



**Board of Commissioners
Town Board Meeting Minutes
Monday, November 13, 2023 at 6:00 P.M.**

Attendance: Mayor Del Eudy
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, Crystal Smith, Deputy CA Camille, Matt Sharrock, Rita Gilmore, Kevin & Cheryl Crutchfield, Leigh Ann Sells, Kimberly Baker, Tony Lapish, Leslie Cauble, Imagene Miller, and Deputy Tyler Canaday.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Associate Pastor Matt Sharrock from Community Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led the Pledge of Allegiance.

1. Public Forum

No one spoke.

2. Conflict of Interest

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

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

No one had a conflict.

3. Approve Agenda

A motion to approve the Agenda as presented was made by Commissioner Furr with a second by Commissioner Simpson. All were in favor. (5-0)

4. Consent Agenda

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- A. Minutes October 9, 2023
- B. USDA Exhibit B: Self Evaluation Guide
- C. 2024 Town Board of Commissioners Meeting Schedule
- D. 2024 Holiday Schedule
- E. NCDPS Resolution Form for BRIC Grant
- F. Budget Amendment #10 FD Staffing Grant correction

Commissioner Meadows stated there was an incorrect date on the 2024 Town Board of Commissioners Meeting Schedule. December 11th should be December 9th.

Commissioner Meadows made a motion to approve the Consent Agenda as amended with a second by Commissioner Carter. All Board Members were in favor. (5-0)

5. Staff Reports

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

6. Presentation

Representative Kevin Crutchfield will present a check to the Town from State budget allocations.

Representative Crutchfield presented a check for \$2.8million to the Town to reinvest in the community from the State Budget. \$2.7million is for sidewalks/pedestrian plan and \$100,000 is for any project or piece of equipment. (Representative Crutchfield forgot to mention that the Town also received \$1million to put new water lines on S. Skyland, Seneca, and Allman Ext.) \$69million was also allotted to WSACC which will help improve the sewer system in Mount Pleasant.

Mayor Eudy thanked Representative Crutchfield along with Senator Newton for always being willing to meet with the Town and helping put our needs in front of the State for grants.

7. Public Hearings

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

Erin Burris presented the packet to the Board with the changes mentioned on pages 1-2

Mayor Eudy opened the Public Hearing. No one spoke.

Mayor Pro Tem Furr asked for an annual report from the Fire Department in section 3.3.3 to include the Town Board as well as Town Manager, and it would also be nice to have one every department.

Commissioner Simpson stated that a version of that is done at the Budget Workshop.

Commissioner Carter asked for it to be at the first of the year to include December.

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Commissioner Simpson brought up the appointment of the Fire Chief which is now recommended by the Town Manager to the Town Board for final approval. The Board asked if that could continue.

The question was asked if that was consistent with the Manager/Board format of government. Town Attorney John Scarborough stated that he was unsure and would check on it.

Town Manager Randy Holloway said it would typically be the Town Managers recommendation to the Board.

Commissioner Carter asked about the termination process of a Fire Chief in comparison to how Harrisburg would handle it.

Mr. Holloway stated that it is in the Town Employment Policy that if someone is let go it can come to the Board as a grievance since the Town does not have an HR Director.

Per the Board's request Part 3.3.3 was amended to state all hiring recommendations will come to the Board for final approval.

Commissioner Simpson asked who the Emergency Manager is for the Town.

The response was the Manager or his designee will be responsible for Emergency situations.

A motion to adopt Part 3 of the Ordinances as amended (Part 3.3.3 was amended to state all hiring recommendations will come to the Board for final approval) was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

8. Old Business

A. Consider receiving an update from the Town Staff on the current condition of the Town's water system.

Mr. Holloway asked the Board to recall in July a water sample was taken from the Marathon station on Hwy 73 and at the High School on Walker Road. They came back above the allowable threshold for byproduct of water treatment. The State said we had to notify both customers and we did let them both know. The school system was being extremely protective of the students and sent out a letter to the parents about the notice they received and in turn the Town sent out a letter to the water customers explaining what happened. The Town aggressively began flushing the system. It is very common in the summer with the water temperature and ground temperature up for the chlorine in the water to react with the organics that are typically in the water treatment process and the lines. The numbers have started to come down. The October 5th reading has to be .060 parts per million. Unfortunately, the reading was .064 parts per million. Therefore, the average is .061 parts per million. The Town received another letter from the State that we are still in violation and this time because the operator was sending samples in as a system report and not quarterly report, the Town is required to notify all the water customers with an official notification. By November 30th the Town is required to submit to the State a plan to correct the problem. Mr. Holloway reached out to Garver to contract with them to put the letter together and to make a plan to correct the problem. They are widely known and have a great reputation. They will do a deep dive into the water intake site, lagoon, plant, tanks, and water distribution system over the next 2 weeks to determine what is causing the issue. The plant was built in 1986 and has not had any significant upgrades since then.

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The water is perfectly safe to use and drink.

A motion to approve Budget Amendment #12 not to exceed \$20,000 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

9. New Business

A. Consider a request from the Fire Chief to increase the hourly rate by \$1/hour

Mr. Holloway stated that the Fire Chief requested an increase in the hourly rate of the firefighters to be competitive with other departments. Chief Sneed did go to the Cabarrus County Fire Marshall to request the Staffing Grant and was able to secure it for \$27,240 a year. As a comparison, Allen is paying \$16, Rimer \$16.50, Mt. Mitchell \$17, and Odell \$20. The Town is currently \$15 an hour. Next year the tax revenue should be enough to cover the increase. With the reevaluation coming it will also help cover the cost next year if the Town does not get the grant again.

A motion to approve the firefighter hourly rate to be increased by \$1an hour by November 27, 2023 was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

B. Consider contracting with Benchmark Planning to perform the Comprehensive Plan Update.

Erin Burris stated the Comprehensive Plan is used to help the Town make land use decisions, budgetary decisions, and plans for Capital Improvements. The Town's last Comprehensive Plan was in 2017 and it is due for an update. State Statutes requires a maintained and updated Comprehensive Plan, but does not specify time frame. The last one was done by Benchmark Planning. A proposal for the new one is included in the packet and since Benchmark Planning will be the most economical since they already have a lot of the background information and the base maps. The budget included \$30,000 for the study. The contract would be for \$68,500 and would require a Budget Amendment using General Fund Balance. The Town will ask Cabarrus County EDC for \$20,000 for the Economic Development component of the study since they already had \$5,000 set aside for the Town.

Mr. Holloway informed the Board that because the Town had a Comprehensive Plan

Motions:

A motion to approve the contract with Benchmark Planning in the amount of \$68,500 and allow Town Manager to execute all documents required was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A motion to approve Budget Amendment #11 Comprehensive Plan was made by Commissioner Simpson with a second by Commissioner Carter. All Board Members were in favor. (5-0)

A motion to go into Closed Session 143-318.11.(a)(#6) made by Commissioner Meadows with a second by Commissioner Carter. All Board Members were in favor. (5-0)

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

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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.

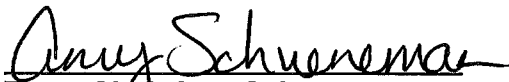
A motion to come out of Closed Session was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

A motion to approve Budget Amendment #13 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

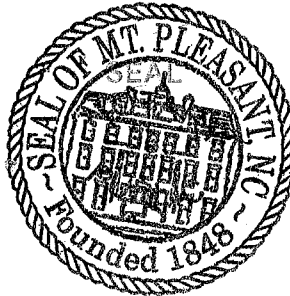
11. Adjournment

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. (5-0)

By our signatures, the following minutes were approved as submitted on Monday, December 11, 2023 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor Tony Lapiš



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