

# Mount Pleasant

North Carolina

*Founded in 1848*

**Town of Mt. Pleasant  
Board of Commissioners  
Town Board Meeting Minutes  
Monday, August 14, 2023 at 6:00 P.M.**

**Attendance:** Mayor Del Eudy  
Mayor Pro-Tem/Commissioner Lori Furr  
Commissioner Chris Carter  
Commissioner Steven Dixon  
Commissioner William Meadows  
Commissioner Justin Simpson (arrived at 6:35pm)  
Town Administrator Randy Holloway  
Town Attorney John Scarbrough  
Town Clerk Amy Schueneman

**Also Present:** Erin Burris, Crystal Smith, Deputy CA Camille, Ally Schueneman, Captain Michael Kluttz, Rita Gilmore, Earl Bradshaw, Deena Bost, Allen James, Adam Kiker & Zach Bennett from LKC Engineering, Austin McDonald, Tony Lapish, Susanna Sneed, Jack Thomson of NC Preservation, Vincent Veza, Doug & Thyra Drye, Roy Keene, Marie Schnitz, Gabriel Bello, and Mike Steiner.

## **CALL TO ORDER**

Mayor Eudy called the meeting to order.

## **INVOCATION**

Pastor Earl Bradshaw of Mt. Pleasant Methodist Church led the Board in prayer.

## **PLEDGE OF ALLEGIANCE**

Mayor Eudy led the Pledge of Allegiance.

Prior to opening the Public Forum Mayor Eudy addressed the audience stating, "that if they were there to discuss the candy issue which is later on the agenda, you can certainly come to the podium and speak on behalf of that. But, my message to this council is simply going to be that it has been a tradition of this Town for a long, long time and I wouldn't change it for nothing in the world. I have a feeling my commissioners is going to go right along with me. I think the only place it has been an issue is social media."

### **1. Public Forum**

Roy Keene expressed concern about addresses being published in the minutes since he received a visit from someone that was on a former board. Mr. Keene has also been contacted via social media to discuss Town issues. He asked the Board to rethink publishing residents personal addresses.

Deena Bost opened a business, art gallery and tattoo studio in Mount Pleasant at Tuscarora Mills. She thanked the Town for the ribbon cutting and hopes to be of service to the Town.

Marie Schnitz has concerns about the streets of Oldenburg and the need for them to be repaved. They are not standard streets. The sides are starting to crumble. Commissioner Carter stated

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

that Alish Trail is in bad shape. Mayor Eudy explained that staff were working on a scoring system to prioritize street repairs. The worst streets have the highest priority.

Mike Steiner thanked the Mayor, Commissioners, Town Manager, and Staff for their service to the Town. He asked if it was possible to pull up the agenda packet. Amy Schueneman explained that it was put on the website under the Town calendar when it was sent out to the Board.

## **2. Conflict of Interest**

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

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

No one had a conflict.

## **3. Approve Agenda**

Mayor Eudy said there would be a couple of changes to the agenda:

- Under Consent Agenda A. Minutes July 10, 2023 had a clarification to the minutes.
- New Business A. Consider awarding BRS, Inc. the construction contract for the USDA project will move to after staff reports.

A motion to approve the amended Agenda as presented was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Simpson arrived at 6:35pm)

## **4. Consent Agenda**

- A. Budget Amendment #2 Handrails for McAllister Field Bleachers
- B. Resolution By Governing Body of Recipient for \$150,000 grant for Drinking Water AIA grant.
- C. Budget Amendment #19 Transfer Streets & Infrastructure Funds

Commissioner Furr made a motion to approve the Consent Agenda as listed with a second by Commissioner Carter. All Board Members were in favor. (4-0, Commissioner Simpson arrived at 6:35pm)

Pulled from Consent Agenda-Minutes July 10, 2023

The Board had an updated copy of the July 10, 2023 minutes with the highlighted change.

A motion to approve the amended Minutes July 10, 2023 was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Simpson arrived at 6:35pm)

## **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 provide a Summary of Achievements for the Town's 2017 Comprehensive Plan to the Board to see the progress.

- E. Code Enforcement/Grant Writer- Jim Sells
- F. Public Works- Daniel Crowell
- G. Cabarrus Co. Sheriff's Dept. Report
- H. Fire Department-Dustin Sneed

**MOVED New Business A. Consider awarding BRS, Inc. the construction contract for the USDA project.**

Adam Kiker with LKC Engineering gave a recap to the Board on the history of the USDA project. Two years ago, the town was approved for funding for both water and sewer projects from the USDA in the form of a 40-year loan at 2.25%. Then, over the next few years the Town received multiple direct appropriations from the State budget that were all in the water/sewer realm. The Town reorganized the scope by removing the water projects that were part of the USDA project. Only sewer is left which consists of a regional pump station, sewer line extensions, rehabilitation of clay sewer lines in the A, B, C St. area, and ten problem manholes across the town.

Mr. Kiker asked the Board to consider awarding the construction contract to BRS, Inc. from Ritchfield. On July 26<sup>th</sup>, there were three great companies that bid the project and BRS, Inc. was the lowest, responsible bidder at \$4,662,874. LKC has worked with them before, and they have always done a professional job.

**2 motions:**

1. A motion to award BRS, Inc. the construction contract for the USDA Project in the bid amount of \$4,662,874, **contingent upon approval from USDA-RD and LGC approval** was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Simpson arrived at 6:35pm)
2. A motion to allow the Town Manager to execute all documents relating to USDA Sewer project construction contract was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Simpson arrived at 6:35pm)

Project will go before LGC on September 12<sup>th</sup> and if approved a lot of activity will be happening in December.

**6. Public Hearings**

**A. Exchanging Town property for private property for Economic Development purposes.**

Erin Burriss read the Resolution Authorizing Exchange of Property Pursuant to NCGS State Statute 160D-1312 to the Board and Audience prior to the Public Hearing being opened.

Mayor Eudy opened the Public Hearing.

Marie Schnitz requested to use simple words to explain what was just read.

Mr. Holloway explained that what is in red on the map (currently Town Square Properties) would become the Town's and what is in yellow on map would become Town Square Properties. The exchange is being made to increase Public Parking downtown and have a developer build a mixed-use building in the downtown area. He recommended to the Board to make the exchange to improve the parking area behind Buddy's and behind the old theater.

Mike Steiner asked if the road going behind the bank was included in the area being repaved since the potholes are so bad.

Mr. Holloway explained that the property he is referring to is a private driveway and not the Town's so it would not be included in repaving. However, it may work out when the property behind the bank is possibly developed.

Gabriel Bello asked if there was a possibility of building a parking deck like Concord.

Mr. Holloway explained that the Town would try to purchase the two vacant lots behind the theater for parking also.

Mayor Eudy closed the Public Hearing.

A motion to approve the Resolution Authorizing Exchange of Property Pursuant to NCGS State Statute 160D-1312 and allow the Town Manager to execute all documents related to the exchange was made by Commissioner Meadows with a second by Commissioner Carter. All Board Members were in favor. (4-0, Commissioner Simpson arrived at 6:35pm)

**B. Preservation NC for Henderson/Barrier home at 1431 N Main St.**

Ms. Burris explained the Option to Purchase Real Property for Historic Preservation Agreement would allow Preservation North Carolina to put covenants and restrictions on the property to preserve the historic home. The option to purchase would allow them to sale the property for 1 year with a price of \$300,000. It gives Preservation North Carolina a little wiggle room to sale for more than that price to earn money to help enforce the covenants in the future and support their program. Whomever the home is sold to will know they are purchasing an historic home and are expected to keep it up to preserve it. It will be a double closing. The Town will close on the property with Preservation North Carolina and then Preservation North Carolina will close with the buyer.

*\*\*\*Commissioner Simpson arrived at 6:35pm.\*\*\**

Mayor Eudy opened the Public Hearing.

Mr. Holloway reminded the Board the home was purchased to have somewhere for the firefighters to stay during the renovation of the Fire Department.

Mayor Eudy closed the Public Hearing.

A motion to approve the Resolution with the Historic Preservation Foundation of North Carolina and allow the Town Manager to execute all documents related to the exchange was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

**C. Abandonment of Right-of-Way on McAllister Avenue (Sneed)**

Ms. Burris read, "Pursuant to North Carolina General Statute 160A-299, the applicant is requesting the closure of an approximately 205-foot portion of existing right-of-way at the end of McAllister Avenue that was never improved as a street. The right-of-way was recorded on a 1939 plat of the J.B. McAllister Property (Plat Book 5, Page 78). The first approximately 400 feet of McAllister Avenue is a privately maintained gravel road. NCGS 160A-299 states that, unless otherwise agreed to by the adjacent property owners,

the abandoned right-of-way is to be split equally to be combined with the adjacent properties. However, property owners Doug and Thyra Drye have provided correspondence stating that they relinquish the half to which they are entitled to the applicant to be combined with her property as shown on the attached exhibit map.”

Mayor Eudy opened Public Hearing.  
No one spoke.  
Mayor Eudy closed Public Hearing.

A motion to approve the order for closure of the 205 feet of right-a-way for the unimproved portion of McAllister Avenue to be combined with Cabarrus County Parcel Number 5670-08-3451 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

## **7. Old Business**

### **A. Continue discussion on candy being thrown out at parades.**

Mayor Eudy restated what he said earlier. This is his hometown, and this has been a long standing tradition and no one has been hurt. He encouraged the Commissioners to leave it alone and let people throw candy and let kids receive the candy.

The Board was in consensus to leave things as they had been.

### **B. Consider renderings of Park Drive signs.**

Ms. Burris said there were two options for signs at the end of Park Drive. The Board needed to make a decision and to get it done in order to complete it by the end of the Fire Department renovation. Although the plan was to use rock salvaged from a demolished home, it would involve extra time and effort to clean the rocks for use. Option 1 showed all brick for the sign and could be completed cheaper and quicker.

A motion to approve example # 1 to be constructed at the corner of Park Drive and N. Main St. was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (5-0)

## **8. New Business**

### **B. Consider approving the FY23/24 engineering contract with LE Wooten & Company to cover 2 days per week and the associated Budget Amendment.**

Randy Holloway reminded the Board that Richard Milligan with LE Wooten & Company was working two days a week at the end of last fiscal year. The Town is stilling needing him to work two days a week. With the upcoming projects starting this fiscal year, he will be needed to oversee them. It may be possible to have some of the cost for his services covered by the State projects. Therefore, some of the expenses will be reimbursed, but not all. A budget amendment is also required if the contract is approved.

#### **2 motions:**

1. A motion to approve the FY23/24 contract with LE Wooten & Company for two days per week for engineering services was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

2. A motion to approve Budget Amendment #1 Engineering Fees was made by Commissioner Simpson with a second by Commissioner Carter. All Board Members were in favor. (5-0)

**C. Consider approving a Budget Amendment to up-fit the newly renovated Fire Station.**


Randy Holloway informed the Board that the Fire Station renovation was almost complete, and it looked like some of the contingency funds were remaining. However, there were several items the department needed to upfit the station. It is not everything that they are requesting, but the rest could wait until everything was completed and the Fire Department has moved back in so that we would know where they stood financially with the project. Total amount of this budget amendment is \$41,184.47. They will ask for more later.

A motion to approve Budget Amendment #3 Fire Department Up-fit was made by Commissioner Furr with a second by Commissioner Dixon. 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, September 11, 2023 in the Regular Meeting.

  
Town Clerk Amy Schueneman

  
Mayor W. Del Eudy

