

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Town Hall- Commissioners Meeting Room
Monday, June 13, 2016 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Scott Barringer
Commissioner Warren Chapman
Commissioner Steve Ashby
Commissioner Justin Simpson (ABSENT- excused from meeting)
Town Administrator Randy Holloway
Town Attorney Brittany Love
Town Clerk Amy Schueneman

Also Present: Crystal Smith, Samantha Fisk, Bobby Hartsell, Jerry Taylor, Erin Burris, Deputy Richard Bowman, Deputy Stephen Wagner, Pastor Chad Kyler, Troy Barnhardt, Bishop Roland Jordan and friend, Mark Bermudes, Leigh Ann Powell, Richard Allen, Jennifer Herring, Kay Beckett, and Ben Callahan.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Chad Kyler from Boger Reformed Church led in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

ABSENT COMMISSIONER EXCUSED

Commissioner Justin Simpson sent an email to the Town Clerk asking to be excused from the Town Board meeting since he was out of Town. A motion was made by Commissioner Ashby with a second by Commissioner Barringer to excuse Commissioner Simpson from the meeting. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

PUBLIC FORUM

Mark Bermudes spoke on behalf of the Barringer Trace Apartment complex being built on Hwy 73 and Skyland Dr. He wanted the Town Board to know the application process for new tenants. He passed out a flyer to the Board with a little more information. Estimated opening is November, 2016. *(included in the minute book)*

APPROVE AGENDA

Several additions were made to the agenda:

9. Fire Protection Service Contract with Cabarrus County.
10. Legal Fees for WSACC lawsuit
11. Fall Festival
12. Closed Session

A motion to approve the Agenda as amended was made by Commissioner Chapman with a second by Commissioner Furr. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

CONSENT AGENDA

- A. Minutes for May 9, 2016 Board Meeting
- B. Direct Deposit Bi-Weekly Payroll Dates
- C. ABC Board Budget FY2016-17
- D. ABC Board Budget Amendment FY2015-16

Commissioner Furr made a motion to accept the Consent Agenda without any further discussion of items with a second by Commissioner Chapman. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

REPORTS

Police-Stephen Wagner

Fire Chief-Jerry Taylor - Fire Chief Jerry Taylor thanked the Town Board for all the support the previous year. 75 calls during May for outside Town and 25 inside of Town.

Finance Officer-Crystal Smith

Project/Events Coordinator-Samantha Fisk

Town Clerk- Amy Schueneman

Public Works-Bobby Hartsell

Planning/Code Enforcement- Erin Burris

Town Attorney-Brittany Love

Town Administrator-Randy Holloway

WSACC- Troy Barnhardt

PUBLIC HEARINGS/DECISION

1. TA 2016-02 Uses and Supplemental Regulations

Administrative text amendments to update the Permitted Uses Table and related supplemental regulations and definitions, primarily as they related to the I-1 Light Industrial District and references to other sections of the Ordinance. Affected Sections of UDO: Table 4.6-1, Article 5, Appendix A.

Erin Burris, Planning & Zoning, spoke about the changes purposed to the UDO. She went through each change and the reason the Planning and Zoning Committee suggested the changes. *(A copy of the P&Z packet with changes to the UDO are included in the Minutes Book.)*

The Town Board asked for several changes to the proposed UDO changes:

1. Adding wood products including sawmills to the I-1 and I-2 districts as permitted uses.
2. To combine Food Trucks back with Food Vendors and eliminate them from the CC district.
3. To exempt Non-Profit organizations from applicability of the guidelines.

A motion to approve TA 2016-02 Uses and Supplemental Regulations with the above amendments was made by Commissioner Barringer with a second by Commissioner Ashby. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

2. Budget for Fiscal Year 2016-17

Conducted a Public Hearing on proposed budget for Fiscal Year 2016-17.

No one spoke at the Public Hearing concerning the Budget for FY 2016-17.

OLD BUSINESS

1. Randy Holloway, Town Administrator, reminded the Board that they were voting not only on the Budget for FY 2016-17 but also the Fees & Charges Schedule, and Economic Development Policies. Fee increases and several big changes will be made concerning brush left at the curb. The new policy will limit it to 6 foot limbs with a width not to exceed 4" in diameter. *(A copy of the Budget for FY 2016-17, Fees & Charges Schedule, and Economic Development Policies are in the Minutes Book).*

The Town Administrator and Town Staff revised the recommended budget for Fiscal year 2016/17 as directed by the Board at the May 9, 2016 meeting. The budget is balanced using the current tax rate of 50.5 cents per one hundred dollars tax value. The recommended budget also includes a 7% water rate increase and a 3% sewer rate increase. The recommended increase is a result of an increase in the wholesale rates for both water and

sewer from the Water & Sewer Authority of Cabarrus County. The proposed budget also has a number of increases in the Town's fee structure that has not been updated since January 5, 2009.

After the Public Hearing a motion to approve the proposed budget, budget ordinance, and fee schedule for Fiscal year 2016-17 was made by Commissioner Furr with a second by Commissioner Chapman. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

2. The Town Staff presented a draft Economic Development Grant Program at the May 9th Board meeting and changes have been made based on feedback from Board members. The program is modeled after the City of Concord's program that has been very successful in creating new jobs and additional tax base over the past decade. The Town has had very little new development over the past two decades and we currently have the second highest property tax rate in Cabarrus County. The Staff feels that attracting new development and encouraging re-investment in current properties will give the Board the opportunity to consider lowering the tax rate in future years. There are two programs attached for the Board's consideration. One program is for Center City (and specific corridors) economic development and has a minimum investment level of \$100,000 to qualify for consideration of the grant program. Concord has a minimum investment level of \$200,000 to qualify for their Center City program. The second program is for new development and has a minimum investment level of \$1,000,000 to qualify for consideration. Concord, Cabarrus County and other municipalities use a minimum investment level of \$1,500,000 to qualify for consideration.

Samantha Fisk spoke about the Economic Development Grant Program. She made the changes suggested at the previous meeting in May to the program: Eco-friendly program will not be a part of the grant program since it is a State and Federal Tax Incentive. Also, Concord advised against it. For the Center City policy it will concern only "existing" buildings for revitalization of the downtown. Raw land or new development will not be included for Center City. Everything else in the policy stayed the same. *(Copies of the policies are included in the Minute Book)*

A motion to approve the Economic Development Grant program for the Town with an effective date of July 1, 2016 with the previously noted changes was made by Commissioner Ashby with a second by Commissioner Barringer. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

NEW BUSINESS

1. Robert Allen and Jennifer Herring of Waste Pro introduced themselves to the Board and stated that Waste Pro was very excited to team up with Mount Pleasant to provide trash pickup.

The Town Administrator requested the Boards consideration to approve a contract with Waste Pro to provide solid waste and recycling services for the Town. The Town has been using Waste Pro as our emergency back-up for solid waste services for three years and we are very pleased with their services. The contract effective date will be July 1, 2016 with service starting August 1, 2016 and continue thereafter until June 30, 2021. The contract includes weekly solid waste service to approximately 700 sites and bi-weekly recycling and bulk waste service. The bulk waste service will occur on weeks opposite the recycling pickup. The Town will purchase 725 new cans (#2 under new business) and we will reuse the existing 96 gallon cans for recycling with Waste Pro providing a rear-loading truck for that function. The Town will be responsible for the pick-up of white goods along with leaves and small limbs. There is more detail on the revised "Fee Schedule" that clearly indicates the time schedule for solid waste, recycling, bulk, white goods, etc. Solid waste, recycling and bulk will all occur on Fridays for the entire Town.

An out clause for both parties was added by the Town to the contract provided by Waste Pro. Either side must provide a 90 day notice to discontinue service.
(A copy is included in the Minute Book.)

A motion to approve the amended contract with Waste Pro for solid waste and recycling services and authorizing the Town Administrator to execute any related documents was made by Commissioner Furr with a second by Commissioner Barringer. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

2. The Town Administrator requested approval to purchase 725 new trash cans from Toter, Inc. in the amount of \$34,371. These cans are required to start the new solid waste service with Waste Pro starting August 1, 2016. We need to order the cans now to have them delivered in time to start the new service August 1st. (Copy of Budget Amendment in Minutes Book)

A motion to approve the purchase of 725 new trash cans from Toter, Inc. in the amount of \$34,371 and approve the associated budget amendment was made by Commissioner Barringer with a second by Commissioner Furr. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

3. The Town Administrator and Finance Officer are recommending the Board's approval to move the health insurance for the Town's employees away from the League of Municipalities and contract with Aetna Insurance and Innovative Employee Benefits, Inc for the health reimbursement process for our employees.

They feel this plan will save money for both the Town and our employees. They recommended leaving the dental, vision, and life insurance coverage with the League at this time. They also recommended that the Town pay for the dental, vision and life insurance that the employees have been paying for in the past. The budget is balanced with the above recommendation and they anticipate saving approximately \$10,000 in Fiscal year 2016/17.

A motion to authorize the Town Administrator to execute various documents for the Town's Health Insurance for Town employees with Aetna Insurance and Innovative Employee Benefits, Inc. for the health reimbursement process was made by Commissioner Ashby with a second by Commissioner Barringer. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

4. The Town Administrator received and reviewed a contract with Cabarrus Economic Development, Inc. to provide "core economic development services" to the Town. The contract is in line with previous contracts and the contract amount of \$2,000 is included in the FY-2016-2017 budget. The Town Administrator recommends the approval of the contract. *(A copy is in the Minute Book)*

A motion to approve the contract with Cabarrus Economic Development, Inc. in the amount of \$2,000 was made by Commissioner Barringer with a second by Commissioner Chapman. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

5. The Board was asked to adopt a Capital Project Ordinance for Fire Department Facility renovations and additions. The project cost is estimated to be approximately \$1,642,000. The project includes a new municipal parking lot using the land that was purchased beside the Fire Department. The estimates for the project are:

A. Building construction cost	\$1,300,000
B. Parking lot construction cost	100,000
C. Engineering and architect fees	112,000
D. Contingency (10%)	<u>130,000</u>
Total estimated project cost	\$1,642,000

Proposed funding sources:

A. Transfer from General Fund	\$ 242,000
B. Proceeds from Installment Borrowing (20 years)	<u>1,400,000</u>
Total estimated funding needed	\$1,642,000

The estimated timeline for the project is as follows:

1. Send out request for qualifications (RFQ) to various architectural firms mid-summer 2016.
2. Select and interview 3-5 firms mid-summer 2016.
3. Recommend architectural firm to Town Board at August or September 2016 Town Board meeting.

4. Start design process late summer / early fall 2016.
5. Submit plans to various construction companies for bids late fall / early winter 2016.
6. Award bid early 2017.
7. Begin construction late winter / early spring 2017.
8. Complete project late winter / early spring 2018.

The above timeline is just an estimate at this time.

(A copy of the Capital Project Ordinance for the Fire Department Facility renovations / additions is in the Minute Book)

A motion to approve the Capital Project Ordinance for the Fire Department Facility renovations / additions and giving the Town Administrator the approval to start the process outlined above was made by Commissioner Barringer with a second by Commissioner Furr. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

6. The issue to consider appointing a representative to the Board of Directors for the Water & Sewer Authority of Cabarrus County was discussed. Due to the current lawsuit with WSACC the Board felt it would be best to wait to appoint someone to the WSACC Board. A **motion to table the item** was made by Commissioner Barringer with a second by Commissioner Ashby. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

With the action to table the motion Troy Barnhardt will continue to fill the position until after the lawsuit.

7. The ABC Board would like to reappoint Lee Kluttz as a representative on the ABC Board effective July 1, 2016. A motion to reappoint Lee Kluttz to the ABC Board effective July 1, 2016 was made by Commissioner Furr with a second by Commissioner Chapman. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

8. The Merchants Association is a Four Point approach to revitalizing our Town. The focus is to Organize, Promote, Design, & Economically Re-structure our downtown. Town Staff would like this Association to help with creating and organizing some Town events with our existing Events Committee. Samantha Fisk discussed ways this would benefit the Town, merchants, and citizens. *(A copy of this program is in the Minute Book)*

A motion to approve the proposed Merchants Association for our Small Town Main Street Program 2016 was made by Commissioner Furr with a second by Commissioner Ashby. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

9. The Town Administrator requested the Board's approval for the annual contract to provide tax district fire protection services in the Mount Pleasant Rural Fire District. This is a standard contract that the Town has every year with Cabarrus County. Everything is in order for the Board's approval. *(A copy of this contract is in the Minute Book)*

A motion to approve a contract with Cabarrus County for fire protection services in the Mount Pleasant Rural Fire District effective July 1, 2016 was made by Commissioner Barringer with a second by Commissioner Furr. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

10. The Town Administrator is requesting your consideration to approve a budget amendment to cover the legal fees associated with the legal action taken against the Water & Sewer Authority of Cabarrus County. The fees to date are \$22,428. The budget amendment will take the funds from the Water & Sewer Fund Balance and transfer to the General Fund "Attorney Fees" account. *(A copy of this amendment is in the Minute Book)*

A motion to approve a budget amendment to transfer \$22,428 from the Water & Sewer Fund Balance to the General Fund "Attorney Fees" account and the associated budget transfer document was made by Commissioner Ashby with a second by Commissioner Furr. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

11. After reviewing the details of our Town Events Sam Fisk would like to ask for permission to add a Fall Festival. The Town reached out to Kansas City BBQ Society to express our interest in their society and what we needed to do to get involved. If the Town accepts the guidelines we would be in competition with Mount Pleasant, SC (which is really cool the battle of the Pleasants). The dates available are November 11- November 12. We would like to turn this event into a Town tradition and an event for the whole family. *(A copy of this pamphlet is in the Minute Book)*

A motion to approve the Mount Pleasant Polar Pig BBQ which will be scheduled for November 11- November 12 was made by Commissioner Furr with a second by Commissioner Ashby. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

At this time Commissioner Barringer made a motion with a second from Commissioner Furr to go into:

Closed Session 143-318.11. (a)(3)

To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

Commissioner Furr made a motion with a second from Commissioner Ashby to end the Closed Session. All Board Members were in favor. (4-0 Commissioner Simpson was excused from voting)

In Conclusion

Commissioner Chapman commented on speeding in Oldenburg. Mayor Eudy and Randy Holloway met with Paul Hunt of the Cabarrus County Sheriff's Dept. to discuss roads in Town. The Sheriff's Dept. thought they were not able to enforce traffic laws on private roads. However, everyone is now on the same page and they will begin to enforce traffic laws.

At N. Skyland there is a limb covering the no truck sign.

Commissioner Barringer gave Randy Holloway information about the Rocky Mount Sports Complex for ideas in the future.

ADJOURNMENT

With nothing else to come before the Board, Commissioner Barringer made a motion to adjourn. Commissioner Chapman seconded the motion with all Board Members in favor. (4-0 Commissioner Simpson was excused from voting)

By our signatures the following minutes were approved as submitted and amended on Monday, July 11, 2016 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

