

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting Minutes
Monday, May 8, 2023 at 6:00 P.M.**

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

Also Present: Erin Burris, Crystal Smith, Jim Sells, Darrell Layton, Deputy CA Camille, Ally Schueneman, Genna Dixon, Sherry Dixon, Joseph Dixon, Kate Dixon, Virginia & Tom Weitnauer, and Clara Burris.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Nick Newman of Propel Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led the Pledge of Allegiance.

The Oath of Office was given to Steven Dixon by Mayor Eudy.

1. Public Forum

Virginia & Tom Weitnauer, 682 N Main St., asked the Board to consider their business and prospective brides and grooms concerning the noise ordinance. He handed out his proposed plan to Board members. They stated a Bed & Breakfast only will not be a profitable business. They are asking for clearer and more practical guidelines with reference to the Noise Ordinance.

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

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

Mayor Eudy added two items to the Agenda under New Business:

- C. AIA Projects
- D. State Transportation Improvement Projects (STIP)

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

4. Consent Agenda

- A. Minutes April 10, 2023
- B. Minutes April 10, 2023 for Economic Development Workshop
- C. Budget Amendment #14 Coding Corrections for Audit
- D. Capital Project Ordinance for Lower Adams Creek Sewer Project #SRP-W-ARP-0081 *approved by email on April 26, 2023.*
- E. Capital Project Ordinance for Water Distribution Improvements Project #SRP-W-ARP-0082 *approved by email on April 26, 2023.*
- F. For the June 12th Board Meeting: Consider appointing/reappointing two positions to the Planning & Zoning Board with a term that expires on June 30, 2026.

Commissioner Furr made a motion to approve the Consent Agenda as listed 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
Ms. Burris reminded the Board that Streets & Signage updates were addressed under Part 7 in November 2022. As requested, Staff sent out a notice to everyone explaining everything that was adopted with streets and the changes that were coming. On the summary it was noted that no citations would be issued until January 1, 2024. Signs in one area were placed last week on Walnut, Cook, Broad, Kluttz, and Jackson. Moving mailboxes was not considered on Kluttz which became one way. The Board thought it would be good to put out on social media which streets were getting new signs a week ahead of time with a link to the full explanation on our website.
- 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 8: Nuisances and Offenses

Erin Burris informed the Board that Part 8 was reviewed by the Cabarrus County Sheriff's Department and District Attorney's office and approved as is. Part 8 has several areas that the Board will need to make decisions on which are listed in the packet.

The Public Hearing was opened by Mayor Eudy.

Virginia & Tom Weitnauer asked for the Board to make a simple adjustment to the wording on section 8-7.3E#3 "30 feet from any single-family residential use" (ADD in a residentially zoned district). Erin Burris agreed with this wording.

Deputy Camille read from Cabarrus County's Muni code which was already in the proposed Code 8 packet.

Chapter 3: The Board decided against adding the tethering portion and allowing chickens/roosters at this time.

Chapter 6: The County asked for new language concerning sex offenders, but Town has not received it yet. The Board decided to allow skateboarders and roller skates at the parks.

Chapter 7: 8-7.3E#3 "30 feet from any single-family residential use" (ADD in a residentially zoned district). Also, the lettering in this section will be corrected.

A motion to approve the Code of Ordinances Part 8 as amended specifically with section 8-7.3E#3 "in a residentially zoned district" was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A copy of Code of Ordinance Part 8 is included in the Minute Book.

7. Old Business

A. TABLED from April 10th: Consider appointing an ABC Board member to fill the empty seat vacated by Rick Lambert who resigned on 4/1/23.

Amy Schueneman stated that the vacant seat needed to be filled on the ABC Board. There are now two applications for the ABC Board vacant seat:

Gordon Preddy (ETJ)

Earl Eugene "Gene" Sneed (Town Limits)

The person not appointed to this seat would also be eligible for the seat to be appointed at the June 12th Board meeting with a 3-year term ending June 30, 2026.

A motion to appoint Gene Sneed to the vacant ABC Board seat with the term expiration date of June 30, 2024 was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

B. TABLED from April 10th: Jonathan & Aurelia Helms would like to address the Board concerning the tap fees for their new home at 1576 S. Main St.

Randy Holloway recommended to the Board that the Helms family should pay the \$3,850 tap fee and have our crew install it, even though the Town will lose several thousand dollars on the paving requirements by DOT. This will meet in the middle with the Helms family. By June the Fees & Charges Schedule will be changed to cover situations like this.

A motion to allow Town Staff to install the tap at 1576 S. Main St. with the current charge of \$3,850 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

8. New Business

A. Consider the Town Manager's budget message, Fees & Charges Schedule, and proposed budget for Fiscal Year 2023/2024.

Randy Holloway reviewed the Budget message with the Board. Fund Balances are healthy and there will be an increase in revenue for FY2023/2024. The proposed budget includes a 5% COLA increase for all full-time employees, and a \$1 per hour increase (\$14 to \$15) base

increase for Firefighters with pay differential for officers. The Town is also recommending the addition of a temporary office staff position \$16,000 (\$8,000 General Fund Balance and \$8,000 Water Sewer Fund Balance) to help with maintaining a high level of customer service during the water/sewer projects. The Town will also be completing a Pay Study during Fiscal Year 2023-2024, costing \$3,500. All employee salary increases would be effective October 2, 2023, for the October 16, 2023, payroll date.

The total proposed budget for the Town of Mount Pleasant for Fiscal Year 2023-2024 is balanced with revenues and expenditures of \$3,841,259 with a recommended tax rate of \$0.5050 per \$100 valuation, no water rate increase, a \$1 increase to sewer base rate customers and flat-rate sewer customers, continuing the tiered water usage system for over 2,000 gallons per month, and is hereby submitted for your review and consideration. Other information is included in the three-page budget message included in the Minute Book.

A motion to set the Public Hearing for the Budget on June 12th was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

B. Consider receiving a report from Town Staff on future sewer allocations from the Water and Sewer Authority of Cabarrus County.

Randy Holloway, Erin Burris, and Jim Sells presented the issues with the WSACC sewer allocations. Two expansions are planned of the Rocky River Treatment Plant. The Town is allocated 1.43% of the total usage or 65,667 gallons per day based on our historic usage. This will not allow the Town to grow at all or cover projects that have been previously discussed. Staff are asking the Board to agree not to accept the proposed 30,000 gallons that WSACC Board wants to allocate to the town. Town Staff will speak at the WSACC meeting next week and show how much allocation is needed to continue our slow and steady pace of growth.

The consensus of the Board was to not accept the 30,000 gallons per day, if offered by WSACC.

Copies of the slides are included in the Minute Book.

C. Three-part Engineering contracts for AIA Projects

1. Consider allowing the Town to contract with LKC Engineering for the Water Asset Inventory and Assessment (AIA) study.

The Town was awarded a \$150,000 grant from the State to have all the water lines in the Town system mapped. The Town sent out an RFQ for Engineering services. Two firms responded: LKC Engineering and SGC Surveying. Town Staff recommends contracting with LKC Engineering since they have been working with our water and sewer system and are familiar with it.

A motion to contract with LKC Engineering for the Water Asset Inventory and Assessment (AIA) study was made by Commissioner Furr with a second by Commissioner Carter. All Board Members were in favor. (5-0)

2. Consider allowing the Town to contract with LKC Engineering for the Sewer Asset Inventory and Assessment (AIA) study.

The Town was awarded a \$150,000 grant from the State to have all the sewer lines in the Town system mapped. The Town sent out an RFQ for Engineering services. Two firms responded: LKC Engineering and SGC Surveying. Town Staff recommends

contracting with LKC Engineering since they have been working with our water and sewer system and are familiar with it.

A motion to contract with LKC Engineering for the Sewer Asset Inventory and Assessment (AIA) study was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

3. Consider allowing the Town to contract with LKC Engineering for the Stormwater Asset Inventory and Assessment (AIA) study.

The Town was awarded a \$350,000 grant from the State to have the stormwater system in the Town mapped. The Town sent out an RFQ for Engineering services. Three firms responded: Concord Engineering & Surveying, Inc., ESP Associates, Inc., and LKC Engineering. Town Staff recommends contracting with LKC Engineering since they are currently doing the stormwater study of downtown paid for by the ESHPF Federal Grant and are familiar with it.

A motion to contract with LKC Engineering for the Stormwater Asset Inventory and Assessment (AIA) study was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (5-0)

D. State Transportation Improvement Plan (STIP): Resolutions for 4 Projects

1. Connector between NC Highway 73 and NC Highway 49 east of Mount Pleasant in eastern Cabarrus County

This project implements a longstanding project of the Cabarrus-Rowan MPO Comprehensive Transportation Plan (CTP). The project was previously called a "bypass" but the scope was reduced to a "connector" utilizing NCDOT Typical Section No. 2L to connect NC Highway 73 to NC Highway 49. This connector is necessary to reduce through traffic within downtown Mount Pleasant, located in a National Register Historic District with a narrow two-lane cross section, and to accommodate increased traffic between Albemarle and Concord as Stanly County experiences more growth. Traffic is not being generated by development in Mount Pleasant, which has experienced low growth rates for three decades, but by development in the two county seats connected by NC Highway 73, making this a project with regional significance.

A motion to approve a Resolution Endorsing Mount Pleasant Connector for the Cabarrus-Rowan Metropolitan Planning Organization Regional Priority List was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

2. Sidewalk for E. Franklin Street (NC Highway 73) between Duchess Drive and Halifax Street

This implements one of the projects recommended in the Town's NCDOT-funded Bicycle and Pedestrian Project Acceleration Implementation Plan. This project involves a 5,200-foot sidewalk extension along south side of W. Franklin Street (NC Highway 73) from Halifax Street to Duchess Drive and a small segment on Duchess Drive to the entrance of a grocery store. This sidewalk connects a low-income apartment complex to the Town's only grocery store. There is a well-worn path where residents walk to the grocery store, creating a dangerous situation for pedestrians and motorists. This project also connects the residential area to the Downtown business district.

A motion to approve a Resolution Endorsing West Franklin Street Sidewalk from Duchess Drive to Halifax Street for the Cabarrus-Rowan Metropolitan Planning Organization Regional Priority List was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

3. Sidewalk on W. Franklin Street, between S. Halifax Street and Main Street

This implements one of the projects recommended in the Town's NCDOT-funded Bicycle and Pedestrian Project Acceleration Implementation Plan. This project involves a 1,500-ft. sidewalk extension along north side of W. Franklin Street (NC Highway 73) to the intersection with Halifax Street. It also includes a 150-ft. sidewalk extension on the south side of W. Franklin Street (NC Highway 73) to Halifax Street. This sidewalk provides connectivity from residential areas and businesses along Highway 73 to Downtown Mount Pleasant.

A motion to approve a Resolution Endorsing West Franklin Street Sidewalk between Halifax Street and Main Street for the Cabarrus-Rowan Metropolitan Planning Organization Regional Priority List was made by Commissioner Simpson with a second by Commissioner Carter. All Board Members were in favor. (5-0)

4. Sidewalk on E. Franklin Street (NC Highway 73) between Main Street and Blueberry Street

This implements one of the projects recommended in the Town's NCDOT-funded Bicycle and Pedestrian Project Acceleration Implementation Plan. This project involves a 3,500-foot sidewalk extension along south side of E. Franklin Street (NC Highway 73) from Main Street in downtown to the intersection with Blueberry Street. It also includes a 900-ft. sidewalk extension on the north side of E. Franklin Street (NC Highway 73) to Crowell Street. This sidewalk is a critical connection to the businesses along Highway 73 and Downtown to a low-to moderate income area of Town in which residents would benefit from pedestrian connectivity.

A motion to approve a Resolution Endorsing East Franklin Street Sidewalk from Main Street to Blueberry Street for the Cabarrus-Rowan Metropolitan Planning Organization Regional Priority List was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

9. 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, June 12, 2023 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

