

# Mount Pleasant

North Carolina

*Founded in 1848*

**Town of Mt. Pleasant  
Regular Board Meeting  
Monday, May 8, 2023**

**6:00 PM- Town Hall Commissioners Room**

Call to Order- Mayor Del Eudy  
Invocation- Pastor Nick Newman of Propel Church  
Pledge of Allegiance- Mayor Del Eudy

Oath of Office for Steven Dixon

*(Filling vacant seat left by former Commissioner Jim Sells. Term ending November 2023)*

**1. Public Forum**

*(Please limit comments to 3 minutes or less)*

**2. Conflict of Interest**

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

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

**3. Approve Agenda (Pages 1-2)**

**4. Consent Agenda (Pages 3-28)**

- A. Minutes April 10, 2023 (pages 3- 7)
- B. Minutes April 10, 2023 for Economic Development Workshop (pages 8-10)
- C. Budget Amendment #14 Coding Corrections for Audit (page 11)
- D. Capital Project Ordinance for Lower Adams Creek Sewer Project #SRP-W-ARP-0081 *approved by email on April 26, 2023.* (page 12)
- E. Capital Project Ordinance for Water Distribution Improvements Project #SRP-W-ARP-0082 *approved by email on April 26, 2023.* (page 13)
- F. For the June 12<sup>th</sup> Board Meeting: Consider appointing/reappointing two positions to the Planning & Zoning Board with a term that expires on June 30, 2026. (pages 14-28)

**5. Staff Reports (Pages 29-50)**

- A. Town Manager-Randy Holloway (page 29)
- B. Town Asst. Manager-Crystal Smith (page 30)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 31-34)
- D. Planning & Economic Development Director - Erin Burris (pages 35-38)
- E. Code Enforcement/Grant Writer- Jim Sells (pages 39-42)
- F. Public Works- Daniel Crowell (page 43)
- G. Cabarrus Co. Sheriff's Dept. Report (pages 44-49)
- H. Fire Department-Dustin Sneed (page 50)

**6. Public Hearings (separate attachment)**

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

**Website: [www.mtpleasantnc.org](http://www.mtpleasantnc.org) Email: [townhall@mtpleasantnc.us](mailto:townhall@mtpleasantnc.us)**

**A. Amendments to Town of Mount Pleasant Code of Ordinances Part 8: Nuisances and Offenses** (Continued since Nov. 14<sup>th</sup> meeting-no attachments for this item)

Public hearing regarding proposed amendments to Code of Ordinances Part 8 to include form of government updates, enforcement provisions, disorderly conduct, animals, abandoned and junk vehicles, public nuisances, public facilities, noise ordinance, and general offenses.

**7. Old Business** (Pages 51-56)

A. TABLED from April 10th: Consider appointing an ABC Board member to fill the empty seat vacated by Rick Lambert who resigned on 4/1/23. (pages 51-55)

B. TABLED from April 10th: Jonathan & Aurelia Helms would like to address the Board concerning the tap fees for their new home at 1576 S. Main St. (page 56)

**8. New Business** (Pages 57-61)

A. Consider the Town Manager's budget message, Fees & Charges Schedule, and proposed budget for Fiscal Year 2023/2024. (pages 57-60)

B. Consider receiving a report from Town Staff on future sewer allocations from the Water and Sewer Authority of Cabarrus County. (page 61)

**9. Adjournment**

*All agenda items and attachments are considered public record.  
If you would like to obtain or view copies of the attachments or minutes from the Board's meetings, please contact Town Hall Monday-Friday 8:00am-4:30pm.*

*Hard copies are \$.10 per page.*

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

# Mount Pleasant

North Carolina

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**Town of Mt. Pleasant  
Board of Commissioners  
Town Board Meeting Minutes  
Monday, April 10, 2023 at 6:00 P.M.**

**Attendance:** Mayor Del Eudy  
Mayor Pro-Tem/Commissioner Lori Furr  
Commissioner Chris Carter  
Commissioner William Meadows  
Commissioner Justin Simpson  
Vacant Seat  
Town Administrator Randy Holloway  
Town Attorney John Scarbrough  
Town Clerk Amy Schueneman

**Also Present:** Erin Burris, Crystal Smith, Jim Sells, Darrell Layton, Deputy CA Camille, Ally Schueneman, Steven Dixon, Jerod Brown with Granite Sky, Deputy Arin Price, Captain Tessa Burchett, Jonathan & Aurelia Helms, Casey Honeycutt, Christina Lewis, Candace Williams, Karsten Granja, Robert Freeman II, Brian & Rita Gilmore and one unknown.

### **CALL TO ORDER**

Mayor Eudy called the meeting to order.

### **INVOCATION**

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

### **PLEDGE OF ALLEGIANCE**

Mayor Eudy led the Pledge of Allegiance.

#### **1. Public Forum**

No one spoke.

#### **2. Conflict of Interest**

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

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

No one had a conflict.

#### **3. Approve Agenda**

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

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#### **4. Consent Agenda**

- A. Minutes March 13, 2023
- B. Minutes for Budget Workshop March 18, 2023
- C. Consider approving a renovation to the former American Legion building on 1364 N Washington St.
- D. Consider approving the FINAL Amended Grant Project Ordinance for the ARP funds used to supplant Water & Sewer salaries and benefits.
- E. Contract with Eddie Carrick, CPA, PC for FY22/23 audit

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

#### **5. Staff Reports**

- A. Town Manager-Randy Holloway
- B. Town Asst. Manager-Crystal Smith
- C. Town Clerk/Finance Officer - Amy Schueneman
- D. Planning & Economic Development Director - Erin Burris  
Ms. Burris wanted to call a few things to the Boards attention:
  - 1. WSACC is beginning to discuss future sewer capacity and how that will be allocated when the plant expansion is done in 2024. The number they are looking at is based on historic usage.
  - 2. The mural (side of 1476 S. Main St.) is expected to be completed by the end of April.
  - 3. Next month, there will be a series of Resolutions regarding the State Transportation Improvement Program called P7.0 which is a prioritization process. This will be for pedestrian and street improvements that would be in the State system. The State would score the projects and decide what point, if any, it would be included in the State Transportation Program.
- E. Public Works- Daniel Crowell
- F. Cabarrus Co. Sheriff's Dept. Report
- G. Fire Dept. -Dustin Sneed (report printed and placed at each seat)

#### **6. Presentation by Granite Sky concerning Logo Implementation Plan**

Jerod Brown from Granite Sky asked the Board for guidance on how to roll out the new logo. The first phase of the Implementation Plan that is part of the contract with the Town involves brand standards, website, internal general use forms and documents, branding package for business cards and utility bills. There are two additional phases listed that are not contracted at this time. Typically, in a Branding Project Granite Sky recommends that the website and majority of the pieces of the brand are ready to go before the brand is launched. He asked the Board for directions in order to move forward.

Commissioner Simpson stated that he would prefer to see all the pieces ready to go at one time and Commissioner Furr agreed with his statement.

Mayor Eudy agreed to do everything at one time.

The timeline for everything to be done for phase one is realistically 12-16 weeks.

Randy Holloway stated the only time sensitive item is the sign in front of the Fire Department. The fire station project should be complete in late July or early August. The signage out there may have to be a little flexible. The power and plant strip is ready.

Mr. Brown discussed this with the signage company and there are ways to install the sign and add the logo later.

## **7. Public Hearings**

### **A. Amendments to Town of Mount Pleasant Code of Ordinances Part 8: Nuisances and Offenses**

Erin Burris informed the Board that Part 8 is still being reviewed by the Cabarrus County Sheriff's Department and District Attorneys office. Hopefully, it will be able to be finalized in May.

A motion to continue the Public Hearing until the May 8th meeting was made by Commissioner Simpson with a second by Commissioner Carter. All Board Members were in favor. (4-0)

## **8. Old Business**

### **A. Consider the applications submitted for the Town Board seat vacated by Jim Sells on March 14<sup>th</sup>.**

Three applications were received for the vacancy: Steven Dixon, Roy Keene, and Liz Poole.

A motion to appoint Mr. Steven Dixon to the Town Board was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0)

Mr. Dixon will take the oath of office in May.

## **9. New Business**

### **A. Consider approving a contract with Wooten Engineering to design and manage the construction of a new 6" water line on Park Drive in the amount of \$27,600.**

Randy Holloway asked the Board to do a contract with Wooten Engineering to design a 6" water line from the back of the Fire Station to Washington St. Staff realized when working on the Park Project that all the lines that hook the Senior Center and concession stand/ restroom to the line are all old galvanized lines. Rather than trying to run all the way back to the hydrant, staff would like to run the line to Washington St. He requested Wooten Engineering to design the line. The Town has several different funding sources for the line which is estimated at \$150,000-\$200,000 range.

A motion to approve the contract with Wooten Engineering in the amount of \$27,600 and Budget Amendment #13 water/sewer fund balance for engineering was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0)

### **B. Consider Setting Filing Fees for the 2023 November Election.**

Amy Schueneman stated that previously the filing fee has been \$25, and the Board of Elections wants to know if the Board would like to continue with that amount or change it.

The Board did not see any reason to change the amount of the filing fee for November's election.

A motion to leave the filing fee at \$25 was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (4-0)

**C. Jonathan & Aurelia Helms would like to address the Board concerning the tap fees for their new home at 1576 S. Main St.**

Randy Holloway stated that he had a request from Jonathan and Aurelia Helms which is building a new house at 1576 S. Main St.. In 2022 the Board adopted in the Fee Schedule that if a water or sewer connection in a DOT maintained road that the Town would not do it and have the property owner hire a contractor to come in and deal with it, primarily due to the cost and dealing with DOT. In front of their new home, there was a connection that was put in many years ago and an old, dilapidated house there that the Town could not look back and find the last use of service. About 6 years ago there was a serious leak on S. Main St. Public Works went and dug down, capped the service and put the road back in service. There was no one to put a service to so they did not shoot a new line under the road. The Helms family got an initial quote of \$8,000 to put the service in place. A couple of weeks ago they spoke again, and the itemized quote was for \$16,000. Mr. Holloway is not asking the Board for a decision tonight because he needs a little bit more time to process the situation.

Mr. Helms greeted the Board and addressed the agenda verbiage. First, the reason they are here tonight. They understand the tap fee and moved forward with the Town's process. Casey Honeycutt, Quicksilver Builders, initiated contact with Mr. Garrow, a Town approved utility contractor for taps, and he worked with the Town to proceed. The issue is what Mr. Garrow found when he began the process. Referencing back to the agenda, "the water tap to 1576 which once existed, no longer exists." The pipe had been weld shut where the pipe had been. Secondly, "approximately 5 + years ago, the old water tap for the dilapidated home began leaking underneath South Main St., and Public Works did the emergency repair." The emergency repair went with no notice to the property owner at that time. Ms. Tremley said she did not receive any contact at all. When Mr. Helms called Ms. Tremley she had no idea how they had got to this situation. The real fix should have been to repair the tap and reestablish service. Next, "the old line to the decaying home was abandoned, and a new line was not put into service since it was considered a vacant lot." The old home on Ms. Tremley's lot had taxes paid on it and still part of the Town. Ms. Tremley could have occupied the home at any time and would have needed water. Would she have had to pay for the tap again? It is \$16,000 to replace. Somehow it has become our expense to bear. He is asking the Town to repair the tap.

Mr. Holloway would like to come up with a solution and asked to address it again in May. If the Town was doing the same repair today, a new line would be shot under the road for future use. The tap fee would still have to be paid but the road closure would be on us.

Mayor Eudy stated that 5-6 years ago was two Public Works Directors ago.

It was an emergency and there was no record of the work order. The former Public Works Director should have discussed it with Mr. Holloway, but did not. The house was vacant for many years, late 90's. The record is so old it is not in the computer base. When the Town brings the new lines down, a tap will be set up to all vacant lots to prevent having to dig up the roads to install it at a later date. The tap needs to be done by the end of June.

No motion was made. It will be addressed again at the May 8<sup>th</sup> meeting.

**D. Consider appointing an ABC Board member to fill the empty seat vacated by Rick Lambert who resigned on 4/1/2023.**

Mayor Eudy stated that the ABC Board positions were originally advertised to accept applications until May 1<sup>st</sup>. To appoint someone now before the deadline is not giving other applicants a chance.

The Board decided to table the discussion until May 8<sup>th</sup>.

**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. (4-0)

By our signatures, the following minutes were approved as submitted on Monday, May 8, 2023 in the Regular Meeting.

\_\_\_\_\_  
**Town Clerk Amy Schueneman**

\_\_\_\_\_  
**Mayor W. Del Eudy**

SEAL

# Mount Pleasant

North Carolina

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**Town of Mt. Pleasant  
Board of Commissioners  
Economic Development Workshop Minutes  
Monday, April 10, 2023 3:00-6:00 P.M.**

**Attendance:** Mayor Del Eudy  
Mayor Pro-Tem/Commissioner Lori Furr  
Commissioner Chris Carter (absent)  
Commissioner William Meadows  
Commissioner Justin Simpson  
Vacant Seat  
Town Administrator Randy Holloway  
Town Attorney John Scarbrough (absent, attendance not required)  
Town Clerk Amy Schueneman

**Also Present:** Crystal Morphis from Creative Economic Development Consulting, LLC, Jeremy Johnson from Cabarrus County EDC, Erin Burris, Crystal Smith, and Darrell Layton.

Crystal Morphis introduced herself and reviewed the agenda. She then reviewed the PowerPoint presentation on the Trends of Economic Development followed by the Cabarrus Economic Development Strategic Plan. Then, Ms. Morphis divided everyone into two groups to brainstorm ideas for the Town of Mount Pleasant.

Ideas listed by the 7 areas are as follows:

1. Development of Business and Industrial Sites, Parks, and Buildings
  - Distillery site uses
  - ID best industrial land
  - Site inventory & management
  - Connect A,B,C Streets with N. Washington
  - Blueberry & Hwy 73 commercial area
  - Cold Springs and Hwy 49 industrial site
  - Foil property mixed use extend towns streets
  - Lion's Club/Senior Center modernize
  - Rezone Property in Comp Plan
  
2. Infrastructure
  - Other transportation
  - Expand & replace sidewalks
  - Cell towers/water tank
  - Recruit high speed internet/broadband
  - Update water treatment facilities and appearance
  - Sewer at Allman Extension
  - Atlas be gone
  - Improve w/s infrastructure
  - Sewer capacity

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### 3. Downtown Development and Redevelopment

- Extend footprint
- Entertainment venue/theater
- Connect to town park
- Parking-need more
- Streetscape improvements
- Landscaping/beautific
- Food truck nights
- Develop "grave lot"-business/housing
- Districts with themes

### 4. Marketing to Businesses, People, and Tourists

- Investor packages/incentives
- YouTube for advertising/Social Media
- Museum Partnership/historic tour app
- List of all to market
- Continue branding
- Future housing variety

### 5. Revitalizing Specific Areas of Town

- ABC Streets/East Franklin-help businesses/Tuscarora Mill
- Redo old church (First Congregational Church)
- Fisher Earnhardt-building redevelop
- Allman Extension Triangle

### 6. Business Retention, Expansion, and Startup

- Distillery expansion
- MP Small Merchants Association
- Business incubator
- Shared office space (Senior Center & Lions Club space)
- Increase façade grants & murals
- Daycares

### 7. Amenity Development

- Thread Trail connect & Gold Rush
- St. Stephens Park Trail
- Increase playground at Town Hall
- Family night activities
- Arts & Culture
- Entertainment venues
- Library/senior programming
- Child care

The Top needs as identified by the Board and Staff were: Blueberry & Hwy 73 commercial area, Foil property mixed use extend towns streets, Expand & replace sidewalks, ABC Streets/East Franklin-help businesses/Tuscarora Mill, and Entertainment venues.

Scheduling when to start working on these projects was discussed and tentatively scheduled:

- FY 24: Sidewalks, Blueberry & Hwy 73 commercial area, and Entertainment-stage pad and theater.
- FY25: Foil property and ABC/East Franklin

Ms. Morphis will be getting back to the Town with potential next steps to implement these ideas.

By our signatures, the following minutes were approved as submitted on Monday, May 8, 2023 in the Regular Meeting.

\_\_\_\_\_  
**Town Clerk Amy Schueneman**

\_\_\_\_\_  
**Mayor W. Del Eudy**

SEAL

TOWN OF MOUNT PLEASANT

<b>#14 Coding Corrections for Audit</b>					
<b>Revenue Adjustments</b>					
<b>Account Number</b>	<b>Account Description</b>	<b>Current Budget</b>	<b>Decrease - Debit</b>	<b>Increase - Credit</b>	<b>Revised Amount</b>
21-3025-900	Loan Proceeds	\$ 278,816.00	\$ 139,908.00	\$ -	138,908.00
11-3061-920	Arts Council Grant	\$ -	\$ -	\$ 7,000.00	7,000.00
11-3061-923	ESHPP Grant	\$ -	\$ -	\$ 24,000.00	24,000.00
11-3034-910	FEMA Grant	\$ 24,000.00	\$ 24,000.00	\$ -	-
21-3061-923	ESHPP Grant	\$ -	\$ -	\$ 65,000.00	65,000.00
21-3090-902	FEMA-Reimbursements	\$ 65,000.00	\$ 65,000.00	\$ -	-
11-3061-900	Investment Earnings	\$ 2,000.00		\$ 15,000.00	17,000.00
21-3092-910	Insurance proceeds	\$ -		\$ 12,890.82	12,890.82
<b>Expenditure Adjustments</b>					
<b>Account Number</b>	<b>Account Description</b>	<b>Current Budget</b>	<b>Increase - Debit</b>	<b>Decrease - Credit</b>	<b>Revised Amount</b>
21-4035-740	Capital Outlay-Vehicle & Equip	\$ 298,816.00		\$139,908.00	158,908.00
11-4019-466	Façade Improvement & Mural Program	\$ 10,000.00	\$ 7,000.00	\$ -	17,000.00
21-4034-430	Maint& Repair-Hydrants	\$ 10,000.00	\$ 12,090.82	\$ -	22,090.82
11-4071-002	Fire Truck SMEAL Principal	\$ 34,670.00	\$ -	\$ 1,060.00	33,610.00
11-4072-002	Fire Truck SMEAL Interest	\$ 13,450.00	\$ 1,060.00	\$ -	14,510.00
11-4071-007	Mun Complex & Park Principal	\$ 31,000.00	\$ 15,000.00	\$ -	46,000.00
11-4071-005	Ford 450 w/ crane Principal	\$ 5,000.00	\$ -	\$ 2,197.00	2,803.00
11-4072-005	Ford 450 w/crane Interest	\$ 1,500.00	\$ 74.00	\$ -	1,574.00
11-4072-007	Mun Complex & Park INTEREST	\$ 20,000.00	\$ 3,462.00	\$ -	23,462.00
11-4072-004	Public Works Facility Interest	\$ 2,344.00	\$ -	\$ 1,339.00	1,005.00
11-4022-730	FD Cap Res-Radio Replacemet	\$ 11,000.00	\$ -	\$ 11,000.00	-
11-4091-892	Transfer Out -Capital Reserve	\$ 110,000.00	\$ 11,000.00	\$ -	121,000.00
21-4037-430	Maint & Repair Bldg -Plant	\$ 2,000.00	\$ 800.00	\$ -	2,800.00
		\$ -	\$ -	\$ -	-
<b>Totals</b>		<b>\$919,596.00</b>	<b>\$279,394.82</b>	<b>\$279,394.82</b>	<b>\$709,561.64</b>
<b>#14 Coding Corrections for Audit</b>					
Prepared by: Amy Schueneman Date: 5/8/2023 Approved by: _____					
Posted by: Amy Schueneman Date: _____					

# Mount Pleasant

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## Capital Project Ordinance for Lower Adams Creek Sewer Project No. SRP-W-ARP-0081

BE IT ORDAINED by the Governing Board of the Town of Mount Pleasant, North Carolina, that, pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION 1. The project authorized is Lower Adams Creek Sewer Capital Project. This project will be financed by an American Rescue Plan (ARP) funding from the State Fiscal Recovery Fund established in S.L. 2021-180 which the Town Board accepted on June 13, 2022.

SECTION 2. The Town Staff are hereby directed to proceed with the capital project within the terms of the grant documents, and the budget contained herein.

SECTION 3. The following amounts are an estimate for the project:

Construction Costs	\$4,275,000
Engineering	\$ 682,000
Contingencies	\$ 428,000
Administration Costs	\$ 90,000
<b>TOTAL</b>	<b>\$5,475,000</b>

SECTION 4. The following revenues are anticipated to be available to complete this project:

State Fiscal Recovery Fund/ARP (part of 1<sup>st</sup> allotment of \$8 million)      \$5,475,000

SECTION 5. The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient, specific detailed accounting records to satisfy the requirements of the state grants.

SECTION 6. Funds may be advanced from the Water/Sewer Fund for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner.

SECTION 7. The Finance Officer is directed to report, on a quarterly basis, on the financial status of the project and on the total grant revenues received or claimed.


SECTION 8. The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this board.

**Adopted this 26th day of April, 2023**

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Mount Pleasant that we do hereby approve the Capital Project Ordinance for Lower Adams Creek Sewer Capital Project.

  
W. Del Eudy, Mayor



Attest:   
Amy Schueneman, Town Clerk

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

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# Mount Pleasant

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## Capital Project Ordinance for Water Distribution Improvements Project No. SRP-W-ARP-0082

BE IT ORDAINED by the Governing Board of the Town of Mount Pleasant, North Carolina, that, pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION 1. The project authorized is Water Distribution Improvements Capital Project. This project will be financed by an American Rescue Plan (ARP) funding from the State Fiscal Recovery Fund established in S.L. 2021-180 which the Town Board accepted on June 13, 2022.

SECTION 2. The Town Staff are hereby directed to proceed with the capital project within the terms of the grant documents, and the budget contained herein.

SECTION 3. The following amounts are an estimate for the project:

Construction Costs	\$6,580,000
Engineering	\$ 710,000
Administration Costs	\$ 35,000
<b>TOTAL</b>	<b>\$7,325,000</b>

SECTION 4. The following revenues are anticipated to be available to complete this project:

State Fiscal Recovery Fund/ARP (remainder of 1 <sup>st</sup> allotment of \$8 million)	\$2,525,000
State Fiscal Recovery Fund/ARP (2 <sup>nd</sup> allotment of \$4,811,000)	\$4,800,000
<b>TOTAL</b>	<b>\$7,325,000</b>

SECTION 5. The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient, specific detailed accounting records to satisfy the requirements of the state grants.

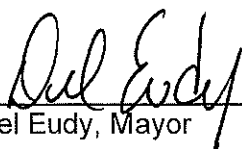
SECTION 6. Funds may be advanced from the Water/Sewer Fund for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner.

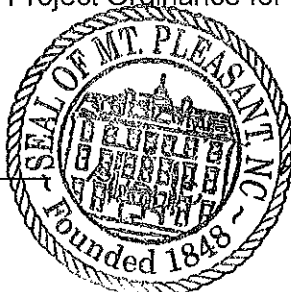
SECTION 7. The Finance Officer is directed to report, on a quarterly basis, on the financial status of the project and on the total grant revenues received or claimed.


SECTION 8. The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this board.

**Adopted this 26th day of April, 2023**

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Mount Pleasant that we do hereby approve the Capital Project Ordinance for Water Distribution Improvements Capital Project.

  
W. Del Eudy, Mayor



Attest:   
Amy Schueneman, Town Clerk

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**This Agenda Item is for the June 12<sup>th</sup> Board Meeting.**

**Agenda item:**

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

**Narrative:**

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

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

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

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

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

**Recommendations:**

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

# Mount Pleasant

North Carolina

Founded in 1848

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

Town Board of Commissioners (by election only)

ABC Board  Planning & Zoning Board

Name: Kim Ashbaugh

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

Mailing Address (if different): \_\_\_\_\_

Telephone: Home: \_\_\_\_\_ Cell: 704.701.6798

Email Address: larsonsister1@yahoo.com

Occupation: Office Manager

Employer: Corvian Community School

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

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

list): M-F till 4pm

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

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

Business and Civic Experience: Office Manager - Corvian

Elementary School (current); MPMS PTSO (2022-2023 President  
Carolina Elementary School Improvement Committee (2019)  
2021-2022 VP

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

Website: [www.mtpleasantnc.org](http://www.mtpleasantnc.org) Email: [townhall@mtpleasantnc.us](mailto:townhall@mtpleasantnc.us)

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

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

MPMS PTSO : 2022-2023 President  
2021-2022 VP

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

#### References

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

Names and Phone Numbers:

1. Stacy Joxner - 661.309.7176
2. Jennifer Dozier - 704.791.4576
3. Riesha Garrido - 704.733.8749

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

4.30.23  
Date

Kim Ashbaugh  
Signature of the Applicant

For Office Use Only

Date Received: \_\_\_/\_\_\_/20\_\_\_ By: \_\_\_\_\_



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North Carolina

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

Town Board of Commissioners (by election only)

ABC Board  Planning & Zoning Board

Name: Shirley Freeman

Home Street Address: P.O. Box 371

Mailing Address (if different): \_\_\_\_\_

Telephone: Home: 704-436-6455 Cell: \_\_\_\_\_

Email Address: \_\_\_\_\_

Occupation: None

Employer: \_\_\_\_\_

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

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

How long have you resided in Mount Pleasant?: <sup>Since</sup> 1960

Educational Background: Finish High School

Business and Civic Experience: Volunteered at the Food Ministry.

\_\_\_\_\_

\_\_\_\_\_

Areas of Interest/Skills: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

since July, 2008

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

\_\_\_\_\_

\_\_\_\_\_

**References**

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

Names and Phone Numbers:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

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

Feb. 27, 2023  
Date

B. Shirley Freeman  
Signature of the Applicant

**For Office Use Only**

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

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

Town Board of Commissioners (by election only)

ABC Board     Planning & Zoning Board

Name: Kiesha Covert Garrido

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

Mailing Address (if different): \_\_\_\_\_

Telephone: Home: \_\_\_\_\_ Cell: 704-733-8749

Email Address: twinsmom08@yahoo.com

Occupation: RN

Employer: Atrium Health Cabarrus

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

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

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

Educational Background: Associate Degree Nursing

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

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Website: [www.mtpleasantnc.org](http://www.mtpleasantnc.org) Email: [townhall@mtpleasantnc.us](mailto:townhall@mtpleasantnc.us)

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

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

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

**References**

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

Names and Phone Numbers:

1. Harry Lassiter 980-248-9844

2. Michelle Hall 704-792-8580

3. Herchelle Smith 704-661-2583

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

4-3-23

Kiesha C. Garrido

Date

Signature of the Applicant

**For Office Use Only**

Date Received: \_\_\_/\_\_\_/20\_\_\_ By: \_\_\_\_\_

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

Town Board of Commissioners (by election only)

ABC Board  Planning & Zoning Board

Name: Sandra 'Deneen' Jones

Home Street Address: <sup>Property</sup> 9075 E Franklin St. Mt. Pleasant, NC

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

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

Email Address: DeneenJ@Live.com

Occupation: SSD

Employer: NA

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

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

list): unavail  
Tues & Thurs Morn. Thurs Night > unavail

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

Educational Background: MPHS Grad. Attended UNC-Charlotte

Other Management & Upper Mngmt positions

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

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

Director Prayer Center @ INSP (Indian Land)

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

**Town Board of Commissioners (by election only)**

**ABC Board**     **Planning & Zoning Board**

Name: Roy Keene

Home Street Address: 8865 Erbach Lane

Mailing Address (if different): \_\_\_\_\_

Telephone: Home: \_\_\_\_\_ Cell: 954-205-8762

Email Address: roygkeene@gmail.com

Occupation: Engineering Tech.

Employer: NC DOT

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

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

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

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

Educational Background: BA in Communications, BA in Sociology.

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

Areas of Interest/Skills: Communication, interpersonal skills,  
research.

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**

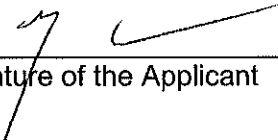
List three persons who are not related to you and who have definite knowledge of your qualifications and fitness for the position for which you are applying

Names and Phone Numbers:

1. Maureen Collins 954-309-3521
2. Christopher Malcovich 469-953-4508
3. Glenda Vaughn 704-913-9082

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).

3/21/23  
Date

  
Signature of the Applicant

**For Office Use Only**

Date Received: \_\_\_/\_\_\_/20\_\_\_ By: \_\_\_\_\_



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

Town Board of Commissioners (by election only)

ABC Board  Planning & Zoning Board

Name: Elizabeth "Liz" Poole

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

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

Telephone: Home: \_\_\_\_\_ Cell: 980-621-4628

Email Address: poole4mpnc@gmail.com

Occupation: CTE Coordinator

Employer: Cabarrus County Schools

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

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

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

Educational Background: UNC-CH Business Administration

Queens College - Charlotte Masters of Business Admin Various Continuing Ed

Business and Civic Experience: Previous Business Owner

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

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

Town Board of Commissioners (by election only)

ABC Board  Planning & Zoning Board

Name: Michael Steiner

Home Street Address: 8880 Oldenburg Dr Mt Pleasant NC

Mailing Address (if different): \_\_\_\_\_

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

Email Address: otrsteiner@gmail.com

Occupation: Field representative (semi-retired)

Employer: Modern Woodmen of America

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

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

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

Educational Background: some college

Business and Civic Experience: Gideons - several leadership positions

Manager - owner of a sales and service firm



## MEMORANDUM

To: Mayor and Town Board  
From: Randy Holloway, Town Manager  
Date: May 8, 2023  
RE: Manager's report for April 2023

Please find listed below an update / overview for the month of April 2023

- Continued to participate in construction meetings with Town Staff and contractors doing the work for the renovations to the Town Hall Park complex and the Fire Station.
- Continued working with Staff and LKC Engineering to finalize all permits, easements, etc. to hopefully go to bid on the USDA sewer projects in April.
- Continued working with the Creative Economic Development group about the future needs for industrial development in the Mount Pleasant area.
- Continued to participate in the Covid-19 Task Force meetings with local managers and Elected Officials.
- Continued working with Staff to prepare the FY-23/24 budget.
- Continued working with the general contractor doing the repairs to the barber shop building on West Franklin Street. This project is moving forward very quickly and looking great. The building was in extremely bad shape and is being repaired and updated as needed. Also working with this group on the future of the parking lot behind the barber shop and Buddy's Restaurant. Hope to have a recommendation to the Town Board by the June meeting on the future of this project.
- Helped prepare the RFQ for engineering services to map the water and sewer system for the Town based on the two grants we have received from the State.
- Met with the MP ABC Board to discuss some ongoing issues with their current location. I'm working with their Board and their Landlord to attempt to address these issues.
- Attended the quarterly Cabarrus County Summit.
- Met with LKC Engineering to receive the final report on the Downtown storm water study. Staff will give the Board and update on this project at a future Board meeting.
- Made a presentation to the Lion's Club about the various projects going on and the future projects in the planning process.

# Mount Pleasant

North Carolina

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## ASSISTANT TOWN MANAGER'S REPORT

*May 2023*

To: Mayor & Commissioners

From: Crystal Smith, Assistant Town Administrator

Subject: Monthly Activities for April 2023

- Attended monthly Town Board meeting
- Continued working with Granite Sky on Branding/Logo project
- Attended Monthly BCBS webinar
- Attended weekly Park Project construction meetings.
- 2023 Events Planning meeting with Melissa Lemmond, Amy Schueneman, & Jodi Stracham
- Continued work on Independence Celebration: Food Vendors, updating parade forms, writing sponsor letters, etc.
- Submitted Road Closure Request to DOT for Fall Festival
- Attended Cabarrus Summit
- Quarterly check-up with Auditor
- Staff working on 2023/2024 Budget Presentation/Memo
- Ribbon Cutting for Tuscarora Tap House, Saturday, April 29

Respectfully submitted,



Crystal Whitley Smith  
Assistant Town Manager

## FINANCIAL REPORT as of April 30, 2023

Cash Balances	General Fund	Powell Bill Bank Account	GF-Capital Reserve	Water/Sewer Fund	Capital Project Fire Station Add
First Bank-Checking	158,474.72	78,492.63		88,243.79	2,260,572.34
First Bank-Payroll Checking	92,552.90				
First Bank-General Fund Money Market	1,468,699.69				
First Bank- Retiree Insurance Money Market	20,414.55				
First Bank-W/S Money Market				1,106,367.85	
First Bank- USDA Capital Project Checking	40,515.94			132,723.74	
First Bank- ARP Special Reserve Fund	18,554.00				
First Bank-Façade Grant	6,305.15				
First Bank-Savings (Sidwalk Escrow)			56,657.67		
First Bank- Capital Reserve- Police Vehicles			61,939.97		
First Bank- Capital Reserve- FD Vehicles					
First Bank-FD Radio Capital Reserve	10,759.25				
First Bank-USDA Payment Reserve (formerly Manhole Repairs)				209,068.42	
First Bank- 42% Reserve	921,246.16				
First Bank- Infrastructure & Streets Cap Reserve	20,005.69				
First Bank- SCIF Funds from State	89,730.50				
First Bank-State Funded Sewer Cap Projects				28,151.33	
First Bank-State Funded Water Cap Projects	127,532.00			76,253.45	
First Bank- C/MAQ Capital Project	333,879.94				
First Bank-Mun Comp & Park Improvement Cap Project	876.73				
Uwharrie Bank Savings (Park Dev)				31,004.15	
Uwharrie Bank-Dredging (Savings)				1,352.11	
NC Capital Mgmt Trust-Debt Setoff Acct					
<b>Total Cash Balances</b>	<b>3,309,547.22</b>	<b>78,492.63</b>	<b>118,597.64</b>	<b>1,673,164.84</b>	<b>2,260,572.34</b>

	General Fund			
	APPROVED 2022-2023	MONTH TO DATE (Encumbered)	YEAR TO DATE	PERCENT
Revenues	2,970,910.00		2,460,342.52	83%
Expenditures	2,970,910.00	156,899.59	2,160,487.16	78%
			\$510,567.48	
			\$653,523.25	
			\$165,784.32	92%
			\$376,043.65	81%

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

	<u>CURRENT BUDGET</u>	<u>YTD ACTUAL</u>	<u>DIFFERENCE</u>
<b>GENERAL GOVERNMENT</b>			
Town Hall	81,500.00	71,497.31	10,002.69
Governing Body	40,399.00	22,546.35	17,852.65
Admin	579,974.00	493,724.11	86,249.89
Planning & Zoning	188,240.00	95,212.17	93,027.83
	890,113.00	682,979.94	207,133.06
<b>PUBLIC SAFETY</b>			
Law Enforcement	164,693.00	116,907.37	47,785.63
Fire Department	818,777.00	525,661.41	293,115.59
	983,470.00	642,568.78	340,901.22
<b>PUBLIC WORKS</b>			
Operations Center	46,300.00	34,051.23	12,248.77
Streets	339,116.00	205,687.73	133,428.27
Sanitation	148,500.00	98,996.98	49,503.02
Buildings & Grounds	80,550.00	54,483.62	26,066.38
	614,466.00	393,219.56	221,246.44
<b>CULTURE/REC</b>	72,615.00	31,960.32	40,654.68
<b>DEBT SERVICE</b>			
Debt Service Principal	223,191.00	218,932.71	4,258.29
Debt Service Interest	77,055.00	63,206.34	13,848.66
	300,246.00	282,139.05	18,106.95
<b>TOTAL</b>	<b>2,860,910.00</b>	<b>2,032,867.65</b>	<b>828,042.35</b>
<b>WATER/SEWER</b>			
Admin	394,073.00	228,599.46	165,473.54
Operations Center	30,350.00	18,947.56	11,402.44
Water	192,115.00	128,151.56	63,963.44
Sewer	679,702.00	268,061.02	411,640.98
Water Treatment Plant	478,121.00	423,301.98	54,819.02
	1,774,361.00	1,067,061.58	707,299.42
<b>DEBT SERVICE</b>			
Debt Service Principal	160,392.00	23,333.33	137,058.67
Debt Service Interest	17,561.00	4,182.37	13,378.63
	177,953.00	27,515.70	150,437.30
<b>TOTAL</b>	<b>1,952,314.00</b>	<b>1,122,092.98</b>	<b>830,221.02</b>
<b>COMBINED</b>	<b>4,813,224.00</b>	<b>3,154,960.63</b>	<b>1,658,263.37</b>



## Fire Dept. Capital Project

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

### Obligated

Liles Construction	Contract for Renovation	\$1,913,259.10
	<b>Amount Remaining</b>	<b>\$41,082.54</b>

## Municipal Complex & Park Improvement Project

Date	To/From	check #	Amount	Reason	Balance
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
1/22/2022	McGill Associates	1006	-1822.08	Inv. 21.01701-16566	\$1,093,137.75
1/23/2022	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
			\$202,185.40	Original Contract less payments	
	Shiel Sexton Contract	PCCO#001	-\$3,000.00	c/o 1 Credit for Change to HP Storm Pipe	
	Shiel Sexton Contract	PCCO#002	\$1,475.13	c/o 2 Add smooth Block course on Both buildings	
	Shiel Sexton Contract	PCCO#003	\$9,765.07	c/o 3 Plumbing Changes from Bid	
	Shiel Sexton Contract	PCCO#004	\$1,269.84	c/o 4 Conduit for future Concessions Panel	
	Shiel Sexton Contract	PCCO#005	\$1,192.59	c/o 5 New Equipment Shed Door	
	CPSL		\$14,514.89	key fob locks for 5 doors	
	Shiel Sexton Contract	PCCO#006	\$0.00	c/o 6 Underground Conduit for Access Controls	
	Shiel Sexton Contract	PCCO#007	\$842.59	c/o 7 Third party testing of concrete footings	
	Shiel Sexton Contract	PCCO#008	\$0.00	deleted already in plans	
	Shiel Sexton Contract	PCCO#009	\$1,577.30	c/o 9 concrete testing	
	Shiel Sexton Contract	PCCO#010	\$3,195.76	c/o 10 Underground Conduit for Access Controls	
			\$233,018.57	Amount Remaining	\$101,161.37

### Obligated

### Rejected

# Mount Pleasant

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North Carolina

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## Planning and Economic Development May 8, 2023

### Planning & Zoning Cases

#### **SITE 2022-04 Highway 49 Mini-Storage**

**Description:** Site Plan for 10 acres of mini storage (site area 11.27 acres), including 20 storage buildings totaling 98,100 square feet

**Location:** 8830 NC Highway 49 N

**Cabarrus County Parcel Number(s):** 5670-47-4622

**Current Zoning:** I-1

**Area:** 11.27 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Construction plans under review.

#### **REZ 2023-02 N. Main Street Zoning District Boundary Adjustments**

**Description:** Town-initiated request to adjust existing zoning district boundaries to align with property boundaries and remove spot zoning.

**Location:** 1415, 1430, 1431, and 1438 N. Main Street

**Cabarrus County Parcel Number(s):** 5670-23-9509, 5670-23-1727, 5670-23-3688, 5670-23-1646

**Current Zoning:** RM Residential Medium Density and CC Center City

**Proposed Zoning:** O-I Office & Institutional, CC Center City, and RM Residential Medium Density

**Area:** approx. 1.17 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Approved by Planning & Zoning Board at April 24 meeting.

#### **SITE 2022-07 Virginia Foil Park/Library/Senior Center**

**Description:** Site plan for athletic complex/library/senior center

**Location:** 1111 N. Washington St.

**Cabarrus County Parcel Number(s):** 5670-44-0187

**Zoning:** O-I Office & Institutional

**Area:** approx. 29.11 acres

**Estimated Sewer Capacity Usage:** 19,400 gpd (pending allocation request)

**Current Status:** Construction plans under review.

#### **SITE 2023-02 Cantina 73/ABC Parking Lot Expansion**

**Description:** Site plan for commercial parking lot expansion

**Location:** 8860 E. Franklin Street

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

**Zoning:** C-1 Light Commercial

**Area:** approx. 0.5 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Construction plans under review.

**SITE 2023-01 Propel Church**

**Description:** Site plan for religious institution

**Location:** 7801 NC Highway 73 E

**Cabarrus County Parcel Number(s):** 5660-96-0201

**Zoning:** OI Office & Institutional

**Area:** approx. 6.8 acres

**Estimated Sewer Capacity Usage:** 1,520gpd (5gal per seat) (pending allocation request)

**Current Status:** Coordinating with adjacent property owner on access and utilities. Alternative Design Proposal for building has been submitted and is scheduled to be reviewed by the Board of Adjustment at May 22 meeting.

**SUB 2017-01 Green Acres Construction Plans**

**Description:** 37-lot single-family subdivision. Plans for development of this property were originally initiated in 2008.

**Location:** NC Highway 73 at Sloop Arthur Drive and Green Acres Circle

**Cabarrus County Parcel Number(s):** 5651-70-6355

**Zoning:** RM CZ Conditional Residential Medium Density

**Area:** approx. 14.92 acres

**Density:** 2.28 dwelling units per acre

**Estimated Sewer Capacity Usage:** 8,880gpd (allocated in development agreement 7/12/2022)

**Current Status:** Construction Plans have been approved. Grading to start soon.

**SUB 2020-03 Brighton Park**

**Description:** 178-lot single-family subdivision with community clubhouse and pool. Plans for development of this property were originally initiated in 2008.

**Applicant:** Niblock Homes

**Location:** Southwest corner of NC Highway 73 and NC Highway 49

**Cabarrus County Parcel Number:** 5660-56-4096, 6785, 8647, & 9681

**Zoning:** RM Residential Medium Density

**Area:** approx. 86.77 acres

**Density:** 2.05 dwelling units per acre

**Estimated Sewer Capacity Usage:** 28,560gpd for first three phases and 14,160gpd for last two phases (42,720gpd total) (allocated in development agreement 6/17/2022)

**Current Status:** Grading underway, Phase 1 Sewer Flow Acceptance complete

**Code of Ordinances****Part 7: Motor Vehicles & Traffic**

Town Board voted to approve amendments to Part 7 at its September meeting. The updated ordinance has been added to the Town website. Notice of changes were sent out in December 2022 water bill and posted on Town Facebook page. Signs are scheduled to be installed in the areas to the east of N. Main Street in May. Areas to the west of Main Street will follow. A new area will be installed each month until complete. Need to revisit Section 7-4.1 regarding use of coasters, skates, scooters, and similar devices. This section referencing "play street" was left over from previous ordinance and was missed during the update. These devices were intended to be permitted on all residential streets of 25mph or less. Additionally, the District Attorney's office has recommended some changes.

**Part 8: Offenses (Nuisances)**

Staff presented the first three chapters of Part 8 to the Town Board at the February 13 meeting. This included regulations on Administration, Disorderly Conduct, and Animals. The remainder of Part 8 will be

presented at the March 13 meeting. This will include Junk Vehicles, Public Nuisances, Noise, and Other General Offenses. The District Attorney's office has reviewed this section and recommended no changes. After the public hearing is closed, staff requests adoption of codified and updated Part 8, scheduled for May 8, 2023 meeting.

### Utilities

- The Town of Mount Pleasant has a total 65,667 gpd to allocate until 2024 when the Phase 1 Rocky River Regional Waste Water Treatment Plant is completed. In accordance with the Town's adopted Wastewater Allocation Policy, 37,440 gpd has been allocated or reserved, and an additional 10,000 gpd has been held in reserve for economic development, leaving 18,227 gpd to be allocated. The new park will use approximately 19,400 gpd. Town staff has been discussing future sewer needs in regards to allocation to be requested for after the expansion of RRRWWTP is completed. The WSACC Board is currently looking at allocation options. Town Board input is needed.
- The application for the FEMA Building Resilient Infrastructure and Communities (BRIC) grant was submitted. The NC Department of Public Safety submitted the subapplication to FEMA on January 23. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. Initial state scoring put Mount Pleasant's project in second place in the state (out of 42 projects). The grant request is for approximately \$4.5 million. The grant match is 12%.

### Comprehensive Plan Implementation

- Town received a Grassroots Project Assistance Grant through the Cabarrus Arts Council and NC Arts Council to complete a second Downtown Mural, "Greetings from Mont Amoena". The grant will cover up to \$7,000 or 50% of the project cost, whichever is less. Artwork installation is being completed the first week of May. Ribbon cutting dedication is tentatively scheduled for Monday, May 8 at 5:30pm
- HMW Preservation completed field work in February for the National Register Historic District Survey and Study Form Update. The draft report was completed in March. LKC and subcontractor McAdams have completed a draft report with recommendations for the Downtown Stormwater Study and preliminary cost estimates. The study should be complete at the beginning of May. Staff will request that the CIP portion of the report be adopted to assist with grant applications.
- Town staff is working on plans for additional/improved parking in the southwest quadrant of downtown.
- Fire Department and Town Park construction projects are underway. Visit the [www.mpncfuture.com](http://www.mpncfuture.com) website for project updates. Staff applied for the Lowe's Hometown Grant to complete some of the ancillary projects at McAllister Field including lighting, netting, and dugouts. Notice of award is expected in June.

### Transportation

- Staff has been working on procurement for engineering for the N. Washington Street CMAQ project.
- Public works staff and engineering staff have scored the streets to prioritize paving. Jackson Street between North Drive and Highway 49 is the first segment that will be paved prior to June 30. Scoring reflects that several streets in Oldenburg are the next highest priorities for paving.
- State STIP prioritization P7.0 is currently underway. Staff is working on transportation projects to submit. Resolutions of support will be presented to the Town Board at the May 8 meeting.

### Permits

April report attached.

## April 2023 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2023-18	4/3/2023	5670-32-7005	8651	Lee St.	Accessory	Swimming pool	Bryant Furr	
Z-2023-19	4/3/2023	5670-28-2953	219	N. Main St.	Accessory	Carport	John Jaynes	
Z-2023-20	4/21/2023	5670-14-0625	8115	W. Franklin St.	Sign	MP Hit Mill Ground Sign	Kat Craver (Justin Crump)	
Z-2023-21	4/21/2023	5670-32-1675	8630	E. Franklin St.	Accessory	Storage Shed	Wesley Wilson	

4 Zoning Permits

# Mount Pleasant

North Carolina

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## CODE ENFORCEMENT

### Monthly report

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

<b>New Cases</b>	<b>18</b>
<b>Cases Cleared</b>	<b>8</b>
<b>Illegal Signs pulled</b>	<b>15</b>
<b>Court Actions</b>	<b>0</b>
<b>Phone/Email/in person communication with violator</b>	<b>1</b>
<b>Reinspection</b>	<b>5</b>
<b>Golf Cart Inspections</b>	<b>3</b>

Case Breakdown	
<b>Zoning Violation</b>	<b>1</b>
<b>Property Maintenance</b>	<b>0</b>
<b>Grass/Weeds/Brush</b>	<b>5</b>
<b>Sign Violations</b>	<b>1</b>
<b>Inoperable Unlicensed vehicles</b>	<b>0</b>
<b>RV Parking</b>	<b>2</b>
<b>Golf Cart Inspection</b>	<b>3</b>
<b>Other</b>	<b>6</b>
<b>TOTAL</b>	<b>18</b>

### Cases

<b>Case #</b>	<b>Location</b>	<b>Status</b>
023-001-JES-C	902 N. Main Street	O
023-002-JES-C	Black Run Creek	C
023-003-JES-C	9339 Kirk Drive	C
023-004-JES-GCI	9901 Crestwood	C
023-005-JES-C	8627 E. Franklin	C
023-006-JES-C	8630 E. Franklin	C
023-007-JES-GCI	101 Pine Street	C
023-008-JES-C	8860 E. Franklin	C

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

Website: [www.mtpleasantnc.org](http://www.mtpleasantnc.org) Email: [townhall@mtpleasantnc.us](mailto:townhall@mtpleasantnc.us)

023-009-JES-C	Circle Drive at Jackson St	C
023-010-JES-GCI	1656 Washington St	C
023-011-JES-C	1801 S. Main St	O
023-012-JES-C	Washington St	O
023-013-JES-O	7894 Hwy 49-N	O
023-014-JES-O	Hwy 73 E	O
023-015-JES-C	8320 W. Franklin St	O
023-016-JES-C	8150 W. Franklin St	O
023-017-JES-C	Behind Buddys	O
023-018-JES-C	8831 Erbach LN	O



Daily Work Log

Month

March

Date	Code	Activity	Notes
04/03/2023	C	Other	023-003-C 9338 Kirk Drive – Skirting on mobile home
04/03/2023	O	Research	Researched mobile home skirting requirements
04/04/2023	C	Other	023-002-C Encroachment into Black Run Creek
04/04/2023	SV	Site Visit	023-002-C Site visit to Fisher Road to investigate possible encroachment.
04/11/2023	EP	Chapter 3 revision	Stated work on Chapter 3 Community Preparedness & Emergencies
04/11/2023	C	Grass	023-005-C Grass complaint at 8627 E. Franklin
04/11/2023	C	Zoning	023-006-C New structure at 8630 E. Franklin
04/11/2023	SV	Site visit	023-005-C Site visit to 8627 E. Franklin
04/11/2023	SV	Site Visit	Site visit to 8630 E. Franklin
04/22/2023	SV	Site Visit	023-003-C Site visit to 9338 Kirk Drive Mobile home w/o skirting
04/11/2023	C	Complaint	Old Tuscarora Mill – water leak. Speak with Holloway no case file started.
04/11/2023	O	Mailed NOI	023-005-C Notice of Inquiry to 8627 E. Franklin
04/11/2023	O	Mailed NOI	023-006-C Notice of Inquiry to 8630 E. Franklin
04/17/2023	R	Recheck	Closed 023-005-C Rechecked grass at 8627 E. Franklin – cleared
04/17/2023	GCI	Golf Cart Inspection	Inspected golf cart at 101 Pine Street
04/17/2023	C	Complaint	023-008-C Grass Complaint at 8860 East Franklin Street
04/17/2023	O	Mailed NOI	023-008-C Grass NOI mailed to 8860 E. Franklin
04/17/2023	O	Review	Reviewed Golf Cart Inspection form
04/17/2023	EP	Chapter 3 revision	Worked on SOE
04/18/2023	R	Case closure	Closed 023-005-C Grass Comp.
04/18/2023	R	Case closure	Closed 023-006-C Zoning Permit
04/18/2023	R	Case Closure	Closed 023-002-C Stream encroachment - unfounded
04/18/2023	R	Case Closure	Closed 023-003-C Skirting on Mobile Home
04/19/2023	C	Investigate/Referral	Case 023-009-C tent located on town property. Referred to Cabarrus County Sheriff's Department.
04/19/2023	I	Interview	023-001-JES-C Met with Mr. Walker, regarding his property at 902 N. Main Street and parked RVs.
04/19/2023	SV	SV	023-012-C Check parking on Washington Street at Lutheran Ballfields. Waiting on new signs to be ordered to replace current faded sign.
04/19/2023	O	Research	Discussed WASCC situation with Erin.
04/20/2023	O	Meeting	Attended WSACC meeting. Discussed sewer allocation
04/24/2023	GCI	Golf Cart Inspection	023-010-GCI 1565 Washington Street

04/24/2023	SV	Site visit	023—011-JES-C: 1864 Loreli Court reference strong smell from "dog poop" coming from 1801 South Main Street.
04/24/2023	C	Complaint	023-009-JES-C Tent located on town property. Visited site and found abandoned tent. No response with CCSD. Will work with Public Works to remove.
04/25/2023	O	Other	Completed/updated case reports
04/25/2023	O	Other	Sent email regarding Low Speed Vehicles vs golf carts.
04/25/2023	C	Complaint	023-013-JES-O Storage and Screening at 7894 N. Hwy 49, N. Site visit
04/25/2023	O	Other	023/014-JES-O Discuss signage and provide a copy of requirements to Family Dollar. Site visit
04/25/2023	C	Complaint	023-015-JES-C High Grass 8320 W. Franklin Street. Site visit
04/25/2023	C	Complaint	023-016-JES-C High Grass 8150 W. Franklin Street. Site visit.
04/25/2023	C	Complaint	023-017-JES-C High Grass behind Buddy's
04/25/2023	C	Complaint	023-018-JES-C RV 8831 Erbach Lane.
04/25/2023	O	O	NOI mailed – 023-015-JES
04/25/2023	O	O	NOI mailed – 023-016-JES
04/25/2023	O	O	NOI mailed – 023-017-JES
04/25/2023	O	O	NOI mailed – 023-018-JES
04/26/2023	G	G	State Cyber Security Grant – Began evaluation of the 2022 Cyber Security Grant.
04/26/2023	O	Meeting	Met with Randy, Erin and Tim to discuss proposed 2023 allocations of Sewer by WSACC.
04/27/2023	G	Researched grant	Researched the North Carolina Cyber Security Grant. Insufficient time for submittal by April 30 Deadline.
04/27/2023	I	Investigate	023—013-JES-C Reviewed business at 7894 Highway 49. Requested last fire inspection report from Cabarrus County. Recheck in 30 days.
04/27/2023	O	Research	Researched property at 1576 South Main and provide information to Town Manager.
04/27/2023	O	Other	Monthly Report

## MEMORANDUM

To: Mayor and Town Board

From: Daniel Crowell, Public Works

Date: May 8, 2023

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

### **New:**

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 8 pump station alarm calls
- Responded to 0 after hour customer calls
- Picked up 9 dump truck loads of brush which equals 108 cubic yards of brush
- Completed 30 work orders for various issues
- Worked on Summer St. pumpstation
- Worked on North Woods pumpstation
- Cleaned out ditches on S. Washington St.
- Garrow Utilities repaired 2 fire hydrants for us

### **Ongoing:**

- Public works mows and maintains approximately 18 acres each week to biweekly depending on conditions as well as ground maintenance at all 8 of our sewer pump stations
- 8 pump stations are checked once a week which included a visit to each station checking dialer status and recording run times. Alarm floats are pulled and checked and stations cleaned monthly in accordance to NC DWQ standards
- Weekly Chlorine monitoring is done on Mondays or Fridays depending on schedule of work and consists of pulling samples from 5 different sites which change every other week
- Due to the volume of brush/yard debris collection typically takes 1 to 1.5 days of the week especially during leaf season

# Cabarrus County Sheriff's Office

## Law Calls for Service

253 / Mt Pleasant

02/01/2023 - 04/30/2023

OFFICER-INITIATED	Feb-23	Mar-23	Apr-23
<b>Total</b>	1,195	1,424	1,229
50 B OR C	0	1	0
ALL ANIMAL CONTROL CALLS	0	1	0
ASSIST COUNTY FIRE DEPARTMENT	0	1	0
BREAKING ENTER OF VEHICLE	1	0	0
CAC BITE	1	0	0
CIVIL PROCESS	11	14	5
DRUG INVESTIGATION	0	1	0
EVICTION	0	1	0
FOLLOW UP	2	6	6
FRAUD / FORGERY	3	0	0
INVESTIGATION	4	1	2
OPEN DOOR	0	1	0
RECOVERED PROPERTY	1	0	0
SECURITY CHECK	749	936	955
SERVICE CALL LAW	0	1	1
SRO ASSIST ADMIN	99	115	69
SRO DRUG INVESTIGATION	0	0	1
SRO FIGHT/ASSAULT	1	0	0
SRO INVESTIGATION	3	5	1
SRO MENTOR/COUNSEL	150	113	50
SRO PARENT MEETING	11	3	1
SRO SAFETY CHECK	108	160	92
STRANDED MOTORIST	0	2	0
SUSPICIOUS SUBJECT	1	1	2
SUSPICIOUS VEHICLE	3	2	5
TRAFFIC ACC PROPERTY DAMAGE	1	1	0
TRAFFIC STOP	45	58	37

	Feb-23	Mar-23	Apr-23
TRESPASSING	0	0	1
VEHICLE FIRE	0	0	1
WARRANT	1	0	0

## DISPATCHED

	Feb-23	Mar-23	Apr-23
<b>Total</b>	44	63	70
911 HANGUP	0	1	0
ALL ANIMAL CONTROL CALLS	6	2	1
ASSIST COUNTY FIRE DEPARTMENT	1	0	1
ASSIST EMS	2	1	3
ATTEMPT TO LOCATE	0	1	3
BANK ALARM	0	1	1
BARKING DOG	0	1	5
BREAKING AND ENTERING IN PROG	0	0	2
BREAKING AND ENTERING OF RESD	0	0	1
BREAKING ENTER OF VEHICLE	2	0	1
BURGLAR ALARM	1	1	5
CAC BITE	0	1	0
CARELESS RECKLESS DRIVING	3	4	2
CELL PHONE 911 HANGUP	1	1	2
COMMITMENT PAPERS	1	4	1
COMMUNICATING THREATS	0	0	1
DISCHARGE FIREARMS	1	1	1
DISPUTE (ANYONE)	0	6	2
DOMESTIC DISTURBANCE	0	0	1
DOT NOTIFICATION	0	0	1
ESCORT	1	1	0
FOLLOW UP	0	0	1
INFORMATION	0	0	2
INTOXICATED DRIVER	2	0	2
LARCENY	2	3	0

	Feb-23	Mar-23	Apr-23
LIVESTOCK	0	1	0
LOUD (ANYTHING DESC IN NARR)	0	0	1
OVERDOSE / POISONING	2	0	0
PROPERTY DAMAGE	0	1	2
PROWLER	0	0	3
RECOVERED PROPERTY	1	0	0
REPOSESSION	0	1	1
ROAD HAZARD	1	1	1
SECURITY CHECK	0	1	0
SERVICE CALL LAW	2	6	3
SRO INVESTIGATION	0	0	1
SRO SAFETY CHECK	0	0	1
STRANDED MOTORIST	2	0	0
SUICIDE / PSYCHIATRIC / ABNOR	1	0	0
SUSPICIOUS SUBJECT	1	5	4
SUSPICIOUS VEHICLE	2	3	3
THREATENING SUICIDE	0	1	0
TRAFFIC ACC PROPERTY DAMAGE	3	8	4
TRAFFIC ACCIDENT PI	1	1	2
TRASH DUMPING	0	1	0
TRESPASSING	1	0	0
WARRANT	0	1	0
WELFARE CHECK (PERSON)	4	3	5

Total Disp. CFS: 70

## Details for Dispatched Calls for Service

04/01/2023 - 04/30/2023

Event #	Date / Time	Street	Case #	Call Source
<b>ALL ANIMAL CONTROL CALLS 1</b>				
23-087480	04/25 13:11	W FRANKLIN ST	23-0425-0010	PHONE
<b>ASSIST COUNTY FIRE DEPARTMENT 1</b>				
23-085397	04/22 11:14	W FRANKLIN ST		PHONE
<b>ASSIST EMS 3</b>				
23-082651	04/19 03:53	MALIBU RD		PHONE
23-083074	04/19 14:52	W FRANKLIN ST		PHONE
23-084049	04/20 16:10	W FRANKLIN ST		PHONE
<b>ATTEMPT TO LOCATE 3</b>				
23-078307	04/12 15:46	PAGE ST		PHONE
23-078824	04/13 12:44	PAGE ST		PHONE
23-087825	04/25 22:05	ROSS CIR		PHONE
<b>BANK ALARM 1</b>				
23-073153	04/05 08:04	NC HWY 49 N		PHONE
<b>BARKING DOG 5</b>				
23-073105	04/05 06:19	OLDENBURG DR		PHONE
23-073130	04/05 07:15	OLDENBURG DR		PHONE
23-073281	04/05 09:40	OLDENBURG DR		PHONE
23-074084	04/06 05:48	OLDENBURG DR		PHONE
23-077857	04/12 06:06	OLDENBURG DR		PHONE
<b>BREAKING AND ENTERING IN PROG 2</b>				
23-070155	04/01 00:11	N MAIN ST		PHONE
23-070262	04/01 06:24	MPCI ST		PHONE
<b>BREAKING AND ENTERING OF RESL 1</b>				
23-074822	04/06 23:54	MPCI ST		PHONE
<b>BREAKING ENTER OF VEHICLE 1</b>				
23-084915	04/21 15:32	N COLLEGE ST	23-0421-0012	PHONE
<b>BURGLAR ALARM 5</b>				
23-070413	04/01 10:38	W FRANKLIN ST		PHONE
23-070424	04/01 10:59	W FRANKLIN ST		PHONE
23-070427	04/01 11:16	W FRANKLIN ST		PHONE
23-072238	04/04 07:51	WALKER RD		PHONE
23-088554	04/26 17:46	W FRANKLIN ST		PHONE
<b>CARELESS RECKLESS DRIVING 2</b>				
23-080119	04/15 10:20	W FRANKLIN ST		PHONE
23-085658	04/22 20:40	PAGE ST		PHONE
<b>CELL PHONE 911 HANGUP 2</b>				
23-070858	04/02 07:15	WADE ST		PHONE
23-090616	04/29 21:33	S MAIN ST		PHONE
<b>COMMITMENT PAPERS 1</b>				
23-086928	04/24 18:59	PAGE ST		PHONE
<b>COMMUNICATING THREATS 1</b>				
23-086544	04/24 11:36	N MAIN ST		PHONE

<b>DISCHARGE FIREARMS</b>		<b>1</b>	
23-091128	04/30 20:35	C ST	PHONE
<b>DISPUTE (ANYONE)</b>		<b>2</b>	
23-074108	04/06 06:59	ROSS CIR	PHONE
23-081765	04/17 21:32	NC HWY 49 N	PHONE
<b>DOMESTIC DISTURBANCE</b>		<b>1</b>	
23-076934	04/10 18:55	N MAIN ST	PHONE
<b>DOT NOTIFICATION</b>		<b>1</b>	
23-082019	04/18 09:07	NC HWY 49 N/N MAIN ST	PHONE
<b>FOLLOW UP</b>		<b>1</b>	
23-083759	04/20 10:54	E FRANKLIN ST	PHONE
<b>INFORMATION</b>		<b>2</b>	
23-072338	04/04 09:41	S MAIN ST	PHONE
23-074597	04/06 16:21	WADE ST	PHONE
<b>INTOXICATED DRIVER</b>		<b>2</b>	
23-070255	04/01 05:56	E FRANKLIN ST	PHONE
23-071263	04/02 23:15	NC HWY 49 N	PHONE
<b>LOUD (ANYTHING DESC IN NARR)</b>		<b>1</b>	
23-081761	04/17 21:24	W FRANKLIN ST	PHONE
<b>PROPERTY DAMAGE</b>		<b>2</b>	
23-077353	04/11 11:31	OBERHAUS ST	PHONE
23-089809	04/28 13:23	OBERHAUS ST	PHONE
<b>PROWLER</b>		<b>3</b>	
23-070220	04/01 03:17	MPCI ST	PHONE
23-070240	04/01 04:52	MPCI ST	PHONE
23-075398	04/08 02:25	MPCI ST	PHONE
<b>REPOSESSION</b>		<b>1</b>	
23-084816	04/21 14:03	ROSS CIR	PHONE
<b>ROAD HAZARD</b>		<b>1</b>	
23-082678	04/19 07:12	N SKYLAND DR	PHONE
<b>SERVICE CALL LAW</b>		<b>3</b>	
23-074192	04/06 08:29	NC HWY 49 N	PHONE
23-082523	04/18 20:14	JACKSON ST/CIRCLE DR	PHONE
23-083348	04/19 21:04	NC HWY 49 N	PHONE
<b>SRO INVESTIGATION</b>		<b>1</b>	
23-081453	04/17 14:15	NORTH DR	PHONE
<b>SRO SAFETY CHECK</b>		<b>1</b>	
23-083698	04/20 09:51	NORTH DR	PHONE
<b>SUSPICIOUS SUBJECT</b>		<b>4</b>	
23-073044	04/05 01:13	HILLSIDE DR	PHONE
23-074346	04/06 11:14	NORTH DR	PHONE
23-080293	04/15 16:26	N MAIN ST	PHONE
23-085688	04/22 21:33	W FRANKLIN ST	PHONE



## 253 / Mt Pleasant

SUSPICIOUS VEHICLE			3		
23-076233	04/09	21:16	ALISH TR		PHONE
23-077440	04/11	13:21	W FRANKLIN ST		PHONE
23-088567	04/26	18:11	ROSS CIR		PHONE
TRAFFIC ACC PROPERTY DAMAGE			4		
23-074281	04/06	10:05	W FRANKLIN ST	23-0406-0005	PHONE
23-078303	04/12	15:43	CIRCLE DR/FOIL ST	23-0412-0013	PHONE
23-082186	04/18	12:30	NC HWY 49 N		PHONE
23-085523	04/22	15:30	NC HWY 73 E	23-0422-0014	PHONE
TRAFFIC ACCIDENT PI			2		
23-079861	04/14	22:18	NC HWY 49 N	23-0414-0010	PHONE
23-088478	04/26	15:54	NC HWY 49 N/N MAIN ST	23-0426-0016	PHONE
WELFARE CHECK (PERSON)			5		
23-074924	04/07	04:05	NC HWY 73 E/DUTCH RD		PHONE
23-076471	04/10	08:46	ROSS CIR		PHONE
23-080356	04/15	18:51	W FRANKLIN ST		PHONE
23-082642	04/19	03:01	MALIBU RD		PHONE
23-087642	04/25	15:15	HILLSIDE DR		PHONE

Mayor and Commissioners,

-We responded to 101 calls in April.

-No major truck repairs to report.

-Hydrant Maintenance and pre-plans are almost complete.

-We have one Junior member that has officially joined.

-The station remodel is starting to take shape. The majority of the brick work is complete, The bay ceiling lights are up, they are putting the roof on the additions now and have the framers scheduled in the coming week.

Thank You,

*Dustin Sneed*

*Fire Chief*

*Mt. Pleasant Fire Dept.*

# Mount Pleasant

North Carolina

*Founded in 1848*

**AGENDA ITEM:**

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

**NARRATIVE:**

Amy Underwood, ABC Store General Manager, forwarded an email to Amy Schueneman from Rick Lambert stating that he did not want to be reappointed to the ABC Board this year. He thought his term ended on June 20, 2023; however, his term ends June 30, 2024. Ms. Underwood called Mr. Lambert to correct the term end date and at that time he stated that he would like to go ahead and resign effective immediately.

Since the Board had already asked for applications to be requested for the ABC Board for July 1, 2023 appointments, the Town Clerk has received one application from Gordon Preddy. Mr. Preddy lives in the ETJ not Town limits. As the Board may recall, ETJ members may be placed on the ABC Board if there are no qualifying applicants from inside Town limits.

When the Town Board fills this seat, the person would have an expiring term of June 30, 2024.

**UPDATE:** There are now two applications for the ABC Board vacant seat:

Gordon Preddy (ETJ)

Earl Eugene "Gene" Sneed (Town Limits)

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

**RECOMMENDATION:**

Motion to appoint \_\_\_\_\_ to the vacant ABC Board seat with the term expiration date of June 30, 2024.

# 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: EARL Eugene Sneed

Home Street Address: 801 NORTH MAIN STREET

Mailing Address (if different): \_\_\_\_\_

Telephone: Home: \_\_\_\_\_ Cell: 980-521-1595

Email Address: eesneedplumbingco@gmail.com

Occupation: Plumbing/HVAC

Employer: UNC Charlotte

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

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

list): All evenings ARE good and daytime is OK if giving notice

How long have you resided in Mount Pleasant?: 63 years

Educational Background: Graduated from Mt. Pleasant High School  
ASS. Degree in Heating and Air Condition from RCCC

Business and Civic Experience: In the Plumbing business  
since 2002



# Mount Pleasant

North Carolina

*Founded in 1848*

## Application for Appointment to Town of Mount Pleasant Boards

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

Town Board of Commissioners (by election only)

ABC Board  Planning & Zoning Board

Name: Gordon David Preddy

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

Mailing Address (if different): \_\_\_\_\_

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

Email Address: g.preddy@gordonfuneralhome.com

Occupation: Funeral Director

Employer: Gordon Funeral Home of Mt. Pleasant

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

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

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

Educational Background: Mount Pleasant High Graduate 2008

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

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

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

Website: [www.mtpleasantnc.org](http://www.mtpleasantnc.org) Email: [townhall@mtpleasantnc.us](mailto:townhall@mtpleasantnc.us)



# Mount Pleasant

North Carolina

*Founded in 1848*

## **AGENDA ITEM:**

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

## **NARRATIVE:**

The Helms family is building a new home at 1576 S. Main St., and they have expressed concern to Town staff about paying for a new water connection. According to the Fees & Charges Schedule adopted on June 13, 2022:

*"Water & Sewer Taps located within State DOT rights-of-way will be the responsibility of the property owner. Taps shall be installed by the utility contractors approved by the Town of Mount Pleasant, unless decided by Public Works Department that it can be installed in-house. Homeowner/contractor will be responsible for paying the utility contractor directly. Homeowner/contractor would still need to complete a Town water/sewer application, pay the \$100 deposit, and the \$25 application fee to have service with the Town. (Only one application, deposit, and application fee required per address, if water and sewer are both available.)"*

Approximately 5 + years ago, the old water tap for the dilapidated home began leaking underneath South Main St., and Public Works did the emergency repair. The old line to the decaying home was abandoned, and a new line was not put into service since it was considered a vacant lot.

- Attached is an email dated July 5, 2022 between Town Staff and the builder, Quicksilver, in which Casey Honeycutt states, "I have called Garrow Utilities for new taps since the others were old and in the middle of the driveway."
- Since Public Works does not install taps in driveways because of the potential damages that could be caused by cars driving over the meter box, this tap would have needed to be moved from the old location regardless.
- Public Works no longer installs taps on DOT roads due to stringent and costly DOT requirements to repair the roadway. Staff gives an approved list of contractors to residents to contact for taps in these situations, and all tap charges are handled between the two parties.
- If the tap is on a non-DOT road, the Town currently charges \$3,850 per tap.
- Randy Holloway has asked Mr. Helms for an itemized cost estimate from the selected contractor. He will provide a copy at the meeting.

## **RECOMMENDATION:**

Open



# Mount Pleasant

North Carolina

*Founded in 1848*

**Agenda item:**

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

**Narrative:**

The Town Manager and Town Staff have prepared a recommended budget for Fiscal Year 2023/2024 in the amount of \$3,841,129.

A copy of the budget will be available at the Board meeting, if anyone would like to look at it. The Fees & Charges Schedule will be finalized for the June 12<sup>th</sup> meeting.

**Recommendation:**

Motion to set the Public Hearing for the Fiscal Year 2023/2024 budget for the June 12, 2023 Town Board meeting.

# Mount Pleasant

North Carolina

*Founded in 1848*

May 8, 2023

Honorable Mayor W. Del Eudy and Town Board of Commissioners  
PO Box 787  
Mount Pleasant, NC 28124

In accordance with the North Carolina Budget and Fiscal Control Act, I respectfully present for your review the proposed budget for the Town of Mount Pleasant for Fiscal Year **2023-2024**.

The overall financial status of the Town is healthy, and we continue to use some fund balance transfers for one-time expenditures. Entering Fiscal Year 2023-2024, the Town is estimated to have an unreserved General Fund balance of **\$1,468,699 in addition to the 42% (\$921,246) set aside per town policy**. This figure is only an estimate, as the accounts will not be audited and finalized until after July 1<sup>st</sup>. There is a recommended one-time General Fund balance transfer totaling **\$38,000** for a 5-year Comprehensive Plan update (**\$30,000**) and a temporary office staff position (**\$8,000**) to assist during upcoming water/sewer projects, which will result in an estimated **\$1,430,699** remaining in the undesignated fund balance. The Town's adopted financial policy requires the Town to maintain a minimum fund balance threshold of 42% of expenses for potential emergencies.

## Revenues

For the Fiscal Year 2022-2023 budget, we anticipated revenues would continue to increase across various revenue accounts due to easing COVID-19 concerns. We continued to be cautious in our projected collection rates (98%), and the anticipated Ad Valorem (personal property taxes) received were over what we budgeted. This will assist in building the Town's available fund balance.

Projections for Fiscal Year 2023-2024 indicate a **\$29,027 increase** in Ad Valorem taxes totaling **\$989,312** at a **98%** collection rate. We are also anticipating an additional increase in Sales Tax Revenue of **\$62,000 (conservatively), totaling \$338,000**.

Estimated Cabarrus County total tax value (property and vehicle) for the Town in Fiscal Year 2023-2024 is **\$197,476,703**. The Town has historically maintained a good collection rate ranging between 98-99%. Each penny on the tax rate will generate an estimated **\$19,353**. The total General Fund revenues for Fiscal Year 2023-2024 are projected to be **\$2,378,459** which includes a one-time use of **\$38,000** of unreserved General Fund balance.

We have been notified by the Water and Sewer Authority of Cabarrus County (WSACC) there will be a wholesale sewer rate increase which will result in a **\$1 increase** in the sewer base rate, including flat-rate sewer customers.

Overall, the Town has healthy balances in the General Fund and the Water/Sewer Fund. Estimated State collected local sales tax revenues will be trending at higher rate the General Fund. Estimated Water & Sewer Fund Balance is **\$1,106,367**.

**A new fee schedule will be presented at the June Town Board Meeting.**

**Expenditures**

The proposed General Fund and Water/Sewer Fund budgets for Fiscal Year 2023-2024 total **\$3,841,129**. In comparison, the adopted budget for Fiscal Year 2022-2023 budget was **\$3,590,443** for an increase of **\$250,686**. The projected revenue increases in Ad Valorem Tax and Local Option Sales Tax (General Fund) provide additional revenue to be used for increases in operating expenses and Capital Project loan payments.

In Fiscal Year 2023-2024, the Town's required employer contribution to the Local Government Employee Retirement System will increase from **12.10%** to **12.85%** of salary. The proposed budget includes a **5% COLA increase** for all full-time employees, and a **\$1 per hour increase** (\$14 to \$15) base increase for Firefighters with pay differential for officers. The Town is also recommending the addition of a temporary office staff position \$16,000 (**\$8,000 General Fund Balance and \$8,000 Water Sewer Fund Balance**) to help with maintaining a high level of customer service during the water/sewer projects. **The Town will also be completing a Pay Study during Fiscal Year 2023-2024, costing \$3,500. All employee salary increases would be effective October 2, 2023, for the October 16, 2023, payroll date.**

Blue Cross Blue Shield Health Insurance continues to be a significant expense. Rates have not increased in the past four years, and we are not budgeting for an increase currently. However, the final percentage of increase will not be known until after the budget is adopted. We are usually notified in the month of August with any increase with an effective date January 2024. Municipal Trust provides our dental and vision coverage, and the rates will not change.

We are recommending continuing contracting the Town's solid waste services along with recycling services with Waste Pro. Town Staff are anticipating a 4.9% increase from Waste Pro for Fiscal Year 2023-2024 in recycling fees and contract services. Town staff are recommending an increase in Recycling Fees from \$2.75 to \$3 per month. We are also recommending increasing the extra can fee from \$10 to \$12, as our tipping fees continue to rise.

*Continued on Page 3*

**Staff Recommendations:**

1. The tax rate will remain unchanged at **\$0.505** per \$100 value. We are using an estimated collection rate of 98% across the board on property taxes.
2. Water rates remain the same and a \$1 increase to sewer base rates for customers and flat-rate sewer customers.
3. A one-time use of General Fund Balance of **\$30,000** for 5-year Comprehensive Plan Update.
4. The use of **\$16,000** (General Fund Balance \$8,000 and Water/Sewer Fund Balance \$8,000) for a temporary office staff position to help maintain a high level of customer service during the Water/Sewer projects.
5. A **5% COLA** increase for all full-time employees. We are also recommending an increase in firefighter salaries from \$14.00 per hour base to **\$15** per hour, with a pay differential for officers. **All employee salary increases would be effective October 2, 2023, for the October 16, 2023, payroll date.**
6. Proceeding with a Pay Study, **\$3,500**, which is included in budget line items.
7. Continuing to contract the solid waste services and recycling services with Waste Pro.
8. The use of **\$30,000** (Water/Sewer Fund balance) to purchase an ATV and trailer to be used by the Public Works Department.
9. The use of **\$20,000** or higher (Water/Sewer Fund balance) for minor Water Treatment Plant renovations. Identified renovations include caulking building, restroom door, a new supply door, and possible roll-up door.
10. The purchase of an SUV for Town Hall at **\$30,000**, financing for 5 years.
11. Budgeting **\$36,000 in the Infrastructure & Sidewalk Capital Reserve fund** to continue funding needed to make street and sidewalk improvements above Powell Bill allocations, for an increase of \$20,000 from Fiscal Year 2022-2023.
12. Budgeting an additional **\$6,000** for the continuation of the Hwy 49/Hwy 73 Intersection maintenance project to maintain the trees/bushes.
13. The budget also includes **\$95,839 for capital reserve** annual payments for the Town Hall Park Complex.
14. The budget also includes **\$199,664 for capital reserve** annual payments for the Fire Department renovation.

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

Respectfully,

Terry R. Holloway,  
Town Manager

# Mount Pleasant

North Carolina

*Founded in 1848*

**AGENDA ITEM:**

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

**NARRATIVE:**

Town Staff will make a recommendation for the Town Board's consideration of future sewer allocations from WSACC. Town Staff is still discussing this issue with other jurisdictions in Cabarrus County and with the WSACC staff. We will have a formal recommendation ready to present at the May 8th meeting.

**RECOMMENDATION:**

Open