



**Regular Board Meeting
Monday, October 9, 2023
6:00 PM- Town Hall Commissioners Room**

Call to Order- Mayor Del Eudy
Invocation- Pastor John Brantley of Boger Reformed Church
Pledge of Allegiance- Mayor Del Eudy

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 3-16)

- A. Minutes September 11, 2023 (pages 3- 7)
- B. Resolution to Purchase Property Located at 1380 N Washington St. (pages 8- 9)
- C. Budget Amendment #7 Additional Money to MC&PI Project to Finish (page 10)
- D. Budget Amendment #8 Move Funds to Repave 6 Streets (page 11)
- E. Selection of Volkert, Inc for Engineering services on CMAQ N. Washington St. project (pages 12-16)

5. Staff Reports (Pages 17-32)

- A. Town Manager-Randy Holloway (page 17)
- B. Town Asst. Manager-Crystal Smith (page 18)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 19-23)
- D. Planning & Economic Development Director - Erin Burris (pages 24-27)
- E. Code Enforcement/Grant Writer- Jim Sells (pages 28-30)
- F. Public Works- Daniel Crowell (page 31)
- G. Fire Department-Dustin Sneed (page 32)

6. Presentation (Pages 33-55)

- A. Chad Voncannon from WSACC will give a Rocky River Expansion Update (pages 33-41)
- B. Fire Renovation Update (pages 42-55)

7. Public Hearings

- A. Introduction to Amendments to Town of Mount Pleasant Code of Ordinances
TOWN OF MOUNT PLEASANT

Part 3: Public Safety -Continued from September 11, 2023

8. Old Business

None

9. New Business (Pages 56-58)

A. Consider replacing the Public Works fence with vinyl fencing and the associated Budget Amendment. (pages 56-58)

10. Closed Session 143-318.11.(a)(#6) Discuss Personnel Issues

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

11. Adjournment

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

Hard copies are \$.10 per page.

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



**Board of Commissioners
Town Board Meeting Minutes
Monday, September 11, 2023 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr (absent)
Commissioner Chris Carter
Commissioner Steven Dixon (arrived at 6:31pm)
Commissioner William Meadows
Commissioner Justin Simpson
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Erin Burris, Crystal Smith, Deputy CA Camille, Ally Schueneman, Tony Lapish, Dustin Sneed, Bob Jessup, Richard Milligan, and Jim Sells.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor David Snow from Community Church of Mount Pleasant led the Board in prayer with a focus on remembering 9/11.

PLEDGE OF ALLEGIANCE

Mayor Eudy led the Pledge of Allegiance.

Mayor Eudy informed the Board that Commissioner Furr was unable to attend the meeting due to a Conference for work. He asked for a motion from the Board to excuse Commissioner Furr.

A motion to excuse Commissioner Furr from the meeting was made by Commissioner Simpson with a second by Commissioner Meadow. All were in favor. (3-0, Commissioner Dixon arrived at 6:31pm and Commissioner Furr absent.)

Mayor Eudy also mentioned that Commissioner Dixon was stuck in traffic and was listening to the meeting by phone until he arrives.

1. Public Forum

Andy Clement on Walnut St. thanked the Board for helping with the traffic issues on his street. There are some dump trucks using the road to go to and from the new park. He stated that some of the streets need the curb and guttering area mowed as well as issues with brush and leaves laying at the curb for weeks prior to being picked up which is an eyesore.

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

TOWN OF MOUNT PLEASANT

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 Simpson with a second by Commissioner Carter. All Board Members were in favor. (3-0, Commissioner Dixon arrived at 6:31pm and Commissioner Furr absent.)

4. Consent Agenda

- A. Minutes August 14, 2023
- B. Resolution By Governing Body of Recipient for \$350,000 grant for Stormwater AIA grant.
- C. Resolution Granting the Opening of a New Bank Account and the Authorized Signers for USDA Interim Financing at Uwharrie Bank
- D. Budget Amendment #4 ATV Purchase Cost Adjustment
- E. Resolution in Support of an Application for the US Environmental Protection Agency's Water Technical Assistance.
- F. Resolution in Support of an Application for the Golden Leaf Foundation Site Program
- G. Cabarrus County Interlocal Agreement for "Fire Department Staffing Grant" with Budget Amendment #5 Staffing Grant.
- H. Resolution Approving Interim Construction Financing for the USDA Sewer Project
- I. (USDA) A Bond Order Authorizing Water & Sewer Revenue Bonds...Amount of \$6,048,000 to Help Finance Sewer System Improvements

Commissioner Meadows made a motion to approve the Consent Agenda as listed with a second by Commissioner Simpson. All Board Members were in favor. (3-0, Commissioner Dixon arrived at 6:31pm and Commissioner Furr absent.)

Randy Holloway asked Crystal Smith to come to the podium to recognize a guest in the audience. Ms. Smith introduced Bob Jessup with Sanford Holshouser Group to the Board and thanked him for assisting Town Staff with securing financing and guiding us through the process for the USDA Sewer Project. He has been instrumental in getting paperwork together, answering questions, and submitting everything to the various agencies. She expressed her sincere appreciation for his help. Mr. Jessup said, "it was a lot easier to do your work when Town Staff is responsive."

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 announce that the Town was selected to move forward with the FEMA Building Resilient Infrastructure and Communities (BRIC) grant from a nationwide process. They selected our project for downtown for utility duct bank installation and conversion, as well as stormwater mitigation. The grant was for \$4.5 million with a 12% match by the Town. The process was started one year ago and there are still things to do. There will be a lot of work ahead.
- 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. Amendments to Town of Mount Pleasant Code of Ordinances Part 7: Vehicles, Traffic, & Parking

Part 7 of the Code of Ordinance was updated in September of 2022. The following amendments are proposed for clarification:

- Coaster, roller skates, toy vehicles, and similar devices are permitted on residential streets of 25mph or less.
- Rear triangles on golf carts must be affixed where they are visible.
- NCGS 20-135.A and NCGS 20-137.1 are included for reference regarding child restraint for golf carts.
- The public alley within downtown is restricted for trucks of greater than two (2) axles, due to its narrow width.

Mayor Eudy opened the Public Hearing. No one spoke. Public Hearing was closed.

A motion to approve the amendments to Code of Ordinances Part 7 amendments as presented was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (3-0, Commissioner Dixon arrived at 6:31pm and Commissioner Furr absent.)

B. TA 2023-01 Parking Surface Requirements

Affected Sections of MPDO: Section 8.1.3.1

Staff requests adjustments to parking surface requirements to include the following:

- Consolidate paving exemptions into one section
- Remove assembly uses from paving exemption. Minimum number of parking spaces would be required to be paved, with the exception of public parks and trailheads. Overflow parking for assembly uses be exempt, as with other uses.
- Extend amortization of gravel CC district parking until December 31, 2025 in order to allow the Town time to improve the parking area and stormwater in the southwest quadrant of downtown, in accordance with the adopted Comprehensive Plan and Downtown Stormwater Study.

Mayor Eudy opened the Public Hearing. No one spoke. Public Hearing was closed.

A motion to approve the amendments and they are consistent with the Comprehensive Plan was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (3-0, Commissioner Dixon arrived at 6:31pm and Commissioner Furr absent.)

C. Introduction to Amendments to Town of Mount Pleasant Code of Ordinances Part 3: Public Safety

Erin Burris stated that the draft for this was not ready and asked for the Board to open the Public Hearing and continue it until next month when the draft will be completed.

Mayor Eudy opened the Public Hearing. No one spoke. He then asked for a motion to continue the Public Hearing at the next meeting.

A motion to continue the Public Hearing at the October 9th Board meeting was made by Commissioner Meadows with a second by Commissioner Carter. All Board Members were in favor. (3-0, Commissioner Dixon arrived at 6:31pm and Commissioner Furr absent.)

7. Old Business

None

8. New Business

A. Street Paving Rating System Presentation by Richard McMillian, Town Engineer

Richard McMillian presented the PowerPoint to show the Board how to evaluate which streets need to be repaved. This will be the best, fair, and most consistent way to make the decisions, instead of by resident complaints. The scoring system is between 1 and 100. The goal is to have a 70 or above average. The worst streets, in order, as:

Westerholt Court (15)
Bilverlor Court (25)
Lee Street (25)
Enchanted Lane (26)
Lorilei Street (29)
Rhineland Court (30)
Reid Street (35)
B Street (36)
Alish Trail (39)
Erbach Lane (40)

Mr. McMillian recommended not doing anything to Reid & B Streets since there will be sewer lines replaced as part of the USDA Sewer Project on those roads. Once the project is completed, they can be repaved.

Randy Holloway asked the Board to allow Mr. McMillian and himself to look at the streets and decide based on the amount of money available to do the repairs. \$220,000 is spread across several accounts for streets, but the Town needs to hold onto \$20,000 to cover potholes over the winter.

During this discussion Commissioner Dixon arrived at 6:31pm.

A motion to authorize Randy Holloway and Richard McMillian to work together to come up with a list of paving not to exceed \$200,000 was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Furr absent.)

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

9. Closed Session 143-318.11.(a)(#5) Discuss 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;

Closed Session 143-318.11.(a)(#6) Discuss Personnel Issues

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

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

TOWN OF MOUNT PLEASANT

A motion to make an offer to not exceed \$55,000 (includes legal fees for closing) to purchase the property at 1380 Washington Street and to execute the Budget Amendment to execute the motion was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Furr absent.)

10. Adjournment

With nothing else to come before the Board, Commissioner Meadows made a motion to adjourn. Commissioner Carter seconded the motion. All Board Members were in favor. (4-0, Commissioner Furr absent.)

By our signatures, the following minutes were approved as submitted on Monday, October 9, 2023 in the Regular Meeting.

Town Clerk Amy Schueneman

Mayor W. Del Eudy

SEAL



**RESOLUTION TO PURCHASE PROPERTY LOCATED AT
1380 N. Washington St.**

WHEREAS, the Town of Mount Pleasant Board of Commissioners would like to purchase the property (lot) at 1380 N Washington Street from Sandra Washington Freeman to widen North Washington Street; and

WHEREAS, this is the only land that because of its topography will work to widen North Washington Street and allow room for a sidewalk; and

WHEREAS, this road will notice an increase in traffic due to the future park planned by Cabarrus County; and

WHEREAS, for all these reasons, the Town Manager has approached the Property Owner in negotiations to purchase the property at a reasonable price; and

WHEREAS, between the parties the terms for the sale of the said properties are binding and have been diligently negotiated by the Town Board and will be executed by the parties, as contemplated below and as required by law.

WHEREAS, the Property Owner have agreed to sell, and the Town has agreed to buy the said real estate in a purchase agreement to be signed by the parties in consideration of the mutual covenants and agreements contained therein; and

NOW, THEREFORE, the parties agree to the following terms of this Agreement:

1. PROPERTY ADDRESS: The property is located at 1380 N Washington Street in Mount Pleasant, North Carolina. PIN # 56703301930000 totaling 0.313 acres Deed Book 11801, Deed Page 0248; and

2. PRICE: The purchase price of Property Owners' approximately 0.313 acres by the Town of Mount Pleasant is for the agreed upon price of \$50,000, payable by the Town at the time of closing; and

3. TITLE - Land Owner shall convey the properties by a fee simple warranty deed to the Town at Closing; and

4. POSSESSION: Town's possession will be delivered at Closing by Seller; and

5. DEVELOPMENT: The Town of Mount Pleasant is receiving Congestion Mitigation and Air Quality (CMAQ) project funds of \$510,072 with Town matching funds of \$127,518 from General Fund balance to install approximately 900 feet of sidewalk with curb and gutter along N. Washington Street in addition to two 12-foot shared travel lanes with bike sharrows. This project is intended to facilitate the safe and efficient passage of pedestrian and bicycle traffic for residents on the east side of Town to access public facilities, thereby reducing vehicular trips and emissions; and

6. The purchase agreement requires the parties to work together in good faith and to proceed diligently toward the completion of all terms. The Agreement is in a form and content satisfactory to each party and to each party's legal counsel and is hereby approved in this public session of the Town of Mount Pleasant Board of Commissioners; and

TOWN OF MOUNT PLEASANT

7. NO PROVISION OF THE PURCHASE AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A PLEDGE OF THE FAITH AND CREDIT OF THE TOWN WITHIN THE MEANING OF ANY CONSTITUTIONAL DEBT LIMITATION. NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A DELEGATION OF GOVERNMENTAL POWERS NOR AS A DONATION BY OR A LENDING OF THE CREDIT OF THE TOWN WITHIN THE MEANING OF THE CONSTITUTION OF THE STATE OF NORTH CAROLINA; and

8. The purchase agreement constitutes the entire agreement between the parties with respect to the matters covered herein and supersedes any prior negotiations, understandings, or agreements with respect to the matters contemplated hereby.

9. Town Board authorizes the Town Manager to execute any documents needed to complete this transaction.

10. Town Board authorizes Finance Officer to issue purchase orders and to transfer and issue funds for the completion of the purchase.

Signed on the 9th day of October, 2023

By: Del Eudy (Seal)
Mayor Del Eudy



Attested to:

By: Amy Schueneman
Amy Schueneman, Town Clerk

TOWN OF MOUNT PLEASANT

#8 Move Funds to Repave 6 streets					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
11-3091-921	Transfer In-Capital Reserve	\$ -	\$ -	\$ 73,100.00	73,100.00
11-3091-900	Appropriation Fund Balance	\$ 123,642.00	\$ -	\$ 45,800.00	169,442.00
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
11-4031-433	PW-Maint & Repair-Streets	\$ 12,500.00	\$ 109,100.00	\$ -	121,600.00
11-4031-800	PW-POWELL Fund Expenditure	\$ 50,000.00	\$ 45,800.00	\$ -	95,800.00
11-4031-720	PW-Cap Outlay-Infrastructure & Streets	\$ 36,000.00	\$ -	\$ 36,000.00	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Totals		\$222,142.00	\$154,900.00	\$154,900.00	\$459,942.00
#8 Move Funds to Repave 6 streets					
Prepared by: Amy Schueneman Date: 9/11/2023 Approved by: ___Town Board by motion on 9/11/23___					
Posted by: Amy Schueneman Date: <u>9-11-23</u>					



Consent Agenda Item:

Town Staff solicited Request for Letter of Interest (RFLOI) for engineering services for the CMAQ project on N. Washington St. After scoring based on criteria, VOLKERT, Inc. was selected by the Town for the project and NCDOT concurred with our selection.

Attached is a summary of the scoring of all submissions for the project and NC DOT letter approving the selection.



CONCURRENCE REQUEST LETTER TO NCDOT IN PEF SELECTION

September 25, 2023

Town of Mount Pleasant
 8590 Park Dr.
 PO Box 787
 Mount Pleasant, NC 28124

SUBJECT: Private Engineering Firm (PEF) Selection
 Town of Mount Pleasant, Cabarrus County
 Project TIP #: **BL-0043**
 WBS Element: PE – 49908.1.1
 N. Washington Street Improvements

Dear NCDOT:

The Town of Mount Pleasant received funding to install curb and gutter, sidewalk, and bike lanes along N. Washington Street, between NC 73 and Park Drive (BL-0043). The Request for Letters of Interest (RFLOI) was approved and placed on the NCDOT’s website.

The town received seven (7) Letters of Interest (LoI) from seven engineering firms on August 31, 2023. The seven firms were as follows:

- Alley, Williams, Carmen & King
- KCI Associates
- Parrish & Partners
- Rummel, Klepper & Kahl, LLP (RK&K)
- Stewart Engineering, Inc.
- TGS Engineers
- Volkert, Inc.

The Town had six (6) staff members from town management, public works, planning, and engineering to evaluate and score each LoI independently. Below is a table showing the overall scores:

Town of Mount Pleasant
BL-0043 Washington Street Project
Letter of Interest Evaluation Scores
September 20, 2023



Firm	Randy	Crystal	Amy	Darrell	Erin	Richard	Average
AWCK	70	75	75	65	90	70	74.2
KCI Associates	40	60	45	40	60	60	50.8
Parrish & Partners	55	35	50	60	60	55	52.5
RK&K	75	75	60	75	90	75	75.0
Stewart Engineering	70	45	58	65	60	60	59.7
TGS Engineers	60	45	35	60	75	65	56.7
Volkert	75	70	65	80	90	75	75.8

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

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

Concurrence Request Letter
N. Washington Street – TIP #: BL-0043
September 25, 2023
Page 2.

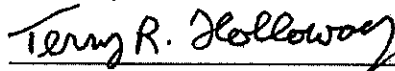
Town staff discussed the top three (3) firms – AWCK (74.2), RK&K (75.0), and Volkert (75.8). After discussions, the Town has decided to offer the project to Volkert. The selection was based on the firm's personnel and project experience, as well as their specific approach to the project. Volkert's approach seemed to be more tailored as to what the Town was looking for. Volkert also had staff with previous municipal and NCDOT backgrounds, which the Town considered a benefit.

The Town is attaching copies of the Letters of Interest from the firms submitted to the portal submission.

Based on the Town's selection, the Town of Mount Pleasant is requesting NCDOT's concurrence with the process and Town's selection of **Volkert, Inc.**

If you have any questions, please feel free to contact us. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Terry R. Holloway". The signature is written in a cursive style and is positioned above a horizontal line.

Terry R. Holloway
Town Manager



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

September 29, 2023

Ms. Erin Burris
Planning & Economic Development Director
8590 Park Drive
Mount Pleasant, NC 28124

SUBJECT: Concurrence with Selection of Consultant
Town of Mount Pleasant, Cabarrus County
Project BL-0043; WBS Element: 49908.1.1
Federal-Aid No: 0073059
Project Name: N. Washington Street Improvements

Dear Ms. Burris:

This letter is to advise that the Department of Transportation concurs with the selection of Volkert, Inc. as a result of your recent RFQ process on the subject project. The Town should retain documentation related to evaluation and selection of the consultant in the event of an audit. This letter also serves as your authorization to commence negotiations with this firm to perform the required Planning and Design services.

Following are directions to the estimate form that must be completed by the consultant as a part of the negotiation process. The Department will need to review the completed document to verify that it is within an acceptable cost range.

Planning and Design:

- Go to <https://connect.ncdot.gov>
- Click on "Doing Business"
- Click on "Consultants"
- Click on "Guidelines and Forms"
- Under Forms, select "NCDOT Scope and Manday Estimate Form"

IMPORTANT: Please use the links provided above and follow directions on forms for downloading, entering, and saving data to ensure that the formulas will work correctly. Do not use a previously saved version of the form as it may have been updated since your last use.

In addition, all consultants must have their rates updated in the Consultant Rate System (CRS) and those rates must match what is entered in the Manday Estimate form. Please work with your consultant to make sure they are aware of this requirement. Failure to have rates entered into CRS or when rates in the form do not match what is in CRS will delay review of the estimate. If your consultant needs more information about CRS, please direct them to the Forms and

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
PROGRAMS MANAGEMENT OFFICE
1595 MAIL SERVICE CENTER
RALEIGH, NC 27699-1595

Telephone: (919) 707-6600
Fax: (919) 212-5711
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
1020 BIRCH RIDGE DRIVE
RALEIGH, NC 27610

Guidelines page of the Professional Services website: Professional Services Management (ncdot.gov).

The consultant should also provide backup information regarding any direct costs that they propose, if these costs are not referenced here: Maximum Allowable Non-Salary Direct Costs.

After review by the Town/City, please submit the form in EBS under the following:

- Design/Planning PS_PEF TASKS AND MANDAYS W RATES

If you have any questions, please contact me at (919) 707-6631 or by e-mail at jdjorgensen@ncdot.gov. Thank you and I look forward to working with you on this project.

Sincerely,



Justin Jorgensen
Program Consultant
Local Programs Management Office

enclosure

ebs: Jeff Burluson. Division Lap Project Manager

MEMORANDUM

To: Mayor and Town Board
From: Randy Holloway, Town Manager
Date: October 9, 2023
RE: Manager's report for September 2023

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

- Continued to participate in construction meetings with Town Staff and contractors doing the work for the renovations to the Fire Station. We hope to have the project complete by mid-October. The landscaping may not be finished until late October based on availability of various planting materials.
- Continued working with Staff and LKC Engineering to finalize all documents associated with the USDA project and prepare the notice to proceed to the contractor. We hope to have this project underway by mid-November.
- Continued working with Staff on the pay study. We hope to give the Board a report within the next 60 days.
- Continued working with Staff on handrails and dugouts at the ballfield. We hope to have the dugouts finished withing the next several weeks.
- Continued to participate in numerous on-site meetings at the Fire Station to work out problems / last minute details to keep the project on schedule.
- Continued working with Staff to deal with the water issues and we continued to flush the system and take samples at various sites. The samples are improving, and we anticipate everything returning to normal soon.
- Worked with Staff to review the 7 submittals for the engineering portion of the North Washington Street project. We selected a firm and submitted that recommendation to NCDOT for their consideration. We hope to give the Board a full report at the November Board meeting.
- Had a meeting with the water plant operators and discussed various items that need to be done moving forward to improve the quality and efficiency of the water plant operations.
- Worked with Public Works staff to approve the installation of water sampling stations and hydrant flushing stations at various locations around Town.

ASSISTANT TOWN MANAGER'S REPORT

October 2023

To: Mayor & Commissioners

From: Crystal Smith, Assistant Town Administrator

Subject: Monthly Activities for September 2023

- Attended monthly Town Board Meeting
- Continue working on USDA with Bob Jessup & LGC
- Monthly BCBS webinar
- Events meeting
- Worked on Fall Festival
- Worked on Christmas Events
- Continued working on McAllister Park items
- Worked with two employees on personnel issues
- Worked with Landscape company on quotes for Fire Department landscape, planting behind Henderson Barrier house, trees for McAllister Park, sprucing up Town Hall and Square before Fall Festival.
- Prepare for Audit (which is October 2)

Respectfully submitted,



Crystal Whitley Smith
Assistant Town Manager

Financial Report as of September 30, 2023

	Bank Acct Name	Balance
<u>General Fund Accts</u>	General Checking	\$301,016.49
	General Fund MM at First Bank	\$943,651.36
	General Fund MM (NCCMT)	\$25,642.75
	General Fund 42% MM at First Bank	\$13,351.48
	General Fund 42% MM (NCCMT)	\$994,174.12
	Façade Grant	\$11,120.47
	Park Development (Uwharrie)	\$877.83
	Payroll Checking	\$79,166.31
	Powell Bill	\$25,358.00
	Retiree Insurance	\$27,569.67
	Sidewalk Escrow Hwy 49	\$6,305.95
USDA- Payment Reserve	\$223,120.72	
Water/Sewer accts	WS Checking	\$112,422.17
	WS Money Market	\$958,577.61
	WS Money Market (NCCMT)	\$25,642.75
	Debt Setoff (NCCMT)	\$1,017.19
	Dredging Fund (Uwharrie)	\$31,043.04
Capital Reserve Accts	Infrastructure & Streets	\$14,958.99
	Police Vehicles	\$56,669.56
Capital Projects	CMAQ Capital Project	\$127,542.71
	Municipal Complex & Park Imp	\$32,114.00
	SCIF funds	\$28,707.87
	USDA Capital Project	\$121,501.38
	State Funded-Sewer Project	\$39,354.57
	State Funded Water Projects	\$64,224.23
Fire Dept.	Fire & Rescue Relief Fund	\$40,747.89
	FD-Rado Reserves	\$21,760.94
	FD Capital Project	\$540,100.12
	FD Capital Reserve -Vehicles	\$61,952.96
TOTAL		\$4,929,693.13

FY2023-2024		General Fund			
	APPROVED	MONTH	YEAR	REMAINING	PERCENT
	2023-2024	TO DATE	TO DATE		
		(Encumbered)			
Revenues	\$2,665,241.00		\$408,147.22	\$2,257,093.78	15%
Expenditures	\$2,665,241.00	\$227,128.44	\$501,669.69	\$1,936,442.87	27%
		Water Sewer Fund			
	APPROVED	MONTH	YEAR	REMAINING	PERCENT
	2023-2024	TO DATE	TO DATE		
		(Encumbered)			
Revenues	\$1,492,336.00		\$354,042.31	\$1,138,293.69	24%
Expenditures	\$1,492,336.00	\$76,258.80	\$374,941.77	\$1,041,135.43	30%

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

	<u>CURRENT BUDGET</u>	<u>YTD ACTUAL</u>	<u>DIFFERENCE</u>
GENERAL GOVERNMENT			
Town Hall	93,000.00	45,258.47	47,741.53
Governing Body	40,650.00	8,248.55	32,401.45
Admin	349,828.00	50,934.20	298,893.80
Planning & Zoning	177,890.00	28,297.18	149,592.82
	<hr/> 661,368.00	<hr/> 132,738.40	<hr/> 528,629.60
PUBLIC SAFETY			
Law Enforcement	162,993.00	1,150.00	161,843.00
Fire Department	813,559.00	170,651.99	642,907.01
	<hr/> 976,552.00	<hr/> 171,801.99	<hr/> 804,750.01
PUBLIC WORKS			
Operations Center	14,940.00	11,896.70	3,043.30
Streets	329,250.00	113,094.87	216,155.13
Sanitation	156,900.00	22,252.60	134,647.40
Buildings & Grounds	83,750.00	20,774.33	62,975.67
	<hr/> 584,840.00	<hr/> 168,018.50	<hr/> 416,821.50
CULTURE/REC	<hr/> 73,400.00	<hr/> 10,342.51	<hr/> 63,057.49
DEBT SERVICE			
Debt Service Principal	225,725.00	54,433.12	171,291.88
Debt Service Interest	124,898.00	33,104.91	91,793.09
	<hr/> 350,623.00	<hr/> 87,538.03	<hr/> 263,084.97
TOTAL	2,646,783.00	570,439.43	2,076,343.57
WATER/SEWER			
Admin	360,700.00	55,797.22	304,902.78
Operations Center	35,250.00	14,495.48	20,754.52
Water	179,500.00	75,861.28	103,638.72
Sewer	400,036.00	70,098.17	329,937.83
Water Treatment Plant	327,056.00	128,888.91	198,167.09
	<hr/> 1,302,542.00	<hr/> 345,141.06	<hr/> 957,400.94
DEBT SERVICE			
Debt Service Principal	167,284.00	26,167.51	141,116.49
Debt Service Interest	22,510.00	3,633.20	18,876.80
	<hr/> 189,794.00	<hr/> 29,800.71	<hr/> 159,993.29
TOTAL	1,492,336.00	404,742.48	1,087,593.52
COMBINED	4,139,119.00	975,181.91	3,163,937.09

Fire Dept. Capital Project

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Balance</u>
10/31/2022	Start with Funds in acct		\$175,088.81	start of project balance	\$175,088.81
10/31/2022	Loan Proceeds	Loan	\$2,500,000.00		\$2,675,088.81
10/31/2022	Interest		\$10.92		\$2,675,099.73
11/30/2022	Interest		\$109.94		\$2,675,209.67
12/19/2022	GW Liles Const. Co, Inc.	1022	-\$198,947.53	first draw	\$2,476,262.14
12/31/2022	Interest		\$110.88		\$2,476,373.02
1/31/2023	Interest		\$105.16		\$2,476,478.18
2/16/2023	GW Liles Const. Co, Inc.	1023	-\$216,187.65	second draw	\$2,260,290.53
2/28/2023	Interest		\$92.92		\$2,260,383.45
3/31/2023	Interest		\$95.99		\$2,260,479.44
4/26/2023	GW Liles Const. Co, Inc.	1024	-\$306,148.72	third draw	\$1,954,330.72
4/30/2023	Interest		\$92.90		\$1,954,423.62
5/31/2023	Interest		\$83.42		\$1,954,507.04
6/27/2023	GW Liles Const. Co, Inc.	1025	-\$176,768.34	fourth draw	\$1,777,738.70
6/28/2023	Bill Milligan Architecture	1026	-\$11,600.00		\$1,766,138.70
6/30/2023	Interest		\$80.32		\$1,766,219.02
7/13/2023	GW Liles Const. Co, Inc.	1027	-\$400,419.78	fifth draw	\$1,365,799.24
7/31/2023	Interest		\$68.36		\$1,365,867.60
8/7/2023	First Bank	1028	-\$2,311.00	ceiling fans for bay area	\$1,363,556.60
8/7/2023	GW Liles Const. Co, Inc.	1029	-\$575,012.29	sixth draw	\$788,544.31
8/7/2023	Bill Milligan Architecture	1030	-\$11,600.00	Final check	\$776,944.31
8/26/2023	Freedom Fitness Equipmen	1031	-\$8,103.81	gym equipment	\$768,840.50
8/31/2023	Interest		\$40.23		\$768,880.73
9/12/2023	GW Liles Const. Co, Inc.	1032	-\$228,808.56	seventh draw	\$540,072.17
Obligated					
	Liles Construction		\$524,309.26	Contract for Renovation	
	Working Fire Furniture	PO#2966	\$17,000.00		
			\$541,309.26	Amount Remaining	-\$1,237.09

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 St. Center pump station	\$1,188,197.00
10/18/2022	McGill Associates	1004	-\$1,827.92	Construction Phase-Engineering cost	\$1,186,369.08
11/4/2022	Shiel Sexton Company	1005	-\$91,309.25	1st draw	\$1,095,059.83
11/4/2022	Repay General Fund for opening acct		-\$100.00	Repay General Fund loan	\$1,094,959.83
11/22/2022	McGill Associates	1006	-1822.08	Inv. 21.01701-16566	\$1,093,137.75
11/23/2022	To Pay back General Fund for Engint -		-\$71,850.00	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 Renov	\$428,847.56
4/19/2023	Shiel Sexton Company	1018	-\$93,207.62	Inv. 22095-06	\$335,639.94
5/5/2023	McGill Associates	1019	-\$1,460.00	Inv. 21.01701-17931	\$334,179.94
5/17/2023	Shiel Sexton Company	1020	-\$120,020.26	Inv. 22095-07	\$214,159.68
5/17/2023	TL Services	1021	-\$10,000.00	Inv. 23.5020	\$204,159.68
5/15/2023	Legacy Concrete Coatings	1022	-\$773.98	Deposits for Quotes 722 & 729	\$196,385.70
5/18/2023	McGill Associates	1023	-\$730.00	Inv. 21.01701-18296	\$195,655.70
5/18/2023	DW Castleberry	1025	-\$14,900.00	parking lot at American Legion bldg	\$180,755.70
5/30/2023	TL Services	1026	-\$2,910.00	gutters & exterior painting 1364 Washington	\$177,845.70
5/30/2023	Homer Clay Electric	1027	-\$9,740.00	electrical 1364 Washington St	\$168,105.70
6/2/2023	CPSL	1028	\$1,460.57	American Legion renovation	\$169,566.27
6/2/2023	TL Services	1029	-\$5,880.00	windows American Legion Renovation	\$163,686.27
6/5/2023	VOID	1030		VOID	\$163,686.27
6/6/2023	Shiel Sexton Company	1031	-\$53,650.84	Inv. 22095-08	\$110,035.43
6/6/2023	Sneed Pressure Washing	1032	-\$200.00	American Legion renovation	\$109,835.43
6/6/2023	TL Services	1033	-\$9,953.86	American Legion renovation	\$99,881.57
6/7/2023	McDonald Plumbing Co.	1034	-\$3,210.00	American Legion renovation	\$96,671.57
6/8/2023	Lowes Credit Card		-\$1,379.67	appliances American Legion renovation	\$95,291.90
6/12/2023	Legacy Concrete Coatings	1035	-\$13,550.97	Inv. 271 & 272	\$81,740.93
6/15/2023	TL Services	1036	-\$3,475.00	American Legion renovation FINAL	\$78,265.93
7/17/2023	Shiel Sexton Company	1037	-\$51,905.06	Final payment	\$26,360.87
8/1/2023	McGill Associates	1038	-\$2,190.00	Inv. 21.01701-18746	\$24,170.87
8/24/2023	Wolf Creek Metal Works	1039	-\$9,886.80	rails for bleachers	\$14,284.07
9/12/2023	Wolf Creek Metal Works	1040	-\$5,328.00	Inv. 2357 rails	\$8,956.07
9/25/2023	CPSL	1041	-\$13,586.40	Inv. 22883 90% of bill	-\$4,630.33
9/25/2023	Transfer from General Fund		\$25,000.00		\$20,369.67

Obligated	Municipal Complex & Park Improvement Project	Amount Remaining
CPSL	15000 camera system	\$9,851.28
Tim Wooten	\$1,509.59 key fob locks for 5 doors	
	\$16,509.59	

SCIF Projects \$300,000 State Funds

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Balance</u>
6/20/2022	SCIF Funds from State	ACH	\$300,000.00	Grant	\$300,000.00
6/20/2022	Wisconsin Lighting	1001	-\$8,853.19	1 set of ballfield lights	\$291,146.81
6/30/2022	Interest		\$10.59		\$291,157.40
7/22/2022	Duke Energy	1002	-\$19,665.71	pole relocation	\$271,491.69
7/31/2022	Interest		\$7.32		\$271,499.01
8/3/2022	Homer Lee Clay Electric	1003	-\$585.00	install 1 set ballfield lights	\$270,914.01
8/4/2022	Danny Hatley	1004	-\$4,700.00	install 1 set ballfield lights and lift	\$266,214.01
8/4/2022	Windstream	1005	-\$2,531.10	move lines for project	\$263,682.91
8/4/2022	Wisconsin Lighting	1006	-\$39,839.31	5 sets of ballfield lights	\$223,843.60
8/12/2022	TL Services	1007	-\$2,000.00	deposit for dugout materials/demolition	\$221,843.60
8/15/2022	Paul Goodman	1008	-\$2,500.00	tree& stump removal for new concession stand	\$219,343.60
8/31/2022	Interest		\$5.98		\$219,349.58
9/20/2022	TL Services	1009	-\$4,750.00	porcelain tile for restrooms	\$214,599.58
10/5/2022	Richard Suggs Const. Inc	1010	-\$52,526.60	sewer line & pump	\$162,072.98
9/30/2022	Interest		\$5.37		\$162,078.35
10/14/2022	Hatley Service, Inc	1011	-\$6,000.00	installation of 5 sets of ballfield lights	\$156,078.35
10/19/2022	Homer Lee Clay Electric	1012	-\$2,844.00	electrical line and repair circuits for ballfield lights	\$153,234.35
10/26/2022	Trident Mechanical Services, Inc	1013	-\$17,592.58	2 Rheem HVAC units	\$135,641.77
10/27/2022	Sales Tax Refund		\$579.19	Sales Tax Refund	\$136,220.96
10/31/2022	Interest		\$4.12		\$136,225.08
10/31/2022	TL Services	1014	-\$15,000.00	Labor & Materials for restroom remodel	\$121,225.08
11/30/2022	Interest		\$2.99		\$121,228.07
12/21/2022	TL Services	1015	-\$5,000.00	Labor & Materials for restroom remodel	\$116,228.07
12/31/2022	Interest		\$3.09		\$116,231.16
1/23/2023	TL Services	1016	-\$26,110.00	FINAL bill labor & Materials for restroom remodel	\$90,121.16
1/27/2023	Paul Goodman	1017	-\$400.00	cut limb at job site-storage building	\$89,721.16
1/31/2023	Interest		\$2.78		\$89,723.94
2/28/2023	Interest		\$2.06		\$89,726.00
3/31/2023	Interest		\$2.29		\$89,728.29
4/31/2023	Interest		\$2.21		\$89,730.50
5/31/2023	Interest		\$2.29		\$89,732.79
6/29/2023	BSN Sports	1018	-\$6,934.84	netting and batting cages	\$82,797.95
6/30/2023	Interest		\$2.21		\$82,800.16
7/12/2023	TL Services	1019	-\$3,855.00	upgrades to electrical building/roof	\$78,945.16
7/31/2023	Interest		\$2.07		\$78,947.23
8/7/2023	Larry Ellington Services	1020	-\$4,875.00	Inv 1012 install bleachers	\$74,072.23
8/8/2023	Kay Park Recreation	1021	-\$26,898.74	Inv 199597 & 199598	\$47,173.49
8/11/2023	Danny Hatley	101	-\$2,775.00	Inv 823063 to adjust ballfield lights & lift rental	\$44,398.49
	VOID	102		VOID	
8/25/2023	TL Services	103	-\$5,000.00	Inv 23-5032 materials for dugout	\$39,398.49
8/31/2023	Interest		\$1.49		\$39,399.98
9/20/2023	TL Services	104	-\$8,994.00	Inv 23-5022 dugouts labor	\$30,405.98
9/20/2023	Danny Hatley	105	-\$650.00	Inv 0923080 hung netting behind home plate	\$29,755.98
9/22/2023	DACO Group LLC	106	-\$1,000.00	engineering for dugout	\$28,755.98
	Obligated				
	TL Services			dugouts	\$ 860.00
	DW Castleberry			repave entire parking lot, drive, Food Ministry	\$ 94,165.00
				Amount Remaining	\$ 95,025.00
					-\$66,269.02 short

Mount Pleasant

North Carolina

Founded in 1848

Planning and Economic Development
October 9, 2023

Planning & Zoning Cases

REZ 2023-05 Community Church of Mount Pleasant

Description: Request to rezone rear of property for religious institution of greater than 350 seats and related uses.

Location: 402 N. Main Street (corner of N. Main Street and North Drive)

Cabarrus County Parcel Number(s): 5670-17-7936 (portion)

Current Zoning: O-I & RH

Proposed Zoning: CZ OI

Area: 22.179 (portion)

Estimated Sewer Capacity Usage: Existing sewer tap and land use

Current Status: Public Hearing scheduled for October 23 Planning & Zoning meeting.

REZ 2023-04 Town Property on Jackson Street

Description: Town requests rezoning town-owned property to residential

Location: 625 Jackson Street

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

Current Zoning: I-1

Proposed Zoning: RM Residential Medium Density

Area: 1.0 acre

Estimated Sewer Capacity Usage: 450 gpd (below 600gpd threshold)

Current Status: Approved August 28 Planning & Zoning meeting. Town to remove items/building from property ahead of declaring surplus.

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: Revised plans submitted. Under review.

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 (allocated)

Current Status: Grading underway.

SITE 2023-02 Parking Lot (corner of E. Franklin St. and Eastover Dr.)

Description: Site plan for commercial parking lot

Location: 8860 E. Franklin Street

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

Zoning: C-1 Light Commercial

Area: approx. 0.5 acres

Estimated Sewer Capacity Usage: 0gpd

Current Status: Under construction

SITE 2023-01 Propel Church

Description: Site plan for religious institution and Alternative Design Proposal for building design

Location: 7801 NC Highway 73 E

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

Zoning: OI Office & Institutional

Area: approx. 6.8 acres

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

Current Status: Site plan under review.

SUB 2017-01 Green Acres

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

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

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

Zoning: RM CZ Conditional Residential Medium Density

Area: approx. 14.92 acres

Density: 2.28 dwelling units per acre

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

Current Status: Grading underway.

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 and improvement installation underway.

Code of Ordinances

Part 3: Public Safety

Staff is working on updating public safety procedures and compliance with state law. Due to workload, staff is requesting that the hearing be continued until the November meeting.

Utilities

- Following the passage of SB 673 (which reduces single-family residential allocation to 75gpd per bedroom), the Town of Mount Pleasant has a total of 71,936 gallons per day to allocate until 2024 when the Phase 1 Rocky River Regional Waste Water Treatment Plant is completed. This is 6,269gpd more than the original allocation. So far 56,840 gallons per day have been allocated to three projects. A total of 15,096gpd remain to be allocated until the first expansion is complete. The WSACC Board voted to allocate an additional 50,000gpd to the Town of Mount Pleasant until the second expansion.
- The Town was selected to move forward in the FEMA Building Resilient Infrastructure and Communities (BRIC) grant process. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. The grant request is for approximately \$4.5 million. The grant match is 12%.
- Work will begin soon on Empire Drive Sewer Pump Station utilizing a USDA loan and water line projects are scheduled to go to bid in October.

Comprehensive Plan Implementation

- HMW Preservation has completed of the National Register District architectural survey draft to submit to the State Historic Preservation Office. LKC and subcontractor McAdams have completed a report with recommendations and cost estimates for the Downtown Stormwater Study. 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 nearing completion.
- Town Staff is working with the EDC on proposals for Phase 2 Economic Development planning to serve as the economic development component of the Comprehensive Plan update.
- The Town of Mount Pleasant received the following allocations in the recently adopted state budget:
 - \$1 million for water line replacement for S. Skyland Drive, Seneca, and Allman Rd. Ext. service area
 - \$100,00 for capital improvements or equipment
 - \$2.7 million for sidewalk construction (in accordance with Bicycle & Pedestrian Project Acceleration Plan)

Transportation

- Staff received seven letters of interest for engineering on the N. Washington Street CMAQ project. Town Staff reviewed and scored the firms based on qualifications and received concurrence from NCDOT on the highest scoring firm. The Town Board is requested to approve the selection at the October meeting.
- Public works staff and engineering staff have scored the streets to prioritize paving projects. Staff recommended getting estimates for paving streets with a Pavement Condition Rating (PCR) of 40 or less. Jackson Street between North Drive and Highway 49 was paved at the end of June. Westerholt Court, Bilverlor Court, Lorilei Street, Rhineland Court, Alish Trail, and Lee Street (S. Main St. to Barringer St.) will be paved in October with the funds approved by the Town Board at the September meeting. The cost of paving Enchanted Lane and Erbach Lane exceeded available funds for this year. B Street and Reid Street are located in an area that will be impacted by sewer line replacement and will need to be paved after the project is completed.
- At the direction of the Town Board, three additional pedestrian projects, and one additional highway project were submitted for State Transportation Improvement Program for P7.0. This is in addition to two pedestrian projects and one highway project that were submitted for P6.0 three years ago (delayed due to COVID and budget shortfalls). All projects are shown in the Comprehensive Plan and/or Bicycle & Pedestrian Project Acceleration Plan.

Permits

September report attached.

September 2023 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2023-53	9/7/2023	5670-09-6544	112	Brackenberry Cir.	Accessory	Detached Garage	Richard Williams	
Z-2023-54	9/7/2023	5670-32-6525	8750	E. Franklin St.	Change	Dead Bunny Photography Studio	Tracy Adams	CoC✓, New
Z-2023-55	9/13/2023	5670-23-0279	8360	W. Franklin St.	CoC/Sign	The Consignment Barn	Katie Griffin	CoC, New
Z-2023-56	9/15/2023	5670-23-9509	1364	N. Washington St.	CoC/Sign	Restored Hope Therapy Services	Jeannie Burgess	CoC✓, Relocate
Z-2023-57	9/21/2023	5670-48-3726	8807	Crestwood Dr.	New	Single-family residential	KEBLG LLC	
Z-2023-58	9/21/2023	5670-48-5815	8819	Crestwood Dr.	New	Single-family residential	KEBLG LLC	

6 Zoning Permits

Mount Pleasant

North Carolina

Founded in 1848

CODE ENFORCEMENT

Monthly report

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

September 2023

New Cases	15
Cases Cleared	12
Illegal Signs pulled	0
Court Actions	0
Reinspection	12
Golf Cart Inspections	0
Training	1

Case Breakdown	
Zoning Violation	0
Property Maintenance	2
Grass/Weeds/Brush	7
Sign Violations	0
Inoperable Unlicensed vehicles	0
RV Parking	2
Other	2
Hazardous Spill	1
Monitoring	1
TOTAL	15

Cases

Case #	Location	Status
023-059-C	Alish Trail possible water theft	C
023-060-C	Summer St @ Franklin Duke power left pole in right of way	O
023-061-C	8517 Lee Street – High grass	C
023-062-C	NC Hwy 73-E – High Grass	C
023-063-C	7894 NC 49, N – Various conditions	M
023-064-C	1539 South Washington Street – Debris pile	O
023-065-C	8510 Lee Street – Camper	O
023-066-C	8530 Lee Street – RV	O

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

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

023-067-C	1190 Summer Street – High grass, property maintenance	O
023-068-C	8250 Historic Hill Drive – High grass	O
023-069-C	8534 East Franklin Street – High grass	C
023-070-C	8342 East Franklin Street – High grass	C
023-071-C	8245 East Franklin Street – High grass	C
023-072-C	MPCI at North Drive – Fuel spill	C
023-073-C	8530 Walnut Street – High grass	C

Route Card

Date	Code	Notes
09/05	C	023-059-C Possible theft of water, Oldenburg.
09/05	O	Monthly report
09/05	R	024-058-C 501/507 Halifax Street, South
09/05	R	023-054-C Jackson Street CLOSED
09/05	R	023-053-C Commercial vehicle parked in ROW. CLOSED
09/05	M	Met with Fire Department regarding Part 3 Code of Ordinances revision.
09/05	EM	Fall Event EOP
09/06	C	Received an update on the pool at 1550 Main Street, South from Cabarrus County Building Inspection.
09/06	EM	Revised EOP
09/06	G	Worked on resolution for grants
09/06	EM	Worked with Fire on change to ordinance
09/06	EM	Discussed upcoming presentations to Council on EOP/Part 3
09/08	C	Site visit End of C Street regarding building condition, tires, and trash.
09/11	G	SITE Grant
09/11	EM	Tree down on Franklin Street, E. Cut limbs placed on property across the street from tree location.
09/11	M	Town Board Meeting
09/11	EM	October Fest
09/12	G	SITE Grant
09/12	M	Met with Swofford regarding 1550 South Main Street. Has until September 30 to seed exposed soil.
09/14	C	023-060-C Duke power pole in right of way at Summer Street and NC 73
09/14	C	8510 Lee Street Site visit
09/14	C	8530 Lee Street Site visit
09/14	C	Recheck lots at South Halifax and NC 73.
09/18	C	023-061-C 8517 Lee Street – High grass
09/18	C	023-062-C 7630 Hwy 73, E – High grass
09/18	C	023-063-C 7894 NC 49, N – Various conditions. Monitoring situation.
09/18	C	023-064-C 1539 South Washington Street – Debris pile
09/19	T	Basic Code Enforcement
09/21	C	1190 Summer Street – Site visit
09/25	C	8534 East Franklin – High grass
09/25	C	8342 East Franklin – High Grass
09/25	M	Meeting with Mr. Bruce Wilson reference camper parked as residence.

09/25	M	Meeting with Doug Steele regarding radios for Fall Festival.
09/25	C	8250 Historic Hill Drive – High Grass
09/25	C	Checked status of property on West Franklin. Yard is mowed but bank has not been mowed. The bank is very high and steep will discuss with Erin.
09/26	C	023-071-C 82455 Franklin Street West – High grass – Mailed LOI
09/26	C	023-072-C Checked fuel spill at MPCII and North Main Street. Contacted spiller and requested the absorbent left on the street to be removed.
09/26	C	023-070-C 8342 Franklin Street, East – High grass. Mailed LOI and spoke with owner about property maintenance.
09/26	C	023-069-C 8534 East Franklin – High grass. Mailed LOI.
09/27	EM	Worked on Fall Festival incident action plan.
09/27	EM	Begin work on Christmas Parade incident action plan
09/27	C	8530 Walnut Street – Site visit
09/27	C	023-073-C 8530 Walnut Street mailed LOI.
09/28	O	Spoke with owner of 7630 Highway 73-E regarding property maintenance.
09/28	O	Spoke with property owner of 1190 Summer Street to work out schedule to address property maintenance.
09/28	O	Spoke with property owner of 8245 West Franklin Street regarding options of address the grass on the hillside and beside of the road due to safety issues.

C=Complaints; EP=Emergency Planning; GCI=Golf Cart Inspection; G=Grants; I=Investigation; M=Meeting; O=Other; R=Recheck; SS=Sign Sweep; T=Training, HC=Hazardous Condition

MEMORANDUM

To: Mayor and Town Board

From: Daniel Crowell, Public Works

Date: October 9, 2023

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

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 4 pump station alarm calls
- Responded to 2 after hour customer calls
- Picked up 22 dump truck loads of brush which equals 264 cubic yards of brush
- Completed 32 work orders for various issues
- Installed water sampling stations at 700 Walker Rd. and 9100 East Franklin St.
- Repaired water leak on Allman Ext.
- Repaired water leak on South Skyland Dr.
- Repaired water leak at 9830 Hwy 73
- Renewed water service at 4165 Laurelwood Ct. (cutoff was broken by a plumber)

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



Mayor and Commissioner's,

-We responded to 75 calls for service in the month of September.

-The Plymovent System that we received the AFG Grant for has been completed and the close out process has started.

-We are still waiting to hear back from the 2022 AFG Grant that we applied for along with Cold Water and Rimer Fire Depts. This is to replace all of our portable and mobile radios.

-No major mechanical issues with the trucks.

-We received a permission to merchandise permit from the county so that we can start putting furniture in the station once the punch list has been completed.

-The fire alarm system is active.

-We are requesting to apply the funds that we received from the staffing grant towards our hourly rate. This will bring our starting pay from \$15 an hour to \$16.50 an hour which will bring us more in line with other departments around us and also help us retain employees.

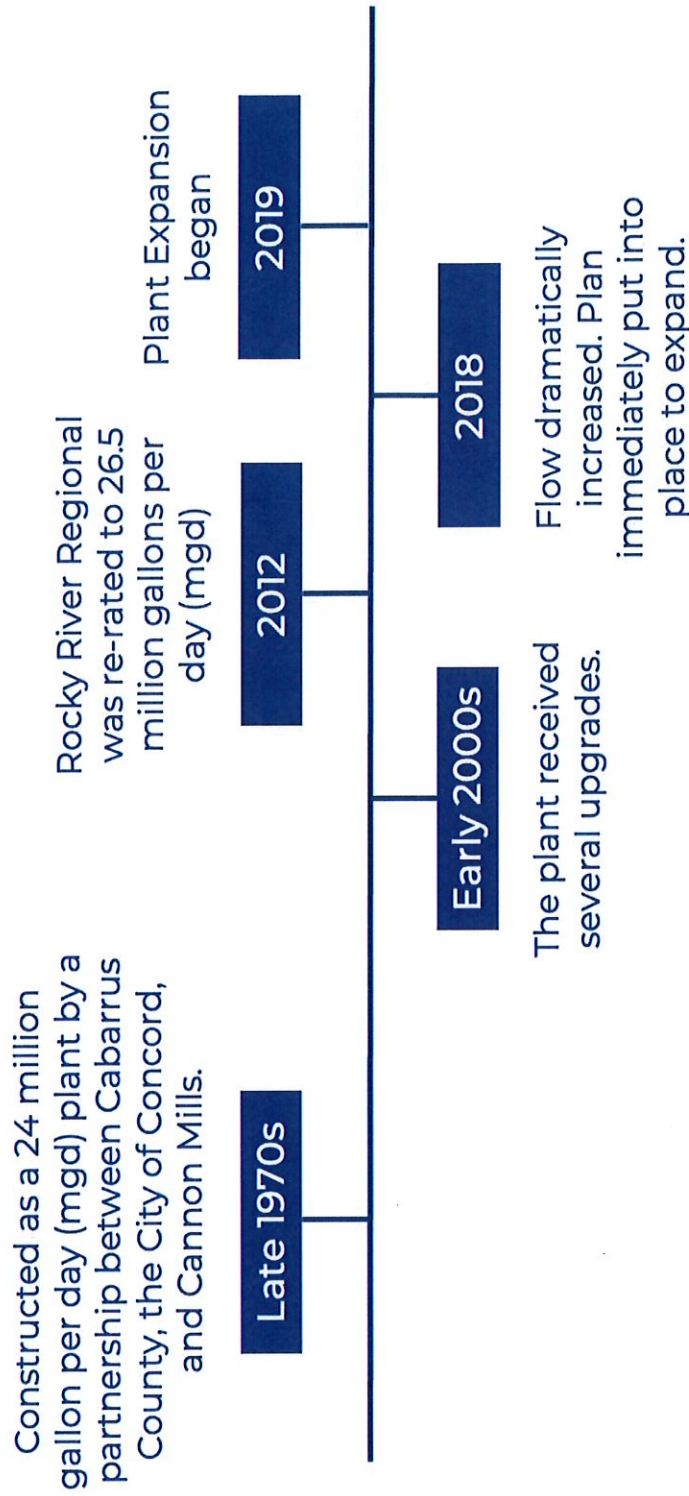
As always thank you for your support.

Dustin Sneed
Fire Chief
Mt. Pleasant Fire Dept.

Capacity, Expansion & Master Plan



Rocky River Regional Overview



Rocky River Regional Capacity



+



=



Previous Calendar Year
Actual Flow

Developer Controlled
Capacity*

Capacity Used



-



=

Remaining
Available

Permitted
Capacity

Capacity
Used

*Capacity that has been officially allocated to a specific project through the flow allocation process.



Rocky River Regional Flows & Capacity

	2017	2018	2019	2020	2021	2022	2023
Previous Year Flow (mgd)	16.21	17.04	20.07	19.91	21.95	20.97	21.11
Total Calendar Year Flow Acceptance (mgd)	0.94	1.23	1.28	2.15	1.83	0.93	-
Developer Controlled Capacity(mgd)	1.60	1.59	1.79	1.94	2.36	2.87	3.18
Jurisdictional Controlled Capacity(mgd)	8.70	7.88	4.65	4.66	2.19	2.66	2.21

The 2023 numbers equal 5.39 mgd of currently not being used capacity at the Rocky River Regional.

Rocky River Regional Expansion

Phase 3

- Summer 2024
- New capacity 30mgd
- Cost: \$100M

Phase 4

- 2027
- New capacity 34mgd
- Cost: \$150M
- GMP signed Aug. 2023

Flow Factor Reduction



2021: Worked with the State to reduce from 120 g/bdr to 80 g/bdr

2023: Partnered with Senator Newton and other legislators on Senate Bill 693 that reduced the number to 75 g/bdr

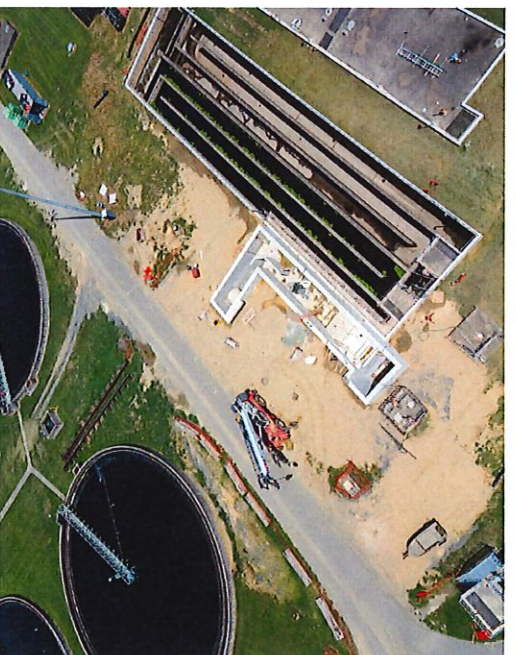
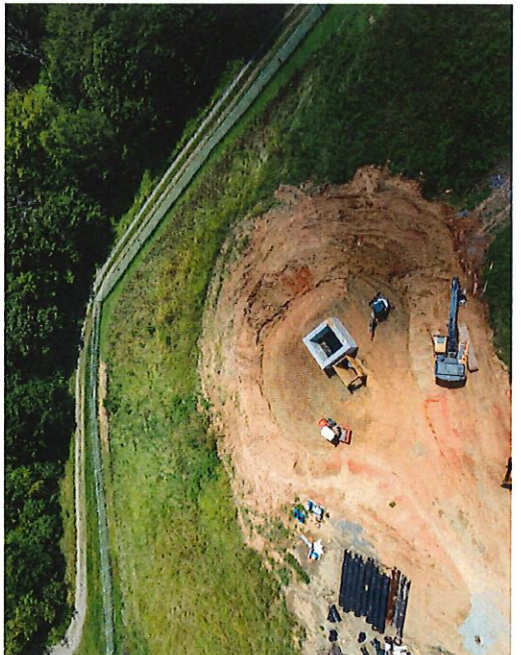
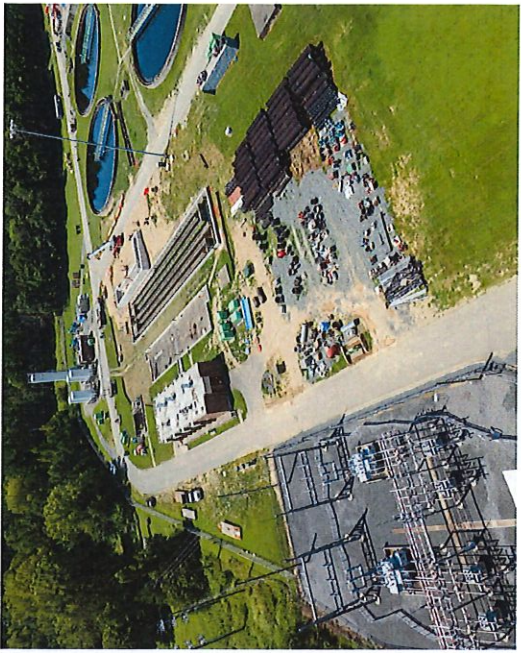
Planning for the Future

2022 - Began Master Planning process

- Team: professional engineers and planners that are experts in their fields
- Timeline: 20-year plan with focus on initial 10-years
- Report:
 - Population/flow projections
 - Permitting future expansion needs
 - Drinking water needs projections
 - Begin permitting process

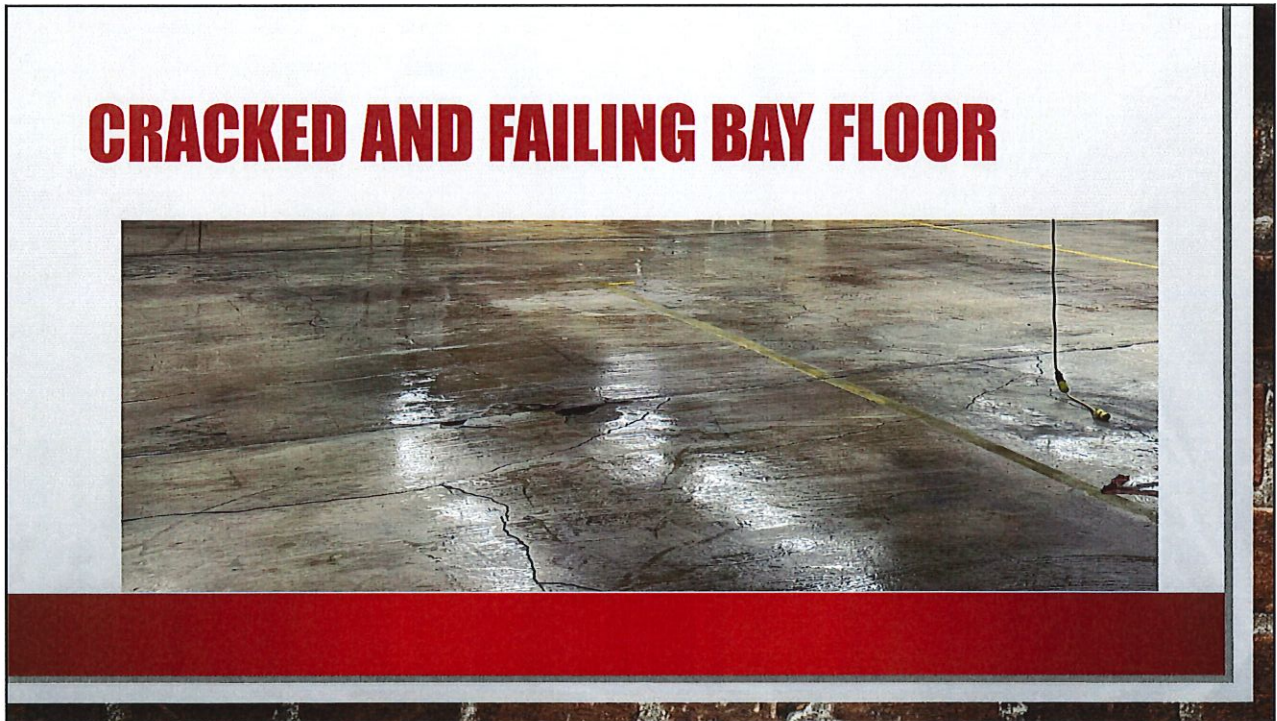








1



2



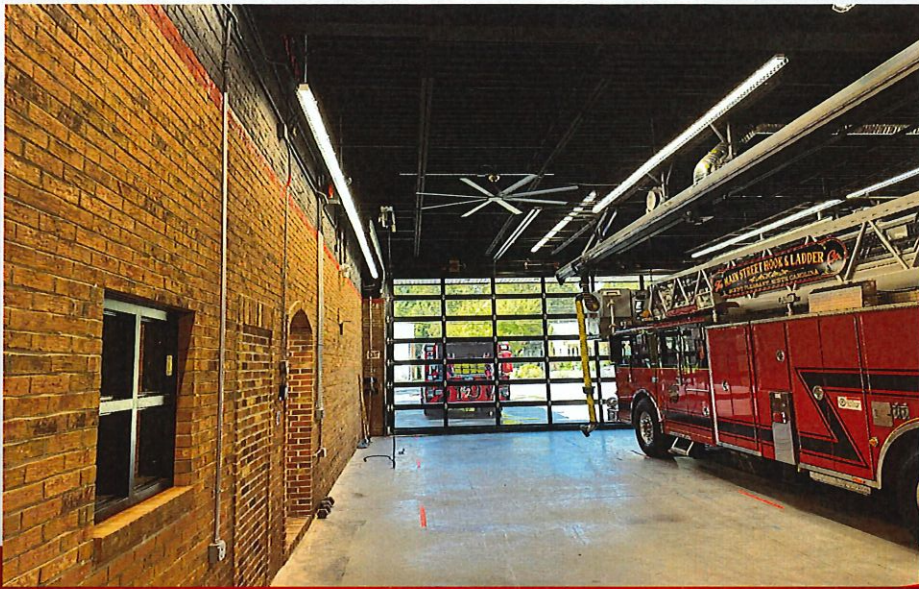
Concrete would move and shift as trucks drove in and out.

3

**NEW BAY FLOOR WITH HIGH PRESSURE
CONCRETE, STORAGE MEZZANINE AND
PLYMOVENT SYSTEM.**



4



5

PREVIOUS KITCHEN



6



7



8

NEW LIVING QUARTERS AND OFFICES



9



10

BEDROOMS

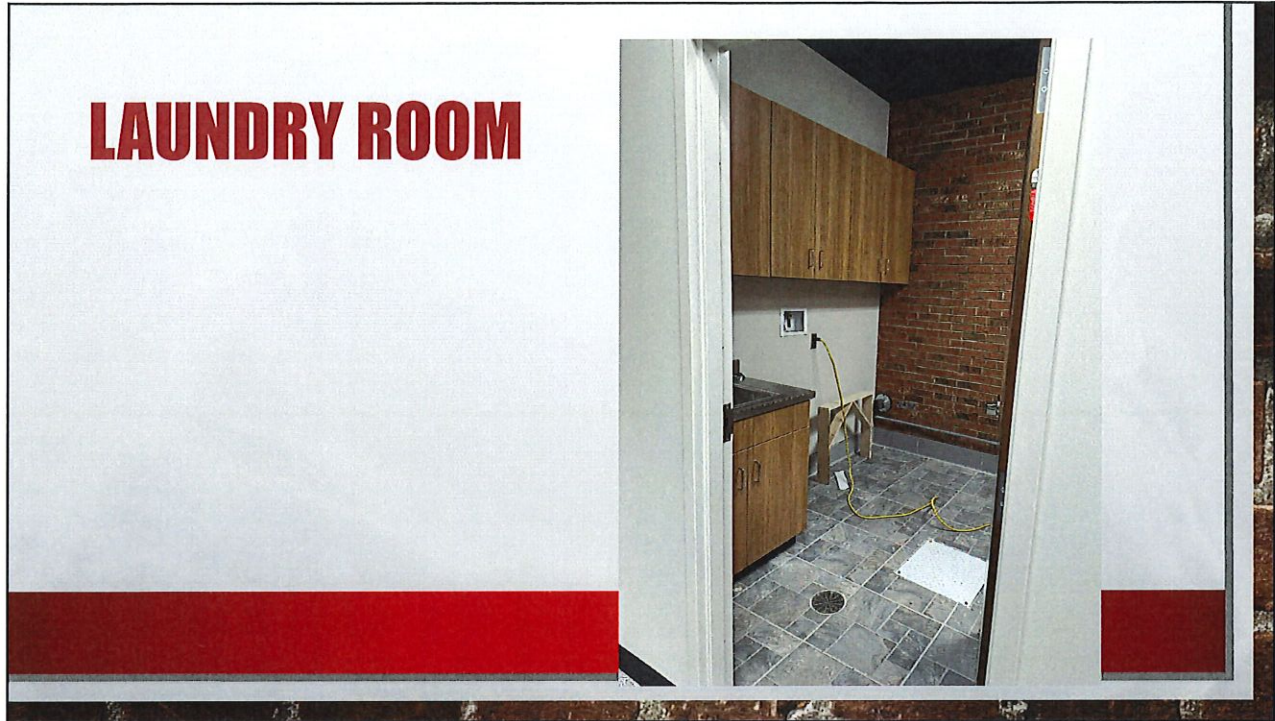


11

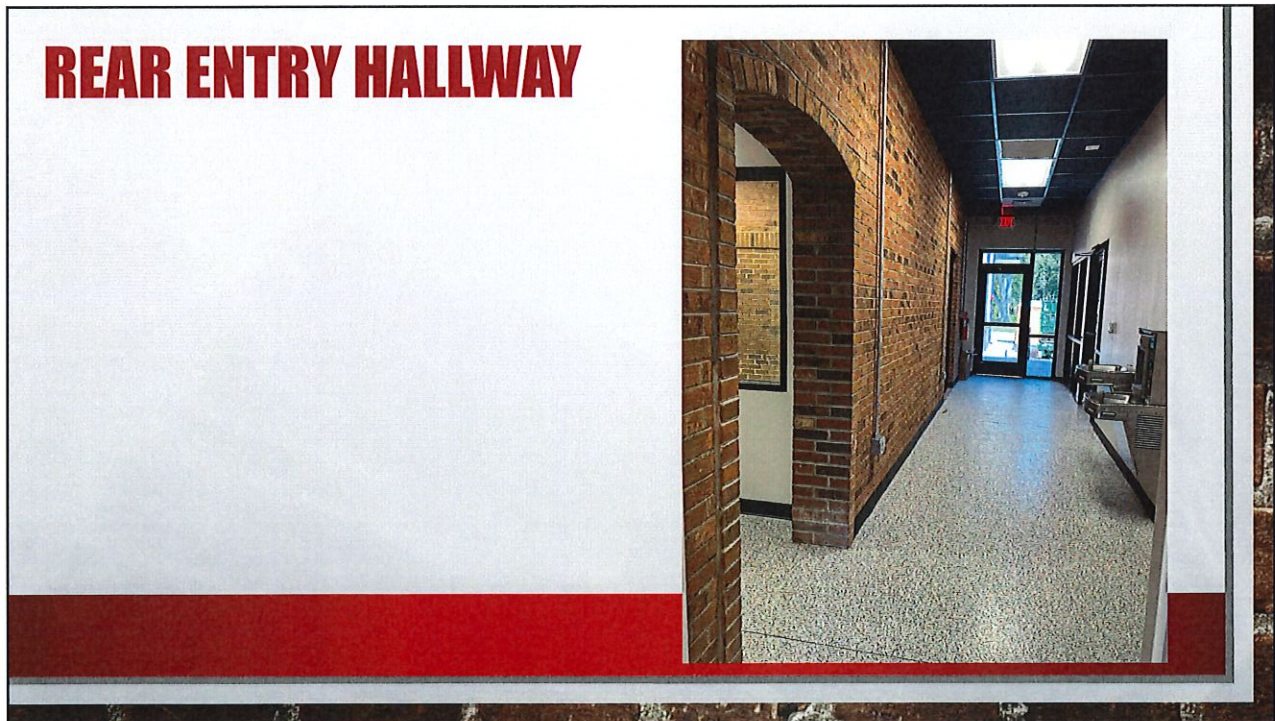
3 BATHROOMS



12



13



14

FITNESS ROOM



15

STORAGE ROOM, SCBA FILL STATION



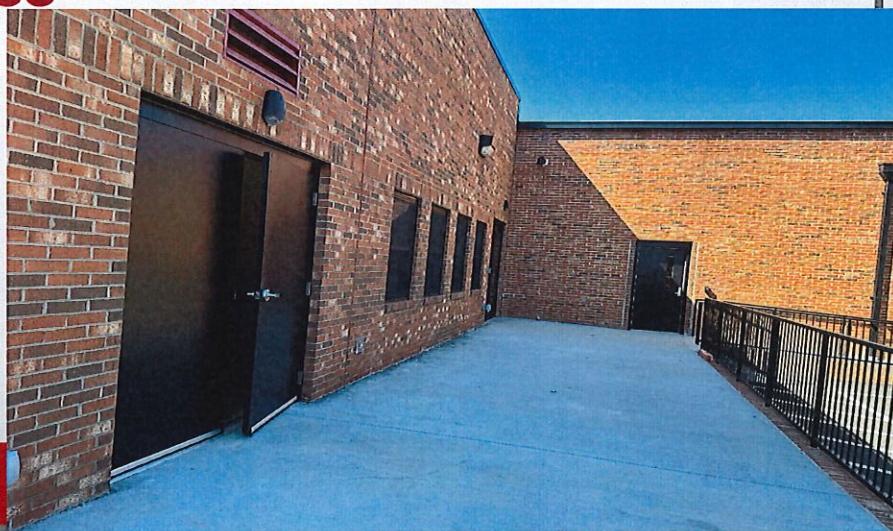
16

TURNOUT GEAR EXTRACTOR/WASHER



17

PATIO/FIREFIGHTER ENTRY AND STORAGE ROOM ACCESS



18

FIREFIGHTER OFFICE/WATCH ROOM

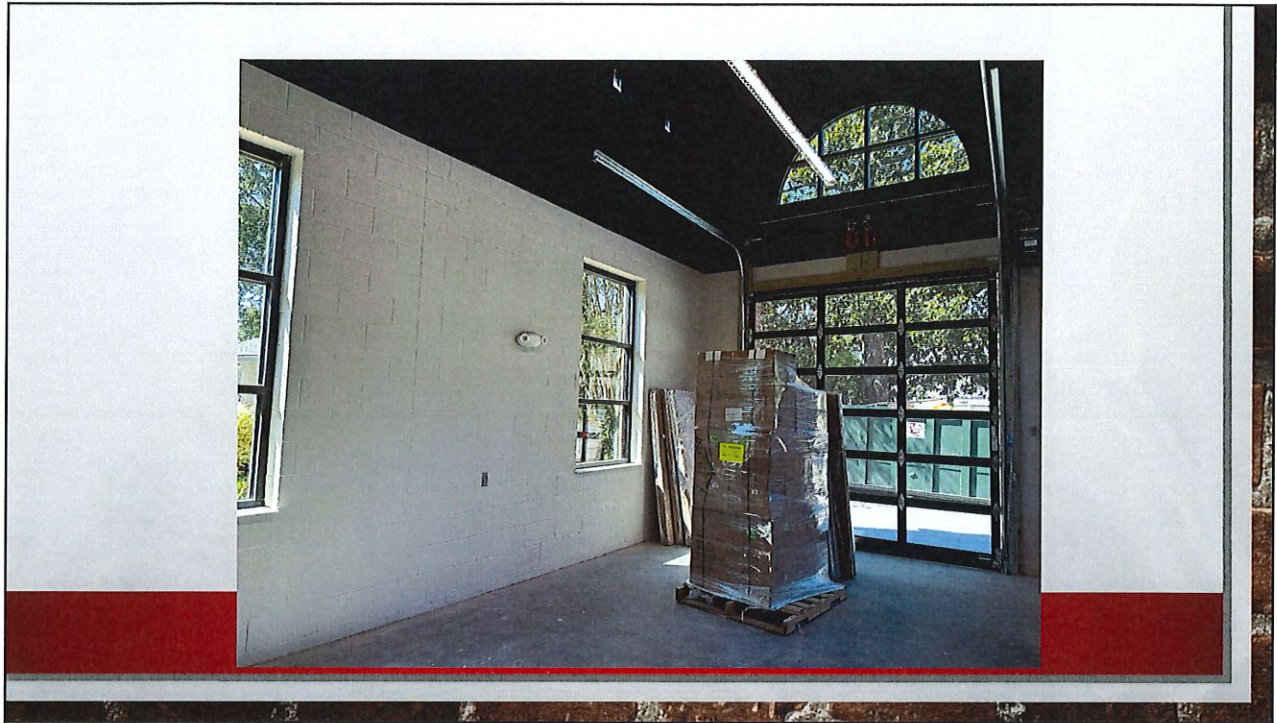


19

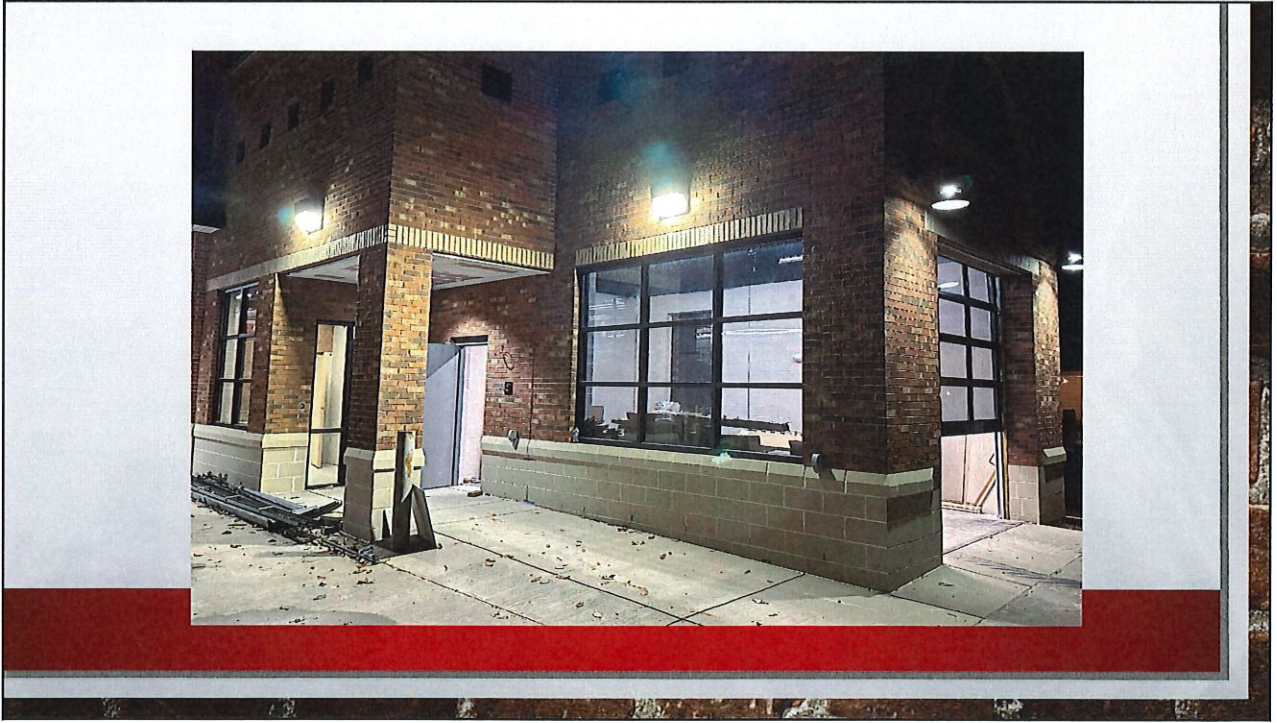
ANTIQUe APPARATUS BAY



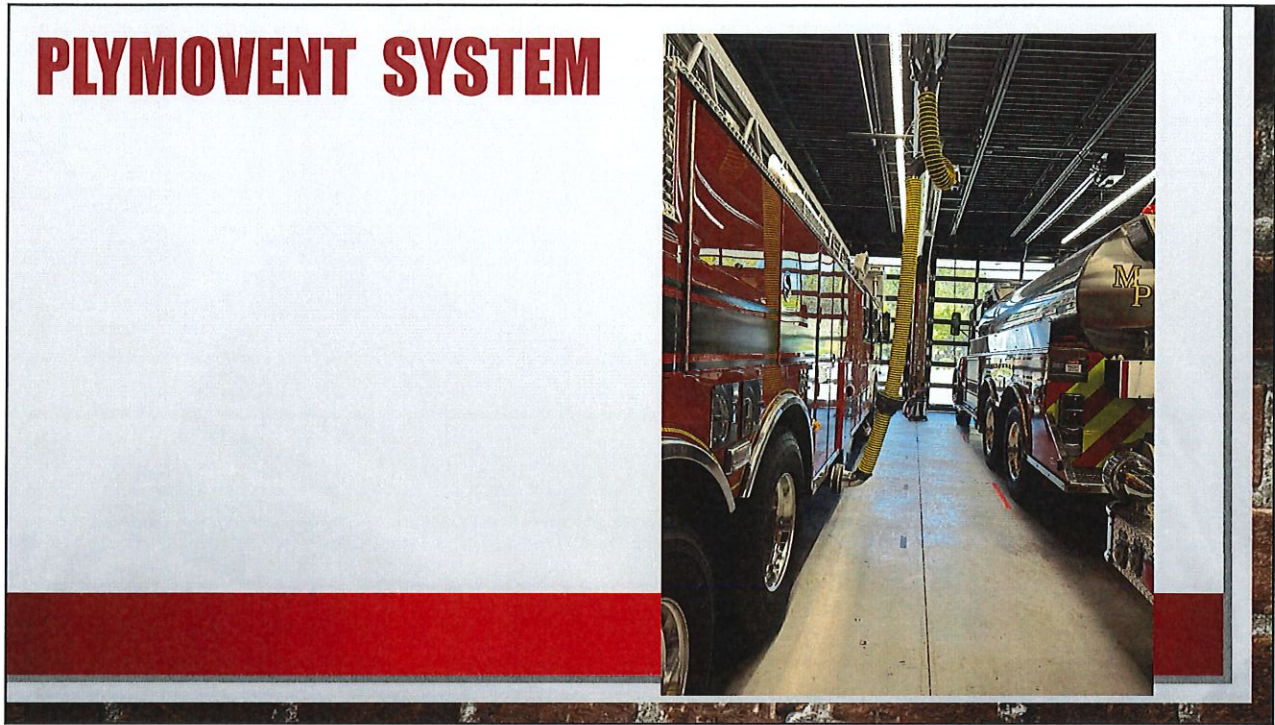
20



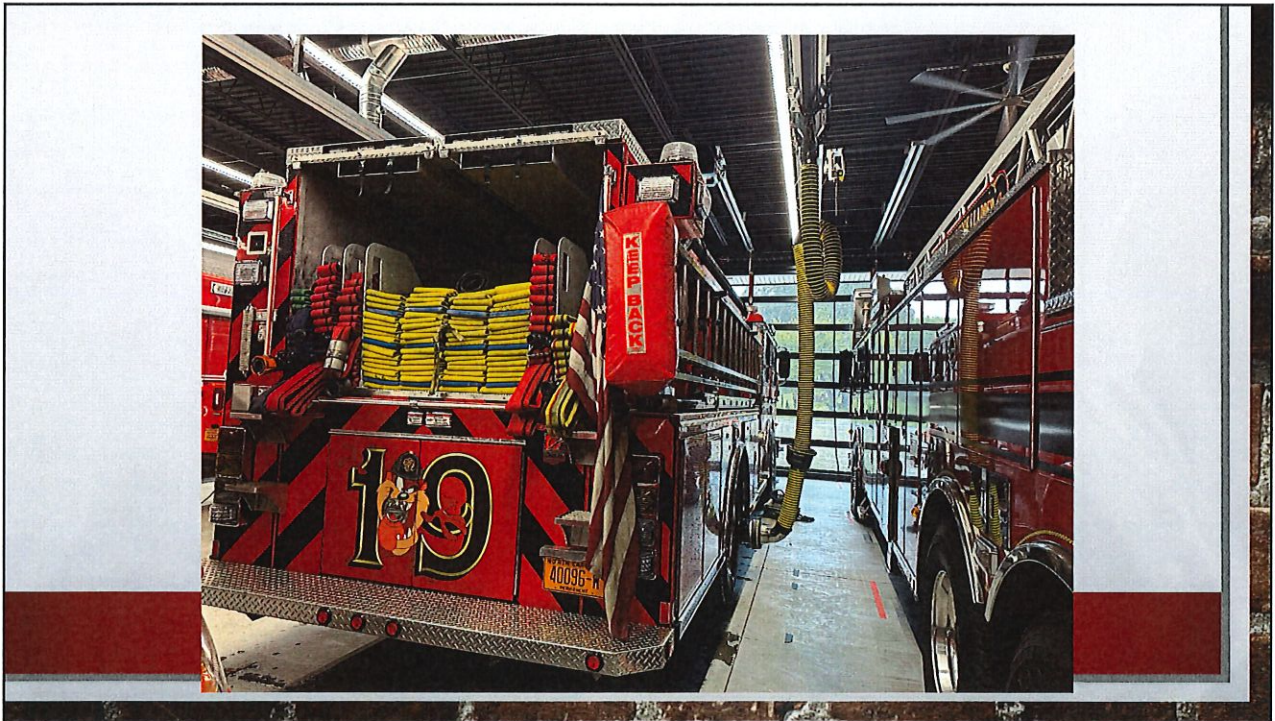
21



22



23



24

BELL RESTORATION

- ACCORDING TO OLDER MEMBERS OF THE DEPARTMENT THE BELL USE TO BE ON TOP OF MOOSE DRUG.
- ONCE THE FIRE DEPARTMENT STARTED IN 1937 IT WAS MOVED TO THE TOP OF THE FIRE STATION (LENTZ BUILDING).
- WHENEVER THE DEPARTMENT WAS RELOCATED TO ITS CURRENT LOCATION THE BELL WAS BROUGHT WITH US AND HAS BEEN IN STORAGE IN THE STATION SINCE 1974.
- SEVERAL MEMBERS RESTORED THE BELL AND IT HAS BEEN PLACED ON TOP OF THE FIRE DEPARTMENT TO BE DISPLAYED AND SOON TO BE BACK OPERATIONAL.

25



26



27



28



Agenda Item:

Consider replacing the Public Works fence with vinyl fencing and the associated Budget Amendment

Narrative:

During a storm on August 7th, the wind blew a large section of fencing down onto the fence of the neighbor along the Public Works property. A claim was filed with the insurance company, and it was denied because “wind does not fall under the named perils for damage to fences.”

Town Staff reached out to Stewart Fence, Inc for a quote to replace the 550 linear ft of fencing with vinyl for \$30,387.00. It will require a budget amendment using General Fund and Water & Sewer Fund Balance.

Recommendation:

A motion to replace the Public Works fence with vinyl fencing and approve Budget Amendment #9 Replace Public Works Fence.

Estimate

Stewart Fence, Inc.

835 Blanchette Court
Concord, NC 28025

(980)521-0320

stewartfencing86@aol.com

Name/Address

Town of Mount Pleasant
110 N. Main Street
Mount Pleasant, NC 28124

Date	Estimate No.
08/09/23	24

Item	Description	Quantity	Cost	Total
Fence	Installation of 550 linear ft. of 8' tall white vinyl privacy fence with Aluminum inserts every 3rd post for strength. -240 lbs of concrete around each post. -Price for removal and disposal of existing fence included. Job Location: 110 N. Main Street Mt. Pleasant, NC		30,387.00	30,387.00
	Sales Tax		0.00%	0.00

Total \$30,387.00

