

MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Board of Commissioners
Town Board Meeting Minutes
Monday, September 9, 2024 at 6:00 P.M.**

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

Also Present: Erin Burris, Ally Schueneman, Captain M. Klutz, Julie Smith, Heather Slane, and Senior Deputy C Camille.

CALL TO ORDER

Mayor Tony Lapis called the meeting to order.

INVOCATION

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

PLEDGE OF ALLEGIANCE

Mayor Lapis 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 of interest.

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

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3. Approve Agenda

Commissioner Carter made a motion to approve the Agenda as submitted with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Furr arrived at 6:03pm)

4. Consent Agenda

A. Minutes August 12, 2024

Commissioner Meadows made a motion to approve the Consent Agenda as submitted with a second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Furr arrived at 6:03pm)

5. Staff Reports

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

6. Presentation & Public Hearing

A. National Register District Presentation & Public Hearing

Erin Burris introduced Heather Slane with hmwPreservation and Julie Smith from the State Historic Preservation Office. The National Register District update has been an ongoing project for the last few years. Part of the grant conditions were to hold this presentation and public hearing. Ms. Smith is the reviewer for the nominations. Both presented slides outlining the changes from the previous study completed in 1986. The Emergency Supplemental Historic Preservation Fund (EHSPF) grant funded the project and was from Hurricane Florence Fund. The purpose of the National Register District is to qualify older homes/businesses of more than 50 years like the theater building as contributing structures to be eligible for historic tax credits. *A copy of the slide presentation is included in the Minute Book.*

Mayor Lapish opened the Public Hearing.

No one spoke.

Mayor Lapish closed the Public Hearing.

No action needed to be taken.

7. Old Business

A. None

8. New Business

A. Consider requiring contractors to pay for the cost of water meters for new homes.

Amy Schueneman stated that developments have been asked to provide new meters which match our systems specifications in the past like with Historic Hill and new developments like Brighton

Park and Green Acres. The builders asked if it would be possible for the Town to get the meters and install them since there are sometimes long delays in receiving products from the suppliers. Public Works is agreeable to provide and install the meters to ensure they are compatible with our system and are installed correctly. Currently, the cost of the meter and parts is \$349.98 with a \$30 fee for installation. Both new developments are agreeable with the cost and meters will be ordered and installed once payment is made.

Ms. Schueneman asked the Board if the Fees & Charges schedule could be amended to include "Builders of all newly built homes/businesses with a 2" service line or smaller will be required to purchase water meters and parts from the Town of Mount Pleasant at current cost to be installed by the Town for an additional \$30.00 labor fee after the water tap has been installed by either the Town or approved utility company. Once the home is sold the Public Works department will be responsible for future maintenance and replacement as needed." This would save the Water & Sewer enterprise account a lot of money over the years with the infill development.

A motion to require contractors to pay for the cost of water meters and parts and for the policy to be added to the Fees & Charges Schedule was made by Commissioner Simpson with a second by Commissioner Furr. All were in favor. (5-0)

ADDED On at last Minute with Board consensus since Captain Klutz of Cabarrus County Sheriff's Department was in audience:

-Purchase of Police Vehicle from Capital Reserve Fund & Budget Amendment

Amy Schueneman asked if the Board would be willing to discuss the purchase and Budget Amendment for a new Town Sheriff's SUV since it was not on the agenda and Captain Klutz was available to be here. Currently, there is \$54,000 available in a Capital Reserve account, after leaving in enough to prevent bank fees on the account. The cost of the vehicle would be \$58,380.48 per Captain Michael Klutz. The Budget Amendment would be for \$4,500 from the General Fund Balance. The deadline to order under contract pricing is mid-October

A motion to approve the purchase of the new Sheriff's SUV at the cost of \$58,380.48 and the associated Budget Amendment for \$4,500 was made by Commissioner Simpson with a second by Commissioner Furr. All were in favor. (5-0)

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

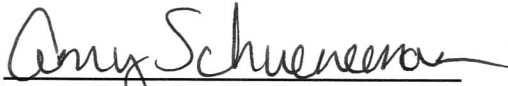
- 9. Closed Session 143-318.11.(a)(#5) Property Purchase** -*To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the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

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

10. Adjournment

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

By our signatures, the following minutes were approved as submitted on Monday, October 14, 2024 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor Tony Lapis

