

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Town Hall- Commissioners Meeting Room
Monday- October 3, 2011
7:00 P.M.**

**Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Richard Burleyson
Commissioner Scott Barringer
Commissioner Mike Metcalf
Commissioner Warren Chapman
Commissioner Maura Eberhardt
Town Administrator Adrian Cox
Town Attorney Christy Wilhelm
Public Works Director Dave Fargo
Town Clerk Cathy Whittington**

Also Present: Samantha Moose, Deputy Howell

CALL TO ORDER

Mayor Eudy opened the meeting.

INVOCATION

Mayor Eudy led in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

PUBLIC FORUM

No one spoke in public forum.

APPROVE AGENDA

Commissioner Barringer made a motion to approve the agenda. Commissioner Metcalf seconded the motion with all board members in favor. (5-0)

CONSENT AGENDA

The Consent Agenda consist of the Minutes of the August 29, 2011 Regular Board Meeting, to re-appoint Mayor Eudy to the Fireman's Relief Fund Board of Trustees and a Proclamation-"Cares Enough to Wear Pink". Commissioner Barringer made a motion to approve the consent agenda. Commissioner Eberhardt seconded the motion with all board members in favor. (5-0)

REPORTS

1. Police- Written
2. Fire Chief- Written
3. Town Administrator- The Town Administrator touched on the sewer line completion, the AFG Grant, the Sales Tax audit and hiring the new customer service personnel.
4. Finance Officer- Written
5. Public Works- Written
6. Town Attorney
7. Code Enforcement

OLD BUSINESS

No old business.

NEW BUSINESS

1. An Ordinance Amending the Code of Ordinances For the Town of Mt. Pleasant With Respect To Solicitation License

At the August 29, 2011 meeting, staff presented a draft ordinance amendment that would require companies and individuals conducting door-to-door solicitation to first obtain a license from the Town of Mt. Pleasant. This regulation would allow the Town of monitor and track those individuals who are conducting these types of sales in the community. This is intended to protect the safety, wellbeing, and privacy of the community.

The ordinance requires solicitors to submit an application for a license, pay a \$100 license fee, allow 10 days for review, and carry the permit with them while conducting the sales. Applicants must provide detailed information on their company, salesmen, and activities. This information allows the Town to identify legitimate sales people.

Nonprofit, civic, and charitable organizations are not required to obtain a license, but should provide a 10 day notice to the Town.

To pass this amendment it would take a super majority vote.

Commissioner Barringer asked if the individuals would have to wear name badges to show who they are working with. Commissioner Eberhardt stated he would like for the individuals to show the permits to the homeowners if they were asked to. Deputy Howell was asked his opinion and he stated that it would help tremendously if this was done. It was the consensus of the Board to add these items to the amendment and bring it back at the meeting in November.

2. Draft Minimum Housing Ordinance

Due to changing economic pressures and deteriorating housing stock, many local governments are increasing minimum housing standards. Mt. Pleasant is the only community in Cabarrus County that does not have a minimum housing ordinance. In times past, the Town's localized economy helped to boost homeownership and protect from neighborhood blight. Today, many citizens commute to work in other communities, and there are a growing number of homes that have been converted to rental property. Growth of the Charlotte and Concord urban areas has allowed Mt. Pleasant to become a residential suburb for commuters working in these urban centers. As other communities in Cabarrus County have strengthened their housing standards, Mt. Pleasant remains vulnerable to neglectful ownership that is not permitted in other parts of the County.

The goal of the proposed minimum housing program is to protect property values, eliminate areas where crime can fester and protect the health and safety of all residents in the Town. As with any policy, the results are based on both the laws and procedures that are established, and the resources and techniques devoted toward implementation. In the current budget year, implementing this policy would require that the Town Administrator is appointed as the minimum housing inspector, capable of utilizing contracted services if needed. Although this would not allow for highly proactive enforcement due to staffing constraints, having the ordinance in place will provide the Town with a tool for addressing obvious health and safety issues. Moreover, adopting the ordinance and advertising the rules may cause many homeowners and landlords to come into voluntary compliance.

The draft is preliminary and can be presented for discussion over several meetings before considering a final draft.

Town Attorney Christy Wilhelm stated that the Board needed to go thru the ordinance with a "fine tooth comb". She stated that the Board would need to think very carefully before approving the ordinance. The Town will have to have the staff to investigate and the job could become very time consuming.

Commissioner Burleyson asked how standard is the text that was presented.

Town Administrator Adrian Cox stated that it was the “bare essentials”.

Questions were asked if the ordinance would apply to the owners of the property and where would the funds come from to administer the ordinances.

It was the consensus of the Board to bring the ordinance back at the next meeting.

3. Centralina Council Governments Membership

Membership in the Centralina Council of Government (COG) has an annual due of \$750 for the Town of Mt. Pleasant. The COG serves as the operation base of the Area Agency on Aging, Workforce Development, and also offers several planning and sustainability initiatives. In 2008, the Town used the COG for Planning Board training on a fee basis. The COG may also plan an important role in the future, if the Town is mandated, through the next phase of the clean water act to provide public education on storm-water pollution.

Some members have left COG in recent years, including Harrisburg, Concord, Cabarrus County and Rowan County. One of the concerns that have been raised by members is that the fees for COG services are similar to those of private vendors, yet the quality is not as high. The COG is under new management and is in the process of revising its fee structure.

Canceling membership in the COG requires a resolution from the Board of Commissioners to be sent to the COG Board 6 months prior to the beginning of the next fiscal year. Therefore, the option to leave the COG is not available during typical budget discussions. Last year the Board asked for this decision to be presented before the 6 month deadline. The Board would need to adopt a resolution in December to leave the COG.

Town Administrator Adrian Cox will draw up a resolution for the November 7, 2011, meeting and the Board will decide whether to withdraw by December.

MISCELLANEOUS

1. Welcome Signs

In March 2008, Janet Schultz with Schultz Construction approached the Town inquiring about volunteer projects with the Town. After discussing several needs in the community and at Town facilities, Schultz committed to constructing a welcome sign leading into the Town.

Since that time staff has been working to secure easements for the Town. The properties where the easements will be granted are:

Entrance	Owner	Description	Status
North	Concord	Fisher and North Main	Agreed to Easement
South	BB&T	North Mt. Pleasant near Malibu	Easement Granted
East	NCDOT	Hwy 73. at Prison Camp	Agreed to Easement
West		Undetermined due to 49 project	

The sign location for the north entrance could be moved to the public works facility property to provide a location closer to the actual city limits. NCDOT is in the process of drawing the easement agreement for the east side of Town. A location for a sign on the West entrance could be determined after the Hwy. 49 Project.

Mrs. Schultz has committed to constructing one sign with the help of the High School Masonry class. The other signs could be constructed in the same manner if the first one goes well.

Commissioner Eberhardt wanted to know if the cost of the project was known. The cost is not known. Mayor Eudy will check with the school masonry class about the project.

It was the consensus of the Board to move forward.

2. Christmas Celebration

Staff is seeking input to plan a 2011 Christmas Party. A majority of employees have indicated that they would prefer to go to a restaurant outside of the Town because they eat at Town restaurants frequently during the work week. Some employees have also noted that they would appreciate the opportunity to have an alcoholic beverage.

Town Administrator Adrian Cox will survey the employees and come up with a date a place for the Christmas Party.

MAYOR AND COMMISSIONERS COMMENTS

Commissioner Eberhardt stated that several ditches in the Reidsville Community needed to be pulled.

Commissioner Burleyson announced that the Events Committee had posted on Facebook a comment section asking about changing the Christmas Parade to 3:00 or 4:00. He stated that so far they had had positive comments.

Commissioner Metcalf asked about an abandoned car across from Gene Sneed's on North Main Street. He asked if the officer could check into it. He also stated that the cub scouts were selling pop corn and if you saw any to buy some and help them out.

Mayor Eudy stated that the flat rate sewer was raised last month and no one showed up for the public hearing. Town Administrator Adrian Cox sent out letters to everyone involved. Mayor Eudy wanted to mention this incase anyone gets a call about the sewer going up.

Mayor Eudy also stated that Larry Kissell called and asked if there was anything he could do for Mt. Pleasant. Mayor Eudy mentioned the Highway 49 widening project. Mayor Eudy also stated that he was doing his civic project at the school again this year.

CLOSED SESSION

Commissioner Chapman made a motion to go into closed session according to N.C.G.S. 143-318.11(a)(5) To establish, or to instruct body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract. Commissioner Eberhardt seconded the motion with all board members in favor. (5-0)

Commissioner Metcalf made a motion to come out of closed session. Commissioner Barringer seconded the motion with all board members in favor. (5-0)

After coming out of closed session, Commissioner Barringer made a motion to offer Bobby Hartsell the permanent position of Field Operations Leader at a salary \$36,500. The motion also includes to hire someone for ORC and to hire 2 part-time staff for garbage days. Commissioner Burleyson seconded the motion with all board members in favor. (5-0)

ADJOURNMENT

With nothing else to come before the Board, Commissioner Metcalf made a motion to adjourn. Commissioner Chapman seconded the motion with all board members in favor. (5-0)

By our signatures the following minutes were approved as submitted and amended on Monday, November 7, 2011 in the Regular Meeting.

Town Clerk Cathy Whittington

Mayor Del Eudy

SEAL