



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

Call to Order- Mayor Tony Laphis

Invocation- Pastor Earl Bradshaw from Mount Pleasant Methodist Church

Pledge of Allegiance- Mayor Tony Laphis

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 3-6)

A. Minutes January 8, 2024 (pages 3- 6)

5. Staff Reports (Pages 7-39)

A. Town Manager-Randy Holloway (page 7)

B. Town Asst. Manager-Crystal Smith (page 8)

C. Town Clerk/Finance Officer - Amy Schueneman (pages 9-12)

D. Planning & Economic Development Director - Erin Burris (pages 13-16)

E. Code Enforcement/Grant Writer- Jim Sells (pages 17-25)

F. Public Works- Daniel Crowell (page 26)

G. Cabarrus County Sheriff's Department (pages 27-31)

H. Fire Department-Dustin Sneed (page 32)

6. Presentations (Page33)

A. Presentation of the FY22/23 Audit by Tony Brewer of Eddie Carrick, CPA, PC (separate attachment/hard copy will be provided to the Board at meeting)

B. Presentation of the Pay Study by David Hill of Piedmont Triangle Regional Council (PTRC) (page 33)

C. Receive a report from Garver Engineering on the water treatment issues at the Town's water treatment facilities.

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7. Old Business (separate attachments)

A. Consider ABC Board request to reduce Board from five (5) members to three (3) members and set term limits (*Tabled from January 8, 2024*)

B. Water Shortage Response Plan & Brochure (separate attachments)

C. Provide an update on the search for a new Assistant Town Manager's position.

8. New Business (Pages 34-37)

A. Consider naming an appointment to the Cabarrus County Mental Health Advisory Board (page 34)

B. Comprehensive Plan Update Steering Committee (page 35)

C. Resolution of Support for Town of Mount Pleasant Congestion Mitigation and Air Quality (CMAQ) Program Application for Bicycle and Pedestrian Project Acceleration Plan. (separate attachment)

D. Consider approving a contract with Volkert Engineering for the North Washington Steet improvement project. (page 36)

E. Consider approving on-call engineering firm(s) for future Town projects. (page 37)

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.*

10. Adjournment

*All agenda items and attachments are considered public records.
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.*

REMINDER
**Budget Workshop is scheduled for
Saturday, March 16 from 8am-Noon
in the Town Hall Conference Room.**

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

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

Also Present: Erin Burris, Crystal Smith, Rita Gilmore, Jim Sells, Scott O’Loughlin, Dustin Sneed, Scott Barringer, LKC Engineering-Adam Kiker & Zach Bennett, McAdams-Max Grogan, Nick Newman, Kim Baker, Ally Schueneman, Lee & Jannette Kluttz, Deputy Tyler Canaday, Deputy C Camille, Deputy J Gatling, and Deputy H. Moss.

CALL TO ORDER

Mayor Tony Lapish called the meeting to order.

INVOCATION

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

PLEDGE OF ALLEGIANCE

Mayor Lapish led the Pledge of Allegiance.

Mayor Lapish asked for a motion to excuse Commissioner Carter and Commissioner Dixon. A motion to excuse Commissioner Carter and Commissioner Dixon was made by Commissioner Furr with a second from Commissioner Simpson. All Board Members were in favor. (3-0, Commissioner Carter and Commissioner Dixon excused)

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.

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No one had a conflict.

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3. Approve Agenda

A motion to approve the Agenda as presented was made by Commissioner Furr with a second by Commissioner Meadows. All were in favor. (3-0, Commissioner Carter and Commissioner Dixon excused)

4. Consent Agenda

- A. Minutes December 11, 2023
- B. Proclamation for Dr. Martin Luther King, Jr. Day
- C. WSACC Interjurisdictional Pretreatment Agreement

Commissioner Simpson made a motion to approve the Consent Agenda as submitted with a second by Commissioner Furr. All Board Members were in favor. (3-0, Commissioner Carter and Commissioner Dixon excused)

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 presented highlights from her Board Report:

- 70 zoning permits of different types were issued
 - 7 new home permits
 - 2 years without additional subdivisions
 - The 34 Townhome permit has expired
 - 3 new businesses were added thanks to new office space at Tuscarora Mills
 - State Demographer's office estimates Town population of 1742
- 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. Old Business

A. LKC Engineering to discuss Downtown Stormwater Study

Adam Kiker of LKC Engineering introduced co-worker Zach Bennett and Max Grogan of McAdams. They gave a brief rundown of the Downtown Stormwater Project that they have been working on for the last 18 months. A State Historical Preservation Grant funded the project to specifically study the downtown section of Mount Pleasant due to prior flooding. He asked if the Board approved to pass a Resolution to approve the study. The Town also received a grant for a town-wide Stormwater Study.

Zach Bennett presented the PowerPoint (*included in the Minute Book*). Max Grogan from McAdams did the Hydrologic and Hydraulic Analysis portion of the study. The solution to the flooding was divided into 3 sections. The first step is to upsize the Barringer Drive culvert (\$110,000), second West Franklin Stormwater improvements (\$661,000), and finally North Main Street Stormwater improvements (\$526,000). There are several funding sources the Town may be able to secure: USDA loan or grant, Golden LEAF Foundation, and NCDEQ-DWI grants.

There might be a way to tie in some of the projects to the waterline replacements and NC DOT work in downtown to help reduce the cost.

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A motion to adopt the Downtown Stormwater Study and the Capital Improvements Plan was made by Commissioner Simpson with a second by Commissioner Meadows. All were in favor. (3-0, Commissioner Carter and Commissioner Dixon excused)

B. Update on Assistant Town Manager Position

Ms. Crystal Smith stated that a position profile was submitted to Piedmont Triangle Regional Council (PTRC) who is leading the search for the Assistant Town Manager's position. It will be posted tomorrow on several portals: PTRC, NC League of Municipalities, LinkedIn, NC Manager's Listserve, International City and County Management Association, NC City and County Manager's Association. The first review of any applicants will be January 31st. Hopefully, someone will be in here by middle of March. Ms. Smith's last day before retirement will be March 28th. PTRC has been great to work with and the profile is available if anyone would like to look at it. *(A copy is available in the Minute Book.)*

The Town events are currently being coordinated by Ms. Smith and she has agreed to continue doing it until end of 2024 and at that time she will step down.

Commissioner Simpson asked about the process to select a new Assistant Town Manager. Ms. Smith replied that PTRC would do the vetting, check credentials, and background, then it will move to the Town to meet the candidates for assessing their skill and reduce the numbers for interviews.

Information only. No action taken.

7. New Business

A. Consider ABC Board request to reduce Board from five (5) members to three (3) members and set term limits.

Mr. Holloway stated that the Town received a request from the ABC Board to reduce the members of the ABC Board from 5 members to 3. This is not something initiated by the Town, but the ABC Board. The Town did initiate the movement to increase the ABC Board size from 3 members to 5 in January 2019 because restaurants were opening and a lot of demand on the ABC Store.

Attorney John Scarbrough stated that the Town Board is the appointing authority for the ABC Board. They have the power to appoint members, increase the size of the Board like in 2019, and to decrease the size of the Board. If the Board decided to reduce the size from 5 to 3, the State Statute states that, "If a local board has five members and the appointing authority determines a three-member board is preferable, the appointing authority shall not reduce the size of the board except upon the expiration of a member's term and only with the approval of the Commission." It is at his opinion that the Board is not at either of those places since two terms are not expiring. Mr. Scarbrough does not recommend the Board do anything at this meeting.

Amy Schueneman made the Board aware that another issue needs to be addressed. A current ABC Board member does not live in the Town or Cabarrus County at this time. Therefore, he is not supposed to be on the ABC Board.

Attorney Scarbrough said the removal is governed by another section of the Statute and does require a procedure and probably a hearing. He will have to do more research on it.

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A motion to table the matter until the February meeting to allow the Town Attorney to gather more information was made by Commissioner Furr with a second by Commissioner Simpson. (3-0, Commissioner Carter and Commissioner Dixon excused)

B. Water Shortage Response Plan & Brochure

Jim Sells presented the Water Shortage Response Plan which had not been updated since 2004 under WSACC. The update is required by NC DEQ. The Town's plan needs to be like the rest of Cabarrus County and other municipalities to provide continuity for businesses and residents during a drought. Several other plans are also required by NC DEQ including Water Emergency Plan, and the Dam Emergency Plan. Once the Board approves it, the plan will be sent to the State for approval. He asked the Board to look over the Plan and Brochure, then come back in February with any changes.

Randy Holloway thanked Mr. Sells because these plans may be a check box as part of a grant requirement that will already be completed.

Information only. No action taken.

C. Receive a report from the Fire Department related to the NCDOT fire rating that was conducted last fall.

Fire Chief Dustin Sneed presented a slide presentation concerning the ISO rate for the town and rural district. *(A copy of the presentation is included in the Minute Book.)* The Town is currently rated Class 2 from 4 in 2017 and the rural district went from a Class 6 to 4/9E. This will help insurance rates for businesses. Anything under a 4 does not change insurance rates for residents.

Information only. No action taken.

8. 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. (3-0, Commissioner Carter and Commissioner Dixon excused)

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

Town Clerk Amy Schueneman

Mayor Tony Lapish

MEMORANDUM

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

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

- Continued working with Staff and Garver Engineering on the water treatment issues. This item has consumed a significant amount of my time over the past several months. Garver Engineering will have a report ready for the February Board meeting.
- Worked with Staff to make the recommendation to the Board on the make up of the comprehensive planning committee. That recommendation is on the agenda for the February Board meeting.
- Continued working on the plan study and that report will be given to the Board at the February meeting.
- Continued working with the Town Engineer and Staff on the possibility of the Town having a wastewater treatment facility. We met with representatives from WSACC in January to discuss this issue. Town Staff will be making a presentation to the WSACC Board of Directors in March to keep this idea moving forward.
- Attended the quarterly Cabarrus County summit along with other staff members and elected officials.
- Began meeting with the various departments on their budget request for FY-24/25.
- Attended my first meeting as the Town's representative on the WSACC Board of Directors.
- Met with Chief Sneed and Cabarrus County Officials to explore the possibility of having a fire training facility at the land the Town owns on Walker Road.
- Met with Staff and LKC Engineering, McAdams Engineering and NCDOT to discuss the implementation of the storm water study.



**Assistant Town Manager Monthly Report
January 2024**

- Monthly BCBS meeting on healthcare transition to Aetna, effective January 2025
- Attended monthly Town Board meeting giving update on Assistant Town Manager position search.
- Processed and reported W2s, W3s, 1099s, 1095/1096 medical coverage forms, OSHA yearly report, and quarterly federal and state reports
- Worked with PTRC on Pay Study and Assistant Town Manager’s position.
- Attended Cabarrus Summit
- Finalized details for Knorr Group ribbon cutting (Friday, January 12)
- Departmental budget meetings for FY2024/2025
- Started working on 2024 Events:
 - Independence Celebration – Saturday, June 22, 2024
 - Parade 5 pm; DJ 6 pm; Too Much Sylvia 7-10pm; Fireworks 10 pm
 - Fall Festival – Saturday, October 12, 10 am – 3:30 pm
 - Parade/Tree Lighting – Saturday, December 7
 - Parade 3:30 pm / Tree Lighting 6 pm
 - Decorating Contest – December 13 & December 14, 6pm-9pm nightly

Respectfully submitted,

Crystal Smith
Assistant Town Manager

Financial Report as of January 31, 2024

	<u>Bank Acct Name</u>	<u>Balance</u>	
<u>General Fund Accts</u>	General Checking	\$67,426.53	
	General Fund MM at First Bank	\$450,748.91	
	General Fund MM (NCCMT)	\$1,431,623.42	
	General Fund 42% MM at First Bank	\$13,352.83	\$182,802.69 savings
	General Fund 42% MM (NCCMT)	\$1,016,256.59	\$2,978,084.52 NCCMT
	Façade Grant	\$11,121.58	\$7,950,528.59 All other Deposits
	Park Development (Uwharrie)	\$1,108.50	\$32,171.11 Other Bank
	Payroll Checking	\$101,093.62	
	Powell Bill	\$35,745.92	
	Retiree Insurance	\$27,572.45	
	Sidewalk Escrow Hwy 49	\$6,306.59	
	USDA- Payment Reserve	\$251,885.78	
<u>Water/Sewer accts</u>	WS Checking	\$89,828.33	
	WS Money Market	\$421,527.73	
	WS Money Market (NCCMT)	\$529,164.85	
	Debt Setoff (NCCMT)	\$1,039.66	
	Dredging Fund (Uwharrie)	\$31,062.61	
<u>Capital Reserve Accts</u>	Infrastructure & Streets	\$14,960.50	
	Police Vehicles	\$56,678.68	
<u>Capital Projects</u>	CMAQ Capital Project	\$127,551.80	
	Municipal Complex & Park Imp	\$11,704.07	
	SCIF funds	\$16,522.81	
	USDA Capital Project	\$121,521.84	
	State Funded-Sewer Project	\$86,461.63	
	State Funded Water Projects	\$1,310.45	
	USDA (Uwharrie-Loan funds-savings)	\$6,051,697.60	
	State Grant-Skyland Dr Waterlines	\$2,485.03	
	State Grant- \$100,000 capital/equipment	\$1,985.02	
State Grant- \$2.7M for Sidewalks	\$2,485.03		
<u>Fire Dept.</u>	Fire & Rescue Relief Fund	\$40,752.01	
	FD-Radio Reserves	\$10,969.69	
	FD Capital Project	\$54,441.65	
	FD Capital Reserve -Vehicles	\$55,193.20	
TOTAL		\$11,143,586.91	

FY2023-2024		General Fund			
	<u>APPROVED</u>	<u>MONTH</u>	<u>YEAR</u>	<u>REMAINING</u>	<u>PERCENT</u>
	<u>2023-2024</u>	<u>TO DATE</u>	<u>TO DATE</u>		
		(Encumbered)			
Revenues	\$2,772,577.00		\$2,292,376.19	\$480,200.81	83%
Expenditures	\$2,772,577.00	\$140,538.56	\$1,423,828.06	\$1,208,210.38	56%
FY2023-2024		Water Sewer Fund			
	<u>APPROVED</u>	<u>MONTH</u>	<u>YEAR</u>	<u>REMAINING</u>	<u>PERCENT</u>
	<u>2023-2024</u>	<u>TO DATE</u>	<u>TO DATE</u>		
		(Encumbered)			
Revenues	\$1,534,530.00		\$869,235.27	\$665,294.73	57%
Expenditures	\$1,534,530.00	\$73,377.17	\$811,074.63	\$650,078.20	58%

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

	<u>CURRENT BUDGET</u>	<u>YTD ACTUAL</u>	<u>DIFFERENCE</u>
GENERAL GOVERNMENT			
Town Hall	93,000.00	62,321.23	30,678.77
Governing Body	40,650.00	19,912.43	20,737.57
Admin	355,828.00	140,286.21	215,541.79
Planning & Zoning	216,390.00	71,498.42	144,891.58
	<hr/> 705,868.00	<hr/> 294,018.29	<hr/> 411,849.71
PUBLIC SAFETY			
Law Enforcement	162,993.00	77,026.91	85,966.09
Fire Department	831,202.00	435,577.50	395,624.50
	<hr/> 994,195.00	<hr/> 512,604.41	<hr/> 481,590.59
PUBLIC WORKS			
Operations Center	30,134.00	24,972.46	5,161.54
Streets	329,250.00	233,309.95	95,940.05
Sanitation	156,900.00	58,986.28	97,913.72
Buildings & Grounds	83,750.00	44,238.20	39,511.80
	<hr/> 600,034.00	<hr/> 361,506.89	<hr/> 238,527.11
CULTURE/REC	<hr/> 78,400.00	<hr/> 39,972.62	<hr/> 38,427.38
DEBT SERVICE			
Debt Service Principal	225,725.00	118,056.75	107,668.25
Debt Service Interest	124,898.00	68,169.10	56,728.90
	<hr/> 350,623.00	<hr/> 186,225.85	<hr/> 164,397.15
TOTAL	2,729,120.00	1,394,328.06	1,334,791.94
WATER/SEWER			
Admin	360,700.00	140,757.65	219,942.35
Operations Center	57,444.00	23,646.34	33,797.66
Water	179,500.00	141,280.12	38,219.88
Sewer	400,036.00	213,046.22	186,989.78
Water Treatment Plant	347,056.00	255,667.39	91,388.61
	<hr/> 1,344,736.00	<hr/> 774,397.72	<hr/> 570,338.28
DEBT SERVICE			
Debt Service Principal	167,284.00	29,048.26	138,235.74
Debt Service Interest	22,510.00	5,128.65	17,381.35
	<hr/> 189,794.00	<hr/> 34,176.91	<hr/> 155,617.09
TOTAL	1,534,530.00	842,751.54	691,778.46
COMBINED	4,263,650.00	2,237,079.60	2,026,570.40

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		\$175,088.81	start of project balance	\$175,088.81
10/31/2022	Loan Proceeds	Loan	\$2,500,000.00		\$2,675,088.81
10/31/2022	Interest		\$10.92		\$2,675,099.73
11/30/2022	Interest		\$109.94		\$2,675,209.67
12/19/2022	GW Liles Const. Co, Inc.	1022	-\$198,947.53	first draw	\$2,476,262.14
12/31/2022	Interest		\$110.88		\$2,476,373.02
1/31/2023	Interest		\$105.16		\$2,476,478.18
2/16/2023	GW Liles Const. Co, Inc.	1023	-\$216,187.65	second draw	\$2,260,290.53
2/28/2023	Interest		\$92.92		\$2,260,383.45
3/31/2023	Interest		\$95.99		\$2,260,479.44
4/26/2023	GW Liles Const. Co, Inc.	1024	-\$306,148.72	third draw	\$1,954,330.72
4/30/2023	Interest		\$92.90		\$1,954,423.62
5/31/2023	Interest		\$83.42		\$1,954,507.04
6/27/2023	GW Liles Const. Co, Inc.	1025	-\$176,768.34	fourth draw	\$1,777,738.70
6/28/2023	Bill Milligan Architecture	1026	-\$11,600.00		\$1,766,138.70
6/30/2023	Interest		\$80.32		\$1,766,219.02
7/13/2023	GW Liles Const. Co, Inc.	1027	-\$400,419.78	fifth draw	\$1,365,799.24
7/31/2023	Interest		\$68.36		\$1,365,867.60
8/7/2023	First Bank	1028	-\$2,311.00	ceiling fans for bay area	\$1,363,556.60
8/7/2023	GW Liles Const. Co, Inc.	1029	-\$575,012.29	sixth draw	\$788,544.31
8/7/2023	Bill Milligan Architecture	1030	-\$11,600.00	Final check	\$776,944.31
8/26/2023	Freedom Fitness Equipment	1031	-\$8,103.81	gym equipment	\$768,840.50
8/31/2023	Interest		\$40.23		\$768,880.73
9/12/2023	GW Liles Const. Co, Inc.	1032	-\$228,808.56	seventh draw	\$540,072.17
9/30/2023	Interest		\$27.95		\$540,100.12
10/12/2023	CPSL	1033	-\$16,167.70		\$523,932.42
10/31/2023	Interest		\$22.65		\$523,955.07
11/2/2023	Rite Lite Signs	1034	-3284.37		\$520,670.70
11/7/2023	Working Fire Furniture & Ma	1035	-16955.77		\$503,714.93
11/30/2023	Interest		21.05		\$503,735.98
12/7/2023	Carolina Outdoor Maint	1036	-6857.54		\$496,878.44
12/31/2023	Interest		21.39		\$496,899.83
1/16/2024	CPSL	1037	-8908.96		\$487,990.87
1/24/2024	GW Liles Const. Co, Inc.	1038	-433566.71		\$54,424.16

Obligated

Liles Construction	\$50,000.00	Contract for Renovation	
	\$50,000.00	Amount Remaining	\$4,424.16

SCIF Projects \$300,000 State Funds

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Balance</u>
6/20/2022	SCIF Funds from State	ACH	\$300,000.00	Grant	\$300,000.00
6/20/2022	Wisconsin Lighting	1001	-\$8,853.19	1 set of ballfield lights	\$291,146.81
6/30/2022	Interest		\$10.59	May & June Interest	\$291,157.40
7/22/2022	Duke Energy	1002	-\$19,665.71	pole relocation	\$271,491.69
7/31/2022	Interest		\$7.32		\$271,499.01
8/3/2022	Homer Lee Clay Electric	1003	-\$585.00	install 1 set ballfield lights	\$270,914.01
8/4/2022	Danny Hatley	1004	-\$4,700.00	install 1 set ballfield lights and lift	\$266,214.01
8/4/2022	Windstream	1005	-\$2,531.10	move lines for project	\$263,682.91
8/4/2022	Wisconsin Lighting	1006	-\$39,839.31	5 sets of ballfield lights	\$223,843.60
8/12/2022	TL Services	1007	-\$2,000.00	deposit for dugout materials/demolition	\$221,843.60
8/15/2022	Paul Goodman	1008	-\$2,500.00	tree& stump removal for new concession stand	\$219,343.60
8/31/2022	Interest		\$5.98		\$219,349.58
9/20/2022	TL Services	1009	-\$4,750.00	porcelain tile for restrooms	\$214,599.58
10/5/2022	Richard Suggs Const. Inc	1010	-\$52,526.60	sewer line & pump	\$162,072.98
9/30/2022	Interest		\$5.37		\$162,078.35
10/14/2022	Hatley Service, Inc	1011	-\$6,000.00	installation of 5 sets of ballfield lights	\$156,078.35
10/19/2022	Homer Lee Clay Electric	1012	-\$2,844.00	electrical line and repair circuits for ballfield lights	\$153,234.35
10/26/2022	Trident Mechanical Services, Inc	1013	-\$17,592.58	2 Rheem HVAC units	\$135,641.77
10/27/2022	Sales Tax Refund		\$579.19	Sales Tax Refund	\$136,220.96
10/31/2022	Interest		\$4.12		\$136,225.08
10/31/2022	TL Services	1014	-\$15,000.00	Labor & Materials for restroom remodel	\$121,225.08
11/30/2022	Interest		\$2.99		\$121,228.07
12/21/2022	TL Services	1015	-\$5,000.00	Labor & Materials for restroom remodel	\$116,228.07
12/31/2022	Interest		\$3.09		\$116,231.16
1/23/2023	TL Services	1016	-\$26,110.00	FINAL bill labor & Materials for restroom remodel	\$90,121.16
1/27/2023	Paul Goodman	1017	-\$400.00	cut limb at job site-storage building	\$89,721.16
1/31/2023	Interest		\$2.78		\$89,723.94
2/28/2023	Interest		\$2.06		\$89,726.00
3/31/2023	Interest		\$2.29		\$89,728.29
4/31/2023	Interest		\$2.21		\$89,730.50
5/31/2023	Interest		\$2.29		\$89,732.79
6/29/2023	BSN Sports	1018	-\$6,983.84	netting and batting cages	\$82,748.95
6/30/2023	Interest		\$2.21		\$82,751.16
7/12/2023	TL Services	1019	-\$3,855.00	upgrades to electrical building/roof	\$78,896.16
7/31/2023	Interest		\$2.07		\$78,898.23
8/7/2023	Larry Ellington Services	1020	-\$4,875.00	Inv 1012 install bleachers	\$74,023.23
8/8/2023	Kay Park Recreation	1021	-\$26,898.74	Inv 199597 & 199598	\$47,124.49
8/11/2023	Danny Hatley	101	-\$2,775.00	Inv 823063 to adjust ballfield lights & lift rental	\$44,349.49
	VOID	102		Void	
8/25/2023	TL Services	103	-\$5,000.00	Inv 23-5032 materials for dugout	\$39,349.49
8/31/2023	Interest		\$1.49		\$39,350.98
9/20/2023	TL Services	104	-\$8,994.00	Inv 23-5022 dugouts labor	\$30,356.98
9/20/2023	Danny Hatley	105	-\$650.00	Inv 0923080 hung netting behind home plate	\$29,706.98
9/22/2023	DACO Group LLC	106	-\$1,000.00	engineering for dugout	\$28,706.98
9/30/2023	Danny Hatley	107	-\$550.00	Inv 0923085 install netting for batting cages	\$28,156.98
9/30/2023	Interest		\$0.89		\$28,157.87
10/31/2023	Interest		\$0.72		\$28,158.59
11/6/2023	TL Services	108	-\$4,500.00	Inv 23.5036 dugout modification materials	\$23,658.59
11/30/2023	Interest		\$0.60		\$23,659.19
12/13/2023	TL Services	109	-\$6,637.31	Inv 23.5039 FINAL dugout modifications	\$17,021.88
12/31/2023	Interest		\$0.50		\$17,022.38
1/16/2024	DACO Group LLC	110	-\$500.00	Inv 2023.095	\$16,522.38
1/11/2024	Trident Mechanical Services, Inc	111	-\$10,648.00	Inv 2413 HVAC system for TH Conference Room	\$5,874.38

Obligated

DW Castleberry	repave entire parking lot, drive, Food Ministry	\$	94,165.00
		\$	94,165.00

Amount Remaining **-\$88,290.62 short**



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Planning and Economic Development
February 12, 2024**

Planning & Zoning Cases

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

Description: Rezoning and Major Subdivision Preliminary Plan 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 approval required)

Current Status: Planning Board hearing scheduled for February 26 for

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

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: 2nd submittal reviewed. Awaiting revisions. Grading only permit issued.

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.

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)
Current Status: Under construction

SITE 2022-04 Highway 49 Mini-Storage
Description: Site Plan for 10 acres of mini storage (site area 11.27 acres), including 20 storage buildings totaling 98,100 square feet
Location: 8830 NC Highway 49 N
Cabarrus County Parcel Number(s): 5670-47-4622
Current Zoning: I-1
Area: 11.27 acres
Estimated Sewer Capacity Usage: 0gpd
Current Status: Awaiting final submittal. Zoning permit approval pending.

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.

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.

Utilities

- A memo received from WSACC dated November 20, 2023 shows that Mount Pleasant has a total of 100,361 gpd of allocation with 77,801gpd remaining to be allocated through the 30MGD expansion.
- 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 is working to provide additional information requested by FEMA regarding the benefit-cost analysis (BCA).
- Work will begin soon on Empire Drive Sewer Pump Station utilizing a USDA loan and water line projects are scheduled to go to bid soon.

Comprehensive Plan Implementation

- HMW Preservation has completed of the National Register District architectural survey draft to submit to the State Historic Preservation Office. LKC and subcontractor McAdams have completed a report with recommendations and cost estimates for the Downtown Stormwater Study. The Town Board will be adopted the study and CIP at its January meeting to assist with grant applications.
- Town staff is working on plans for additional/improved parking in the southwest quadrant of downtown.
- The Town of Mount Pleasant received the following allocations in the recently adopted state budget:
 - \$1 million for water line replacement for S. Skyland Drive, Seneca, and Allman Rd. Ext. service area
 - \$100,00 for capital improvements or equipment
 - \$2.7 million for sidewalk construction (in accordance with Bicycle & Pedestrian Project Acceleration Plan)

Staff is currently working to provide the scope of work on these projects to the Office of State Budget and Management in order. To assist with infrastructure projects, an RFQ for General Engineering Services was distributed. Nine engineering firms submitted and the selection committee will make a recommendation to the Town Board at its February meeting.

- The Town Board voted at its November meeting to begin an update to the Comprehensive Plan, including an enhanced economic development component. The Cabarrus EDC provided \$20,000 through a Duke Energy grant and board-directed funds for the Economic Development component of the plan.

Transportation

- Volkert Engineering firm is preparing the scope of work and contract proposal for the N. Washington Street Sidewalk/Curb & Gutter project.
- Staff is working on preparing Congestion Mitigation and Air Quality Grant (CMAQ) applications for the sidewalk projects in the Bicycle & Pedestrian Project Acceleration Plan for the March quarterly deadline.

Permits

January permits attached.

January 2024 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2024-01	1/16/2024	5670-20-5074	8550	Oldenburg Dr.	Upfit	Roof-mounted solar panels	Beam Solar	
Z-2024-02	1/17/2024	5670-32-6525	8750	E. Franklin St., Ste. C6	CoC	Mt. Pleasant Critter Corner	Carol Miller	CoC✓, New
Z-2023-03	1/17/2024	5670-32-6525	8750	E. Franklin St., Ste. D4	CoC	Wicked Wife Designs	Athens Bowman	CoC✓, New
Z-2023-04	1/17/2024	5670-32-6525	8750	E. Franklin St., Ste. B4	CoC	Simply Pleasant Boutique	Georgia Abernathy	CoC, Relocate
Z-2023-05	1/24/2024	5670-37-3881	8660	Foil St.	Addition	Deck roof/enclosure	Speaks Custom Window	
Z-2024-06	1/29/2024	5670-23-0331	8354	W. Franklin St.	CoC, Sign	Landon Lane Candle Co.	Elizabeth Bryson	CoC, New
Z-2024-07	1/30/2024	5670-32-6525	8750	E. Franklin St., Ste. C5	CoC	Classy Gals	Chevonne Carmean	CoC, New

6 Zoning Permits

CODE ENFORCEMENT

Monthly report

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

January 2024

Case Status

New Cases	9
Cases Cleared	6

New Cases

Case #	Location	Reference	Status
024-001-C	1074 College Street, North	Public nuisance	C
024-002-C	8625 Highway 49, N	RV	C
024-003-C	243 Pine Street	Accessory Bldg	O
024-004-C	8900 Wade Street	Junked vehicle (camper)	O
024-005-C	7049 Hwy 49, N	Public Nuisance	O
024-006-C	7055 Hwy 49, N	Public Nuisance	O
024-007-C	1073 North College Street	Abandoned vehicles	O
024-008-C	Walnut Street	Complaint of mud on street from construction site.	C
024-008-C	8118 New Street	RV	O
024-001-EM	Citywide	Flooding	C
024-001-GCI	Main S	1101 North Main Street	C

Route Card Summary

Action	Number
Code Enforcement	49
Emergency Management	15
Golf Cart Inspection	1
Grants	0
Investigation	0
Meeting	3
Other	7
Recheck	17
Sign Sweep	2
Training	0
Hazardous Condition	0
TOTAL	94

Route Card
MONTH

January 2024

Day	Activity	Code	Notes
04	Monthly Report	O	
04	Prepare agenda items	O	Water Resources Plan
04	024-001-C 1074 College Street, N	C	Complaint – public nuisance
04	024-001-C1074 College Street, N	C	Mailed LOI
04	Sign sweep	C	6 signs
04	1539 South Washington Street	R	Debris still has not been removed. Issued a NOV.
04	8075 Crestwood Drive	C	New building in right of way
04	Foil Street	C	RV with electric service and slides out
04	024-098-C 1251 N. College Street	C	Spoke with a representative of the owner and stated the Church was in the process of having the unit removed. Someone had bolted tables onto the floor of the unit, and these have to be removed before the unit's owner will pick it up.
04	024-002-C 8625 Hwy 49, N	C	RV with slides deployed
04	024-002-C 8625 Hwy 49, N	C	Mailed LOI
04	023-067-C 1190 Summer Street	R	Rechecked the site and found the collapsed building remains. Called and left voicemail with owner regarding situation. If not response by EOD, will mail NOV.
04	Foil property	C	Found the remains of a deer on the Foil Property. Neighbors report recent spotlighting at night also. Called the NC Wildlife Association to discuss the situation. Owner States no one has permission to hunt on the property.
05	Developed special events application form	O	-
05	Developed parade application form	O	-
05	Meeting to discuss possible training facility for the fire department.	M	Met with various representatives to discuss feasibility of a regional fire training facility at the property on Walker Road.
05	023-064-C 1539 S. Washington Street	C	Mailed Notice of Violation.
05	023-069-C 1990 Summer Street	O	The owner called and stated their vehicle was broken down and requested additional time to correct the violation. Allowed to end of month as the final deadline to remove the building.
05	Wx Update	E	Information on approaching system sent out.

05	Contacted Cabarrus County Zoning	C	Contacted Cabarrus County Zoning Department and left a message for representative to contact me regarding properties on NC 73 at Moose Road.
05	Conversation with CC Zoning	C	Discussed the options to deal with the properties on Hwy 73. Representative stated he would check with his supervisor to see what they can do. Gave him the code reference in their County Ordinances which may apply to the situation. He stated he was unsure how that was enforced and would get back with me next week.
05	023-080-C 8900 Wade Street	C	Drafted NOV for the property regarding the junk camper shell.
08	023-080-C 8900 Wade Street	C	Mailed NOV reference camper shell
08	Water Shortage Response Plan	E	Prep for council meeting
08	Water Resources Plan	E	Begin research into what is required and what the Town currently has.
08	8118 New Street	C	Received a complaint about a trailer being used as a residence behind the primary structure. Checked the area but could not see anything from the street.
08	Sign Sweep	C	8 signs
08	Water Emergency Ordinance	E	Sent to Randy and Erin for review.
08	Storm preparedness	E	Monitored and sent updates throughout the day for the possible upcoming severe storm predicted on January 09, 2023.
09	024-001-EM Severe Storm Response – see attachment reference storm damage.	E	Provided updates, meet with fire and public works to check preparedness levels, prepared State of Emergency resolution if needed and responded to multiple locations to check impact of the storm.
09	Policy Manual for Code Compliance	C	Developing a policy manual for code compliance operations for the town.
10	Damage Assessments – see attachment reference storm damage.	E	<ul style="list-style-type: none"> • Lee Street • “C” Street • E. Franklin Street • Downtown • Walnut Street • Washington Street • Barringer Street
10	Prepared work orders – see attachment reference storm damage	E	Prepared work orders for damage found at: <ul style="list-style-type: none"> • Lee Street • C Street • Barringer Drive • Walnut Street
10	Solid Waste	C	Fielded question regarding solid waste and debris. Will take copies of the brochures to 1200 N. College Street.

10	024-004-C	C	The owner of 8900 Wade Street called and stated the property had been sold. Researched the new owner, closed the previous case, and stated a new case with a LOI.
10	023-080-C CLOSED	C	Previous case for 8900 Wade Street.
10	024-004-C	C	Mailed LOI to property owner
10	024-002-C	C	1538 received a voice mail regarding case 024-002-C to discuss the case.
10	024-003-C	C	Received an email from the Planning and Economic Director regarding the case. The occupant called and has requested the location of the building be measured to determine if it is in the right-of-way.
10	Old College building apartments	C	Advised of request to contact the complainant regarding possible junked vehicles and building built over the property line.
11	8705 Crestwood	C	Measured distance from centerline of Pine Street to newly added building. Will have occupant come in and discuss options.
11	024-002-C	C	Checked the RV and the slides have been retracted.
11	1073 N College Street	C	Investigated complaint of junked cars and building.
11	Weather information	EM	Sent our weather advisory issued by National Weather Service.
16	Workorders	C	Provided address for January 09 flooding workorders to Asst. Town Manager.
16	Research	EM	flooding history for "C" Street. No history of the "rock dam" was found in aerial photographs.
16	Public Information	EM	Posted public information regarding cold weather preparedness.
16	Attempted to contact county reference Hwy 73 issue	C	Left second message with Jay Lowe regarding the property at 7049 Hwy 73-E.
16	Update realtor regarding the complaint on 7049 and 7055 NC Hwy 73-E	C	Updated the complainant on the issues at 7049 and 7055 NC Hwy 73-E. Advised him of several unsuccessful attempts to contact Cabarrus County regarding the situation.
16	024-005-C	C	Mailed LOI for 7049 Hwy 73-E Request to meet owner on property
16	024-006-C	C	Mailed LOI for 7055 Hwy 73-3 Request to meet owner on property
16	024-007-C	C	Mailed LOI for 1073 North College Street – Junk abandoned vehicles
16	Complaint	C	Received a complaint regarding someone living in a camper behind 8118 New Street.

			Also complainant reported dumping the woods behind the residence.
16	January flood event	EM	Responded to Chuck Brice Edifice General Contractors with pictures from the flooding on C Street.
16	Complaint	C	Received a complaint from Andy Clement on Walnut Street about workers at the County Park Construction site using Walnut instead of Cook and Washington when they are leaving putting red mud all over the street. Requested to reach out to them and remind them of their no construction traffic agreement. Emailed Chuck Brice regarding the complaint.
17	January flood event	EM	Follow-up report describing flooding at 1400 "C" Street for Chuck Brice. Discussed the situation with Town Engineer.
17	625 Jackson Street	C	Sent an email to Town Manager checking on the status of the structure at 625 Jackson Street.
17	365 Mount Pleasant Road N	C	Prepared request to continue or close this case.
17	1111 Washington Street	EM	Met with Town Manager regarding options for temporary water supply. Suggested possibly using sites water retention ponds.
18	Voicemail from Cabarrus County Zonine	C	Received a voicemail from Cabarrus County Zoning regarding property in the ETJ.
18	New Street	C	RV parked in front yard
18	South Washington Street	R	Collapsed building status
18	Summer Street	R	Collapsed building status
18	North College Street	R	Trash on and around porch. The debris has been removed.
18	Ride-along	O	Mayor ride-along to check the previous properties.
22	EAP	EM	Updated EAP for the Independence Day Celebration and sent to Assistant Town Manager.
22	023-064-C 1539 South Washington Street	C	Courtesy reminder letter regarding the deadline to remedy the situation by January 31, 2024, mailed.
22	023-067-C 1190 Summer Street	C	Courtesy reminder letter regarding the deadline to remedy the situation by January 31, 2024.
22	Code Compliance Policy Manual	C	Continued development of the manual.
23	024-003-C	C	Texted owner to set up a meeting for Wednesday at 1400.
23	Golf Cart	G	Discussed reinspection with golf cart owner will do annual inspection on Thursday.

23	Policy Manual	C	Continued work on the Code Compliance Policy manual. Completed forms: Administration.
24	Meeting	M	Met with the owner of a building on Pine street to discuss options.
25	Golf cart inspection	GCI	Golf cart inspection
25	Abandoned cemetery	M	Spoke with Planning and Economic Director regarding the abandoned cemetery on Mount Pleasant Road, North.
25	024-005-C and 024-006-C	C	Email to Cabarrus County Building Inspection Department requesting a meeting to discuss these two cases in the ETJ.
29	024-009-C 8118 New Street	C	RV and camper on property. Site visit and mailed LOI to the owner.
29	024-004-C 8900 Wade Street	R	Rechecked site and the camper is still located beside the structure.
29	024-004-C 8900 Wade Street	C	Mailed Notice of Violation to owner.
29	1539 South Washington Street	R	Rechecked property – condition still exists
29	1190 Summer Street	R	Rechecked Property – condition still exists
29	023-081-C 1425 “C” Street	R	Rechecked Property – CLEARED
29	023-9878-C 1546 Barringer Street	R	Rechecked Property – CLEARED
29	023-091-C 8501 Hwy 49, South	R	Rechecked Property – CLEARED
29	023-094-C 8320 W. Franklin Street	R	Rechecked Property
29	023-096-C 8330 W. Franklin Street	R	Rechecked Property – Cleared
29	023—097-C 1250 College Street	R	Rechecked Property – CLOSED (Grandfathered)
29	024-001-C 1074 College Street, N.	R	Rechecked Property – CLEARED
29	025-002-C 8625 Hwy 40, N	R	Rechecked Property – CLEARED
29	023-095-C 8900 Wade Street	R	Case CLOSED due to change in ownership of Property.
29	023-064-C	C	Draft Citation for violation;
29	023-067-C	C	Drafted citation for violation.

ATTACHMENT

Date Received 01/09/24 **Time Received** 0700 **Case Number** 024-001-E

NATURE OF INCIDENT					
<input checked="" type="checkbox"/>	Excessive Rain/Flood	<input checked="" type="checkbox"/>	Flash Flood	Major Accident	
	Intruder/Hostage	<input checked="" type="checkbox"/>	Wind Damage	Evacuation	
Describe "Other"					
LOCATION OF INCIDENT					
Location of Incident		Town wide			
Date Occurred		01/09/24	Time Occurred		Around 1200
Injuries	O	Number of Injuries	O	Medical Attention received?	N
Other Actions		Damage assessment, water rescue, flooding			
NOTIFICATION					
Agency Notified		Date	Time	Notes	
Cabarrus County Sheriff's Department		01/09/24	1427	Contacted Cabarrus County Sheriff's Department regarding flooding over East Franklin near Eastover Drive.	
NOTES					
<p>Forecast for this system began on 01/08/24 when the National Weather Service Office in Greenville/Spartanburg, SC issued a Wind Advisory for 01/09/24. The Town was expected to begin seeing impacts of the storm from around 1400 and lasting to 2100 on Tuesday. Winds gusts were forecast to be around 40 mph with the possibility of tornadic activity later in the afternoon. Rainfall was expected to be 1.5 to 2 inches with some locations receiving over 3 inches. A flash flood watch was not issued at this time but was expected to be issued before the storm passed. Due to soil conditions an increased chance of down trees was expected.</p> <p>The morning of 01/09/24 started with rain and increased wind. I met with the fire department and public works to discuss preparedness measures. Rain continued throughout the day progressively increasing in intensity. Wind gusts were sporadic. Around noon, electrical service was interrupted several times at Town Hall for short periods as gust became stronger. The National Weather Service issued a Tornado Watch for our area at 1140 extending until 1800. Radar indicated a squall line approaching the area from the southwest to the northeast. This system appeared to be on track to impact the Mount Pleasant area shortly after 1500.</p> <p>A large gust of wind around 1515 resulted in damage to a tree behind the town hall. Telephone reports began to be received reporting instances of urban flooding throughout the Town Limits. I responded in the field to validate the reported flooding and to determine the need for street closures.</p> <p>Washington Street</p>					

Leaving Town Hall via Park Drive to Washington Street in heavy rain, I immediately encountered water outside of the banks of the storm water system. Flood water was up to but had not covered North Washington Street, south of Park Drive. Heavier flooding was encountered on North Washington Street near the intersection of East Franklin Street from a perennial stream. The roadway was partially flooded but accessible via one lane. The source of the water was from the West of North Washington Street and flood waters were in the backyards of houses facing East Franklin Street. This water continued eastward behind houses into the property of Clint Miller Exterminating. Water was up to the bottom of several vehicles parked in his lot. Flooding and run-off was also noted on North Washington Street.

East Franklin Street

Turning left on East Franklin Street from North Washington Street, I immediately encountered flooding across East Franklin Street near the intersection with Barringer Drive. This water was coming from the area around Clint Miller Exterminating, crossing East Franklin, through a parking lot beside Mount Pleasant hardware and flowing down and across Barringer Drive. The next area of flooding encountered on East Franklin was between the Mount Pleasant ABC Store and Eastover Drive. Water was coming from the north of East Franklin from behind property on the north side. This water was coming from down "C" Street and a small stream that passed under the street. Water was up to the underside of vehicles on East Franklin. A culvert crossed the roadway at this location and is part of a construction project on the East side. A whirlpool was observed on the North side of East Franklin Street where the water was attempting to enter the culvert. Cabarrus County Sheriff's Depart was requested to come to the site. Units arrived but did not provide any information as to a plan of action and vehicles continued to navigate through the flood water which completely covered the roadway by this time. Mount Pleasant Fire Department Car 1 arrived on the scene and we discussed the situations we had observed.

Additional flooding was located further east on East Franklin Street near the Marathon Service Station. East Franklin was also covered with water coming from the north side. Water did not cover the roadway to the extent of that encountered at East Franklin and Eastover Drive.

"C" Street

"C" Street was reconnoitered. Water was coming from the north end of the street primarily along the west side. The water was entering a perennial stream near East Franklin, then following eastward behind properties along East Franklin. Water then crossed East Franklin Street as described above. A similar situation involving "C" Street occurred in December 2023. This incident involved water from a park under construction at 1111 North Washington Street. Water from the construction site in both instances was flowing from the park through a wooded area, across a vacant field, through the property located at 1400 "C" Street. This incident case number was 023-101-EM. The water continued through the yards along property on the east side of "C" street. Repairs were implemented after the December event.

Downtown

Street flooding was noted on the west side of the street beginning just north of the town parking lot. Water was on the sidewalk on the west side of the street and had entered the businesses. At the intersection water flowed westward to the stormwater system and flooded the area. Significant street flooding was encountered west of the intersection in front of businesses located there.

Several occupants were in the street attempting to remove debris from the storm drains. In addition to the water from North Main Street, water was also flowing toward the intersection from West Franklin Street and from a parking lot on the north side of West Franklin Street. Erosion was noted in this gravel parking lot. Water was up to the entrance doorway to Hall Chiropractic Clinic on the north side of West Franklin Street and had enter the Mount Pleasant Barbershop, Well Doctor and several other businesses on the south side of the street. Occupants of Mount Pleasant Barber Shop were in the process of removing water from the building. Photos taken prior to my arrival showed water up to and covering the lower portion of the sidewalk park benches. This water level is supported by the debris line along the street.

Lee Street

Lee Street was flooded near the intersection with South Main Street. Water was coming from South Main Street to a low area in the roadway in front of 8571 Lee Street. The water then flowed south across Lee Street to a storm culvert at 8510 Lee Street.

Walnut

The flooding on Walnut Street was along storm water drainage ditch beside 8530 Walnut Street and 8527 Walnut Street. The source of this water was from drainage of Cook Street. The drainage ditch extends from Cook Street to a culvert beneath Walnut and then southward toward Park Drive. Water was backing up along Walnut Street toward Washington Street.

Additional calls were received for the following:

- 1000 Foil Street – Tree down
- 2813 Alish Trail Oldenburg
- 225 Enchanted Drive
- 1220 Summer Street – Sewer pump station possibly flooding.

Additional areas of flooding were reported outside of the Town limits including Bowman Barrier Road, Mount Pleasant Road, West and multiple other locations.

Overnight the fire department responded to water rescues at:

- Dutch Road, between NC 73 and the DOT Building.
- Miami Church Road between the creek and Barrier Georgeville Road – nothing located.
- Barrier Store Road, just past Hahn Scott Road – cancelled enroute, victims extricated themselves.

Post Storm Work Orders

Work Orders	Status	Address	Notes
89314	Open	86770 East Franking Street	Washout beneath sidewalk with sidewalk failure
89315	Open	1488 "C" Street	Erosion around culvert beneath street.
89316	Open	8530 Walnut Street	Culvert with restricted flow.

MEMORANDUM

To: Mayor and Town Board

From: Daniel Crowell, Public Works

Date: February 12, 2024

RE: Please find listed below an update / overview for the month of January 2024

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 5 pump station alarm calls
- Responded to 1 after hour customer calls
- Picked up 12 dump truck loads of brush which equals 144 cubic yards of brush
- Picked up 4 loads of leaves which equals 40 cubic yards of leaves
- Completed 25 work orders for various issues
- NC DEQ inspected our collections system
- Repaired water leak at 9820 Hwy 73
- Repaired water leak at 8638 Lee 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

11/01/2023 - 01/31/2024

OFFICER-INITIATED

	Nov-23	Dec-23	Jan-24
Total	814	761	986
50 B OR C	0	0	2
ALL ANIMAL CONTROL CALLS	0	1	0
ANIMAL CONTROL FOLLOW UP	0	2	0
ASSIST CID	1	0	0
BREAKING ENTER OF VEHICLE	0	1	0
CIVIL PROCESS	7	4	8
COMMUNITY CONTACT	1	0	1
CRIMINAL SUMMONS	0	2	0
DIRECT TRAFFIC	0	0	1
EVICITION	1	0	0
FOLLOW UP	1	2	4
INVESTIGATION	0	0	3
OPEN DOOR	1	0	0
ROAD HAZARD	1	0	1
SCHOOL INVEST	1	0	0
SECURITY CHECK	508	493	644
SERVICE CALL LAW	2	1	2
SEX OFFENDER CHECK	0	1	0
SPECIAL EVENT	2	0	1
SRO ASSIST ADMIN	69	44	79
SRO DRUG INVESTIGATION	1	1	0
SRO FIGHT/ASSAULT	0	1	0
SRO INVESTIGATION	2	1	0
SRO MENTOR/COUNSEL	47	36	33
SRO PARENT MEETING	1	4	3
SRO SAFETY CHECK	143	126	183
STRANDED MOTORIST	0	1	0

	Nov-23	Dec-23	Jan-24
SUSPICIOUS SUBJECT	1	0	2
SUSPICIOUS VEHICLE	9	6	9
TRAFFIC ACC PROPERTY DAMAGE	0	1	0
TRAFFIC STOP	14	33	9
WARRANT	1	0	1

DISPATCHED

	Nov-23	Dec-23	Jan-24
Total	66	77	51
911 HANGUP	1	0	0
ALL ANIMAL CONTROL CALLS	0	1	1
ASSAULT	1	0	0
ASSIST COUNTY FIRE DEPARTMENT	1	0	0
ASSIST DSS	0	0	1
ASSIST EMS	1	2	0
ATTEMPT TO LOCATE	1	0	3
BANK ALARM	0	0	2
BREAKING AND ENTERING IN PROG	1	0	0
BREAKING AND ENTERING OF RESD	3	1	0
BREAKING ENTER OF VEHICLE	0	5	0
BURGLAR ALARM	6	11	5
CAC WELFARE CHECK	0	1	1
CARELESS RECKLESS DRIVING	2	3	2
CHECKPOINT	0	1	0
COMMITMENT PAPERS	1	2	0
COMMUNICATING THREATS	4	0	0
DISCHARGE FIREARMS	0	0	2
DISPUTE (ANYONE)	2	2	4
DOMESTIC ASSIST	0	1	0
DOMESTIC DISTURBANCE	1	4	4
ESCORT	2	3	1
FIGHT	0	0	2

	Nov-23	Dec-23	Jan-24
FIREWORKS	0	0	1
FLOODING NOTIFICATION	0	0	3
IDENTITY THEFT	0	0	1
IMPROPERLY PARKED VEH	1	1	0
INFORMATION	1	2	2
INTOXICATED DRIVER	0	1	0
LARCENY	0	2	1
LIVESTOCK	1	0	0
LOUD (ANYTHING DESC IN NARR)	0	2	0
OPEN DOOR	1	0	0
PROWLER	2	0	0
REPOSESSION	2	1	1
ROAD HAZARD	1	1	1
SERVICE CALL LAW	9	10	4
SEX CRIME	0	0	1
STRUCTURE FIRE	2	0	1
SUSPICIOUS SUBJECT	6	4	1
SUSPICIOUS VEHICLE	3	3	1
THREATENING SUICIDE	2	0	0
TRAFFIC ACC PROPERTY DAMAGE	4	5	2
TRAFFIC ACCIDENT PI	2	0	0
TRESPASSING	1	2	3
WARRANT	0	1	0
WELFARE CHECK (PERSON)	1	5	0

Details for Dispatched Calls for Service

01/01/2024 - 01/31/2024

Total Disp. CFS: 51

Event #	Date / Time	Street	Case #	Call Source
ALL ANIMAL CONTROL CALLS 1				
24-012355	01/19 12:56	NC HWY 49 N	24-0119-0005	PHONE
ASSIST DSS 1				
24-003723	01/06 08:44	N SKYLAND DR		PHONE
ATTEMPT TO LOCATE 3				
24-004350	01/07 11:27	MALIBU RD		XFER
24-006644	01/10 18:32	HISTORIC HILL DR		PHONE
24-007424	01/11 17:25	HISTORIC HILL DR		PHONE
BANK ALARM 2				
24-003162	01/05 12:28	NC HWY 49 N		PHONE
24-003210	01/05 13:21	NC HWY 49 N		PHONE
BURGLAR ALARM 5				
24-007103	01/11 11:18	W FRANKLIN ST		PHONE
24-010332	01/17 00:15	NC HWY 49 N		PHONE
24-011151	01/18 00:35	NC HWY 49 N		PHONE
24-011555	01/18 13:28	W FRANKLIN ST		PHONE
24-012804	01/20 03:49	NC HWY 49 N		PHONE
CAC WELFARE CHECK 1				
24-012926	01/20 12:37	B ST		PHONE
CARELESS RECKLESS DRIVING 2				
24-009042	01/14 14:55	OLDENBURG DR		PHONE
24-017628	01/26 21:38	N MAIN ST/COOK ST		PHONE
DISCHARGE FIREARMS 2				
24-000003	01/01 00:05	LEE ST/S MAIN ST		W911
24-012987	01/20 15:35	NEW ST/SUMMER ST		PHONE
DISPUTE (ANYONE) 4				
24-003355	01/05 15:37	MALIBU RD		PHONE
24-005054	01/08 14:28	N SKYLAND DR		PHONE
24-005287	01/08 20:12	N SKYLAND DR		PHONE
24-014007	01/22 12:46	E FRANKLIN ST		PHONE
DOMESTIC DISTURBANCE 4				
24-002029	01/04 01:17	JACKSON ST		PHONE
24-002278	01/04 10:35	N MAIN ST		PHONE
24-005301	01/08 20:58	N SKYLAND DR		PHONE
24-020721	01/31 15:13	C ST		PHONE
ESCORT 1				
24-002250	01/04 09:53	COOK ST		PHONE
FIGHT 2				
24-004633	01/08 06:01	N SKYLAND DR	24-0108-0002	PHONE
24-020145	01/30 20:59	ROSS CIR		PHONE
FIREWORKS 1				
24-008676	01/13 19:23	PINE ST		PHONE

FLOODING NOTIFICATION			3	
24-005690	01/09 14:31	N MAIN ST		PHONE
24-005697	01/09 14:38	E FRANKLIN ST/EASTOVER DR		PHONE
24-005844	01/09 17:41	LEE ST		PHONE
IDENTITY THEFT			1	
24-016324	01/25 09:48	E FRANKLIN ST		PHONE
INFORMATION			2	
24-004630	01/08 05:44	N SKYLAND DR		PHONE
24-007525	01/11 21:57	OLDENBURG DR		PHONE
LARCENY			1	
24-020614	01/31 13:42	C ST		PHONE
REPOSESSION			1	
24-016005	01/24 21:25	BARRINGER ST		PHONE
ROAD HAZARD			1	
24-005800	01/09 16:21	N SKYLAND DR		PHONE
SERVICE CALL LAW			4	
24-002174	01/04 08:36	NC HWY 49 N		PHONE
24-003551	01/05 21:27	NC HWY 73 E		PHONE
24-009198	01/14 22:51	E FRANKLIN ST		PHONE
24-017001	01/26 08:07	N MAIN ST		PHONE
SEX CRIME			1	
24-017047	01/26 09:08	ENCHANTED LN		PHONE
STRUCTURE FIRE			1	
24-018622	01/28 22:28	DUTCH RD		PHONE
SUSPICIOUS SUBJECT			1	
24-005661	01/09 13:46	NC HWY 49 N		PHONE
SUSPICIOUS VEHICLE			1	
24-006787	01/11 00:24	NC HWY 73 E		PHONE
TRAFFIC ACC PROPERTY DAMAGE			2	
24-015000	01/23 16:24	W FRANKLIN ST/N COLLEGE ST		PHONE
24-019840	01/30 13:22	B ST		PHONE
TRESPASSING			3	
24-007755	01/12 09:05	N MAIN ST		PHONE
24-014272	01/22 18:29	NC HWY 49 N		PHONE
24-019936	01/30 14:59	E FRANKLIN ST		PHONE

Mayor and Commissioner's,

-In the month of January we responded to 99 incidents.

-We started the yearly preventative maintenance on all of our apparatus. So far no major issues have been found other than replacing brakes.

-We started receiving some of our gear lockers that were approved last fall.

-On duty personnel assisted with an educational event with the 7th grade middle school students.

-On duty personnel conducted several station tours for elementary students.

-We received our radio flashes we purchased in December for the radio updates. We are awaiting that to be scheduled.

-We received a letter from FEMA letting us know that we did not get the 2023 FEMA grant (this was for the regional radio replacement with Cold Water FD and Rimer FD).

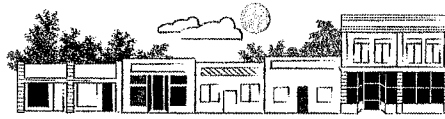
-We have met with several State and Local Government Representatives about potential funding for a regional training facility. We have also had conversations with the Cabarrus County School System about expanding the Concord High School Fire Academy to Mt Pleasant High School, as this would greatly assist in recruitment for the local fire departments in the northeastern region of Cabarrus County. The program director is checking into the number of students that this would potentially benefit. All surrounding Fire Departments have been involved as well and included in the meetings. Thus far there has been enthusiastic interest from all parties involved and at their request we are getting prices from contractors for the potential training center. I will keep you updated as I receive more information.

As always thank you for your continued support,

Dustin Sneed

Fire Chief

Mt. Pleasant Fire Dept.



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Agenda Item

Pay Study Presentation

Narrative:

David Hill, Piedmont Triangle Regional Council (PTRC) will present findings from the pay study. Mr. Hill will also provide an implementation plan.

Recommendation:

Open

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Agenda Item

Provide an update on the search for new Assistant Town Manager's position.

Narrative:

Randy Holloway and Crystal Smith met with Matt Reece and Ray Smith, from Piedmont Triangle Regional Council (PTRC), on the applications received for the Assistant Town Manager's position.

PTRC has reviewed the top finalists to be considered for the interview.

Town of Mount Pleasant will give an update on the search process.

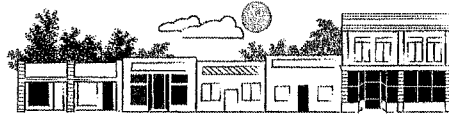
Recommendation:

Open

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MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Agenda Item

Consider naming an appointment to the Cabarrus County Mental Health Advisory Board

Narrative:

The Mental Health Advisory Board needs a representative from Mount Pleasant to fill the seat vacated by Del Eudy. There are both Managers and Board Members currently representing the other municipalities.

The Mental Health Advisory Board meets once a quarter. This year's schedule is Tuesday, March 5 at 8am, Tuesday, June 4 at 6pm, Tuesday, September 3 at 8am, and Tuesday, December 3 at 6pm. Meetings are held on the second floor of the Cabarrus County Government Building in Concord.

Recommendation:

Motion to appoint _____ to the Cabarrus County Mental Health Advisory Board for 2024.

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To: Mayor & Town Board of Commissioners
From: Erin S. Burris, AICP – Planning & Economic Development Director
Date: February 12, 2024
Subject: Comprehensive Plan Update Steering Committee

A. BACKGROUND

The Town Board of Commissioners recently appropriated funds to update the Town's Comprehensive Plan, adopted in December of 2017. The selected consultant, who also completed the original plan, is currently working on gathering and updating background information. The planning process will continue throughout 2024, and a tentative schedule is attached to this report.

B. STAFF COMMENTS

North Carolina General Statute 160D states that one of the roles of an appointed Planning Board is to "prepare, review, maintain, monitor, and periodically update and recommend to the governing board a Comprehensive Plan".

C. ACTION REQUESTED

In order to guide the comprehensive planning process, it is requested that the Planning Board be appointed as the steering committee for the Comprehensive Plan, and that the Mayor and not more than two Commissioners serve as liaisons and participate in the process of preparing the draft plan for consideration by the full Town Board. This participation would mostly take place during regularly scheduled Planning Board meeting times on the fourth Monday of the month at 6pm during the duration of the Comprehensive Plan process, but may include alternative meeting times as agreed to by the group and duly noticed by the Town Clerk.

D. ATTACHMENTS

1. Tentative Comprehensive Plan Update schedule



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

AGENDA ITEM:

Consider approving a contract with Volkert Engineering for the North Washington Street improvement project.

NARRATIVE:

Town Staff is reviewing the contract from Volkert Engineering for the North Washington Street improvement project, and we will be prepared to make a recommendation at the Board meeting on February 12th.

RECOMMENDATION:

Open

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MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Agenda Item

Consider approving on-call engineering firm(s) for future Town projects.

Narrative:

Town Staff sent out an RFQ on December 8, 2023 and received 9 responses from the following firms:

Chambers Engineering, PA
Colliers Engineering & Design with Kimley-Horn
Garver
LaBella Associates
LKC Engineering
LKB Engineering PC
McAdams
Seamon Whiteside
The Wooten Company with Volkert Engineering

Staff have been reviewing the submittals and will make a recommendation to the Board on February 12th.

Recommendation:

Open

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