



Regular Board Meeting
Monday, June 10, 2024
6:00 PM- Town Hall Commissioners Room

Call to Order- Mayor Tony Laphis
Invocation- Pastor Matt Hansen of St. John's Lutheran 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 3-22)

- A. Minutes May 13, 2024 (pages 3-9)
- B. Budget Amendment #21 Awning for Fire Dept. (page 10)
- C. Budget Amendment #22 FD Excess Sales Tax Revenue (page 11)
- D. Budget Amendment #23 Fire Hydrant Ins Claim Hwy 73/Pleasant Dr (page 12)
- E. Budget Amendment #24 ESHPF Grant-DT Stormwater Study (page 13)
- F. Budget Amendment #25 Bookkeeping adjustments (page 14)
- G. ABC Board FY24/25 Budget (pages 15-17)
- H. Resolution to Amend Development and Infrastructure Agreement for Green Acres Subdivision (pages 18-19)
- I. Amendment to Development and Infrastructure Agreement for Green Acres Subdivision (pages 20-22)

5. Staff Reports (Pages 23-43)

- A. Town Manager-Randy Holloway (page 23)
- B. Town Asst. Manager- Planning & Economic Development Director - Erin Burriss (pages 24-27)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 28-31)
- D. Events- Crystal Smith (page 32)
- E. Code Enforcement/Grant Writer- Jim Sells (pages 33-35)
- F. Public Works- Daniel Crowell (page 36)
- G. Cabarrus County Sheriff's Department (pages 37-42)

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

H. Fire Department-Dustin Sneed (page 43)

6. Public Hearing (Pages 43-47, plus separate attachments)

A. REZ 2024-01 & SUB 2024-01 Adams Creek Subdivision (*TABLED from May 13, 2024*) (page 43-44, plus 2 attachments)

B. SUB 2024-01 Adams Creek Subdivision Wastewater Allocation Request (if REZ 2024-01 is approved) (*TABLED from May 13, 2024*) (1 attachment)

C. Consider approving the proposed budget, budget ordinance, Fees & Charges Schedule and implementation of Pay Study Classification Scale for Fiscal year 2024-2025. (page 45-47, plus 3 attachments)

7. Old Business (Page 48)

A. Consider allowing the Town Manager to give an update on the Water Treatment Plant issues. (page 48)

8. New Business (Pages 49-65)

A. Consider allowing the Town Manager to approve Year End Budget Amendments for FY2023-2024 for auditing purposes. (page 49)

B. Consider appointing/reappointing a person to fill the ABC Board position with a three-year term that will expire on June 30, 2027. (pages 50-60)

C. Consider appointing/reappointing one position to the Planning & Zoning Board with a term that will expire on June 30, 2027. (pages 61-65)

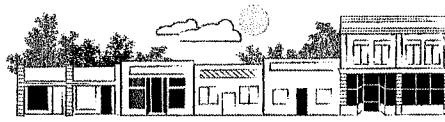
9. Closed Session 143-318.11.(a)(#5) Property Purchase-*To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition 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.*

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.



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Board of Commissioners
Town Board Meeting Minutes
Monday, May 13, 2024 at 6:00 P.M.**

Attendance: Mayor Tony Lapish
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter
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, Darrell Layton, April Coble, Deputy C Camille, Deputy T Canaday, ABC Board Members (Lee Kluttz, Steve L McAllister, Gene Sneed, Lisa Atwood, Amy Underwood, and Graciela Martinez), Terrie Reece, Terry & Lisle Crayton, Tim Seagraves, Rev. Nile Sandeen, Rita Gilmore, Matthew Esposito, Fred & Susan Mills, Stacy Helms, and Caleb Smith of Boy Scout Troop #5.

CALL TO ORDER

Mayor Tony Lapish called the meeting to order.

INVOCATION

Pastor Nile Sandeen of Lutheran Church of the Holy Trinity led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Lapish led the Pledge of Allegiance.

Mayor Lapish recognized the Town's new Office Manager April Coble.

1. Public Forum

No one spoke.

Mayor Lapish asked for a motion to excuse Commissioner Carter from the meeting. A motion was made by Commissioner Furr with a second from Commissioner Meadows. All in favor. (4-0, Commissioner Carter excused)

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

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtpleasantnc.org

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.

3. Approve Agenda

Mayor Lapish stated Closed Session 143-318.11.(a)(#3) Public Nuisances will be removed from the agenda.

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

4. Consent Agenda

- A. Minutes April 8, 2024
- B. Contract for FY23/24 audit by Tony Brewer, CPA, PC
- C. Resolution of Governing Body of Recipient for AIA Grant Project No. AIA-W-ARP-0156

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

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. Public Hearing

A. REZ 2024-01 & SUB 2024-01 Adams Creek Subdivision

Erin Burris presented a slide presentation (*included in the Minute Book*) concerning this proposed subdivision located on Walker Road. She confirmed this subdivision would be the same density as Green Acres (2.3) and Brighton Park (2.05) at two dwelling units per acre. The subdivision meets all the requirements for approval. The Planning & Zoning Board voted 3-2 in support of the development.

Mayor Lapish opened the Public Hearing.

Tim Seagraves stated he is currently working on the Green Acres site and will be the one developing the subdivision. He said this would be a nice community and wants to provide double sidewalks and make it the best that he can. The homes in this neighborhood will be in the half million-dollar range and above.

Matthew Esposito of Walker Road researched where they wanted to live and raise his family nine years ago and Mount Pleasant was it. Working in Charlotte, he is grateful for the clean air and open space. Any density takes away peace of mind because with that many homes his family will not be as safe as they used to be. He understands that it will be developed with 45-60 homes. He is not opposed to development but is the Town

fulfilling its goal for controlling growth with Green Acres and Brighton Park already approved.

Terry Crayton of St. John's Church Road asked the Board, "what is Mount Pleasant to you." It is home. It is not the same as the 1960's but close. He is concerned about traffic, kids walking to school from the subdivision, and overcrowding of schools.

Terrie McDaniel Reese of Cress Rd is proud to be from Mount Pleasant. She is concerned about the redistricting that sends Mount Pleasant kids to Irvin and the long-term effects on children that must change schools because of new developments. She wants to grow slowly so that the infrastructure is there along with emergency services.

Mayor Lapish closed the Public Hearing.

Commissioner Simpson stated that his biggest hesitation is Conditional RM. It is the maximum allowed under low intensity, so more than two homes per acre could not be built. He wanted to have time to decide and not feel rushed to do so.

Commissioner Furr said she could use the time to mull it over.

Commissioner Carter stated he was elected by the citizens, and they don't want it, so he knows where he stands.

Commissioner Meadows said everyone that has talked to him is against it also.

Commissioner Dixon thought it met all the requirements to be built. There are no loopholes trying to be jumped. It will be a tough decision either way and would not want to make a decision in haste.

A motion to table the decision until the June 10th meeting was made by Commissioner Simpson with a second by Commissioner Furr. All in favor. (5-0)

B. SUB 2024-01 Adams Creek Subdivision Wastewater Allocation Request (if REZ 2024-01 is approved)

No discussion. Tabled until the June 10th meeting since it is part of the Adams Creek Subdivision.

7. Old Business

A. Discuss Mount Pleasant ABC Board previous request to reduce Board from five (5) members to three (3) members and set term limits, as well as appointments beginning July 1, 2024.

Amy Schueneman gave a brief history of decisions made by the Town Board concerning the ABC Board. There are four items that the Board will need to make a decision on at this meeting.

1. Does the Town Board want to reduce the ABC Board from five (5) to three (3) members?

Based on conversations held with staff and Town Board members, members of the ABC Board felt that they had no choice but to sign the form agreeing to reduce the number of members and the starting of term limits, because they were under

the impression that it was requested by the Town Board. The Town Board nor the Town Staff requested reducing the number of members or starting term limits. This came from the General Manager of the ABC Store to the Town Staff as what the ABC Board was requesting. The process to reduce the number of members was explained at the February 12th meeting.

Commissioner Furr asked how much it would actually save if the ABC Board is reduced from five to three members and it would be around \$2,000 per year.

Commissioner Carter, liaison to the ABC Board, felt the members of the ABC Board worked well together and seemed to be doing well at the meeting he attended.

Commissioner Simpson asked the ABC Board members in the audience what they would like to do, stay at five or reduce to three and members of the ABC Board in the audience stated they wanted to stay at five.

Randy Holloway stated that the ABC Board was increased to five members in 2019 due to an investigation by the State ABC Board finding many items that were not being done correctly.

General Manager Amy Underwood said it was suggested by the auditor in Raleigh.

A motion to leave the ABC Board at five members was made by Commissioner Furr with a second by Commissioner Simpson. All in favor. (5-0)

2. **Does the Town Board want to set term limits for the ABC Board when there are no term limits on the Planning & Zoning Board or the Town Board?**

Commissioner Simpson did not see the need to impose term limits on the ABC Board since neither the Planning & Zoning Board nor the Town Board has term limits.

A motion to not have term limits for the ABC Board was made by Commissioner Simpson with a second by Commissioner Carter. All in favor. (5-0)

3. **Who can serve on the ABC Board?**

Historically, the Town Board has placed members on the ABC Board that were residents inside the Town Limits. If no one residing in the Town Limits applied for the position, then someone from the ETJ (Extra-Territorial Jurisdiction-one mile boundary around the Town Limits) could be appointed. This has been the practice by the Town Board since the ABC Store is inside Town Limits and previous Town Boards felt town residents should be the ones to make decisions for the Mount Pleasant ABC store. On April 29th, Amy Schueneman reached out to the Legal Department of the NC ABC office and found out, "They are not aware of any residency requirements for ABC Board members in the statutes. It would be up to the Town Board to set and follow its own policy on residency

requirements.” This comes into play since one of the current ABC Board members owns property in the Town Limits but does not reside in Cabarrus County.

Randy Holloway stated that there is an ABC Board member that owns property in Town but does not reside in the Town and the Board may want to think about property owners inside the Town limits being able to serve since member in the ETJ are allowed to serve without paying taxes.

Commissioner Meadows thought that by reducing the number of people that could apply, it would be harder to fill the positions.

A motion for ABC Board members to be either a resident in the Town limits, a property owner in the Town limits, a resident in the ETJ, and/or a property owner in the ETJ was made by Commissioner Dixon with a second by Commissioner Simpson. All in favor. (5-0)

4. Does the Board want the Town Clerk to put the application out on social media and website like previous years?

June is the month the Town Board appoints members to fill expired terms for the new year beginning July 1st. The term of Eric Boulware expires on June 30th.

A motion to promote the current expiring term on social media and the Town website was made by Commissioner Simpson with a second by Commissioner Furr. All in favor. (5-0)

8. New Business

A. Consider approving new contract with Waste Pro for garbage collection the next five (5) years.

The Town recently sent out an RFP for Waste Collection Services to Republic Services, R&F Waste in Rockwell, and Waste Pro. After talking to all three companies, staff feel the best and most economical decision is to stay with Waste Pro. It will lock in the rate increases to only the CPI recommended increase after the first year for the remaining life of the contract.

Several weeks ago, there was an issue with a Waste Pro driver dumping trash and recycling in the same truck. Even with this occasionally occurring due to a shortage of drivers, the overall service is good. Staff have contacts at Waste Pro that are reliable when needed to help our residents.

A motion to approve the new contract with Waste Pro for garbage collection for the next five (5) years was made by Commissioner Furr with a second by Commissioner Simpson. All in favor. (5-0)

B. Consider allowing the Town Clerk to advertise on social media and website to receive applications for a Planning & Zoning Board member for expiring term.

A Planning & Zoning Board member, Rick Burleson, has his term expiring on June 30th. Town Clerk would like to know if the Town Board would like to request applications by

putting on social media and website. The term is for three years and would expire on June 30, 2027.

A motion to promote the current expiring term for the Planning & Zoning Board on social media and the Town website was made by Commissioner Furr with a second by Commissioner Meadows. All in favor. (5-0)

C. Fiscal Year 2024/2025 Budget Presentation by Town Manager Randy Holloway

Mr. Holloway presented the proposed Fiscal Year 2024/2025 Budget to the Board. The overall financial status of the Town is healthy. The proposed General Fund and Water/Sewer Fund budgets for Fiscal Year 2024-2025 total \$4,509,523. Due to growth in tax base, a significant tax rate reduction from \$0.505 per 100 dollars of valuation to \$0.39 per 100 dollars of valuation is proposed. Because of pass-through increases from the Water and Sewer Authority of Cabarrus County (WSACC), the sewer rate is proposed to be increased by \$3 to sewer base rates for customers and flat-rate sewer customers with the introduction of a tiered system for sewer rates. The water rate is proposed to increase by \$0.50 on base rate and \$0.25 per tier level. There will also be an increase in Waste Disposal Fees (formerly called Recycling Fees) from \$3.00 to \$3.25 per month.

Some expenses for FY2024/2025 include adding a fourth position to the Fire Department 24 hours/ 7 days a week, implementing the Pay Study recommendations, purchasing a cutterhead and lawnmower trailer, starting a Capital Reserve Fund for future benefits for full-time positions in the Fire Department, and covering increases by WSACC and Duke Power.

(A copy of the complete details of the Budget Message is included in the Minute Book.)

A motion to set the Public Hearing for the Fiscal Year 2024/2025 budget for the June 10, 2024 Town Board meeting was made by Commissioner Furr with a second by Commissioner Meadows. All in favor. (5-0)

A motion to go into Closed Session was made by Commissioner Meadows with a second by Commissioner Simpson. All were in favor. (5-0)

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

Closed Session 143-318.11.(a) (#6) Personnel Issue *To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.*

A motion to come out of Closed Session 143-318.11.(a)(#6) was made by Commissioner Dixon with a second by Commissioner Meadows. All were in favor. (5-0)

A motion to reclassify a lead Public Works employee to a Public Works Supervisor starting on June 1st was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

10. Adjournment

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Meadows seconded the motion. All Board Members were in favor. (5-0)

By our signatures, the following minutes were approved as submitted on Monday, June 10, 2024 in the Regular Meeting.

Town Clerk Amy Schueneman

Mayor Tony Lapish

TOWN OF MOUNT PLEASANT

Budget Amendment #21 Awning for Fire Dept.					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
11-3040-900	Contract Fire- Cabarrus	\$ 612,557.00	\$ -	\$30,000.00	642,557.00
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
11-4022-720	FD-Cap Outlay Building	\$ -	\$15,000.00	\$ -	15,000.00
11-4022-610	Station/Supplies & Materials	\$ 4,000.00	\$ 15,000.00	\$ -	19,000.00
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Totals		\$616,557.00	\$30,000.00	\$30,000.00	\$676,557.00
BA #21 Awning for Fire Dept.					
Prepared by: Amy Schueneman Date: 6/10/2024 Approved by: _____					
Posted by: Amy Schueneman Date: _____					

TOWN OF MOUNT PLEASANT

Budget Amendment #22 FD Excess Sales Tax Revenue					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
11-3040-910	Contract Fire- Cab Sales Tax	\$ 612,557.00	\$ -	\$30,000.00	642,557.00
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
11-4022-720	FD-Cap Outlay Building	\$ -	\$15,000.00	\$ -	15,000.00
11-4022-610	Station/Supplies & Materials	\$ 4,000.00	\$ 12,000.00	\$ -	16,000.00
11-4022-242	FD Training/Public Education & Prevention	\$ 4,000.00	\$ 3,000.00	\$ -	7,000.00
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Totals		\$620,557.00	\$30,000.00	\$30,000.00	\$680,557.00
BA #22 FD Excess Sales Tax Revenue					
Prepared by: Amy Schueneman Date: 6/24/2024 Approved by: _____					
Posted by: Amy Schueneman Date: _____					

TOWN OF MOUNT PLEASANT

Budget Amendment #23 Fire Hydrant Ins Claim Hwy 73/Pleasant Dr					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
21-3092-910	Insurance Proceeds	\$ -	\$ -	\$4,178.35	4,178.35
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
21-4034-430	Maint & Repair Fire Hydrants	\$ -	\$4,178.35	\$ -	4,178.35
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Totals		\$0.00	\$4,178.35	\$4,178.35	\$8,356.70

BA #23 Fire Hydrant Ins Claim Hwy 73/Pleasant Dr

Prepared by: Amy Schueneman Date: 6/24/2024 Approved by: _____

Posted by: Amy Schueneman Date: _____

TOWN OF MOUNT PLEASANT

Budget Amendment #25 Bookkeeping adjustments					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
21-3061-900	Investment Earnings	\$ 25,000.00	\$ -	\$20,000.00	45,000.00
21-3020-900	Tap & Deposit Fees	\$ 14,000.00	\$ -	\$ 16,000.00	30,000.00
21-3020-910	Application & Transfer Fees	\$ 2,000.00	\$ -	\$ 1,400.00	3,400.00
21-3020-920	Penalties	\$ 22,000.00	\$ -	\$ 2,700.00	24,700.00
21-3090-900	Miscellaneous	\$ 500.00	\$ -	\$ 2,200.00	2,700.00
21-3094-900	Lease Revenue Cell Phone Satellites	\$ 22,500.00	\$ -	\$ 670.00	23,170.00
11-3061-900	Investment Earnings	\$ 42,014.00	\$ -	\$ 5,400.00	47,414.00
11-3061-911	AFG-Grant FD Plymo vent	\$ -	\$ -	\$ 78,000.00	78,000.00
11-3092-900	Sale of Assets	\$ -	\$ -	\$ 300,000.00	300,000.00
11-3091-900	Appropriation of Fund Balance	\$ 488,673.00	\$ 398,000.00	\$ -	90,673.00
11-3061-924	Cab Co Economic Dev Grant	\$ -	\$ -	\$ 20,000.00	20,000.00
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
21-4072-002	DENR Sewer Bond Interest	\$ 7,778.00	\$0.00	\$ 5,800.00	1,978.00
21-4072-003	WSACC Water Tank Loan Interest	\$ 6,774.00	\$ -	\$ 5,200.00	1,574.00
21-4072-004	Public Works Facility Interest	\$ 2,009.00	\$ -	\$ 1,650.00	359.00
21-4034-432	Maint & Repair-Water lines	\$ 30,000.00	\$ 30,000.00	\$ -	60,000.00
21-4034-433	Maint & Repair-Meters	\$ 32,500.00	\$ 2,650.00	\$ -	35,150.00
21-4037-122	PT salary-WTP	\$ 30,000.00	\$ 14,000.00	\$ -	44,000.00
21-4037-610	Lab & Testing Supplies	\$ 9,250.00	\$ 8,970.00	\$ -	18,220.00
11-4072-002	Fire Truck SMEAL Interest	\$ 12,395.00	\$ 1,600.00	\$ -	13,995.00
11-4072-007	MC&PI Interest	\$ 35,839.00	\$ 3,800.00	\$ -	39,639.00
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Totals		\$783,232.00	\$459,020.00	\$459,020.00	\$879,972.00
BA #25 Bookkeeping adjustments					
Prepared by: Amy Schueneman Date: 6/24/2024 Approved by: _____					
Posted by: Amy Schueneman Date: _____					

**MT. PLEASANT ABC BOARD
BUDGET MESSAGE FOR FISCAL YEAR 2024 - 2025**

The Mt. Pleasant ABC Board budget has been prepared in accordance with G.S. 18B-702, Financial Operations of Local Board.

- With initial move, higher estimated rent due to construction not completed. New location will include utilities with rent cost.
- Retail sales are projected to increase by 3-5% over the current year.
- The Mt. Pleasant ABC Board has increase salaries /wages due to cost of living, starting with General Manager to Clerk salary.

This budget has been prepared using data from fiscal years 2022 and 2023, along with current year figures.

This the 14th day of May, 2024.



Board Chairman



General Manager



Financial Officer

**BUDGET DOCUMENT
MT. PLEASANT ABC BOARD
FISCAL YEAR 2024-2025**

The following budget establishing revenues and setting expense appropriations effective July 1, 2024, through June 30, 2025.

Section 1. Estimated Revenues. It is estimated that the revenues listed below will be available during the fiscal year beginning July 1, 2024, and ending June 30, 2025, to meet the operational and functional appropriations as set forth in Section 2, in accordance with the chart of accounts prescribed by the state ABC Commission.

Money Market Account (Not Included)	\$40,000
Estimated Revenues:	
Sales	\$1,662,495
Other Income	<u>100</u>

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

Appropriations:					
Taxes Based on Revenue					367,719
Cost of Goods Sold					838,181
Operating Expenses	Store	Admin.	Warehouse	Law Enf.	Total
Salaries & Benefits	260,075				260,075
Board Members		\$5,460			5,460
Unemployment Ins.	0				0
Cash Over/Short	0				0
Rent/Lease	120,000				120,000
Repairs & Maintenance	16,642				16,642
Utilities	9,787				9,787
Ins. – General & Bonds	10,609				10,609
Store/Office Supplies	6,000				6,000
Travel	1,000				1,000
Professional Fees	6,000				6,000
Credit Card Fees	18,911				18,911
Uniforms	0				0
Vehicle	0				0
Contingencies	<u>2,100</u>				<u>2,100</u>
Total	\$451,124	\$5,460			\$456,584

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

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

Total Estimated Expenses:
\$451,124
\$5,460
\$0
\$0
\$456,584

Distributions:	
Mandatory 3 ½% & Bottle Tax	0
Law Enforcement	0
Alcohol Education & Rehab	0
Other County/Municipal	8,007.50
Other Distributions	0
Total Distributions	<u>8,007.50</u>

Working Capital Retained	0
(Appropriated Fund Balance)	0

Total Expenses, Distribution & Reserve **\$1,662,495**

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

Adopted by the Mt. Pleasant ABC Board on May 13, 2024.

**RESOLUTION TO AMEND
DEVELOPMENT AND INFRASTRUCTURE AGREEMENT
(GREEN ACRES SUBDIVISION)**

WHEREAS, on June 30, 2022 the Town of Mount Pleasant (the “Town”) entered into a Development Agreement pursuant to N.C.G.S. § 160D-1001, *et seq.* with CBS Development Group, LLC (“CBS Development”) concerning the development of 14.92 acres located on NC Highway 73 East in Mount Pleasant and identified as Cabarrus County Property Identification Number (PIN) 5651-70-6355; and

WHEREAS, the Development Agreement is recorded at Book 16112, Page 295, Cabarrus County Register of Deeds; and

WHEREAS, Article 7 of the Development Agreement (“Development Schedule and Periodic Review”) provides in pertinent part as follows:

(B) The Development Schedule below shall be followed to both ensure timely completion of the Project and the opportunity for public facilities to adequately meet demand created by the new Project:

- (1) By May 31, 2024: A minimum of 10 residential dwelling units shall obtain Certificates of Occupancy.
- (2) By May 31, 2025: A minimum of 10 additional residential dwelling units shall obtain Certificates of Occupancy (20 dwelling units total).
- (3) By December 31, 2027: A minimum of 10 additional dwelling units shall obtain Certificates of Occupancy (30 dwelling units total).
- (4) By August 24, 2029: All 37 residential dwelling units shall have obtained Certificates of Occupancy.

WHEREAS, CBS Development has failed to obtain Certificates of Occupancy for 10 residential dwelling units by May 31, 2024 as specified in the Development Schedule set forth in Article 7 of the Development Agreement; and

WHEREAS, the failure of CBS Development to obtain Certificates of Occupancy by May 31, 2024 was the result of delays outside the control of CBS Development and CBS Development has otherwise demonstrated good faith compliance with the terms of the Development Agreement; and

WHEREAS, N.C.G.S. § 160D-1006(b) states, in pertinent part, that “the failure to meet a commencement or completion date does not, in and of itself, constitute a material breach of the development agreement pursuant to G.S. 160D-1008 but must be judged based upon the totality

of the circumstances. The developer may request a modification in the dates as set forth in the agreement”; and

WHEREAS, N.C.G.S. § 160D-1009 states, in pertinent part, that “a development agreement may be amended or terminated by mutual consent of the parties”; and

WHEREAS, CBS Development has requested that the deadlines in subsections (B)(1) and (2) of Article 7 of the Development Agreement be amended as follows:

- (1) **By November 30, 2025:** A minimum of 10 residential dwelling units shall obtain Certificates of Occupancy.
- (2) **By November 30, 2026:** A minimum of 10 additional residential dwelling units shall obtain Certificates of Occupancy (20 dwelling units total).

WHEREAS, the Town does not deem this amendment to be a “major modification” as contemplated in N.C.G.S. § 160D-1006(e); and

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE TOWN OF MOUNT PLEASANT RESOLVES THAT:

1. The Town agrees to amend Article 7 of the Development Agreement as set forth above and to this end has executed the attached Amendment to Development and Infrastructure Agreement for Green Acres Subdivision. CBS Development shall record the Amendment at the Cabarrus County Register of Deeds within 14 days of CBS Development’s execution of the same.

ADOPTED this 24th day of June, 2024.

Tony Lapish, Mayor

Attest:

Amy Schueneman, Town Clerk

**AMENDMENT TO
DEVELOPMENT AND INFRASTRUCTURE AGREEMENT
FOR GREEN ACRES SUBDIVISION
(BOOK 16112, PAGE 295)**

This Amendment to Development and Infrastructure Agreement for Green Acres Subdivision is made this ___ day of _____, 2024 by and between the Town of Mount Pleasant (the “Town”) and CBS Development Group, LLC (“CBS Development”).

1. On June 30, 2022 the Town of Mount Pleasant (the “Town”) entered into a Development Agreement pursuant to N.C.G.S. § 160D-1001, *et seq.* with CBS Development Group, LLC (“CBS Development”) concerning the development of 14.92 acres located on NC Highway 73 East in Mount Pleasant and identified as Cabarrus County Property Identification Number (PIN) 5651-70-6355. The Development Agreement is recorded at Book 16112, Page 295, Cabarrus County Register of Deeds.

2. Pursuant to N.C.G.S. § 160D-1009 and a Resolution of the Town Board of Commissioners dated June 24, 2024, the Town and CBS Development Group, LLC have agreed to amend, and do hereby amend, Article 7 of the Development Agreement as follows:

Article 7: Development Schedule and Periodic Review

- (A) Except for the Sewer Line Extension, the Project may be developed, and the Final Plats recorded, in phases at the Developer’s discretion, not to exceed four (4) phases. All open space shall be improved and dedicated within the phase it is located in prior to recordation of the Final Plat for that phase.
- (B) The Development Schedule below shall be followed to both ensure timely completion of the Project and the opportunity for public facilities to adequately meet demand created by the new Project:
 - (1) **By November 30, 2025:** A minimum of 10 residential dwelling units shall obtain Certificates of Occupancy.

- (2) **By November 30, 2026:** A minimum of 10 additional residential dwelling units shall obtain Certificates of Occupancy (20 dwelling units total).
- (3) **By December 31, 2027:** A minimum of 10 additional dwelling units shall obtain Certificates of Occupancy (30 dwelling units total).
- (4) **By August 24, 2029:** All 37 residential dwelling units shall have obtained Certificates of Occupancy.

3. Except as specifically set forth herein, the Development Agreement shall remain in force as written.

IN WITNESS WHEREOF, this Amendment to Development and Infrastructure Agreement for Green Acres Subdivision has been duly executed by the parties on the dates set forth below their signatures:

CBS DEVELOPMENT GROUP, LLC:

By: _____

Title: _____

Date: _____

STATE OF NORTH CAROLINA

COUNTY OF _____

I, _____, a notary public for said county and state, do hereby certify that JOSEPH BURLESON personally came before me this day and acknowledged that he is Manager of CBS Development Group, LLC and acknowledged, on behalf of CBS Development Group, LLC the due execution of the foregoing instrument.

Witness my hand and official seal, this the ____ day of _____, 2024.

Notary Public

(Printed Name of Notary Public)

My Commission Expires: _____

(NOTARIAL SEAL)

TOWN OF MOUNT PLEASANT

By: _____

Title: _____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer

Date

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, _____, a notary public for said county and state, do hereby certify that _____ personally came before me this day and acknowledged that he/she is _____ of the Town of Mount Pleasant and acknowledged, on behalf of the Town of Mount Pleasant the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ day of _____, 2024.

Notary Public

(Printed Name of Notary Public)

My Commission Expires: _____

(NOTARIAL SEAL)

MEMORANDUM

To: Mayor and Town Board
From: Randy Holloway, Town Manager
Date: June 10, 2024
RE: Manager's report for May 2024

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

- We are meeting with the State on the ongoing water treatment issues on June 11th. We still have Graver Engineering and Wooten Engineering working on various options to bring the system back into compliance. I will give the Board an update on the meeting with the State at the June 24th meeting.
- Made a visit to Walnut Cove North Carolina to evaluate their wastewater treatment process. The Town Engineer and I were very impressed with the process, and we plan to make a presentation to the WSACC Board of Directors at their June 20th meeting.
- Continued working with Staff on the fiscal year 24/25 budget.
- Continued working on the recent pay study and the impact / implementation on the FY 24/25 budget.
- Worked with April Coble as She assumes the role of the Town's new Office Manager.
- Worked with Staff for the RFP for solid waste services for the Town.
- Continued worked with Staff to keep the comprehensive planning update moving forward.
- Attended the WSACC Board of Directors meeting.
- Worked with Staff to keep the State funded sidewalk project and the North Washington Drive projects moving forward.
- 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. Staff will give the Board an update at the July 8th Board meeting.



**Planning, Economic Development, & Infrastructure Projects
June 24, 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: Zoning approval for demolition of existing building issued. 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 approval required)

Current Status: Planning & Zoning Board voted 3-2 to recommend approval 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.

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 #10 Memo dated February 20, 2024 shows that Mount Pleasant has a total of 112,089 gpd of allocation with 42,994 gpd remaining to be allocated through the 30MGD expansion. Town staff is presenting information about wetlands wastewater treatment at WSACC's June 20th meeting.
- Work is progressing on Empire Drive Sewer Pump Station utilizing a USDA loan. 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.
- 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 has 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 is requesting that the previous funding allocated to N. Washington Street be redirected to W. Franklin Street.
- McAdams Engineering is working on the engineering drawings for downtown stormwater improvements.
- 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.
- Staff is organizing a downtown infrastructure coordination meeting for 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 has been available online since the end of April and was open 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 will be presented to the Steering Committee.
- Greenfield Economic Development consultants have begun gathering data for the economic development analysis.

Permits

April and May permits attached. No June permits, to date.

April, May, June 2024 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2024-24	4/4/2024	5670-32-8239	1525	Pinto Place	Temp. Use	Promotional Events	Studios @ the Mill	
Z-2024-25	4/8/2024	5670-17-7936	400	N. Main St.	Sign	CCMP Ground Sign	Casco Signs	
Z-2024-26	4/10/2024	5675-15-1611	9035	J. Ruth St.	Accessory	Storage Building	Gregory Blair	
Z-2024-27	4/11/2024	5670-14-8449	1150	N. College St.	Accessory	Detached Garage	Corey St. John	
Z-2024-28	4/11/2024	5670-20-2961	1881	S. Main St.	Addition	Addition to home	Quicksilver Custom	
Z-2024-29	4/15/2024	5579-38-6337	8848	Oldenburg Dr.	Accessory	Carport	Craig Greeson	
Z-2024-30	4/12/2024	5670-38-6314	8690	Crestwood Dr.	New	Single-family home	Del Eudy	
Z-2024-31	4/25/2024	5670-32-6525	8750	E. Franklin St. (Suite A5)	CoC	Scout & Willow	Natalie Smith	CoC✓
Z-2024-32	4/26/2024	5670-32-8239	1525	Pinto Place	Sign	TTH Ground Sign	Pinto Holdings	
Z-2024-33	4/29/2024	5670-42-4324	8830	E. Franklin St.	Temp. Use	Food/Beverage vendor	Sweet Sippers	90 calendar days
Z-2024-34	4/29/2024	5670-28-3262	379	N. Main St.	Accessory	Storage Building	Brad Stokes	
Z-2024-35	4/30/2024	5670-26-1197	780	N. Main St.	New	Single-family home	Christopher Swofford	

12 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2024-36	5/9/2024	5660-57-1392	7025	NC Highway 73 E	Upfit	Upfit to single-family home	James Baker	
Z-2024-37	5/10/2024	5671-81-6241	9669	Foil Road	Accessory	Swimming Pool	Allphase Exteriors & More	
Z-2024-38	5/22/2024	5670-05-9966	8185	Wood Street	Accessory	Swimming Pool (et. al.)	Renee Steadman	

3 Zoning Permits

No June Permits to date

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

	<u>CURRENT BUDGET</u>	<u>YTD ACTUAL</u>	<u>DIFFERENCE</u>
GENERAL GOVERNMENT			
Town Hall	93,000.00	76,864.22	16,135.78
Governing Body	40,650.00	33,462.31	7,187.69
Admin	355,828.00	236,738.27	119,089.73
Planning & Zoning	216,390.00	124,492.83	91,897.17
	705,868.00	471,557.63	234,310.37
PUBLIC SAFETY			
Law Enforcement	162,993.00	117,075.16	45,917.84
Fire Department	884,687.00	680,471.99	204,215.01
	1,047,680.00	797,547.15	250,132.85
PUBLIC WORKS			
Operations Center	66,134.00	53,806.87	12,327.13
Streets	293,250.00	261,438.62	31,811.38
Sanitation	156,900.00	101,449.35	55,450.65
Buildings & Grounds	95,764.00	84,161.90	11,602.10
	612,048.00	500,856.74	111,191.26
CULTURE/REC	78,400.00	50,398.09	28,001.91
DEBT SERVICE			
Debt Service Principal	225,725.00	220,333.82	5,391.18
Debt Service Interest	124,898.00	127,634.53	(2,736.53)
	350,623.00	347,968.35	2,654.65
TOTAL	2,794,619.00	2,168,327.96	626,291.04
WATER/SEWER			
Admin	360,700.00	237,268.08	123,431.92
Operations Center	57,444.00	43,645.22	13,798.78
Water	179,500.00	216,520.09	(37,020.09)
Sewer	400,036.00	328,793.06	71,242.94
Water Treatment Plant	347,056.00	381,738.04	(34,682.04)
	1,344,736.00	1,207,964.49	136,771.51
DEBT SERVICE			
Debt Service Principal	167,284.00	164,020.81	3,263.19
Debt Service Interest	22,510.00	8,345.15	14,164.85
	189,794.00	172,365.96	17,428.04
TOTAL	1,534,530.00	1,552,696.41	(18,166.41)
COMBINED	4,329,149.00	3,721,024.37	608,124.63

Financial Report as of May 31, 2024

	<u>Bank Acct Name</u>	<u>Balance</u>	
<u>General Fund Accts</u>	General Checking	\$62,364.69	
	General Fund MM at First Bank	\$343,369.33	
	General Fund MM (NCCMT)	\$1,456,616.24	
	General Fund 42% MM at First Bank	\$13,354.16	
	General Fund 42% MM (NCCMT)	\$1,033,998.07	
	Façade Grant	\$11,122.67	
	Park Development (Uwharrie)	\$1,109.19	
	Payroll Checking	\$75,005.83	
	Powell Bill	\$32,294.47	
	Retiree Insurance	\$27,575.19	
	Sidewalk Escrow Hwy 49	\$6,307.22	
	USDA- Payment Reserve at First Bank	\$20,363.33	
	USDA- Payment Reserve (NCCMT)	\$247,748.05	
	<u>Water/Sewer accts</u>	WS Checking	\$99,826.25
		WS Money Market	\$542,097.62
WS Money Market (NCCMT)		\$538,402.84	
Debt Setoff (NCCMT)		\$1,057.64	
Dredging Fund (Uwharrie)		\$31,081.98	
<u>Capital Reserve Accts</u>	Infrastructure & Streets	\$14,961.99	
	Police Vehicles	\$56,684.30	
<u>Capital Projects</u>	CMAQ Capital Project	\$127,564.45	
	Municipal Complex & Park Imp	\$23,846.25	
	SCIF funds	\$8,526.06	
	USDA Capital Project	\$121,421.91	
	State Funded-Sewer Project	\$100,272.55	
	State Funded Water Projects	\$167,787.13	
	USDA (Uwharrie-Loan funds-savings)	\$5,057,056.56	
	State Grant-Skyland Dr Waterlines	\$2,500.27	
	State Grant- \$100,000 capital/equipment	\$100,002.61	
	State Grant- \$2.7M for Sidewalks	\$2,703,903.24	
	Downtown Storm Drainage Improvement	\$5,062.63	
Parking Lot- S Main Cap Proj	\$5,017.64		
<u>Fire Dept.</u>	Fire & Rescue Relief Fund	\$41,127.07	
	FD-Radio Reserves	\$10,970.42	
	FD Capital Project	\$15,144.97	
	FD Capital Reserve -Vehicles	\$2,517.36	
	TOTAL	\$13,108,062.18	

FY2023-2024		General Fund			
	<u>APPROVED</u>	<u>MONTH</u>	<u>YEAR</u>		
	<u>2023-2024</u>	<u>TO DATE</u>	<u>TO DATE</u>	<u>REMAINING</u>	<u>PERCENT</u>
		(Encumbered)			
Revenues	\$3,017,614.00		\$2,859,726.79	\$157,887.21	95%
Expenditures	\$3,017,614.00	\$120,634.16	\$2,002,589.03	\$894,390.81	70%
		Water Sewer Fund			
	<u>APPROVED</u>	<u>MONTH</u>	<u>YEAR</u>		
	<u>2023-2024</u>	<u>TO DATE</u>	<u>TO DATE</u>	<u>REMAINING</u>	<u>PERCENT</u>
		(Encumbered)			
Revenues	\$1,534,530.00		\$1,242,938.28	\$291,591.72	81%
Expenditures	\$1,534,530.00	\$19,887.61	\$1,286,727.02	\$227,915.37	85%

Fire Dept. Capital Project (renovation & addition) -Closed 6/17/2024

<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 Equipmen	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	-\$3,284.37		\$520,670.70
11/7/2023	Working Fire Furniture & M	1035	-\$16,955.77		\$503,714.93
11/30/2023	Interest		\$21.05		\$503,735.98
12/7/2023	Carolina Outdoor Maint	1036	-\$6,857.54		\$496,878.44
12/31/2023	Interest		\$21.39		\$496,899.83
1/16/2024	CPSL	1037	-\$8,908.96		\$487,990.87
1/24/2024	GW Liles Const. Co, Inc.	1038	-\$433,566.71		\$54,424.16
1/31/2024	Interest		\$17.49		\$54,441.65
2/29/2024	Interest		\$2.16		\$54,443.81
3/18/2024	Sales Tax Refund		\$12,151.58	FY22/23 Sales Tax Refund	\$66,595.39
3/20/2024	Carolina Outdoor Maint	1039	-\$1,457.14	plants on buffer strip	\$65,138.25
3/31/2024	Interest		\$2.38		\$65,140.63
4/30/2024	Interest		\$2.67		\$65,143.30
5/10/2024	GW Liles Const. Co, Inc.	1040	-\$50,000.00	Invoice #10 FINAL Payment	\$15,143.30
5/21/2024	Helms Masonry Inc	1041	-\$3,782.13	Sign base at corner Park Dr/N Main	\$11,361.17
5/31/2024	Interest		\$1.67		\$11,362.84
6/1/2024	Rite Lite Signs	1042	-\$4,584.92	Invoice # 77138	\$6,777.92

6/17/2024 Closed Bank Account & Project -\$6,777.92 Remaining Funds went back to General Fund-Fund Balance

Municipal Complex & Park Improvement Project-CLOSED 6/17/2024

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Balance</u>
8/26/2022	Loan from General Fund		\$100.00	To open Project Checking Acct	\$100.00
9/9/2022	Loan Proceeds from First Bank		\$1,200,000.00		\$1,200,100.00
9/9/2022	McGill Associates	1001	-\$5,800.00	Electrical services	\$1,194,300.00
9/9/2022	Bank Fee		-\$18.00	ACH fee for loan proceeds	\$1,194,282.00
9/19/2022	American Legion	1002	-\$3,500.00	Paid for HVAC unit they installed	\$1,190,782.00
9/19/2022	Homer Clay Electric	1003	-\$2,585.00	Electrical for Sr Center pump station	\$1,188,197.00
10/18/2022	McGill Associates	1004	-\$1,827.92	Construction Phase-Engineering cost	\$1,186,369.08
11/4/2022	Shiel Sexton Company	1005	-\$91,309.25	1st draw	\$1,095,059.83
11/4/2022	Repay General Fund for opening acct		-\$100.00	Repay General Fund loan	\$1,094,959.83
11/22/2022	McGill Associates	1006	-\$1,822.08	Inv. 21.01701-16566	\$1,093,137.75
11/23/2022	To Pay back General Fund for Engin -		-\$71,650.00	Per Rick Driscoll	\$1,021,487.75
12/12/2022	Shiel Sexton Company	1007	-\$117,459.87	Inv. 22095-02	\$904,027.88
12/19/2022	McGill Associates	1008	-\$1,752.00	Inv #21.0170	\$902,275.88
1/17/2023	Duke Energy	1010	-\$7,635.46	Inv N4775893301-light post for walkway area	\$894,640.42
1/24/2023	McGill Associates	1011	-\$2,993.00	Inv. 21.01701-17043	\$891,647.42
1/31/2023	Shiel Sexton Company	1012	-\$88,151.50	Inv. 22095-03	\$803,495.92
2/16/2023	McGill Associates	1013	-\$365.00	Inv. 21.01701-17307	\$803,130.92
2/17/2023	Shiel Sexton Company	1014	-\$220,112.51	Inv. 22095-04	\$583,018.41
3/8/2023	Shiel Sexton Company	1015	-\$142,710.85	Inv. 22095-05	\$440,307.56
3/21/2023	McGill Associates	1016	-\$1,460.00	Inv. 21.01701-17556	\$438,847.56
4/12/2023	TL Services	1017	-\$10,000.00	Inv. 23.5019 materials for 1364 Washington St Reno	\$428,847.56
4/12/2023	Shiel Sexton Company	1018	-\$93,207.62	Inv. 22095-06	\$335,639.94
4/19/2023	McGill Associates	1019	-\$1,460.00	Inv 21.01701-17931	\$334,179.94
5/5/2023	Shiel Sexton Company	1020	-\$120,020.26	Inv. 22095-07	\$214,159.68
5/11/2023	TL Services	1021	-\$10,000.00	Inv. 23.5020	\$204,159.68
5/11/2023	Legacy Concrete Coatings	1022	-\$7,773.98	Deposits for Quotes 722 & 729	\$196,385.70
5/15/2023	McGill Associates	1023	-\$730.00	Inv 21.01701-18296	\$195,655.70
5/18/2023	DW Castleberry	1025	-\$14,900.00	parking lot at American Legion bldg	\$180,755.70
5/30/2023	TL Services	1026	-\$2,910.00	gutters & exterior painting 1364 Washington	\$177,845.70
5/30/2023	Homer Clay Electric	1027	-\$9,740.00	electrical 1364 Washington St	\$168,105.70
6/2/2023	CPSL	1028	\$1,460.57	American Legion renovation	\$169,566.27
6/2/2023	TL Services	1029	-\$5,880.00	windows American Legion Renovaton	\$163,686.27
6/5/2023	VOID	1030		VOID	\$163,686.27
6/6/2023	Shiel Sexton Company	1031	-\$53,650.84	Inv. 22095-08	\$110,035.43
6/6/2023	Sneed Pressure Washing	1032	-\$200.00	American Legion renovation	\$109,835.43
6/6/2023	TL Services	1033	-\$9,953.86	American Legion renovation	\$99,881.57
6/7/2023	McDonald Plumbing Co.	1034	-\$3,210.00	American Legion renovation	\$96,671.57
6/8/2023	Lowes Credit Card		-\$1,379.67	appliances American Legion renovation	\$95,291.90
6/12/2023	Legacy Concrete Coatings	1035	-\$13,550.97	Inv 271 & 272	\$81,740.93
6/15/2023	TL Services	1036	-\$3,475.00	American Legion renovation FINAL	\$78,265.93
7/17/2023	Shiel Sexton Company	1037	-\$51,905.06	Final payment	\$26,360.87
8/1/2023	McGill Associates	1038	-\$2,190.00	Inv 21.01701-18746	\$24,170.87
8/24/2023	Wolf Creek Metal Works	1039	-\$9,886.80	rails for bleachers	\$14,284.07
9/12/2023	Wolf Creek Metal Works	1040	-\$5,328.00	Inv 2357 rails	\$8,956.07
9/25/2023	CPSL	1041	-\$13,586.40	Inv 22683 90% of bill	-\$4,630.33
9/25/2023	Transfer from General Fund		\$25,000.00		\$18,527.60
10/25/2023	Homer Clay Electric	1042	-\$2,406.06	installed controller switch	\$16,121.54
10/25/2023	CPSL	1043	-\$498.06	relay switch for ballfield lights	\$15,623.48
12/13/2023	Carolina Outdoor Maintenance	1044	-\$1,424.82	Inv 2283 Landscaping around concession stand	\$14,198.66
12/13/2023	Daco Group PLLC	1045	-\$500.00	Inv 2023-077-2 engineering for dugout	\$13,698.66
1/10/2024	CPSL	1046	-\$1,509.59	Inv for remainder of FOB system	\$12,189.07
1/22/2024	TL Services	1047	-\$485.00	Invoice 24.5001 wall for storage room	\$11,704.07
2/6/2024	First Bank for CC	1048	-\$1,219.80	McDonald Plumbing-replace faucets in concession re	\$10,484.27
3/18/2024	Sales Tax Refund		\$16,065.24	FY22/23 sales tax refund	\$26,549.51
4/11/2024	McDonald Plumbing Co.	1049	-\$1,230.50	Inv 1711 fix grease trap	\$25,319.01
4/16/2024	Fire Control Systems	1050	-\$349.79	extinguishers & inspection	\$24,969.22
4/24/2024	CPSL	1051	-\$223.10	Inv 23205 check ballfield light relay switch	\$24,746.12
5/21/2024	CPSL	1052	-\$899.87	Inv 23284 issue with ballfield light timer	\$23,846.25
5/31/2024	CPSL	1053	-\$161.57	Inv 23315 reset access control after storm	\$23,684.68
6/13/2024	McDonald Plumbing Co.	1054	-\$187.25	Inv 1759 urinal leaking, drain pipe under sink leaking	\$23,497.43
6/17/2024	Closed Bank Account & Project		-\$23,497.43	Remaining Funds went back to General Fund-Fund Balance	



Event Coordinator Monthly Report
June 2024

Worked with Granite Sky ordering Event food banners, sponsor banners.

Continued work on Independence Celebration.

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 5, 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
Event Coordinator

CODE ENFORCEMENT

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

May 2024

Case Status

New Cases	19
Cases Cleared	15
Monitoring	01

New Cases

Case #	Location	Reference	Status
024-034-C	1530 Crowell Drive	Grass	CLOSED
024-035-C	1190 Summer Street	Grass	CLOSED
024-036-C	9020 East Franklin Street	Vehicles	OPEN
024-037-C	1625 South Main Street	Grass	CLOSED
024-038-C	8538 Lee Street	Grass	CLOSED
024-039-C	8534 East Franklin Street	Grass	CLOSED
024-040-C	1874 Rhineland Court	Commercial Vehicle Parking	OPEN
024-041-C	8338 West Franklin Street	Tires (NOV sent)	OPEN
024-042-C	8330 East Franklin	Dumpster Screening	MONITORING
024-043-C	1035 North Main St.	Mosquitos	CLOSED
024-044-C	1020 North Main Street	Grass	CLOSED
024-045-C	501 South Halifax Street	Grass	CLOSED
024-046-C	507 South Halifax Street	Grass	CLOSED
024-047-C	Summer Street at W. Franklin	Vegetative growth. Public works mowed	CLOSED
024-048-C	W. Franklin Street	Grass (bank) NCDOT mowed	CLOSED
024-049-C	North Washington Street	Grass	CLOSED
024-050-C	8432 W. Franklin Street	Grass	CLOSED
024-051-C	8530 Lee Street	Grass	CLOSED
024-052-C	9030 Reid Street	Grass	OPEN
024-021-C	8424 Hwy 49, N	Food Truck	CLOSED
024-003-GCI	1409 North Main Street	Golf Cart Inspection	CLOSED
024-005-GCI	8615 Circle Drive	Golf Cart Inspection	CLOSED
024-006-GCI	1380 Ridge Avenue	Golf Cart Inspection	CLOSED
024-007-GCI	8801 Crestside Drive	Golf Cart Inspection	CLOSED
024-008-GCI	8045 North Drive	Golf Cart Inspection	CLOSED
024-004-EM	119 Fritzvon Drive	Flooding	CLOSED
024-005-EM	City wide	Flooding	CLOSED

Route Card Summary

Action	Number
Code Enforcement	33
Emergency Management	2
Golf Cart Inspection	4
Grants	0
Investigation	0
Meeting	4
Other	0
Recheck	13
Sign Sweep (15 signs)	1
Training	0
Hazardous Condition	0
TOTAL	57

Route Card

Day	Activity	Code	Notes
02	Worked on Public Nuisance Info	C	
02	Closed and filed April Cases	C	
06	024-034-c	C	1530 Crowell Drive – High Grass. Mailed LOI
06	024-035-C	C	1190 Summer Street – High Grass Mailed LOI
06	024-036-C	C	9020 East Franklin – Vehicles Site Investigation
06	024-037-C	C	1625 South Main Street – Grass
06	024-038-C	C	8530 Lee Street - Grass
06	024-039-C	C	8534 Franklin Street - Grass
09	024-036-C	C	Draft NOI given to Asst. Manager to review.
09	024-037-C	C	Mailed LOI.
09	024-040-C	C	Mailed LOI
09	024-036-C	C	Mailed LOI
09	024-036-C	C	Interviewed the complainant.
09	Independence Day Celebration	M	Pre-event meeting to cover EAP for the upcoming event.
09	8338 W Franklin	C	Continued research on developing case.
09	Case report	C	Case report for 8338 West Franklin Street
09	Golf Cart Inspection	GCI	8561 Circle Drive
13	NOV Quality Tires	C	Developed NOV
13	NOV Old Piedmont Farms	C	Developed NOV
13	NOV Town Square Properties	C	Developed NOV
13	Preparation for Closed Session	M	Other
13	Meeting	M	Met with Steve Allen regarding property clean-up on NC 73 and Skyland Drive.
13	7895 Hwy 73-E	C	Checked status on property clean-up
13	697 Skyland Drive	C	Checked status on property clean-up
13	Met with Attorney ref. 8338 W. Franklin	M	Closed Session
14	NOV 8336 W. Franklin – Piedmont Properties	C	NOV mailed.
14	NOV 8338 W. Franklin – Town Square Properties	C	NOV mailed.
14	1245 Skyland Drive, South	C	High grass (mowed)
14	West Franklin At Mount Pleasant Road W.	C	High grass (monitor)

14	Sandra Coble	C	Complaint reference vehicle/debris. Had been moved to garage (unfounded).
17	024-036-C 9020 East Franklin Street	C	Received a call from the owner of Granny's Attic requesting a meeting at the site on Monday, May, 20, 2024 at 0900.
17	1305 North Main Street	C	Complaint regarding mosquitoes.
17	Sign Sweep	SW	15 signs
20	024-036-C 9020 East Franklin Street.	C	Met with the owner of Granny's Attic and the repair garage. Explained the situation of the conditional zoning permit and agreed to allow the owner 20 days for removing vehicles.
20	024-041-C 8338 West Franklin Street	C	Hand delivered the notice of violation to a female employee of quality tires. Discussed the situation.
20	1305 North Main Street	C	Contacted the complainant regarding the property at 1305 North Main Street.
20	1305 North Main Street	C	Visited the site and spoke with the property owner. A small "frog" pond is located behind his residence. While on-site he removed several containers of standing water and stated he would clean-out around the pond.
20	024-022-C	C	Received an email from the property owner of 7498 Hwy 73-E, Mount Pleasant, NC. The email included documentation of the property posted and a request for assistance with finding someone to demolish the house or clear around the house for the fire department to burn.
20	024-006-GCI	GCI	Golf cart inspection
20	024-007-GCI	GCI	Golf cart inspection
20	024-008-GCI	GCI	Golf cart inspection
20	024-004-EM	EM	Documented stormwater flooding downtown
21	024-010-C 8667 East Franklin	R	CLOSED. Vehicles have been moved and site cleaned.
21	024-011-C 8675 East Franklin	R	CLOSED. Vehicles have been moved and site cleaned.
21	024-005-C 7049 NC Hwy 73-3	R	CLOSED. Vehicles have been removed, debris has been reduced but remains on the site.
21	024-006-C 7055 NC Hwy 73-E	R	CLOSED. Vehicles have been removed, debris has been reduced but remains on the site.
21	024-020-C Eastover at Franklin	R	Gravel has been placed in the excavation though not up to the shoulder of the road. Cones are still in place. No work being done on the site.
21	024-015-C 867 North Skyland Dr.	R	Progress continues on the site. Site is mowed and some vehicles removed. Debris appears to be arranged in piles for disposal.
21	024-037-C 1625 South Main Street	R	CLOSED – site has been mowed.
21	024-034-C 1530 Crowell Drive	R	CLOSED - Grass has been mowed.
21	024-035-C 1190 Summer Street	R	Grass has not been mowed. NOV due next week.
21	024-036-C 9020 East Franklin Street	R	Met with business owner earlier in the week and extended case for 20 days.
21	024-038-C 8534 East Franklin Street.	R	CLOSED. Grass has been mowed.
21	8338 West Franklin Street.	R	The tires are still in same location. NOV was issued.
21	024-043-C 1035 North Main Street	R	CLOSED. Email owner information on "pond" maintenance.
21	Flooding – Stormwater	EM	Documented storm water flooding downtown
21	024-052-C 9030 Reid Street	C	Vacant structure high grass/weeds.
21-31	VACATION		

MEMORANDUM

To: Mayor and Town Board

From: Daniel Crowell, Public Works

Date: June 10, 2024

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

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 0 pump station alarm calls
- Responded to 0 after hour customer calls
- Picked up 14 dump truck loads of brush which equals 168 cubic yards of brush
- Completed 32 work orders for various issues
- Installed water tap at 4660 Hwy 73
- Repaired water leak at the corner of Hwy 49 & N. Main St.
- Bushhogged field at Public Works
- Completed locates for BRS around Empire Dr. for new pumpstation and sewer lines
- Changed out water meters

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

253 / Mt. Pleasant

Law Calls for Service

03/01/2024 - 05/31/2024

		Mar-2024	Apr-2024	May-2024
DISPATCHED	Total	69	60	60
	911 HANGUP	0	1	0
	ALL ANIMAL CONTROL CALLS	1	0	4
	ANIMAL CONTROL FOLLOW UP	0	0	1
	ASSIST EMS	2	2	0
	ATTEMPT TO LOCATE	1	1	0
	BREAKING AND ENTERING IN PROG	1	1	0
	BREAKING AND ENTERING OF BUSN	1	0	0
	BREAKING ENTER OF VEHICLE	1	0	0
	BURGLAR ALARM	4	12	4
	CAC BITE	1	0	1
	CAC WELFARE CHECK	0	1	0
	CARELESS RECKLESS DRIVING	2	4	3
	COMMITMENT PAPERS	1	1	0
	DEATH INVESTIGATION LEO	1	0	0
	DISCHARGE FIREARMS	2	0	0
	DISPUTE (ANYONE)	7	3	4
	DOMESTIC DISTURBANCE	2	0	2
	DRUG INVESTIGATION	0	1	0
	ESCORT	3	0	1
	FOLLOW UP	1	1	1
	FRAUD / FORGERY	0	0	3
	IMPROPERLY PARKED VEH	2	0	0
	INFORMATION	1	0	1
	LARCENY	1	0	3
	LOUD (ANYTHING DESC IN NARR)	1	0	1
	OVERDOSE / POISONING	0	0	1
	PROPERTY DAMAGE	1	1	3
	PROWLER	0	0	1
	RECOVERED PROPERTY	1	1	0
	REPOSESSION	1	0	0
	SECURITY CHECK	1	0	0
	SERVICE CALL LAW	6	9	6
	SRO INVESTIGATION	0	0	1

		Mar-2024	Apr-2024	May-2024
DISPATCHED	STRANDED MOTORIST	1	0	0
	SUSPICIOUS SUBJECT	2	3	4
	SUSPICIOUS VEHICLE	4	5	3
	THREATENING SUICIDE	1	0	0
	TRAFFIC ACC PROPERTY DAMAGE	4	4	4
	TRESPASSING	0	1	1
	VEHICLE FIRE	0	1	0
	WARRANT	1	0	1
	WELFARE CHECK (PERSON)	10	7	6
OFFICER-INITIATED	Total	883	1004	898
	50 B OR C	0	1	1
	ANIMAL CONTROL FOLLOW UP	3	1	0
	ASSAULT	0	1	0
	ASSIST EMS	0	1	0
	ASSIST SHP	0	0	1
	BURGLAR ALARM	0	0	1
	CAC BITE	1	0	0
	CIVIL PROCESS	17	3	7
	COMMUNICATING THREATS	1	0	0
	COMMUNITY CONTACT	8	1	5
	EVICTION	2	0	0
	FOLLOW UP	3	5	2
	INVESTIGATION	1	0	2
	LARCENY	0	1	0
	ROAD HAZARD	0	1	0
	SCHOOL INVEST	0	0	1
	SECURITY CHECK	582	560	549
	SERVICE CALL LAW	0	0	4
	SEX OFFENDER CHECK	1	1	3
	SPECIAL EVENT	5	11	6
	SRO ASSIST ADMIN	60	110	70
	SRO FIGHT/ASSAULT	0	1	0
	SRO INVESTIGATION	0	4	2
	SRO MENTOR/COUNSEL	48	66	39
	SRO PARENT MEETING	0	4	3
	SRO SAFETY CHECK	133	215	168
	STRANDED MOTORIST	0	1	0
	SUSPICIOUS SUBJECT	1	0	2
	SUSPICIOUS VEHICLE	5	2	6

		Mar-2024	Apr-2024	May-2024
OFFICER-INITIATED	TRAFFIC ACC PROPERTY DAMAGE	0	0	2
	TRAFFIC STOP	10	14	24
	WARRANT	2	0	0

Event #	Date Time	Street	Case #	callsource
ALL ANIMAL CONTROL CALLS 4				
24089925	May 12 16:45	B ST		PHONE
24090291	May 13 10:32	S SKYLAND DR		PHONE
24098870	May 25 20:34	E FRANKLIN ST		PHONE
24101457	May 30 8:16	W FRANKLIN ST		PHONE
ANIMAL CONTROL FOLLOW UP 1				
24093704	May 17 16:17	W FRANKLIN ST		PHONE
BURGLAR ALARM 4				
24085045	May 5 1:12	W FRANKLIN ST		PHONE
24089227	May 10 21:51	NC HWY 49 N		PHONE
24089517	May 11 16:19	MITCHELL ST		PHONE
24093991	May 18 8:42	E FRANKLIN ST		PHONE
CAC BITE 1				
24084396	May 3 17:25	W FRANKLIN ST	2405030009	PHONE
CARELESS RECKLESS DRIVING 3				
24086013	May 6 15:11	W FRANKLIN ST/N MAIN ST		PHONE
24099295	May 26 17:58	E FRANKLIN ST		PHONE
24101572	May 30 10:00	E FRANKLIN ST		PHONE
DISPUTE (ANYONE) 4				
24082960	May 1 20:09	N MAIN ST		PHONE
24083783	May 2 22:13	E FRANKLIN ST		PHONE
24083805	May 2 23:26	E FRANKLIN ST		PHONE
24093431	May 17 11:26	CROWELL ST		PHONE
DOMESTIC DISTURBANCE 2				
24093787	May 17 19:57	NEW ST		PHONE
24094871	May 20 3:06	ROSS CIR		PHONE
ESCORT 1				
24097388	May 23 10:26	LEE ST		PHONE

FOLLOW UP 1

24101897	May 30 17:37	E FRANKLIN ST	PHONE
----------	--------------	---------------	-------

FRAUD / FORGERY 3

24085836	May 6 12:28	N MAIN ST	PHONE
----------	-------------	-----------	-------

24094956	May 20 8:48	NC HWY 49 N	2405200005 PHONE
----------	-------------	-------------	------------------

24100025	May 28 8:49	NC HWY 49 N	2405280004 PHONE
----------	-------------	-------------	------------------

INFORMATION 1

24100964	May 29 11:28	LEE ST	PHONE
----------	--------------	--------	-------

LARCENY 3

24086004	May 6 15:04	S HALIFAX ST	2405060010 PHONE
----------	-------------	--------------	------------------

24098239	May 24 15:34	E FRANKLIN ST	2405240009 PHONE
----------	--------------	---------------	------------------

24100695	May 29 4:37	NC HWY 49 N	PHONE
----------	-------------	-------------	-------

LOUD (ANYTHING DESC IN NARR) 1

24087113	May 8 4:09	ROSS CIR	PHONE
----------	------------	----------	-------

OVERDOSE / POISONING 1

24091791	May 15 12:07	MALIBU RD	PHONE
----------	--------------	-----------	-------

PROPERTY DAMAGE 3

24092752	May 16 13:12	S SKYLAND DR	PHONE
----------	--------------	--------------	-------

24100438	May 28 16:35	E FRANKLIN ST	2405280009 PHONE
----------	--------------	---------------	------------------

24101882	May 30 17:07	N MAIN ST	PHONE
----------	--------------	-----------	-------

PROWLER 1

24087868	May 9 0:28	OLDENBURG DR	PHONE
----------	------------	--------------	-------

SERVICE CALL LAW 6

24086412	May 7 8:21	NC HWY 49 N	PHONE
----------	------------	-------------	-------

24086459	May 7 9:26	W FRANKLIN ST	PHONE
----------	------------	---------------	-------

24091886	May 15 13:46	OLDENBURG DR/MT PLEASANT RD S	PHONE
----------	--------------	-------------------------------	-------

24095461	May 20 19:01	ROSS CIR	PHONE
----------	--------------	----------	-------

24099742	May 27 17:08	E FRANKLIN ST	PHONE
----------	--------------	---------------	-------

24102323	May 31 11:41	HISTORIC HILL DR	2405310010 PHONE
----------	--------------	------------------	------------------

SRO INVESTIGATION 1

24086532	May 7 11:13	WALKER RD	PHONE
----------	-------------	-----------	-------

SUSPICIOUS SUBJECT 4

24082294	May 1 5:37	EAGLE ST	PHONE
----------	------------	----------	-------

24083746	May 2 20:23	EAGLE ST	PHONE
----------	-------------	----------	-------

24086224	May 6 22:00	N MAIN ST	PHONE
----------	-------------	-----------	-------

24089823	May 12 11:33	NC HWY 49 N	PHONE
----------	--------------	-------------	-------

SUSPICIOUS VEHICLE 3

24091780	May 15 11:41	N SKYLAND DR	PHONE
----------	--------------	--------------	-------

24096473	May 22 3:19	NC HWY 49 N	PHONE
----------	-------------	-------------	-------

24100056	May 28 9:45	NC HWY 73 E	PHONE
----------	-------------	-------------	-------

TRAFFIC ACC PROPERTY DAMAGE 4

24094066	May 18 12:10	W FRANKLIN ST	2405180005	PHONE
----------	--------------	---------------	------------	-------

24098759	May 25 17:18	W FRANKLIN ST		PHONE
----------	--------------	---------------	--	-------

24100455	May 28 17:35	NC HWY 49 N	2405280011	PHONE
----------	--------------	-------------	------------	-------

24100465	May 28 17:51	COOK ST	2405280012	PHONE
----------	--------------	---------	------------	-------

TRESPASSING 1

24100753	May 29 7:55	MALIBU RD	PHONE
----------	-------------	-----------	-------

WARRANT 1

24082676	May 1 14:44	PINECREST DR	PHONE
----------	-------------	--------------	-------

WELFARE CHECK (PERSON) 5

24084498	May 3 23:38	BARRINGER ST	PHONE
----------	-------------	--------------	-------

24085174	May 5 9:46	ROSS CIR	PHONE
----------	------------	----------	-------

24085419	May 5 20:08	ROSS CIR	PHONE
----------	-------------	----------	-------

24095405	May 20 16:48	ROSS CIR	PHONE
----------	--------------	----------	-------

24098046	May 24 10:39	E FRANKLIN ST	PHONE
----------	--------------	---------------	-------

WELFARE CHECK (PERSON) 1

24102457	May 31 14:41	W FRANKLIN ST	W911
----------	--------------	---------------	------

Total Disp. CFS: 60

Mayor and Commissioner's,

-We responded to 97 calls in May

-We replaced all of the out dated rope rescue equipment. It has come in and we have been training on the new equipment.

-We have completed approximately 75% of the hydrant maintenance with no major issues found.

As always thank you for your continued support!

Dustin Sneed

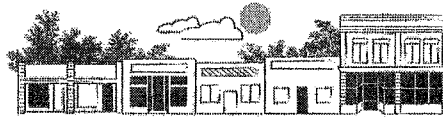
Fire Chief

Mt. Pleasant Fire Dept.

1415 N Main St Mt. Pleasant NC

Office: 704-436-6314

Cell: 704-791-9365



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Notice of Public Hearing

The Town of Mount Pleasant **Town Board of Commissioners will hold a legislative hearing on Monday, June 24 at 6:00pm** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following case:

REZ 2024-01 Adams Creek Subdivision

Applicant requests rezoning subject property to Conditional Zoning Residential Medium Density for 60-lot single-family residential subdivision (includes Major Subdivision Preliminary Plat). Location: 929 Walker Road; Cabarrus County Parcel Numbers: 5650-95-6345, 5660-05-0225, 5650-95-8958. Site Area: 30 acres. Current Zoning: RL Residential Low Density. Proposed Zoning: CZ RM Conditional Zoning Residential Medium Density.

Please call Mount Pleasant Town Hall at 704-436-9800 ext 1005 if you have questions or need special accommodations for the meeting. Those who are unable to attend the in-person meeting may submit comments or concerns in writing to be presented to the Town Board. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number (711 or 800-735-2962).

Publication Dates: June 14 and 21, 2024

See Attachments:

REZ 2024-01 + Sub 2024-01 Presentation

REZ 2024-01 Adams Creek Subdivision

SUB 2024-01 Wastewater Allocation

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtpleasantnc.org



G. Nicholas Herman herman@broughlawfirm.com
Robert E. Hornik, Jr. hornik@broughlawfirm.com
T.C. Morphis, Jr. morphis@broughlawfirm.com
Albert M. Benshoff benshoff@broughlawfirm.com
S. Ellis Hankins hankins@broughlawfirm.com
Kevin R. Hornik khornik@broughlawfirm.com
Brady N. Herman bherman@broughlawfirm.com
Lydia E. Lavelle lavelle@broughlawfirm.com

June 6, 2024

VIA E-MAIL TO: lapish@mtpleasantnc.us; holloway@mtpleasantnc.us,
burris@mtpleasantnc.us; schueneman@mtpleasantnc.us and IN-PERSON DELIVERY TO:
Mayor Tony Lapish, Town Manager Randy Holloway, Erin S. Burris, AICP, Assistant Town
Manager Erin S. Burris; Amy Schueneman, CMC, Town Clerk
Town Hall
P.O. Box 787
Mount Pleasant, NC 28124

TRK
6/10/24

RE: Rezoning of Tim Seagraves property, Walker Road from RL to RM CZ

Dear Mayor Lapish, Manager Holloway, Assistant Town Manager Burris, Town Clerk
Schueneman:

I represent Mr. Tim Seagraves. I apologize for missing the public hearing on May 13. I had an
unavoidable conflict. I had a Village Council meeting in Clemmons, NC where I am the Village
Attorney.

I respectfully ask for an opportunity to address the Board of Commissioners on June 24, along
with some citizens and property owners who support the project. John Scarbrough tells me that
the public hearing is closed.

The Board of Commissioners could hold another public hearing if it is properly advertised as
required by N.C. General Statute §160D-601 and Town ordinance. Legal advertisements cost
money. Tim Seagraves offers to pay for the cost of advertising or pay a second rezoning fee,
whichever you choose. There is just enough time to advertise for a second public hearing. The
Commissioners could, if they wished, discuss this request on June 10.

I have also discussed this request with John Scarbrough.

Please contact me if you have any questions or comments.

Sincerely,


Albert Benshoff

cc: John Scarbrough, Tim Seagraves



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Notice of Public Hearing

Notice is hereby given that the Proposed Budget for Fiscal Year 2024-2025 for the Town of Mount Pleasant has been submitted to the Town Board. A Public Hearing on the Proposed Budget will be held in the Commissioner's Room on Monday, June 24, 2024 at 6:00 P.M.

The Proposed Budget will be available for inspection on weekdays at Town Hall between the hours of 8:00 A.M. and 4:30 P.M. The amended Fees & Charges Schedule will also be available and include an increase in subdivision review fees to comply with 160D-185.

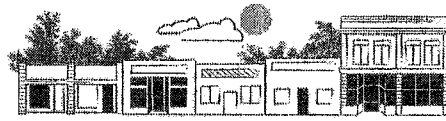
All people are invited to attend and speak at this public hearing. Please call Town Hall at (704) 436-9800 if you have any questions or if you need special accommodations for the meeting.

Publication Date: June 14, 2024

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtpleasantnc.org



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Public Hearing Agenda Item:

Consider approving the proposed budget, budget ordinance, Fees & Charges Schedule and implementation of Pay Study Classification Scale for Fiscal year 2024-2025.

Narrative:

The total proposed budget for the Town of Mount Pleasant for Fiscal Year 2024-2025 is balanced with revenues and expenditures of \$4,509,523 with a recommended municipal tax rate of \$0.39 per 100 dollars of valuation and a rural fire district tax rate of \$0.11 per 100 dollars of valuation, a \$0.50 water base rate increase and \$0.25 per tier level for water usage over 2,000 gallons per month, a \$3 increase to sewer base rate customers and flat-rate sewer customers with the addition of a tiered system to sewer usage over 2,000 gallons, and \$0.25 increase to waste disposal fee (formerly Recycling Fee). The budget also includes the implementation of the Pay Study recommendations according to the Classification Scale as of July 2024 provided by Piedmont Triad Regional Council.

Cost adjustments were made to the development review fees to cover the costs of engineering review and inspections.

The complete FY2024-2025 Budget, updated Fee & Charges Schedule, Classification Scale as of July 2024, and Budget Ordinance are included in the agenda packet.

Recommendation:

1. Motion to approve the Classification Scale as of July 2024 as recommended by the Pay Study.
2. Motion to approve the presented Budget for Fiscal Year 2024-2025 at a tax rate of 36 cents per one hundred dollars and the Fees & Charges Schedule.
3. Motion to approve the Budget Ordinance for Fiscal Year 2024-2025.

See attachments:

FY 24/25 Budget

Fees + Charges Schedule

Classification Scale as of July 2024-(next page)

Budget Ordinance

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtpleasantnc.org

Classification Scale as of July 2024

GRADE	CLASSIFICATION	FLSA	MINIMUM	MAXIMUM
9			31,200	46,800
10	Customer Service Specialist / Clerk to Planning Board		32,760	49,140
11			34,398	51,597
12	Water Treatment Plant Operator		36,118	54,177
13			37,924	56,886
14	Field Operations Leader		39,820	59,730
15	Code Enforcement Officer, Utility Mechanic		41,811	62,716
16	Senior Field Operations Leader		43,902	65,852
17		E	46,097	69,145
18	Public Works Supervisor	E	48,401	72,602
19		E	50,822	76,232
20		E	53,363	80,044
21	Water Treatment Plant Manager	E	56,031	84,046
22	Assistant Fire Chief(s)	E	58,832	88,248
23	Finance Officer/Town Clerk, Deputy Fire Chief, Office Manager		61,774	92,661
24	Planning & Economic Development Director	E	64,863	97,294
25	Assistant Town Manager, Fire Chief, Public Works Director	E	68,106	102,159
26		E	71,511	107,266
27		E	75,087	112,630
28		E	78,841	118,261
29		E	82,783	124,174
30		E	86,922	130,383
31		E	91,268	136,902
32	Town Manager	E	95,832	143,747

E = Exempt from the Wage and Hour Provisions of the Fair Labor Standards Act (FLSA)



MOUNT PLEASANT

EST. 1859

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 meeting with the engineers from Wooten & Associates this week.

Recommendation:

Information only

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtpleasantnc.org



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Agenda Item:

Consider allowing the Town Manager to approve Year End Budget Amendments for FY2023-2024 for auditing purposes.

Narrative:

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

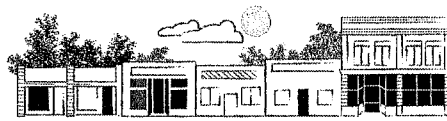
Recommendation:

Motion to allow the Town Manager to approve Year End Budget Amendments for FY2023-2024 for auditing purposes.

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtpleasantnc.org



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Agenda Item:

Consider appointing/reappointing a person to fill the ABC Board position with a three year term that will expire on June 30, 2027.

Narrative:

Effective June 30, 2024, the ABC Board will have one position with expired terms currently held by Eric Boulware.

Three people have applied for the position:

Eric Boulware (property owner inside Town limits)

Gordon David Preddy (ETJ resident)

Terrie Reece (property owner inside Town limits and ETJ)

Recommendation:

Motion to appoint _____ to fill the ABC Board position for a three-year term ending June 30, 2027.

Letters from ABC Board members included
ABC Board Applications included

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtpleasantnc.org

Mount Pleasant

North Carolina

Founded in 1848

Application for Appointment to Town of Mount Pleasant Boards

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

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

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: ERIC GORDON BOULWARE

Home Street Address: 8889 E. FRANKLIN STREET

Mailing Address (if different): _____

Telephone: Home: _____ Cell: (704) 390-3551

Email Address: eric.boulware@yahoo.com

Occupation: CHARLOTTE-MECKLENBURG POLICE DETECTIVE (RETIRED)

Employer: CHARLOTTE-MECKLENBURG POLICE

How many hours per month can you devote to Board work?: WHATEVER IS NECESSARY

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

list): AVAILABLE

How long have you resided in Mount Pleasant?: LIVED ON AND OFF w/ MY GRANDMOTHER

Educational Background: B.S. CRIMINAL JUSTICE - SOUTH CAROLINA STATE UNIVERSITY - 1988

Business and Civic Experience: PAL BEA SIGMA FRATERNITY
PRINCE HALL MASON, 3RD DEGREE MASON, PRINCE HALL SHRINER

Areas of Interest/Skills: _____

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

NO

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

NO

References

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

Names and Phone Numbers:

1. _____
2. _____
3. _____

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

5-28-24
_____ Date

[Signature]
_____ Signature of the Applicant

For Office Use Only

Date Received: / /20 By: _____

Mount Pleasant

North Carolina

Founded in 1848

Application for Appointment to Town of Mount Pleasant Boards

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

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

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Gordon David Preddy

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

Mailing Address (if different): _____

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

Email Address: g.preddy@gordonfuneralhome.com

Occupation: Funeral Director

Employer: Gordon Funeral Home of Mt. Pleasant

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

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

How long have you resided in Mount Pleasant?: 34 Years

Educational Background: Mount Pleasant High Graduate 2008

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

Business and Civic Experience: Class A PGA Golf Professional for 6 years at various

golf clubs, Funeral Director at Gordon Funeral Home of MP, Golf coach of Men's and Women's golf teams at MPHS.

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

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

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

Have you ever served on a Board or Commission before? (list name of Board and dates):
No.

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

References

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

Names and Phone Numbers:

1. John Eury 704-467-4928

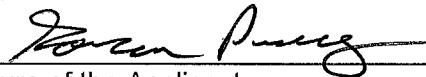
2. Brent Cloninger 704-467-0741

3. Lee Kluttz 704-791-3908

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

April 29, 2023

Date



Signature of the Applicant

For Office Use Only

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

Mount Pleasant

North Carolina

Founded in 1848

Application for Appointment to Town of Mount Pleasant Boards

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

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

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Terrie Reece

Home Street Address: 6309 Cress Rd, Concord, Own properties at 1625 Short St. & 1123 Pinecrest

Mailing Address (if different): _____

Telephone: Home: _____ Cell: 980-521-5033

Email Address: terriereece@yahoo.com

Occupation: Service Invoice Entry Clerk

Employer: WESTROCK COFFEE (S&D COFFEE)

How many hours per month can you devote to Board work?: 100 plus

Are you unavailable any days during the week for daytime or evening meetings? (please list): Mon. - Fri. 8am - 5:30pm

How long have you resided in Mount Pleasant?: lived at current resident since 1986

Educational Background: Mt. Pleasant High School Graduate

Business and Civic Experience: Provided land for Wildlife Refuse. Donations to underserved communities and help out the elderly.

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

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

6/17/2024


Mount Pleasant Town Board,

It is my pleasure to recommend Eric Boulware to be reappointed to the Mount Pleasant ABC Board. Having worked closely with Eric for 3+ years, he has also served as Vice-Chair and many other important roles for the Mount Pleasant ABC Board.

Please consider all applicates, but I am confident with the exceptional job, Eric has done and will continue to do.

Thank you for your time and consideration.

Steve McAllister



Mount Pleasant ABC Board

704-792-0875

Chairman

June 18, 2024

Dear Mount Pleasant Town Board,

I am Lisa Atwood, life-long Mount Pleasant resident. I have served on the Mount Pleasant ABC Board for over five years.

I am writing this in support with reappointing Eric Boulware to the Mount Pleasant ABC Board as he brings a unique perspective, air of professionalism, his manner, advice, and demeanor have served our board well over the years he has served. He has shared his past work experiences with us and assisted in making sound decisions, and as a retired police detective he has helped us in reviewing the importance of safety precautions and implementation of safety measures. Eric meets his all required responsibilities, he makes our meetings, if outside responsibilities or conflicts occur he will phone in whenever possible. Eric is punctual and professional.

I look forward to having Eric on the board for many more years.

Again, I respectfully recommend reappointing Eric Boulware on the Mount Pleasant ABC Board.

Alesia C. Atwood



alesia_atwood@atriumhealth.org

LEE KLUTTZ

Mt. Pleasant ABC
Board Member

CONTACT

PHONE:
704-436-9670 (Work)
704-791-3908 (Cell)

MAIL:
736 N. Main Street
Mt. Pleasant, NC 28124

EMAIL:
leekluttzbball@carolina.rr.com

Dear Mt. Pleasant Town Board Commissioners:

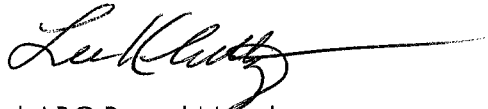
I have the privilege and honor of addressing you on behalf of Eric Boulware. He desires to be reappointed to the Mt. Pleasant ABC Board.

I have had the pleasure of working with Eric on the Board since he was originally appointed in 2021. He has demonstrated a work ethic that isn't often displayed by others. He is always prompt and in attendance for our meetings. His personal schedule is very demanding yet he never complains and always has a contagious positive attitude. Eric always carries himself in a polite and respectful manner as he interacts with our employees, other Board members, and customers. He demonstrates a clear ability to "read" a situation and react with compassion and confidence even when handling unpleasant/difficult circumstances. Eric is careful to gather information that is complete and accurate when making decisions ranging from staff supervision to customer interactions to policy implementation. He seems to enjoy "leading" and is never hesitant to take on new responsibilities as is demonstrated by his selection to serve as the current Vice-Chairman of the ABC Board. His past experience in law enforcement and his current position with the Mecklenburg ABC System provides Eric with tremendous knowledge and skills that our Board continuously finds helpful. In addition, he is also a person of great character. He is honest and uses his gift of "common sense" for the benefit of our store and the community of Mt. Pleasant.

Without hesitation, I endorse Eric Boulware as a wonderful candidate for reappointment to the Mt. Pleasant ABC Board. He is the type of person that has and will continue to positively represent our store and our town to others throughout the area. I hope that the elected Commissioners serving our town will agree and will offer Eric a second term. As we continue to progress to a new store location, I have no doubt that Eric's commitment and reappointment will help our store to flourish. If you have any additional questions that I can assist with, please don't hesitate to reach out to me.

Sincerely,

Lee Kluttz
Mt Pleasant ABC Board Member



Amy Schueneman

From: Mt Pleasant ABC Board <mpabc68@gmail.com>
Sent: Tuesday, June 18, 2024 8:31 AM
To: Amy Schueneman
Subject: Fwd: Mount Pleasant ABC recommendation - Eric Boulware

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

----- Forwarded message -----

From: **eesneedplumbing** <eesneedplumbingco@gmail.com>
Date: Mon, Jun 17, 2024 at 9:49 PM
Subject: Mount Pleasant ABC recommendation - Eric Boulware
To: Mt Pleasant ABC Board <mpabc68@gmail.com>

Dear Mount Pleasant Town Board,

I highly recommend Eric Boulware for a position on the ABC Board. I have had the pleasure of working closely with Eric for the past several years on the ABC Board, where he has consistently demonstrated exceptional leadership and dedication.

Eric's extensive experience in the field and expertise in law enforcement make him an ideal candidate for the ABC Board. His strong analytical and strategic thinking abilities enable him to effectively evaluate complex situations and make well-informed decisions. Eric's excellent communication skills and ability to build relationships have been invaluable in fostering positive team exercises.

I have no doubt that Eric will bring valuable insights, leadership, and dedication to the ABC Board. His exceptional skills, strong work ethic, and passion for community service make him an outstanding candidate.

Thank you for considering Eric Boulware's application. If you require any further information, please do not hesitate to contact me.

Sincerely,

Gene Sneed
Board Member

On Jun 17, 2024, at 12:59 PM, Mt Pleasant ABC Board <mpabc68@gmail.com> wrote:



Agenda item:

Consider appointing/reappointing one position to the Planning & Zoning Board with a term that will expire on June 30, 2027.

Narrative:

As requested by the Board at the May 13th Town Board meeting, notice was posted for the position on the Planning and Zoning Board expiring on June 30, 2024. The position is currently being held by Rick Burleson.

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

Rick Burleson
Roy Keene

The term will be for 3 years effective July 1, 2024 to June 30, 2027.

Recommendations:

Motion to appoint/reappoint _____ to Planning & Zoning Board with a 3-year term ending June 30, 2027.

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtpleasantnc.org

Mount Pleasant

North Carolina

Founded in 1848

Application for Appointment to Town of Mount Pleasant Boards

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

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

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Richard D Burleyson

Home Street Address: 8440 E Franklin St, Mount Pleasant, NC 28124

Mailing Address (if different): _____

Telephone: Home: _____ Cell: 704-807-8886

Email Address: rburleyson@windstream.net

Occupation: retired

Employer: Duke Energy Corporation

How many hours per month can you devote to Board work?: 6

Are you unavailable any days during the week for daytime or evening meetings? (please list): none

How long have you resided in Mount Pleasant?: 36 years

Educational Background: BS Management Information Systems Pfeiffer University, Charlotte

Business and Civic Experience: Currently a member of Mount Pleasant Planning & Zoning

Currently a member of Cabarrus County Library Board of Trustees

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

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

Former member of Town of Mount Pleasant Board of Commissioners

Areas of Interest/Skills: I have served on the planning board for several years and believe I offer thoughtful and careful evaluation to the cases brought before the board to make decisions in the best interest of the town.

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

Mount Pleasant Planning & Zoning - present

Mount Pleasant Board of Commissioners - in the 2010s?

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

References

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

Names and Phone Numbers:

1. Randy Holloway - 704-436-9803

2. Erin Burris - 704-436-9803

3. Marcia Morris - 704-425-3774

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

05/20/2024

Date

Richard D Burleyson

Signature of the Applicant

For Office Use Only

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

Mount Pleasant

North Carolina

Founded in 1848

Application for Appointment to Town of Mount Pleasant Boards

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

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

Town Board of Commissioners (by election only)

ABC Board Planning & Zoning Board

Name: Roy Keene

Home Street Address: 8865 Erbach Lane

Mailing Address (if different): _____

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

Email Address: roygkeene@gmail.com

Occupation: Engineering Technician III

Employer: NCDOT

How many hours per month can you devote to Board work?: 20+

Are you unavailable any days during the week for daytime or evening meetings? (please list): M-F until 2:30pm

How long have you resided in Mount Pleasant?: 4 years

Educational Background: Communications and Sociology Major

Business and Civic Experience: State employee whose clients are the taxpayers of North Carolina and the construction companies within Division 9. Working with both to

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

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

make sure projects and tasks are completed.

Areas of Interest/Skills: Representing the average citizens of Mount Pleasant and
making sure they have a voice. As well as understanding the area of Mount Pleasant and
what would be a good fit.

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

No, but have tried twice before to serve.

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

References

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

Names and Phone Numbers:

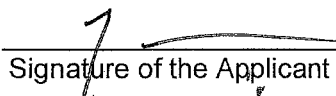
1. Maureen Collins 954-309-3521

2. Brian Boucher 954-288-1366

3. Melissa Lemmon 704-791-4136

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

5/16/24
Date


Signature of the Applicant

For Office Use Only

Date Received: / /20 By: