites served by water, sewer, stormwater, street, and buildings or other public investments**

This site will be served by a new 12" water line installed by the Town within the next 12 months. The Town has also committed to widening a portion of N. Washington Street and installing sidewalk, curb and gutter.

- **Downtown development sites located within Downtown Core as identified on the Town’s Comprehensive Plan Future Land Use Map**

This site is not located within the Downtown Core, but is located in close proximity and will help support the goals and strategies for Downtown in the Comprehensive Plan.

- **Economic Development projects including commercial, office, and industrial development which create significant tax base or 10 more jobs**

This is not an economic development project.

- **Improved public services or infrastructure through private investment**

This project would result in improved public services through the provision of a public park, library, and senior center, however, there no private investment. Cabarrus County proposes construction of the facility.

3. Priority 3: Previously Approved Projects

This project is nearing final construction plan approval with just a few outstanding comments. There are no other projects that have received site plan approval prior to this project that have requested sewer allocation.

4. Priority 4: Waiting List Projects

There are no other projects that have received site plan approval prior to this project that have requested sewer allocation. There is currently no waiting list. However, current projected allocation needs based on projects that are early in the development approval process exceed total capacity available.

The Policy requires that any request of greater 5,000gpd be approved by the Town Board of Commissioners. It provides criteria stating that if the project receives at least an eight (8) point score when evaluating a non-residential project, then it should be reviewed favorably for receiving available capacity. This project receives an eight (8) point score based on the following criteria:

- Consistent with Comprehensive Plan (2 points)
- Significant participation in a Capital Improvement Project (2 points)
- Completes a bicycle/pedestrian segment (2 points)
- Fulfills significant Comprehensive Plan Parks & Recreation strategies (2 points)

C. STAFF RECOMMENDATION

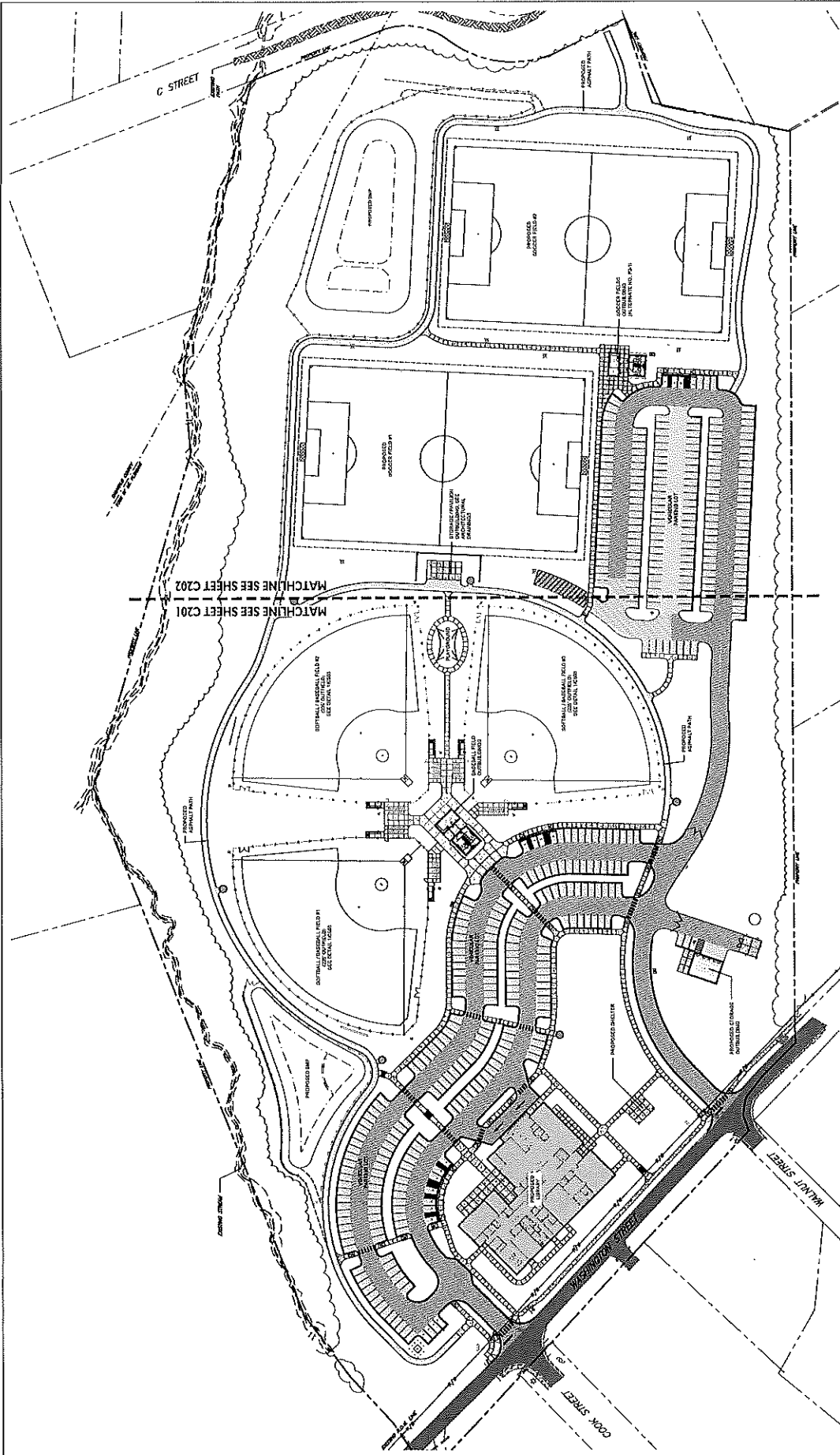
As shown in the attached allocation worksheet there are currently 18,227gpd remaining after the already committed first three phases of the Brighton Park development, the Green Acres development, and the 10,000 in strategic reserve. Staff recommends that 5,000gpd be used from the Strategic Reserve as 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).

D. TOWN BOARD ACTION

The Town Board is requested to approve or deny the allocation request of 19,400gpd based on the evaluation in Subsection B and recommendation in Subsection C of this analysis.

E. ATTACHMENTS

1. Virginia Foil Park/Library/Senior Center Site Plan
2. Project Engineer Allocation Assessment (email)
3. Town of Mount Pleasant Sewer Allocation Worksheet (reflecting request)



LEGEND

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SITE NOTES

1. ALL PROPOSED SIDEWALKS SHALL BE 6' WIDE AND 4" THICK UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS SHALL BE CONCRETE WITH 1/2" REINFORCING BARS AT 48" ON CENTER.
3. ALL PROPOSED SIDEWALKS SHALL BE SLOPED TO DRAIN TO THE STREET OR TO A DRAINAGE AREA.
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811
 Know what's below.
 Call before you dig.
 SCALE: 1"=50'

DATE PLOTTED: 07/20/18 10:00 AM

From: [DelVecchio, Michael](#)
To: [Erin Burris](#)
Cc: [Randy Holloway](#); [Richard McMillan](#); [Ashbaugh, Jeff](#); [Wilson, Scott](#); [Blackmon, Matthew](#)
Subject: RE: Cabarrus County Library and Active Living Center at Mt. Pleasant Sewer Flow
Date: Wednesday, May 31, 2023 8:23:56 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Benesch Logo 2014 145x30 9d11ff27-09fc-45a1-a392-8b0ff9d45c1d.png](#)

Caution: This Email Message Originated Outside of Our Email Server. Please Use Caution When Opening Links and Attachments

Hello Erin,

Yes, the state requires you to use the [15A NCAC 02T .0114\(f\)](#) to determine wastewater flow rates for all sewer systems. In our calculation based on the states guidance, we've chosen 250 gal per/day/fixture for parks with restrooms (encompassing both restroom/concession buildings) and 50 gal/100 sf for the library/senior center. The fitness, exercise, karate or dance center category was selected due to a large portion of the building being used for recreational space. You could maybe argue that the multipurpose story room / activity room could be under the stadium, auditorium, theater, community center category, however we felt as if the total GPD (10,650) of the fitness center category would fit the flow you would find in this type of project. (19,400 GPD)

To back up the calculation and to make sure our assumptions were of the best decision, we checked with the plumbing engineers from both the restroom/concession and library senior center. The comparison is sort of an apples to oranges situation because they are looking at peak instantaneous demand (everyone flushing the toilets at the same time and using the maximum amount of water possible) while we are looking at an average throughout a conservative 8 hour day. Having said that, you can get a good idea if the states methodology is within the ballpark. The results are as follows:
Restroom/concession building: 35 fixtures - 30 GPM
Library / Senior Center: 140 fixture units – using table E103.3(3) in NCPC equates to – 77 GPM

If you take out an assumed peak factor of 2.5, we have arrived at just North of 26,000 GPD. This number is ~7,000 GPD more than what is being requested and is well within the ballpark for some of the other facilities we have designed for other municipalities.

An alternate that you could approach WSACC with is in section (f) of the [15A NCAC 02T .0114\(f\)](#). In short, you may be able to request a flow reduction if you can prove to them that there is a similar project in the town / county that contributes a lower flow rate. It will need to be backed up with items 1-4.

I hope this helps to explain part of the process and helps you when it is taken to the board. Please reach out if you have more questions.

Thank you,

Michael DelVecchio, EI

Designer

mdelvecchio@benesch.com

direct: 704-943-3170 office: 704-521-9880



From: Erin Burris <burrise@mtpleasantnc.us>

Sent: Wednesday, May 31, 2023 4:19 PM

To: Wilson, Scott <SWilson@benesch.com>; DelVecchio, Michael <MDelvecchio@benesch.com>

Cc: Randy Holloway <HollowayR@mtpleasantnc.us>; Richard McMillan <engineer@mtpleasantnc.us>; Ashbaugh, Jeff <JAshbaugh@benesch.com>

Subject: RE: Cabarrus County Library and Active Living Center at Mt. Pleasant Sewer Flow

Scott and Michael,

I know we are all required to use the NC Admin. Code numbers for sewer flow, but is it possible that the flow is overestimated a bit? The code says 250gal per fixture for parks with restrooms. What category were you using for the library/senior center? How many total plumbing fixtures are there on the site? We are trying to nail down the best number for the sewer allocation request that I need to take to our Board at their June meeting.

Thanks,

Erin S. Burris, AICP

Planning & Economic Development Director

Town of Mount Pleasant

704-436-0382

burrise@mtpleasantnc.us

Have a Pleasant Day!

[Facebook \[facebook.com\]](https://www.facebook.com/benesch) / [Twitter \[twitter.com\]](https://twitter.com/benesch)

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review by anyone at any time.

From: Erin Burris

Sent: Wednesday, April 5, 2023 8:36 AM

To: Wilson, Scott <SWilson@benesch.com>; Ashbaugh, Jeff <JAshbaugh@benesch.com>; Richard McMillan <engineer@mtpleasantnc.us>

Cc: 'Randy Holloway' <hollowayr@mtpleasantnc.us>

Town of Mount Pleasant Sewer Allocation

6-6-2023

Initial WSACC Allocation 65,430
Current WSACC Allocation 65,667

as of 1/1/2023

Allocation Date	Project	Development Agreement	Economic Development	Approved Preliminary Plat/Site Plan	Acres	Lots/Units	Flow Request Year (Est.)	Allocation Reserved	Remaining Allocation
6/17/2022	Brighton Park, Phase 1	Yes	No	Yes	30.94	57	2023	13,680	51,987
	Brighton Park, Phase 2	Yes	No	Yes	56.13	22	2024	5,280	46,707
	Brighton Park, Phase 3	Yes	No	Yes	0	40	2024	9,600	37,107
7/12/2022	Green Acres, Single Phase	Yes	No	Yes	14.03	37	2023	8,880	28,227
						Total Project Allocation		37,440	
6/13/2022	Strategic Reserve	n/a	Yes	n/a		n/a	2025	10,000	
						Total Reserved		47,440	18,227
	Project	Development Agreement	Economic Development	Approved Preliminary Plat/Site Plan	Acres	Lots/Units	Flow Request Year (Est.)	Allocation Estimated	
Strategic Reserve							from Economic Development Reserve 6/13/2022		10,000
n/a	Highway 49 Mini Storage	No	Yes	Yes	11.00	n/a	n/a	0	10,000
(pending)	Virginia Foil Park/Library/Senior Center (portion)	No	No	Under Review	29.11	n/a	2023	5,000	5,000
TBD	Distillery Site Flex Space	No	Yes	(Sketch Plan)	10.00	n/a	2024	1,500	3,500
TBD	Downtown Mixed Use Building	No	Yes	(Sketch Plan)	0.84	4	2024	2,500	1,000
TBD	Allman Retail Center	No	Yes	(Partial Site Plan)	17.89	n/a	2025	7,500	(6,500)
TBD	Kindley Mill Retail	No	Yes	(Sketch Plan)	1.25	n/a	2025	2,000	(8,500)
						Total Strategic GPD		18,500	
Non-Strategic Reserve									
(pending)	Virginia Foil Park/Library/Senior Center (portion)	No	No	Under Review	29.11	n/a	2023	14,400	18,227
TBD	Propel Church	No	No	(Sketch Plan)	6.91	n/a	2023	1,520	3,827
Prior to Policy	Skyland Townhomes	No	No	Yes	4.33	16	2024	3,840	2,307
TBD	Downtown Townhomes	No	No	(Sketch Plan)	2.60	22	2024	5,280	(1,533)
6/17/2022	Brighton Park (balance of lots)	Yes	No	Yes	0	59	2025	14,160	(6,813)
TBD	Walker Road Subdivision	No	No	(Sketch Plan)	30.00	60	2025	14,400	(20,973)
						Total Non-ED GPD		53,600	

(43,873)

Total Projected Deficit

Total Acres 215.03

Total Dwelling Units 317