



**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

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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)
Silverlor 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.)

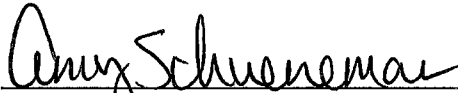
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A motion to make an offer to not exceed \$55,000 (includes legal fees for closing) to purchase the property at 1380 Washington Street and to execute the Budget Amendment to execute the motion was made by Commissioner Simpson with a second by Commissioner 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

