

MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Regular Board Meeting
Monday, August 12, 2024
6:00 PM- Town Hall Commissioners Room**

Call to Order- Mayor Tony Lapish
Invocation- Pastor Nick Newman of Propel Church
Pledge of Allegiance- Mayor Tony Lapish

1. Public Forum

(Please state name, address and 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 3-9)

- A. Minutes July 8, 2024 (pages 3-6)
- B. Budget Amendment #1 WTP Turbidimeter (page 7)
- C. Budget Amendment #2 DACO Group Engineering (page 8)
- D. Budget Amendment #3 LE Wooten & Company-WTP Disinfection By-Products (page 9)

5. Staff Reports (Pages 10-31)

- A. Town Manager-Randy Holloway (page 10)
- B. Town Asst. Manager- Planning & Economic Development Director - Erin Burris (pages 11-14)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 15-16)
- D. Code Enforcement/Grant Writer- Jim Sells (pages 17-22)
- E. Public Works- Daniel Crowell (page 23)
- F. Events- Crystal Smith (page 24)
- G. Fire Department-Dustin Sneed (page 25)
- H. Cabarrus County Sheriff's Department (pages 26-31)

6. Old Business (Pages 32-33)

- A. Consider allowing the Town Manager to give an update on the Water Treatment Plant status. (page 32)

TOWN OF MOUNT PLEASANT

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B. Consider approving the sale of surplus property at 625 Jackson Street to the highest, successful bidder. (page 33)

7. New Business

None

8. Closed Session 143-318.11.(a)(#5) Property Purchase -To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

9. Adjournment

*All agenda items and attachments are considered public records.
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Hard copies are \$.10 per page.

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



**Board of Commissioners
Town Board Meeting Minutes
Monday, July 8, 2024 at 6:00 P.M.**

Attendance: Mayor Tony Lapis
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter (absent, excused)
Commissioner Steven Dixon
Commissioner William Meadows
Commissioner Justin Simpson
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Erin Burris, April Coble, Deputy T Canaday, Ally Schueneman, and Senior Deputy C Camille.

CALL TO ORDER

Mayor Tony Lapis called the meeting to order.

INVOCATION

Pastor John Taylor Brantley of Boger Reformed Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Lapis led the Pledge of Allegiance.

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

1. Public Forum

No one spoke.

2. Conflict of Interest

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

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

No one had a conflict of interest.

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3. Approve Agenda

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

4. Consent Agenda

- A. Minutes June 24, 2024
- B. Budget Amendment #26 Year End Adjustments for FY23/24

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

5. Staff Reports

- A. Town Manager-Randy Holloway
- B. Town Asst. Manager- Planning & Economic Development Director - Erin Burris
- C. Town Clerk/Finance Officer - Amy Schueneman
- D. Events- Crystal Smith
- E. Code Enforcement/Grant Writer- Jim Sells
- F. Public Works- Daniel Crowell
- G. Cabarrus County Sheriff's Department
- H. Fire Department-Dustin Sneed

6. Old Business

None

7. New Business

A. Discuss any concerns with the performance of the Cabarrus County Sheriff's Department

Randy Holloway stated that the Town was very happy with the Sheriff's Department. This is something he tries to do with the Board annually. Occasionally, there are some issues or concerns that may come up that the Board or residents may have. Typically after getting the concerns he and the Mayor will schedule a meeting with Sheriff and Chief Deputy.

Commissioner Meadows has been requesting Mr. Holloway contact the Sheriff's Department with speeding on Main Street on a daily basis. The reports each month show only 12 traffic stops in a month and sometimes 0.

Commissioner Furr mentioned working with the Highway Patrol again to write tickets on Main Street and Franklin St. It slowed things down for a little while afterwards.

Mr. Holloway said the Traffic Enforcement group came in after the last meeting with the Sheriff and they issued quite a few tickets.

Mayor Lapish stated Monday used to be seatbelt ticket day in Mount Pleasant because he got stopped for not wearing his.

Senior Deputy C Camille addressed the Board and stated that Officer initiated calls from April 1 to June 30 were 612. Number of traffic stops for June was 18. She can provide a breakdown each month with the types of stops they do to the Board if they would like. The Board agreed with that suggestion. Senior Deputy C Camille spoke with the traffic unit and in October they will be coming to community meetings to hear concerns. One issue the traffic unit found is the

short 20mph section of road to the stoplight on Franklin St. She asked if the Town could lengthen the 20mph zone on each side of the stoplight. The Town had requested the same thing to NC DOT 4 or 5 years ago and it was turned down. A collaborative effort between the Town and the Sheriff's Department may be needed to change the speed limit. The county can put the speed trailer sign up which will help until it is removed.

The Board discussed purchasing solar speed limit signs to put up on Main St and Franklin St. Town Staff will investigate it.

Senior Deputy C Camille talked to the officers about making more stops.

Commissioner Meadows mentioned Deputy vehicles sitting for hours in the same spot and people notice. He understands they are doing paperwork but for that long doesn't seem right.

As far as the shooting last night off Franklin Street, the investigation is still ongoing, and arrest have been made. Victims are being treated.

The National Night Out will be held at the Cabarrus Arena on August 6th from 5-7pm. It is a free event with snacks, ice cream, and other goodies for the kids. It is an outreach by first responders to show their vehicles and talk to the kids to let them know they care. The Board was invited to attend again.

Staff Report from Erin Burris

Randy Holloway asked Ms. Burris to present the same information that she gave this morning for the utility project coordination that will be going on in the square. This is just some of what will be going on in the future.

Ms. Burris stated that there was a coordination meeting for all the upcoming utility projects with approximately 20 people from NC DOT, Windstream, Spectrum, Duke Energy, LKC Engineering, Carolina Conduit, McAdams Engineering, Allen Dobson as a representative of Town Square Properties which owns a lot of property in the downtown, and Town Staff. *A copy of the Power Point Presentation is the Minute Book.* She then used engineering drawings to show the scope of the work and areas that would be effective.

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

- 8. Closed Session 143-318.11.(a)(#5) Property Purchase/Exchange**-*To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.*

A motion to come out of Closed Session 143-318.11.(a)(#5) was made by Commissioner Meadows with a second by Commissioner Furr. All were in favor. (4-0, Commissioner Carter absent)

9 Adjournment

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn.

Commissioner Simpson seconded the motion. All Board Members were in favor. (4-0, Commissioner Carter absent)

By our signatures, the following minutes were approved as submitted on Monday, August 12, 2024 in the Regular Meeting.

Town Clerk Amy Schueneman

Mayor Tony Lapis

MEMORANDUM

To: Mayor and Town Board
From: Randy Holloway, Town Manager
Date: August 12, 2024
RE: Manager's report for July 2024

Please find listed below an update / overview for the month of July 2024

- Continued working with Staff and Wooten Engineering to address the ongoing water treatment issues. We are seeing some improvements in the test results, and I will give the Board a full update at the August 12th meeting. We have located the company that purchased the remaining parts for our water treatment plant, and we hope to have them visit the plant very soon to determine what needs to be replaced.
- Worked with Staff and others to help with the phasing meeting for Brighton Park to assist with the 911 addressing, street names, etc.
- Continued working with Staff on implementation of the fiscal year 24/25 budget.
- Continued working on the implementation for the approved pay study and the impact on the FY-24/25 budget.
- Continued worked with Staff to keep the comprehensive planning update moving forward.
- Worked with Staff to keep the State funded sidewalk project and the North Washington Drive projects moving forward. The North Washington Street project is now under design, and we hope to make a presentation to the Board within the next several weeks.
- Continued worked with Staff to evaluate the proposed plans for the new Town parking lot behind Buddy's restaurant. McAdams Engineering is working on the conceptual plans for that project.
- Participated in the monthly USDA update meeting.
- Attended the quarterly Cabarrus County Summit.
- Worked with the Town Engineer and a structural engineer to evaluate what needs to be done to stabilize the pump station building at the Town's water intake site on Dutch Buffalo Creek.



**Planning, Economic Development, & Infrastructure Projects
August 7, 2024**

Planning & Zoning Cases

SITE 2024-01 Uwharrie Bank

Description: Construction of new bank/mixed use building (size TBD)

Location: 8320 W. Franklin St.

Cabarrus County Parcel Number(s): 5670-13-6357

Current Zoning: CC Center City

Area: 3.707 acres (approximately 1 acre portion of site to be used)

Estimated Sewer Capacity Usage: existing tap with same land use

Current Status: Awaiting formal submittal of site plan and building elevations.

REZ 2024-01 and SUB 2024-01 Adams Creek Subdivision

Description: Rezoning and Major Subdivision Preliminary Plat request for 60-lot single-family residential development

Location: 929 Walker Road

Cabarrus County Parcel Number(s): 5650-95-6345, 5660-05-0225, 5650-95-8958

Current Zoning: RL Residential Low Density

Proposed Zoning: CZ RM Residential Medium Density

Area: approx. 30 acres

Density: 2.0 dwelling units per acre (DUA)

Estimated Sewer Capacity Usage: 13,500 gpd (Town Board approved allocation on June 24, 2024)

Current Status: Planning & Zoning Board voted 3-2 to recommend approval with conditions at the March 25 meeting. The Town Board held a public hearing on May 13 regarding this request and tabled a decision. At the request of the applicant, the Mayor set an additional public hearing for the June 24 meeting. At the June 24 meeting, the Town Board voted 4-0 to approve the rezoning and associated site-specific plan (preliminary plat) with conditions.

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 Light Industrial

Area: 11.27 acres

Estimated Sewer Capacity Usage: 0gpd

Current Status: Fire Marshal and NCDOT approval pending. Zoning permit approval pending.

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) (allocated administratively – under 5,000gpd)

Current Status: Working on final sewer plan. Grading only permit issued. Zoning permit approval pending.

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

Description: Site plan for commercial parking lot

Location: 8860 E. Franklin Street

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

Zoning: C-1 Light Commercial

Area: approx. 0.5 acres

Estimated Sewer Capacity Usage: 0gpd

Current Status: Under construction. Code enforcement action initiated due to site conditions and delays.

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: OI Office & Institutional

Area: approx. 29.11 acres

Estimated Sewer Capacity Usage: 19,400 gpd (allocated by Town Board)

Current Status: Under construction

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: Phase 1 improvement installation underway. Construction progress inspection performed by Town Engineer in April and June.

SUB 2017-01 Green Acres

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: Installation of improvements underway. Construction progress inspection performed by Town Engineer in April and June.

Code of Ordinances

In 2024, staff will work on updates to Part 2 Government & Administration, Part 4 Public Works, & Part 6 Licensing and Regulation to complete the updates and codification of the Town's Code of Ordinances that has been underway the past several years.

Infrastructure

- The WSACC Wastewater Capacity Distribution #11 Memo dated July 22, 2024 shows that Mount Pleasant has a total of 116,573 gpd of allocation. The Town's updated sewer allocation spreadsheet shows 15,138 gpd of non-strategic reserve (equivalent of 67 homes) and 10,000gpd of strategic reserve remaining to be allocated through the 30MGD expansion. Town staff presented information about wetlands wastewater treatment at WSACC's June 20th meeting.
- Work is progressing on Empire Drive Sewer Pump Station and sewer line utilizing a USDA loan. The pump station will be operational by mid-September. Sewer line and manhole replacement on B, C, Wade, and Reid Streets will begin in August.
- The Lower Adams Creek Sewer Interceptor (state budget allocation) is ready to go to bid while the water line project (state budget allocation) is currently waiting on final approval by NCDEQ and NCDOT before going to bid. The interceptor and water lines will be put out to bid at the same time.
- Volkert Engineering is currently working on the engineering for the N. Washington Street Sidewalk/Curb & Gutter project. Engineering is 30% complete and environmental review is underway.
- Staff requested draft scope of work and fee from McAdams Engineering for W. Franklin Street, E. Franklin Street, and N. Main Street sidewalks. W. Franklin Street sidewalk engineering would commence first.
- Staff submitted Congestion Mitigation and Air Quality Grant (CMAQ) applications for the sidewalk projects in the Bicycle & Pedestrian Project Acceleration Plan for the March quarterly deadline and has requested that the previous funding allocated to N. Washington Street be redirected to W. Franklin Street. The Cabarrus-Rowan MPO is currently working with NCDOT to identify additional funding for CMAQ projects.
- McAdams Engineering is working on the engineering drawings for downtown stormwater improvements. The drawings are at 60% completion.
- McAdams Engineering has completed a draft conceptual plan for parking and streetscape improvements in the southwest quadrant of downtown. This will facilitate coordination with adjacent property owners and businesses and provide the information needed to apply for grant funding.
- The Town was selected to move forward in the FEMA Building Resilient Infrastructure and Communities (BRIC) grant process. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. The grant request is for approximately \$4.5 million. The grant match is 12%. Staff has provided additional information requested by FEMA regarding the benefit-cost analysis (BCA) and is waiting on assistance from FEMA staff.
- A downtown infrastructure coordination meeting was held in July to include all organizations and utilities involved.
- HMW Preservation has completed the National Register District update and is waiting on final review by the State Historic Preservation Office.

Comprehensive Plan Update

- The Comprehensive Plan Update is underway. Background information was presented to the Steering Committee at its March 25 meeting.
- A public input survey was available online from the end of April until May 31. The public workshop was held May 21. The survey and workshop were publicized on the Town's website, social media, and in the water bills. Benchmark Planning has prepared draft public input results and analysis that was presented to the Steering Committee its July 29 meeting.
- Greenfield Economic Development consultants have begun gathering data for the economic development analysis.

Permits

July & August permits to date (attached).

July and August 2024 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2024-41	7/5/2024	5670-25-5371	955	N. Main Street	Demolition	Demolish barn	Quicksilver Custom Builders	
Z-2024-42	7/9/2024	5670-28-3262	379	N. Main Street	Upfit	Solar panels	Beam Solar	
Z-2024-43	7/24/2024	5670-32-6525	8750	E. Franklin St. (Ste. A-6)	CoC	Live Triumphanty Counseling	Caldine Rey	
Z-2024-44	7/26/2024	5670-69-4832	205	Martha Ct.	New	Manuf. Home setup	Clayton Homes	
Z-2024-45	7/26/2024	5670-69-4832	9334	Kirk Drive	New	Manuf. Home setup	Clayton Homes	
Z-2024-46	7/26/2024	5670-69-4832	9332	Kirk Drive	New	Manuf. Home setup	Clayton Homes	

6 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2024-47	8/6/2024	5670-23-1346	1456	N. Main Street	CoC, Sign	Kingdom Corner-Buy, Sell, Trad	Sheila Wensil	CoC✓
Z-2024-48	8/7/2024	5670-23-3688	1431	N. Main Street	Addition	Deck replacment/addition	Edward C Duke Builders	

2 Zoning Permits

Financial Report as of July 31, 2024

<u>Bank Acct Name</u>	<u>Balance</u>
General Fund Ac	
General Checking	\$52,702.07
General Fund MM at First Bank	\$64,217.36
General Fund MM (NCCMT)	\$188,656.13
General Fund 42% MM at First Bank	\$3,354.59
General Fund 42% MM (NCCMT)	\$1,236,765.83
Façade Grant	\$16,123.40
Park Development (Uwharrie)	\$1,109.88
Payroll Checking	\$60,582.65
Powell Bill	\$31,922.08
Retiree Insurance	\$27,576.57
Sidewalk Escrow Hwy 49	\$0.00 Closed Account
Water/Sewer acc	
WS Checking	\$54,946.39
WS Money Market	\$295,330.95
WS Money Market (NCCMT)	\$840,711.90
Debt Setoff (NCCMT)	\$1,066.89
Dredging Fund (Uwharrie)	\$31,101.36
USDA- Payment Reserve at First Bank	\$5,363.99
USDA- Payment Reserve (NCCMT)	\$263,810.57
Capital Reserve	
Infrastructure & Streets	\$16,962.81
Police Vehicles	\$56,687.13
Capital Projects	
CMAQ Capital Project	\$127,570.83
Municipal Complex & Park Imp	\$0.00 Closed Account
SCIF funds	\$1,711.33
USDA Capital Project	\$121,432.03
State Funded-Sewer Project	\$112,969.49
State Funded Water Projects	\$152,845.44
USDA (Uwharrie-Loan funds-savings)	\$4,483,233.83
State Grant-Skyland Dr Waterlines	\$2,500.39
State Grant- \$100,000 capital/equipment	\$100,005.94
State Grant- \$2.7M for Sidewalks	\$1,592,726.15
State Grant- \$2.7M for Sidewalks(NCCV	\$1,103,067.06
Downtown Storm Drainage Improvemen	\$5,347.86
Parking Lot- S Main Cap Proj	\$5,035.32
Fire Dept.	
Fire & Rescue Relief Fund	\$41,179.13
FD-Radio Reserves	\$10,970.79
FD Capital Project	\$0.00 Closed Account
FD Capital Reserve -Vehicles	\$2,534.88
TOTAL	\$11,112,123.02

FY2024-2025		General Fund			
	<u>APPROVED</u>	MONTH	YEAR		
	<u>FY2024-2025</u>	TO DATE	TO DATE	REMAINING	PERCENT
		(Encumbered)			
Revenues	\$2,939,789.00		\$6,491.09	\$2,933,297.91	0%
Expenditures	\$2,939,789.00	\$16,489.09	\$270,898.59	\$2,652,401.32	10%
FY2024-2025		Water Sewer Fund			
	<u>APPROVED</u>	MONTH	YEAR		
	<u>FY2024-2025</u>	TO DATE	TO DATE	REMAINING	PERCENT
		(Encumbered)			
Revenues	\$1,599,869.00		\$124,112.85	\$1,475,756.15	8%
Expenditures	\$1,599,869.00	\$30,071.30	\$112,637.20	\$1,457,160.50	9%

**TOWN OF MOUNT PLEASANT
COMPARISON BUDGET VS ACTUAL -July 2024**

	CURRENT BUDGET	YTD ACTUAL	DIFFERENCE
GENERAL GOVERNMENT			
Town Hall	112,584.00	61,970.55	50,613.45
Governing Body	40,650.00	104.95	40,545.05
Admin	357,775.00	15,936.47	341,838.53
Planning & Zoning	210,109.00	8,159.53	201,949.47
	721,118.00	86,171.50	634,946.50
PUBLIC SAFETY			
Law Enforcement	183,952.00	100.00	183,852.00
Fire Department	1,101,000.00	119,144.13	981,855.87
	1,284,952.00	119,244.13	1,165,707.87
PUBLIC WORKS			
Operations Center	59,708.00	55,994.78	3,713.22
Streets	178,437.00	6,489.99	171,947.01
Sanitation	150,170.00	-	150,170.00
Buildings & Grounds	114,652.00	5,164.82	109,487.18
	502,967.00	67,649.59	435,317.41
CULTURE/REC	85,400.00	9,336.49	76,063.51
DEBT SERVICE			
Debt Service Principal	229,052.00	9,299.41	219,752.59
Debt Service Interest	116,300.00	3,479.03	112,820.97
	345,352.00	12,778.44	332,573.56
TOTAL	2,939,789.00	295,180.15	2,644,608.85
WATER/SEWER			
Admin	296,472.00	17,138.80	279,333.20
Operations Center	24,853.00	2,331.66	22,521.34
Water	203,594.00	4,966.83	198,627.17
Sewer	439,440.00	5,179.70	434,260.30
Water Treatment Plant	388,562.00	83,020.21	305,541.79
	1,352,921.00	112,637.20	1,240,283.80
DEBT SERVICE			
Debt Service Principal	241,552.00	-	241,552.00
Debt Service Interest	5,396.00	-	5,396.00
	246,948.00	-	246,948.00
TOTAL	1,599,869.00	112,637.20	1,487,231.80
COMBINED	4,539,658.00	407,817.35	4,131,840.65

CODE ENFORCEMENT

Monthly report
The following case load was managed by Code Enforcement/Emergency Planning
for the month of:

July 2024

Case Status

New Cases	13
Cases Cleared	10
Monitoring	3

New Cases

Case #	Location	Reference	Status
024-065-C	1530 Crowell Street	Abandoned vehicle	OPEN
024-066-C	1950 Barringer Street	Storage POD	MONITORING
024-067-C	365 Mount Pleasant Road North	Abandoned trailer	OPEN
024-068-C	1601 South Main Street	Light pollution	CLOSED
024-069-C	8157 Wood Street	Debris	CLOSED
024-070-C	9095 East Franklin Street	High Grass/Abandoned Vehicle	CLOSED
024-071-C	867 Skyland Drive	High grass/Abandoned Vehicles/Debris	OPEN
024-072-C	8320 W. Franklin Street	Debris	CLOSED
024-073-C	8424 NC Hwy 49	Damaged building	MONITORING
024-074-C	8530 Lee Street	Illegal burning	CLOSED
024-075-C	2820 Alish Trail	POD/Storage Bldg	OPEN
024-076-C	450 Mt. Pleasant Road, N	Permit violation	OPEN
024-027-C	8825 Oldenburg Drive	Debris	OPEN

Route Card Summary

Action	Number
Code Enforcement	38
Emergency Management	9
Golf Cart Inspection	4
Grants	0
Investigation	0
Meeting	2
Other	13
Recheck	16
Sign Sweep (5 signs)	1
Training	0

Hazardous Condition	0
TOTAL	83

Route Card

Day	Activity	Code	Notes
01	Reid Street – Vacant Car	C	Checked a white van that has been at this address since the high grass issue. Mailed LOI.
01	8220 West Franklin Street	C	Checked on debris. The owner called this morning stating the occupant had moved out and ask if the property could be checked. Drove by the property and documented unbagged rubbish and household items still beside the roadway. Some material had blown into the street. Returned the owners call and ask her to bag the trash and place in a receptacle for weekly garbage pickup.
01	024-065-C 1590 Barringer	C	Check storage unit sitting on site for a period of time.
01	Monthly report	O	
01	024-059-C 140 Sloop Arthur Road	R	The street was cleaned. Will monitor periodically.
01	024-010-GCI 1325 North Main St.	GCI	Golf cart inspection
01	024-009-GCI 735 North Main St.	GCI	Golf Cart Inspection
02	024-010-C	C	Closed case which was being monitored.
02	024-011-C	C	Closed case which was being monitored.
02	024-065-C 1590 Barringer Street	C	Mailed LOI.
02	024-040-C 1874 Rhineland Court	C	Mailed NOV due to unit being documented parked at the residence on June 30, 2024.
02	Updated and filed cases	O	
02	024-067-C	C	Request to close or continue with cold case 023-083-C an abandoned mobile home at 365 Mount Pleasant Road north.
02	POD Ordinance	O	Worked on ordinance to define the temporary usage of PODS or similar containers at residential or similar properties.
02	024-005-C CLOSED	C	Closed case file. Vehicles have been removed. Site has been cleaned though in the ETJ and no jurisdiction.
02	024-006-C CLOSED	C	See note above.
03	024-068-C 1601 South Main Street	C	Mailed LOI regarding exterior light on north side of building bothering neighbors/traffic.
03	1305 North Main Street	C	Spoke with the property owner of the complainant.
03	Filing	O	Filed returns from UPS for cases.

Day	Activity	Code	Notes
08	Payroll		
08	024-069-C 8157 Wood Street	C	Refrigerator/debris
08	024-070-C 9095 East Franklin	C	High Grass
08	024-066-C 1950 Barringer Street	C	Ref. POD
08	024-072-C 8320 W. Frankling Street Uwharrie Bank	C	Grass. Spoke with the Bank President and provided a map indicating the area which they owned. Requested a more frequent maintenance due to number of complaints.
08	Mitigation Plan	EM	Continued work
08	1050 South Main Street	O	Golf Cart Inspection. Turned out to be a LSV, no inspection needed.
08	024-008-C 8045 North Drive Street Golf cart inspection	GCI	Inspection
08	Checked "High Water" signs – Lee Street	EM	
09	024-072-C	C	Met with Uwharrie Bank Branch Manager Paula Hartis regarding the field behind 8320 W. Franklin Street. Based on observations, their maintenance crews are not mowing the complete property. Provided her with current pictures of the site and a map of property lines. She would be checking with lawn maintenance company.
09	024-071-C	C	Opened a new case file for 867 Skyland Drive. Spoke with the property owner and requested meeting at the property on 07/15/24 around 0900 to document vehicles and site to which he agreed.
09	024-071-C	C	Contacted the complainant and discussed the situation.
09	Hazard Mitigation Plan	C	Prepared for Community Meeting on July 11, 2024.
09	Updated Black Run Creek Dam	EM	Incorporated the information provided by NCDEQ for Hurricane/Storm Advisory into the current revision. Emailed Amy requesting an update on mailing the form back to DEQ and correction of the deficiencies at the dam.
09	OUT 1200		
11	IN 0830		
11	Mitigation Plan Meeting	M	
11	Met with Erin to discuss MPM	M	
11	Contacted 367 Skyland Drive Complainant	C	
11	Developed Complaint Investigation Request Form	C	

Day	Activity	Code	Notes
15	024-070-C 9095 East Franklin Street	C	Lot had been mowed but the car for sale was not mowed around.
15	867 Skyland Drive	R	Checked reported progress at the site.
15	024-073-C 8424 North Carolina Hwy 49, North.	C	Documented building damage from impact with car. Information forwarded to Cabarrus County Building Inspection Department.
15	024-071-C	C	Spoke with owner regrading progress at the site.
15	024-070-C 9095 East Franklin	C	Property owner called and discussed situation.
15	Damage Assessment	EM	Began research to develop a damage assessment plan for the Town to supplement requirements if the Mitigation Plan for post disaster assessment of flood damaged properties.
16	024-007-EM	EM	Started work on the 2024 Fall Festival Plan.
16	Updated code compliance files	O	
16	Spoke with residence and scheduled a GCI	O	Scheduled for 07/22/24 at 0900, 763 N. Main Street.
16	Damage Assessment Plan	EM	Worked on damage assessment plan for the Town.
16	024-074-C 8530 Lee Street	C	Illegal burning
18	Relocated	O	Logged in from Crystals office due to phone system and network access being down in the Code Compliance Office.
18	Webpage	O	Determined the Town Ordinances could not be accessed from the new website. No hard copies could be found in Town Hall.
18	024-074-C 8530 Lee Street	C	8530 Lee Street started case file and mailed a Warning notice (LOI) for open burning.
18	Files update	O	Updated files
22	024-011-GCI 763 North Main	GCI	Gold Cart Inspection
22	2820 Alish Trail	C	Received a complaint from Fire regarding a storage container possibly blocking access to residence.
22	Outage	EM	Checked tree down and spoke with Duke to determine repair time.
23	024-075-C Alish Trail	C	POD Visited site and documented condition. Requested fire have a truck to check access. Called and spoke with occupants.
23	College Street	C	Check high grass
23	Sign Sweep	C	5 signs

Day	Activity	Code	Notes
23	Flood Plan	EM	Started on a flood plan per FEMA requirements to check flood prone property in flooding situations.r
25	B Street	C	Conservation with contractor regarding use of non-concrete pipe for a driveway upgrade.
25	POD's	C	Worked on ordinance and discussed with Erin.
25	Mitigation Plan	EM	Continuation of Mitigation Plan revision
29	024-071-C 867 Skyland Drive - OPEN	R	The majority of the cars have been removed. Work is progressing on the debris.
29	024-065-C 1530 Crowell Drive – OPEN	R	Grass has been mowed van is still on-site.
29	024-068-C 1601 South Main Street - CLOSED	R	Light appears to have been adjusted.
29	024-070-C 9095 East Franklin Street - CLOSED	R	Grass has been mowed and vehicle removed.
29	024-069-C 8157 Wood Street - CLOSED	R	Refrigerator has been removed.
29	024-036-C 9020 E. Franklin - CLOSED	R	Vehicles have been removed.
29	024-041-C 8338 W. Franklin Street - MONITORING	R	Storage of tires has markedly improved and are being removed periodically. A few are still outside stacked vertically. Will move file to monitoring pending outcome of parking lot project.
29	024-057-C 1075 Circle Drive - OPEN	R	Roof still has exposed sheathing.
29	024-072-C 8320 W. Franklin Street - CLOSED	R	Debris has been removed.
29	024-066-C 1950 Barringer Street - MONITORING	R	Storage unit. Spoke with owner, unit will be allowed to remain pending addition to Zoning ordinance regarding storage pods.
29	024-067-C 365 Mount Pleasant Road North - OPEN	R	Trailer remains. Memo sent to Asst. Town Manager to either close the case or seek additional means of action. Unable to contact owners.
29	024-072-C 8320 W. Franklin Street – Grass - CLOSED	R	Lot has been mowed. Spoke with the owner suggesting a more frequent lawn maintenance schedule.
29	024-074-C 8350 Lee3 Street - CLOSED	R	No additional fires reported at the residence.
29	024-075-C 2820 Alisha Trail - OPEN	R	POD remains in street. Due for removal on August 02, 2024.
29	Ms. Bittle	C	Called Ms. Bittle regarding washing machine placed beside street for pick up. Advised the Town would not pick up.

Day	Activity	Code	Notes
			She stated it was placed there because many times someone else picks it up. If not picked up in a couple days, she will remove.
29	Ms. Drye	C	Spoke with Ms. Drye a representative of AME Zion Church. Discussed the vehicles being stored by an adjacent property.
29	024-076-C 450 Mount Pleasant Road, North	C	Requested to investigate the property at 450 Mount Pleasant Road, North for violation of permit. Sent LOI to AME Zion Church and a copy to Ms. Drye.
29	375 Mount Pleasant Road North Golf Cart	O	Spoke with Ms. McKenzie regarding GCI. Lives outside Town but requesting a GCI for use in Town. Explained that the GIC is not applicable outside of the Town Limits, just within the Town.
29	024-073-C 8424 North Carolina Highway 49 - MONITORING	C	Building damaged due to vehicle collision. Caution tape has been placed around the building. Unsure if condemned.
30	Updated case files.	O	
30	Pine Street – High Grass	C	Spoke with person who stopped at my residence regarding regulations for high grass.

MEMORANDUM

To: Mayor and Town Board

From: Daniel Crowell, Public Works

Date: August 12, 2024

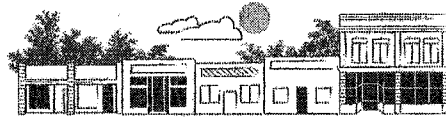
Please find listed below an update / overview for the month of July 2024

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 4 pump station alarm calls
- Responded to 0 after hour customer calls
- Picked up 10 dump truck loads of brush which equals 120 cubic yards of brush
- Completed 28 work orders for various issues
- Repaired water service leaks at -
 - 2 spots on B St.
- Repaired 2" water main on Allman Rd. Ext.
- Located and renewed water service at old feed mill lot
- Repaired sewer service at 8725 Mitchell St.
- NC Rural Water came out to 9820 Hwy 73 to help us determine that we didn't have a leak on our side

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 and consists of pulling samples from 5 different sites which change every other week
- Due to the volume of brush/yard debris collection typically takes 1 to 1.5 days of the week especially during leaf season



MOUNT PLEASANT

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NORTH CAROLINA

Events Board Report

We are looking forward to the Fall Festival, and we have a lot of new vendors as well as vendors who have participated in past festivals.

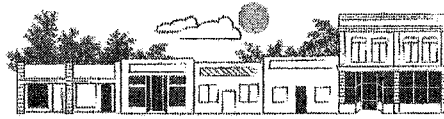
We are starting work on Christmas events.

Crystal Smith

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Mayor and Commissioners,

- We responded to 91 calls in July.
- The emergency lights, siren and radio have been installed in the F-150 pickup.
- No major mechanical issues to report.
- We haven't heard any new information from local representatives on the Walker Road training facility.

As always thank you for your continued support!

Dustin Sneed

Fire Chief

Mt. Pleasant Fire Dept.

1415 N Main St Mt. Pleasant NC

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Cabarrus County Sheriff's Office

253 / Mt. Pleasant

Law Calls for Service

05/01/2024 - 07/31/2024

		May-2024	Jun-2024	Jul-2024
DISPATCHED	Total	60	45	53
	ALL ANIMAL CONTROL CALLS	4	2	1
	ANIMAL CONTROL FOLLOW UP	1	0	0
	ASSIST COUNTY FIRE DEPARTMENT	0	1	0
	ASSIST EMS	0	2	0
	ATTEMPT TO LOCATE	0	1	0
	BURGLAR ALARM	4	4	8
	CAC BITE	1	0	0
	CAC WELFARE CHECK	0	1	3
	CARELESS RECKLESS DRIVING	3	2	2
	COMMITMENT PAPERS	0	1	0
	COMMUNICATING THREATS	0	1	0
	DISPUTE (ANYONE)	4	3	3
	DOMESTIC DISTURBANCE	2	2	1
	ESCORT	1	3	2
	FIGHT	0	0	1
	FIREWORKS	0	1	1
	FOLLOW UP	1	1	0
	FRAUD / FORGERY	3	1	1
	GUNSHOT WOUND	0	0	1
	IDENTITY THEFT	0	1	0
	IMPROPERLY PARKED VEH	0	1	0
	INFORMATION	1	0	0
	LARCENY	3	1	3
	LIVESTOCK	0	0	1
	LOUD (ANYTHING DESC IN NARR)	1	0	1
	OVERDOSE / POISONING	1	0	1
	PROPERTY DAMAGE	3	0	0
	PROWLER	1	1	0
	RECOVERED PROPERTY	0	1	0
	REPOSESSION	0	1	1
	ROAD HAZARD	0	0	3
	SERVICE CALL LAW	6	2	6
	SRO INVESTIGATION	1	0	0

		May-2024	Jun-2024	Jul-2024
DISPATCHED	STOLEN VEHICLE	0	0	1
	SUSPICIOUS OBJECT	0	1	0
	SUSPICIOUS SUBJECT	4	2	1
	SUSPICIOUS VEHICLE	3	3	4
	THREATENING SUICIDE	0	1	0
	TRAFFIC ACC PROPERTY DAMAGE	4	3	0
	TRAFFIC ACCIDENT PI	0	1	3
	TRESPASSING	1	0	0
	WARRANT	1	0	0
	WELFARE CHECK (PERSON)	6	0	4
OFFICER-INITIATED	Total	898	612	728
	50 B OR C	1	0	1
	ALL ANIMAL CONTROL CALLS	0	1	0
	ANIMAL CONTROL FOLLOW UP	0	0	1
	ASSIST SHP	1	0	0
	BURGLAR ALARM	1	0	0
	CIVIL PROCESS	7	5	3
	COMMUNICATING THREATS	0	0	1
	COMMUNITY CONTACT	5	11	14
	DISCHARGE FIREARMS	0	0	1
	FOLLOW UP	2	0	3
	FRAUD / FORGERY	0	1	0
	IMPROPERLY PARKED VEH	0	0	1
	INFORMATION	0	1	0
	INVESTIGATION	2	1	0
	PROPERTY DAMAGE	0	0	1
	ROAD HAZARD	0	0	1
	SCHOOL INVEST	1	0	0
	SEARCH WARRANT	0	1	1
	SECURITY CHECK	549	555	629
	SERVICE CALL LAW	4	0	2
	SEX OFFENDER CHECK	3	0	2
	SPECIAL EVENT	6	8	8
	SRO ASSIST ADMIN	70	0	0
	SRO INVESTIGATION	2	0	0
	SRO MENTOR/COUNSEL	39	0	1
	SRO PARENT MEETING	3	0	0
	SRO SAFETY CHECK	168	0	0
	STRANDED MOTORIST	0	0	1

		May-2024	Jun-2024	Jul-2024
OFFICER-INITIATED	SUSPICIOUS OBJECT	0	1	0
	SUSPICIOUS SUBJECT	2	2	0
	SUSPICIOUS VEHICLE	6	4	8
	TRAFFIC ACC PROPERTY DAMAGE	2	1	0
	TRAFFIC STOP	24	18	48
	WARRANT	0	2	1

Event #	Date Time	Street	Case #	callsource
ALL ANIMAL CONTROL CALLS 1				
24135579	Jul 27 17:06	MALIBU RD	2407270010	PHONE
BURGLAR ALARM 8				
24119971	Jul 1 16:31	COOK ST		PHONE
24120005	Jul 1 18:21	COOK ST		PHONE
24120507	Jul 2 11:08	N MAIN ST		PHONE
24121009	Jul 3 3:59	NC HWY 49 N		PHONE
24127026	Jul 13 8:52	COOK ST		PHONE
24127186	Jul 13 15:28	CRESTWOOD DR		PHONE
24127614	Jul 14 16:28	CRESTWOOD DR		PHONE
24129217	Jul 16 21:50	W FRANKLIN ST		PHONE
CAC WELFARE CHECK 3				
24127651	Jul 14 18:07	W FRANKLIN ST		PHONE
24127726	Jul 14 21:54	HISTORIC HILL DR		PHONE
24131540	Jul 20 14:30	NC HWY 49 N		PHONE
CARELESS RECKLESS DRIVING 2				
24136007	Jul 28 15:56	W FRANKLIN ST		PHONE
24137946	Jul 31 17:20	W FRANKLIN ST		PHONE
DISPUTE (ANYONE) 3				
24122594	Jul 5 23:49	W FRANKLIN ST		PHONE
24124185	Jul 9 7:19	NC HWY 49 N		PHONE
24136445	Jul 29 12:05	LEE ST		PHONE
DOMESTIC DISTURBANCE 1				
24133893	Jul 24 17:40	ROSS CIR		PHONE
ESCORT 2				
24119671	Jul 1 8:33	LEE ST		PHONE
24130188	Jul 18 10:21	COOK ST		PHONE

FIGHT 1			
24137515	Jul 31 3:20	NC HWY 49 N	PHONE
FIREWORKS 1			
24122538	Jul 5 21:29	SUMMER ST	PHONE
FRAUD // FORGERY 1			
24130906	Jul 19 11:01	W FRANKLIN ST	2407190007 PHONE
GUNSHOT WOUND 1			
24123322	Jul 7 18:29	W FRANKLIN ST/N MAIN ST	2407070003 PHONE
LARCENY 2			
24130368	Jul 18 13:51	PINTO PL	2407180010 PHONE
24137390	Jul 30 19:59	W FRANKLIN ST	2407300013 PHONE
LIVESTOCK 1			
24137803	Jul 31 13:27	WADE ST/B ST	PHONE
LOUD (ANYTHING DESC IN NARR) 1			
24120545	Jul 2 12:03	SUMMER ST	PHONE
OVERDOSE // POISONING 1			
24129940	Jul 17 23:21	EASTOVER DR	PHONE
REPOSESSION 1			
24123871	Jul 8 15:12	MITCHELL ST	PHONE
ROAD HAZARD 3			
24132137	Jul 22 0:10	N MAIN ST	PHONE
24133302	Jul 23 18:25	REID ST	PHONE
24135882	Jul 28 9:15	NC HWY 49 N/JACKSON ST	PHONE
SERVICE CALL LAW 6			
24124399	Jul 9 12:04	CRESTWOOD DR	PHONE
24125741	Jul 11 8:27	NC HWY 49 N	PHONE
24129923	Jul 17 22:40	E FRANKLIN ST	PHONE
24134337	Jul 25 12:33	MALIBU RD	PHONE
24137362	Jul 30 18:51	NC HWY 49 N	PHONE

24137430 Jul 30 22:14 BARRINGER ST PHONE

STOLEN VEHICLE 1

24130681 Jul 19 1:50 PINE ST PHONE

SUSPICIOUS SUBJECT 1

24126275 Jul 11 23:54 NC HWY 73 E PHONE

SUSPICIOUS VEHICLE 4

24119584 Jul 1 0:50 NC HWY 73 E PHONE

24123407 Jul 7 23:23 NC HWY 73 E PHONE

24133839 Jul 24 15:05 E FRANKLIN ST PHONE

24137493 Jul 31 1:56 NC HWY 49 N PHONE

TRAFFIC ACCIDENT PI 3

24123941 Jul 8 17:18 W FRANKLIN ST/S SKYLAND DR 2407080013 PHONE

24127252 Jul 13 18:21 NC HWY 49 N 2407130014 PHONE

24134483 Jul 25 17:57 W FRANKLIN ST/N SKYLAND DR 2407250011 PHONE

WELFARE CHECK (PERSON) 4

24123113 Jul 7 5:48 NC HWY 49 N PHONE

24123359 Jul 7 20:19 NC HWY 49 N PHONE

24125675 Jul 11 6:46 DUTCH RD PHONE

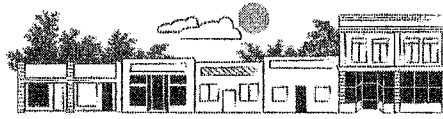
24133291 Jul 23 18:04 W FRANKLIN ST PHONE

LARCENY 1

24135521 Jul 27 14:13 MALIBU RD 2407270006 W911

Total Disp. CFS: 53

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NORTH CAROLINA

Agenda Item:

Consider allowing the Town Manager to give an update on the Water Treatment Plant issues.

Narrative:

Randy Holloway will give the Board an update concerning the Water Treatment Plant after receiving more information from testing and engineers.

Recommendation:

Information only

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NORTH CAROLINA

Agenda Item:

Consider approving the sale of surplus property at 625 Jackson Street to the highest, successful bidder.

Narrative:

Per the Board's approval at the April 8, 2024, Town Board of Commissioners meeting, Town Staff posted the sale of 625 Jackson Street by Independent Tribune, social media, website, and word of mouth. Town Staff followed State guidelines on the sale of surplus property by sealed bids.

Sealed bids will be opened by Town Staff on Monday, August 12th at 10am in the Town Hall auditorium. The highest bidder will be required to provide a Cashier's Check for 5% of their bid by 2:30pm the same day. This information will be provided at the meeting. Once the Town Board approves the sale for the bid, the buyer and Town Staff will schedule a closing date and funds will be placed in the General Fund Checking account when received.

Recommendation:

Motion to approve the highest sealed bid of \$_____ for 625 Jackson Street by _____ and allow the Town Manager and Finance Officer to execute all necessary documents to process the sale of the property.

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