



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Board of Commissioners
Town Board Meeting Minutes
Monday, October 14, 2024 at 6:00 P.M.**

Attendance: Mayor Tony Lapish
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter (absent)
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, Derek Linker, Crystal Smith, from WSACC-Thomas Hahn, Chad Voncannon, and Lee Campbell, representing Friends of Mount Pleasant Library-Marcia Morris, Karen Cobb, Amber Pope, JoBeth Coia, and Brandy Shaver, Ally Schueneman, Deputy TB Canaday, Deputy OJ Grimes, Pastor Todd Davis, and Rita Gilmore.

CALL TO ORDER

Mayor Tony Lapish called the meeting to order.

INVOCATION

Pastor Todd Davis of St. James Reformed Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Lapish led the Pledge of Allegiance.

Mayor Lapish informed the audience and Board of Commissioners that the next meeting would be Tuesday, November 12th due to Veteran's Day.

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)

TOWN OF MOUNT PLEASANT

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No one had a conflict of interest.

3. Approve Agenda

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

4. Consent Agenda

- A. Minutes September 9, 2024
- B. Budget Amendment #5 Purchase of SUV for Cab Co Sheriff's (approved at 9/9/24 meeting verbally)
- C. Budget Amendment #6 Removal of chemicals at WTP

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

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. Fire Department-Dustin Sneed
- H. Cabarrus County Sheriff's Department

6. Presentations

A. Proclamation for Mount Pleasant Library Day

Mayor Lapish read a Proclamation to make October 23, 2024, Mount Pleasant Library Day and presented a framed copy of it to the Friends of the Mount Pleasant Library.

A copy of the Proclamation is included in the Minute Book.

B. WSACC Master Plan Presentation

Thomas Hahn and Lee Campbell presented a slide show presentation titled "WSACC FY22 Master Plan" and explained the process required to expand their current wastewater treatment facilities to meet the future demands of development in Cabarrus County.

A copy of the presentation is included in the Minute Book.

7. Old Business

A. Receive an update from the Town Manager in reference to the Town's water and sewer projects.

Town Manager Randy Holloway informed the Board that the bid opening for the Lower Adams Creek outfall had five bidders with the lowest bidder, Elite Infrastructure Group, \$500,000 over budget. They are a new company currently doing a project for the City of Monroe. Based on inquiries from the Town, they are doing a good job and staying within budget. To make the numbers work, the line from the Pasture Pump Station will be pulled from the project at the beginning since a 10% contingency is required. Towards the end of the project if the contingency has not been used, the line from the Pasture Pump Station could be added back to the project with some additional funds. This project will include gravity line sewer from Summer Street Pump Station which is the Town's "problem child" to the WSACC Pump Station behind Oldenburg subdivision on Adams Creek. Summer Street Pump Station will then be decommissioned.

The water project only had two bidders and state law requires at least three at the first bid opening. The project was put back out for bid and bids will be opened on October 16th at 2pm regardless of the number of bidders. Hopefully, it will be within 10% of the range of the projected cost.

Depending on the water bid and staff gathering all the information, a special meeting may be scheduled before the next regular meeting in November to approve the lowest responsible bidder for both the water and sewer projects.

No motion was made. Information only.

8. New Business

A. Information concerning the Lead Service Line Inventory requirements by NC DEQ

Amy Schueneman explained to the Board that the Lead Service Line Inventory required by NC DEQ was submitted to the State last week. The next requirement is to let every water customer know that the Town is checking for lead within the Town's waterlines and the customers' waterlines with their cooperation. This is something that the State is requiring all water systems across the state to do, and it is not saying there is a problem in Mount Pleasant. The letter is being worked on by the staff and will be mailed to the customers in the October water bill. After meeting that requirement, the Town has until 2027 to complete the Lead Service Line Inventory which wants to know every type of pipe used to connect the Town main waterline to the individual meters, the customer's main waterline to their home, and the type of pipe installed within their home. Since there are currently 1,136 water customers, it will take some time to complete. Homes built after 1989 would not have lead pipes since lead pipes were prohibited from that point forward.

Randy Holloway mentioned that it may be a good idea to outsource the project or hire a part-time employee to free up the Public Works staff for their normal duties. Hopefully, NC DEQ will have some money in the near future to help fund replacement of waterlines that contain lead because any on the Town's side that are found will have to be replaced by 2027. The new waterlines coming on Main Street and Franklin Street will help uncover any issues and they will be corrected at the same time on the Town's side of the meter. This information can then be inputted on the Lead Service Line Inventory.

B. Code of Ordinance Part 2 updates

Erin Burris presented the changes to Part 2 of the Code of Ordinances. Many of the changes had already been approved by the Board but were not codified. Below is a summary of proposed changes to Part 2:

Numbering System

A new numbering/codification system has been introduced to make the code more user-friendly and to improve the ability to add new section numbers in the future. The Part numbers of the Code will remain the same, but Chapter and Section numbers will be changed for consistency.

Manager-Council Form of Government Updates

Updates will occur throughout the code to reflect the Manager-Council form of government adopted in 2019. The language changes in Part 2 reflect the form of government adopted in 2019. Statutory references have been added to clarify procedures and duties under this form of government.

Chapter 1: Governing Body

- Statutory references added for the governing body shall be a board of five (5) commissioners and voting procedures.
- Statutory references added for the duties of the Mayor and Mayor Pro Tem under the Manager-Council form of government.

- Statutory reference added for compensation of Board of Commissioners. Proration formula added for meeting attendance. This would not take effect until new fiscal year 2025/2026.

CHANGE REQUESTED TO- Section 2-1.5 Compensation and Attendance

In accordance with N.C.G.S. 160A-64, the compensation of Board members shall be as provided in the annual budget ordinance. Commissioners shall be compensated in the amount established by the budget ordinance, prorated for each regular meeting and the Annual Budget Workshop not attended in the amount of 1/13 of the annual amount of compensation, except that each board member may be excused for one (1) meeting per fiscal year without proration.

Board members asked for this to include not only the regular 12 monthly meetings but also the Budget Workshop held each year in March making any more than one absence per year a reduction in the stipend received the absent Board member by 1/13th for each absence.

- Clarification added for order of business, allowing the mayor to request agenda modification to accommodate special circumstances.
- Statutory reference added for Code of Ethics

Chapter 2: Ordinances

- Procedures updated for ordinance adoption to reflect form of government.
- Statutory references added for ordinance book maintenance

Chapter 3: Administration

- Statutory references added to reflect form of government to include appointment and duties of the Town Manager, Town Attorney, Town Clerk, Finance Officer, and general provision for departments
- Reference added to Personnel Policy to be maintained as separate document.
- Clarification to permit transport of alcoholic beverages for authorized Town-sponsored special events

Chapter 4: Board and Commissions

- Language for Planning & Zoning Board and Board of Adjustment was copied over from Mount Pleasant Development Ordinance to be compliant with NCGS 160D. Old language removed.
- ABC Board establishment, composition, and disbursement of funds codified with General Assembly and Town Board actions. Reference to ABC Operations Manual added.
- Event Coordinating Committee removed. This section had been added in 2010 prior to events being coordinated by paid Town Staff.

A motion to approve the codification of Code of Ordinances Part 2 amendments with the change requested was made by Commissioner Furr with a second by Commissioner Simpson. All were in favor. (4-0, Commissioner Carter absent)

A copy of the Code of Ordinance Part 2 updates are included in the Minute Book.

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

- 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.

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

A motion to come out of Closed Session 143-318.11.(a)(#5) was made by Commissioner Furr with a second by Commissioner Simpson. All were in favor. (4-0, Commissioner Carter absent)

A motion to approve the new position of Human Resource Director was made by Commissioner Meadows with a second by Commissioner Furr. All were in favor. (4-0, Commissioner Carter absent)

A motion to approve the contract to purchase 8255 & 8259 Barringer Drive, to allow the Town Manager to execute all related documents, and to approve Budget Amendment #7 was made by Commissioner Meadows with a second by Commissioner Simpson. All were in favor. (4-0, Commissioner Carter absent)

10. Adjournment

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

By our signatures, the following minutes were approved as submitted on Monday, November 12, 2024 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor Tony Lapish

