

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Town Hall- Commissioners Meeting Room
Monday, October 10, 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
Town Administrator Randy Holloway
Town Attorney Brittany Love
Town Clerk Amy Schueneman

Also Present: Deputy Stephen Wagner, Deputy Nolan Gadd, Troy Barnhardt, Kay Beckett, Daniel Upton, Craig W. Scott, Christine Roberts, Hanna Roberts, Trey Hall, Beck Hardin, Ethan Roberts, Jason Roberts, Tanner Sifford, Caleb Anderson, Chase Anderson, Tom Earnhardt, Dr. Allen Dobson, Jeff Watts, Bobby Hartsell, Frankie Barringer, Erin Weaks, John Scarborough, Faith Eudy, and Jeff Moody.

CALL TO ORDER

Mayor Eudy called the meeting to order.
He welcomed the Cross of Christ Boy Scout Troop 84. The troop is working on their Citizenship and Community Badge.

INVOCATION

Mayor Eudy led in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

PUBLIC FORUM

Craig Scott talked to the Board about Geo Catching and the benefits to the community if the Town would allow a box to be placed outside the fence at left

8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921

field of McAllister Ballfield. He stated that people would come through the Town and frequent the stores and restaurants in the area as they search for the Geo-site. He then asked the Board for permission to place the box outside left field.

A motion was made by Commissioner Simpson to allow the Geo-Catching box to be placed at McAllister Park outside left field with a second by Commissioner Chapman. All Board Members were in favor. (5-0)

APPROVE AGENDA

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)

CONSENT AGENDA

A. Minutes for September 12, 2016 Board Meeting

Commissioner Barringer made a motion to accept the Consent Agenda without any further discussion with a second by Commissioner Ashby.
All Board Members were in favor. (5-0)

REPORTS

Police-Stephen Wagner
Fire Chief-Jerry Taylor
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

No Public Hearings were held.

OLD BUSINESS

No Old Business was discussed.

NEW BUSINESS

1. REZ 2016-05 & TA 2016-03 Nonconforming Situations and Land Use Plan Consistency

Erin Burris, Town Planner, explained to the Town Board of Commissioners the proposed revisions to the zoning map to be consistent with Land Use Plan in area north of Fisher Road, clean up district lines to follow parcel lines, and reduce the

number of existing nonconforming uses. The proposal also includes amending the text of the UDO to reduce the number of nonconformities within the Town's jurisdiction while maintaining district integrity. An example, churches and schools will be listed as OI. Letters will be mailed and signs will be up by Friday to notify the affected property owners. *A copy of the Planning and Zoning Report, Map, and list of addresses effected are in the Minutes.*

No motion or action was taken. The Planning & Zoning Board will hold a hearing on October 24th. Depending on the outcome from that meeting and the P&Z Board's decision, the Town Board may see it again at the November meeting.

2. Consider approving the names listed for the Mt. Pleasant 2016 Firefighter's Relief Fund Board of Trustees.

The Town Clerk, Amy Schueneman, needs to send in names to the Office of State Fire Marshall for the 2016 Firefighter's Relief Fund Board of Trustees. If it is acceptable to the Board the current members, Mayor Del Eudy, Commissioner Scott Barringer, Frankie Barringer, Chief Lawrence J. Taylor, and Amy Schueneman, Treasurer, need to be renewed for 2017. The names must be filed by October 31st to receive the annual distribution of \$5,469.53 to the Fireman's Relief Fund.

A motion to approve the names listed for the Mt. Pleasant 2016 Firefighter's Relief Fund Board of Trustees was made by Commissioner Ashby with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

3. Consider giving the Town Administrator authority to finalize and execute an agreement with Aqua Services Inc. to provide water meter readings for the Fieldstone and Beckenham Subdivisions.

The Town Administrator is requesting the Board's approval to enter into an agreement with Aqua Services Inc. to provide water meter readings for the Fieldstone and Beckenham Subdivisions. Currently, the Town Staff spends several hours a month manually reading the water meetings in order to provide accurate sewer billing readings for the two subdivisions. The Town has historically had difficulty knowing when homes have been sold and new residents have moved in. We recently discovered a customer that had received 17 months of free sewer service. Under the agreement Aqua Services will provide the Town with the monthly water meeting readings and advise when new customers have applied for water service to ensure that we know to establish a new sewer account for that customer. The annual fee for providing this service will be \$364 based on the current number of customers. We estimate that we are currently spending over \$500 per year in Staff time manually reading the meters. Also, we do not correctly have any way of knowing when a home has been sold and a new resident has moved in. This agreement will provide that data and give the Town a much greater control of sewer billing services for the two subdivisions. *A copy of the DRAFT contract is included in the Minutes.*

A motion to give the Town Administrator authority to finalize and execute an agreement with Aqua Services Inc. to provide water meter readings for the Fieldstone and Beckenham Subdivisions was made by Commissioner Simpson with a second by Commissioner Ashby. All Board Members were in favor. (5-0)

4. Consider a request from WSACC to pay an invoice in the amount of \$787.99 for a loss associated with operating the Mt. Pleasant Water Treatment Plant for Fiscal year 15-16.

The Town has received an invoice from WSACC in the amount of \$787.00 for a loss associated with the operation of the Water Treatment Plant for Fiscal year 15/16. The invoice and letter from WSACC indicated that the loss is associated with a reduction in projected water use for the Fiscal year. The Town Administrator recommends delaying any action on this item until the November 14, 2016 Board meeting. *A copy of the letter and invoice from WSACC is included in the Minutes.*

No action was taken. The Board decided it was connected to the current lawsuit with WSACC and will not consider action until a settlement is reached.

5. Consider a request from WSACC to determine how an estimated roof repair to the Water Treatment Plant in the amount of \$29,000 should be handled.

The Town Administrator has received a request from WASCC requesting direction from the Town on how to handle a repair to the roof at the Mount Pleasant Water Treatment Plant. The estimated repair is \$29,000. WACSS would like to know if the Town would like to pay for the repair outright or include the cost of the repair in the water rates. The Town Administrator recommends delaying any action on this item until the November 14, 2016 Board meeting. *A copy of the email from WSACC is included in the Minutes.*

No action was taken. The Board decided it was connected to the current lawsuit with WSACC and will not consider action until a settlement is reached.

6. Consider approving the annual Rural Fire Tax District Contract with Cabarrus County for the Mount Pleasant Rural Fire District and give the Town Administrator the authority to execute the documents.

The Town Administrator recommends the Board's approval of the annual Tax District Fire Service Contract with Cabarrus County for the Mount Pleasant Rural Fire District. This is the standard contract that is approved every year by the Town and Cabarrus County to provide fire protection services in the Mount Pleasant Rural Fire District.

A motion to approve the annual Rural Fire Tax District Contract with Cabarrus County for the Mount Pleasant Rural Fire District and give the Town Administrator the authority to execute the documents was made by Commissioner Barringer with a second by Commissioner Ashby. All Board Members were in favor. (5-0)

7. Consider a recommendation to award the Architectural and Engineering Contract for the Fire Department renovation / addition project to Milligan Architecture, Inc. and give the Town Administrator the authority to negotiate and execute the contract.

The Town Staff is recommending the Board's consideration and approval to award the A&E Contract for the Fire Department renovation / addition project to Milligan Architecture, Inc. of Harrisburg, NC. The Town Administrator invited six architectural firms to submit a "statement of qualifications" for the Fire Department project. Three firms submitted "SOQs" as follows:

1. ADW Architects of Charlotte, NC.
2. Carlos J. Moore of Concord, NC.
3. Milligan Architecture, Inc. of Harrisburg, NC.

A Committee of six Town Staff members and associates reviewed the "SOQs" and recommended Milligan Architecture based on past experience with the Firm and the engineering firms used by Milligan Architecture. This Firm was used on a previous up-fit project for the Fire Department and the construction of the Public Works Facility. The Committee feels that this Firm will keep the project within the projected budget of 1.6 million and keep the project within the intended scope of design for the Town.

A motion to award the Architectural and Engineering Contract for the Fire Department renovation / addition project to Milligan Architecture, Inc. and give the Town Administrator the authority to negotiate and execute the contract was made by Commissioner Barringer with a second by Commissioner Furr. All Board Members were in favor. (5-0)

8. Consider accepting a grant from the NC Department of Agriculture for the Fire Department in the amount of \$1,140.

The Town Administrator is recommending the Board's approval to accept a grant from the NC Department of Agriculture for the Fire Department in the amount of \$1,140. The grant will be used to purchase some tools and supplies used to fight brush fires. The Fire Department will be required to match the grant amount of \$1,140 and that amount is in the current Fire Department budget.

A motion to accept the grant from NC Department of Agriculture for the Fire Department in the amount of \$1,140 was made by Commissioner Ashby with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

9. Consider authorizing the Town staff to submit a grant to the North Carolina Department of Transportation - For Bicycle & Pedestrian Planning Grant Funds.

The Bicycle & Pedestrian Planning Grant Initiative is a matching grant program that encourages municipalities to develop a comprehensive Bike & Pedestrian plan. If approved, the Town would be responsible for the 10% match (\$3,600). We are requesting \$36,000 for the estimated cost for a Bicycle & Pedestrian comprehensive plan. This is just for the PLAN, not the actual project.

A motion to authorize the Town staff to submit a grant to the North Carolina Department of Transportation - For Bicycle & Pedestrian Planning Grant Funds was made by Commissioner Simpson with a second by Commissioner Ashby. All Board Members were in favor. (5-0)

Comments

Mayor Eudy told the Board that the monthly Summit Meeting for the five municipalities in Cabarrus County was attended last month in Kannapolis by himself, Randy Holloway, and Commissioner Simpson. The Summit was given an award by the North Carolina Association of County Commissioners because they had never heard an idea like 5 municipalities getting together to work towards common goals. The City of Kannapolis is putting \$110 million dollars into the downtown area. They are moving the Kannapolis Intimidators to downtown like Charlotte did with the Knights. The next 5 years they are planning on getting \$834 million in private investment funds. They gave a great presentation on their future plans. That is something to keep in mind for Mount Pleasant.

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

Closed Session 143-318.11. (a) (4)

To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment. Any action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session.

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. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.

All Board Members were in favor. (5-0)

Commissioner Barringer made a motion with a second from Commissioner Simpson to end the Closed Session. All Board Members were in favor. (5-0)

RETURN TO OPEN SESSION

Upon leaving closed session Mayor Eudy asked for a motion to approve the bid package by Mount Pleasant Properties for the purchase and \$1.8 million investment proposal at 8401 West Franklin St. and to authorize the Town Clerk to advertise for upset bids and to schedule and conduct a Public Hearing on November 14th if the Town Attorney determines that such process is required. Commissioner Simpson made the motion with a second by Commissioner Chapman. All Board Members were in favor. (5-0)

ADJOURNMENT

With nothing else to come before the Board, Commissioner Barringer made a motion to adjourn. Commissioner Furr 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 14, 2016 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

