

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Monday, September 11, 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 John Scarbrough
Town Clerk Amy Schueneman

Also Present: Crystal Smith, Deputy Laura Heggins, Jeff Watts, Bruce Gwyn, Troy Barnhardt, Joy Simpson, Chris Pinto, David Snow, Hunter Carter, Mark Childress, Kay Beckett, Erin Burris, Phyllis Wingate, Noelle Scott, Erin Weeks, and Mike Downs

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.

At this point Mayor Eudy asked for a moment of silence in observance of 9/11.

1. Public Forum

Noelle Scott from the Cabarrus Arts Council thanked the Board for allowing her to come tonight. She handed out pamphlets to the Board about upcoming events. *(These items are part of the Minutes.)* Cabarrus Arts Council's primary mission is to support the arts across Cabarrus County. The Arts Council is willing to help with events in our area. Mayor Eudy asked if the Town would need to have a budget for this and she confirmed that is the case. However, Ms. Scott said that the Town may be able to get a grant to help cover an event. She then presented the Town with a plaque for ongoing support of the Cabarrus Arts Council.

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

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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*)

None of the Board Members had a Conflict of Interest.

3. Approve Agenda

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

4. Consent Agenda

A. Minutes for June 12, 2017 Board Meeting

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

5. Reports

A. Town Administrator- Randy Holloway

Mr. Holloway updated the Board concerning the Municipal Parking Lot on North Main St. The survey is completed and hopefully we will be able to put it out for bids next week. A special meeting may need to be called in late September to approve the bids. The paving will need to be done by December since some asphalt companies close for cold weather. Letters will go out to the Downtown businesses to let them know about parking issues ahead of time. The Town's lot on South Main can be used for parking during the project.

B. Finance Officer-Crystal Smith

C. Public Works- Bobby Hartsell

D. Town Planning- Erin Burris

E. Police-Deputy Stephen Wagoner

6. Public Hearings

TA 2017-03 Religious Institutions & Assembly Uses

Administrative text amendment to remove religious institutions as an allowed use in the CC Center City district, allow religious institutions in the I-1 Light Industrial and CD Campus Development districts, and require a Conditional Use Permit for assembly uses in the CC Center City district. Affected Sections 4.3 and 4.6.

Erin Burris, Town Planner, spoke to the Board about the changes. The proposed amendment is intended to allow "religious institutions" and "auditorium/indoor public assembly" uses in the I-1 Light Industrial and CD Campus Development Districts. The amendment would also exclude "religious institutions" as an allowed use in the CC Center City district to reserve storefronts for retail uses. "Auditorium/indoor public assembly" uses would also become conditional uses in the Center City district to require additional review and ensure adequate parking and infrastructure for such uses. The proposed change also adds "institutional uses" to the intent of the I-1 Light Industrial District.

The following recommendations/strategies from the Eastern Area Land Use Plan, adopted by the Town of Mount Pleasant in 2002, are relevant to the proposed amendments:

- "Encourage the reuse of the original buildings with the Town Center for commercial and retail uses."

Given the consistency with the recommendation of the Eastern Area Land Use Plan, staff recommends approval of the proposed amendments.

The Planning & Zoning Board recommends approval and finds that the proposed amendment is consistent with the Eastern Area Land Use Plan by reserving downtown buildings for commercial and retail uses, while providing an alternative location for religious institutions and ensuring the compatibility of other assembly uses.

After Ms. Burris presented the changes, the Public Hearing was opened by Mayor Eudy. No one spoke during the Public Hearing.

At this time Commissioner Simpson stated he was uncomfortable not allowing a church to open in the CC Center City district (Downtown). Commissioner Ashby and Commissioner Furr agreed. Mayor Eudy stated that ABC regulations would limited restaurants from coming in because they cannot be closer than 50ft from door to door to a church. Churches can move in next to a restaurant but not the other way around. Faye McCoy's church does not meet there any longer and the afterschool program is looking to move. The proposed change is consistent with other smaller towns. By keeping churches from taking up store fronts it allows more room for retail and restaurants. The Board did agree they liked the idea of adding churches to the I-1 Light Industrial and CD Campus Development Districts.

A motion to continue to allow churches in the CC and also allow it in the I-1 and CD Districts was made by Commissioner Simpson with a second by Commissioner Ashby. All Board Members were in favor. (5-0)

Statement of Consistency: The Town Board finds that while the text amendment as adopted is not fully consistent with the Eastern Area Land Use Plan, it finds that the text amendment as adopted is reasonable because the Board does not fully believe in limiting the location of religious institutions in the Town.

7. Old Business

A. Receive an update from the Cabarrus County Manager's Office on the old Mount Pleasant Middle School site.

Mike Downs, Cabarrus County Manager, stated that the Cabarrus County Board of Commissioners directed him to engage a Real Estate Agent to put the property on the market. There have been three developers they have met with interested in the property. They have had no offers yet. They are looking at a mixed use for the property but still entertaining all options. The property was used as collateral for debt on school bonds. The Board asked if the tennis court area and 3 ballfields could be removed from the sale to be used by the Town. Cabarrus County would consider allowing the Town to get the fields but the Town would have to secure other land for parking. Unofficially, the proceeds from the sale of the property would be used to purchase land for a Northeast area park. Part of the sales agreement will be for the fields on North Drive to be left intact until they can be replaced.

Update only, no action was taken.

B. Consider using the "piggy back" purchasing process to purchase 82 SCBA's for Mount Pleasant Fire Department, Cold Water Fire Department, and NorthEast Fire Department from Newton's Fire and Safety Equipment, Inc.

Mount Pleasant Fire Department was recently awarded a FEMA AFG Grant. At the August 2017 Town Board meeting, the Board approved accepting the FEMA AFG Grant and approved associated budget amendment. The Fire Department and Town Administrator recommend using the HGAC (Houston-Galveston Area Council) purchasing process to ensure that we receive quality units while still saving the Town significant savings on the purchase.

The Town of Mount Pleasant is awarding a contract to Newton's Fire & Safety Equipment, Inc. for the purchase of eighty two (82) MSA g1 4500 SCBA, one hundred sixty four (164) MSA 4500 psi bottles, eighty two (82) MSA g1 facepiece, eleven (11) MSA rescue air ii RIT packs, eighteen (18) MSA g1 rechargeable spare batteries, three (3) MSA g1 6 battery charging stations, ten (10) MSA g1 cascade adapter, three (3) MSA g1 telemetry base station kit by "piggybacking" a bid awarded previously through HGAC (Houston-Galveston Area Council) based on the HGAC bid.

A motion to approve using the "piggy back" purchasing process to purchase 82 SCBA's for Mount Pleasant Fire Department, Cold Water Fire Department, and NorthEast Fire Department from Newton's Fire and Safety Equipment, Inc. in the amount of \$662,139.29 and Budget Amendment #2 was made by Commissioner Barringer with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

A copy of the Budget Amendment #2 and the Notice to Purchase are included in the Minutes.

8. New Business

A. Receive information from Phyllis Wingate concerning CMC-Northeast 80th Anniversary.

Phyllis Wingate from CMC-Northeast spoke about what is happening at Northeast for their 80th Anniversary. She wants to visit all the municipalities in the county to thank them for their support. CMC-Northeast's mission is to improve health, elevate hope, and advance healing for all. Their vision is to be the first and best choice for care.

Information only, no action was taken.

A copy of the PowerPoint presentation Ms. Wingate read from is included in the Minutes.

B. Consider approving the low bid of \$94,031 to D. W. Castleberry Asphalt Paving for paving Oldenburg Drive.

The Public Works Director is requesting the Board's approval to award the low bid of \$94,031 to D. W. Castleberry Asphalt Paving for repair and paving of Oldenburg Drive. We received three bids as follows:

1. D. W. Castleberry Asphalt Paving	\$ 94,031
2. Randall C. Burris Grading and Paving	99,500
3. Bryer & Son Paving	102,628

The Town Administrator recommends the Boards approval. If approved, this will require a budget amendment. The FY-2018 budget has \$49,500 for Powell Bill Street repairs. This project will require a budget amendment of \$44,531 from the Powell Bill reserve fund.

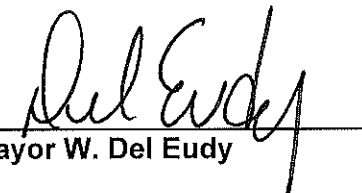
A motion to approve awarding the low bid of \$94,031 to D. W. Castleberry Asphalt Paving for paving Oldenburg Drive and approving the associated budget amendment was made by Commissioner Ashby with a second by Commissioner Simpson.
All Board Members were in favor. (5-0)

10. Adjournment

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

By our signatures the following minutes were approved as submitted and amended on Monday, October 10, 2017 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

