

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, June 12, 2023 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter (phone, excused-unable to vote)
Commissioner William Meadows
Commissioner Justin Simpson
Commissioner Steven Dixon
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Erin Burris, Crystal Smith, Deputy CA Camille, Ally Schueneman, Mike & Liz Poole, Mike Downs, Deputy TB Canaday, Roy Keene, Brian & Rita Gilmore, Leslie Cauble, and Jim DeMay.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Associate Pastor Matt Sharrock of Propel Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led the Pledge of Allegiance.

Mayor Eudy asked for a motion to excuse Commissioner Carter, even though he was attending by phone, from the meeting, since the State of Emergency has ended his votes would not count.

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

1. Public Forum

Roy Keene, 8865 Erbach Lane, inquired about the website information and if the emails and phone numbers were correct. He had called a phone number on May 18th and left a detailed message that had yet to be returned. The Board asked which member he left the message for and he responded it was Commissioner Simpson. Commissioner Simpson stated that he has unknown callers sent to his spam folder and he suggested getting a hold of him by email which works best.

Deputy C Camille with Cabarrus County Sheriff's Office announced the National Night Out on August 1st 5-7pm at the Cabarrus Arena. They will be giving out Back to School items to families. Other nonprofit organizations and governmental departments will be there also.

2. Conflict of Interest

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

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

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

No one had a conflict.

3. Approve Agenda

Mayor Eudy added an item to the Agenda under New Business:

E. Resolution for USDA Sewer Project

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

4. Consent Agenda

- A. Minutes May 8, 2023
- B. Direct Deposit Bi-Weekly Payroll Dates FY23/24
- C. ABC Board Budget for FY23/24
- D. Resolution by Governing Body of Recipient for State Funded Water Projects
- E. Key Control Policy
- F. Budget Amendment #15 Year End Transactions

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

5. Staff Reports

- A. Town Manager-Randy Holloway
- B. Town Asst. Manager-Crystal Smith
- C. Town Clerk/Finance Officer - Amy Schueneman
Ms. Schueneman stated that the new tenants have moved in and love it. The cost of the renovation was a little more than expected due to age of building and termites from previous infestation. Exterior was painted, bushes trimmed, gutters installed, parking lot paved, new windows installed, and front door changed out from 28" to 36" to be ADA compliant. Interior was gutted, bathroom reconfigured to be ADA compliant, office walls installed, new appliances, and new finishes on floor and walls. Mold and the smell are gone. (Copy of slides included in the Minute Book.)
- D. Planning & Economic Development Director - Erin Burris
- E. Code Enforcement/Grant Writer- Jim Sells
- F. Public Works- Daniel Crowell
- G. Cabarrus Co. Sheriff's Dept. Report
- H. Fire Department-Dustin Sneed

6. Public Hearings

- A. Consider approving the proposed budget, budget ordinance, and fee schedule for Fiscal year 2023-2024.
Mayor Eudy opened the Public Hearing for the FY23/24 Budget.
No one spoke.
There were no changes to the Budget since May, 2023.

A motion to approve the Budget for Fiscal Year 2023-2024 at a tax rate of 50.5 cents per one hundred dollars, Fees & Charges Schedule, and the Budget Ordinance for Fiscal Year 2023-2024 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

7. Old Business

A. Consider appointing/reappointing a person to fill the ABC Board position expiring on June 30, 2026. ‘

Since the precedent is to place a Town resident into the position, if that option is available, the Board decided to reappoint Steve McAllister to the ABC Board.

A motion to reappoint Steve McAllister to the ABC Board was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

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

Mayor Eudy stated this is not an ETJ position so the person must live within the Town limits. Also, if there are new appointments, one will need to be designated a voting member and the other an alternate member that only votes if someone is absent.

A motion to appoint Liz Poole as the voting member was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Carter excused)

Commissioner Simpson made a motion to appoint Kim Ashbaugh as the alternate. No one seconded the motion. Mayor Eudy declared it failed for lack of second.

A motion to appoint Keisha Garrido as Alternate was made by Commissioner Meadows with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Carter excused)

8. New Business

A. Consider allowing the Town Manager to approve Year End Budget Amendments for FY2022-2023 for auditing purposes.

Mayor Eudy reminded the Board this is a formality that is done every year to allow staff to move money around in the budget to prepare for the audit.

A motion to allow the Town Manager to approve Year End Budget Amendments for FY2022-2023 for auditing purposes was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

B. Consider approving the Economic Development Public Investor Agreement with Cabarrus Economic Development Inc. for FY23/24.

Randy Holloway stated that this is the standard agreement with Cabarrus Economic Development and Staff recommends entering into the agreement.

A motion to approve the Economic Development Public Investor Agreement with Cabarrus Economic Development Inc. for FY23/24 was made by Commissioner Meadows with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Carter excused)

C. Henderson/Barrier House agreement with Preservation NC

Mayor Eudy reminded the Board that the Henderson/Barrier House is the property the Town purchased for the Fire Department to live in beside the station until the renovation is completed.

Erin Burris presented the information she distributed to the Board (Items are included in the Minute Book). She asked for the Board to set a Public Hearing for the July 10th meeting to discuss the sale of the property. The Henderson/Barrier home is one of the oldest in Town. The Town does not have a Global Historic District which is different from a National Historic District. There are some protections for an Historic District but would only delay the destruction of an historic property for up to one year. The Town would enter into an agreement an option to purchase with Preservation, NC and they would be able to list the property for up to a year. We would agree to a purchase price of \$315,000 which it appraised for when we purchased the property. They would list it for a higher price to invest in other properties in NC and to enforce the covenants which would be placed on the property. It is not something the Town has to do but it would help protect the property long term.

A motion to set a Public Hearing on July 10th for the agreement with Preservation, NC for the Henderson/Barrier House was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Carter excused)

D. SITE 2022-07 Virginia Foil Park/Library/Senior Center-Wastewater Allocation request.

Erin Burris reported the county needs sewer capacity in the amount of 19,400 gpd for the new park on N. Washington St. When the Town started having to deal with allocation the Board set aside 10,000 gpd. As shown in the attached allocation worksheet (included in the Minute Book) there are currently 18,227gpd remaining after the already committed first three phases of the Brighton Park development, the Green Acres development, and the 10,000 in strategic reserve. Staff recommends that 5,000gpd be used from the Strategic Reserve as this project is a major public investment and that the remaining 14,400gpd come from the general allocation. This would leave 5,000gpd in the Strategic Reserve and 3,837gpd for all other projects (8,837gpd total).

Mayor Eudy added that this park is being built inside the Town limits but is actually for anyone in Cabarrus County and especially anyone in Eastern Cabarrus County.

A motion to approve the allocation request of 19,400gpd based on the evaluation in subsection B and recommendation of subsection D of this analysis was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Carter excused)

ADD ON: E. Resolution for USDA Sewer Project

Randy Holloway stated that it is a formality in order to send the project out to bid after three years.

A motion to approve the Resolution Approving Plans and Specifications for the USDA Sewer Improvements Project was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

Before entering Closed Session Mayor Eudy wanted to give an update on the street signs. The Public Works Director has been caring for his wife due to an injury. Hopefully, they will be able to start working on them again next week.

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

9. Closed Session 143-318.11.(a)(#3) *To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. 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.*


A motion to come out of Closed Session was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)


A motion to enter into a retainer agreement with Milberg Law Firm to investigate the PFAS settlement and potentially file a claim was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter excused)

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, Commissioner Carter excused)

By our signatures, the following minutes were approved as submitted on Monday, July 10, 2023 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

