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**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Town Hall- Commissioners Meeting Room
Monday, February 13, 2017 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, Crystal Smith, Troy Barnhardt, Bruce Gwyn, and Laura Higgins.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Bruce Gwyn led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

1. Public Forum

No one spoke during the Public Forum

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, 160A-381(d), or 160A-388(e)(2). NC State Statute 160A-75)

Commissioner Lori Furr stated she had a conflict of interest with 8C and 8D. The Board agreed to recuse her from these issues.

Mayor Eudy also announced the Annual Budget Workshop being held on Saturday, March 11 8am-Noon in the Executive Conference Room behind Town Hall.

3. Approve Agenda

Several changes were made to the Agenda:

Old Business

Add B- Planning and Zoning Update

New Business

Move C- Consider approving the attached job descriptions and associated pay rates **to D.**

Add C- Employment of Current Board Member

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

4. Consent Agenda

- A. Minutes for January 9, 2017 Board Meeting
- B. Sale of scrap metal to Rimer Motors, Inc.
- C. Annual Purge of Records for January, 2017
- D. Renewing the Deer Urban Archery Season for 2018

Commissioner Simpson made a motion to accept the Consent Agenda with a second by Commissioner Ashby. All Board Members were in favor. (5-0)

5. Reports

- A. Police-Deputy Stephen Wagner
- B. Fire Chief-Jerry Taylor
- C. Finance Officer-Crystal Smith
- D. Project/Events Coordinator- Samantha Fisk
- E. Town Clerk- Amy Schueneman
- F. Public Works- Bobby Hartsell
- G. Planning/Code Enforcement- Erin Burris
- H. Town Attorney- Brittany Love
- I. Town Administrator- Randy Holloway
- J. WSACC- Troy Barnhardt

6. Public Hearings

No Public Hearing

7. Old Business

A. Consider changing the base water and sewer rates for Southern Grace Distillery. (Update from the January 9, 2017 Board Meeting)

Southern Grace Distillery is requesting the Town Board's consideration to change the base rate on water and sewer for their facility. They currently have a 3" tap that was in place when the old prison site was purchased. The base rate for the 3" tap for water and sewer is \$394 per month. If they were making a new tap, the tap size would be 1 ½" with a base water rate of \$206 per month. They considered changing the tap size to a 1 ½" and the Town Administrator advised them to leave the tap as is and request the Board's consideration to simply adjust the rate rather than change out the connection. The Board could consider changing the rate for a period of time (maybe one to three years) and then require the rate to be changed back to the base rate for the tap size in place at that time. The change to a 1 ½" rate would save Southern Grace \$188 per month.

The estimated cost to change out the 3" meter to an 1 ½" meter is \$770.

The average water usage for the past three months has been 67,433 gallons per month. The water usage prior to Southern Grace beginning operations was zero gallons per month since the prison closed several years ago.

The Board requested a report on the number of locations that have larger taps and if any of those locations are receiving a reduced rate. The Town Clerk conducted a study which indicates that the only other located with a reduced rate is White Owl Antique Mall on Highway 49. White Owl has a 2" connection and they are being charged for a 1" rate.

To be fair and consistent the Town would need to have White Owl change out their meter if we are making Southern Grace to change out theirs. To be business friendly we may want to look at the rate structure for the base rate for larger tap sizes. We want to encourage people to use water. Even if Southern Grace and White Owl change out the meter for just the cost of the meter, it would only be a few months before they would come out ahead.

A motion was made by Commissioner Simpson with a second by Commissioner Chapman that we require changes to the meter size if they are seeking a reduced rate for that the meter size to be changed at both the Southern Grace location and the White Owl location. All Board Members were in favor. (5-0)

The various water base rate structures are included in the Board Minutes.

B. Planning and Zoning Update

The legal action (House Bill) taken 29 years ago by Fletcher Hartsell was discussed in January meeting. This allows the P&Z Board to make the Final decisions in all Public Hearing cases for rezoning. Mayor Eudy and Town Administrator, Randy Holloway, went to the Planning & Zoning meeting on January 23rd. The P&Z members were very passionate that they did not want to give up the Public Hearings to the Board of Commissioners. After an hour's discussion, Mayor Eudy and Randy Holloway left the P&Z meeting with the intention to discuss it again with the P&Z Board in 30 days. The P&Z members felt they were being accused of doing something wrong. That was not the case. The Board approached them about this because in the other 98 counties in NC the Town Boards make the decisions. Currently, the Town Board does not feel passionately either way. The Board has the authority to make the change without asking if they choose to do so. Mayor Eudy will ask P&Z that at any Public Hearing to announce to the audience that they have 12 days to contest the decision.

No action was taken, only general discussion. Consensus from the Board was to go back to the next P&Z meeting on February 27th and see if they still feel the same way.

8. New Business

A. Consider Setting Filing Fees for the 2017 November Election.

The Town Clerk received a request from the Cabarrus County Board of Elections requesting information on the 2017 filing fees for the Town of Mount Pleasant. The current filing fees are \$25.00. We also have the estimated budget of \$6,826.00 for the 2017 elections and that will be included in the recommended FY-2017-18 Town budget.

A motion was made by Commissioner Barringer with a second by Commissioner Ashby to leave the filing fees as they are. All Board Members were in favor. (5-0)

B. Consider approving the list of Events recommended by the Youth Council and the Events Committee.

At this time, Crystal Smith, Assistant Town Administrator, stated that the Events Committee was only looking for approval of the events and dates. She would come back later to inform the Board about details such as times and activities. (*A list with all the proposed Events are included in the Board Minutes.*) Randy Holloway complimented Crystal and Troy Barnhardt for how well the Events Committee meeting ran and the number of people attending. The Board wanted to know if the Fall Festival would still be on Veterans Day weekend and if Kansas City BBQ would still be involved. At this point, the Events Committee would like to check with local churches to make sure the Town does not interfere with other fund raisers they are

having. Kansas City BBQ was a very time consuming and expensive event. A one day event is preferred by the committee over a two day.

A motion was made by Commissioner Simpson with a second by Commissioner Barringer to approve the following (*A list with all the proposed Events are included in the Board Minutes.*) Town sponsored events and the Board to help with that. All Board Members were in favor. (5-0)

C. Employment of Current Board Member (Added to Agenda)

The new position of Senior Customer Service Specialist received 42 applications, 9 were interviewed, resulting in 4 very strong candidates for the job. Lori Furr was selected for the position. She will start on February 27th following her 2 week notice. According to NC State Statute G.S. 160A-158, there is no conflict for Towns under 5,000 people to hire a Town Board member as an employee. (*Copy of blog post from Frayda Bluestein of UNC Chapel Hill School of Government is included in the Board Minutes*) If there is a conflict of interest such as a pay raise, Commissioner Furr would need to recuse herself from the vote. She is willing to resign tonight if the Board wants her to but would like to fulfill her term ending in November, 2017 and not run for reelection. Commissioner Barringer was worried about the public perception. Commissioner Simpson understood his concern. With as few meetings as there are until November, most Board members thought she could finish the term. The only foreseen conflict of interest would be voting on the salary portion of the Budget, if there is a pay raise.

A motion based on the General Statutes of North Carolina to allow Commissioner Lori Furr to remain on the Board until her term is up in November and be an employee of the Town was made by Commissioner Ashby with a second by Commissioner Chapman. All Board Members were in favor. (4-0; Commissioner Lori Furr was recused from the vote for conflict of interest)

D. Consider approving the attached job descriptions and associated pay rates. (Formerly C on the Agenda)

The Town Administrator recommended the following updated job descriptions and pay rates as follows:

1. Assistant Town Administrator – pay range 22
2. Finance Director / Town Clerk – pay range 20 (same as Public Works Director)
3. Water Resources Director – pay range 20 (same as Public Works Director)
4. Senior Customer Service Specialist – pay range 16
5. Water Plant Operator – Part Time – pay range 15

Randy Holloway also stated that the entire pay rate structure needs to be updated and a recommendation will be in the proposed fiscal year budget for 2017-18. The last pay rate survey was done in 2009. He thinks we have slipped a little bit in the market but nothing major.

Commissioner Barringer stated he saw several inconsistencies in the job descriptions such as amount of weight to be lifted, and education vs. experience requirements.

A motion from Commissioner Simpson with a second by Commissioner Ashby to approve the updated job descriptions and pay rates as recommended by the Town Administrator effective February 13, 2017. All Board Members were in favor. (4-0; Commissioner Lori Furr was recused from the vote for conflict of interest)

A copy of the updated job descriptions and current pay rate schedule is included in the Board Minutes.

At this time Commissioner Simpson made a motion with a second from Commissioner Barringer to go into Closed Sessions. All Board Members were in favor. (5-0)

8. Closed Sessions

To discuss the current status of the WSACC lawsuit.

#1 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.

To discuss the possible sale of Town owned property at 8401 E. Franklin St.

#2 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.

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

Upon returning from Closed Session

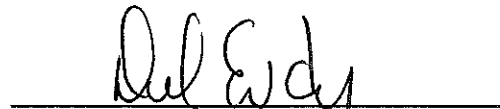
A motion to approve the private sale of 8401 E Franklin Street (Hayes Building) as a historical site to Mt Pleasant Properties for the sum of \$50,000 plus a minimum initial investment in the amount of \$1.2 million, to approve the expenditure of Town funds to assist local businesses with up fitting a parking lot to accommodate the Project and other downtown businesses, to consider said Project for future economic development incentive requests, and to conduct a public hearing advertising consideration of the same during the regularly scheduled Town board meeting on March 13 was made by Commissioner Simpson with a second from Commissioner Barringer. All Board Members were in favor. (5-0)

9. Adjournment

With nothing else to come before the Board, Commissioner Simpson made a motion to adjourn. Commissioner Chapman seconded the motion with All Board Members were in favor. (5-0)

By our signatures the following minutes were approved as submitted and amended on Monday, March 13, 2017 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

