

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Monday, January 14, 2019 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Steve Ashby
Commissioner Justin Simpson
Commissioner William Meadows
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman
Vacant Seat

Also Present: Shelia Chapman, Alex Chapman, Isaac Chapman, Jennifer Blake, Chief Deputy Sheriff James Bailey, Deputy Stephen Wagoner, Deputy Laura Higgins, Pastor Duane Jarman, Martha Dobson, Kay Beckett, Troy Barnhardt, Fire Chief Jerry Taylor, Jeff Watts, Wesley Wilson, Mike Bonoffski, Erin Burris, and Crystal Smith.

CALL TO ORDER

Mayor Eudy called the meeting to order. He called for a Moment of Silence in Memory of Commissioner Warren B. Chapman. The Board presented Shelia Chapman with a bouquet, his name plate and their extreme appreciation for all Warren Chapman had done for this Town.

INVOCATION

Pastor Duane Jarman from St. James Reformed Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

1. Public Forum

Chief Deputy James Bailey introduced himself to the Board. He has been a deputy for 24 years and looks forward to working with the Town.

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)

None of the Board Members had a Conflict of Interest.

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3. Approve Agenda

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

4. Consent Agenda

- A. Minutes December 10, 2018
- B. Proclamation for Dr. Martin Luther King, Jr. Day
- C. Proclamation for Black History Month
- D. Resolution for Approving Local Water Supply Plan
- E. Update to FEMA response to Raw Water Intake Dam damage during Hurricane Florence
- F. Consider Leaf, Limb, and Brush pickup as a SCHEDULED service starting March 5, 2019
- G. 2018 Yearly Report for Fire Department calls
- H. Update on Hwy 49 & Hwy 73 landscaping project.
- I. Update Purple Heart & Town Limit signs.

Commissioner Simpson made a motion to accept the Consent Agenda with a second by Commissioner Meadows. All Board Members were in favor. (4-0)

5. Reports

- A. Town Administrator- Randy Holloway
- B. Asst. Town Administrator-Crystal Smith
- C. Finance Officer- Amy Schueneman
- D. Planning & Zoning-Erin Burris
- E. Code Enforcement- Jeff Watts
- F. Police-Deputy Stephen Wagoner

6. Public Hearings

TA 2018-05 I-1 Uses-Fabricated Metal Manufacturing (Erin Burris)

Town staff requests the proposed text amendment to Table 4.6-1 to allow fabricated metal product manufacturing in the I-1 Light Industrial district as a conditional use, recognizing that some types of metal product manufacturing and fabrication from sheet metal may be appropriate in the I-1 district dependent upon location. This would also be supportive of the Economic Development goal of the Comprehensive Plan.

A copy of the TA 2018-05 I-1 Uses-Fabricated Metal Manufacturing packet is included in the Minutes.

No one spoke at the Public Hearing.

The Planning and Zoning Board recommends approval and finds that proposed amendments are consistent with the Comprehensive Plan in that they help to implement the Economic Development Goal by attracting a variety of businesses and light industry to promote a robust and diverse economic base and employment opportunities for residents while working with Cabarrus County Economic Development Commission (EDC) to attract large-scale employment, economic development, and adaptive reuse to available properties and ensuring proper zoning designations are in place to accommodate such uses.

A motion stating that TA 2018-05 I-1 Uses-Fabricated Metal Manufacturing should be Approved and was consistent because the Town Board of Commissioners finds that proposed amendments are consistent with the Comprehensive Plan in that they help to implement the Economic Development Goal by attracting a variety of businesses and light industry to promote a robust and diverse economic base and employment opportunities for residents while working with Cabarrus County Economic Development Commission (EDC) to attract large-scale employment, economic development, and adaptive reuse to available properties and ensuring proper zoning designations are in place to accommodate such uses was made by Commissioner Simpson with a second from Commissioner Ashby. All Board Members were in favor. (4-0)

7. Old Business

None

8. New Business

A. Consider approving the purchase of rescue tools for the Fire Department.

Fire Chief Jerry Taylor thanked the Board for attending the annual Christmas Party the past weekend.

The Fire Department would like to purchase the following tools to replace one set of old Phoenix Tools at a cost of \$27,718.36. The tools are a Genesis Rescue Spreader, Genesis Rescue Cutter, and Genesis Push Pull Ram. All tools are powered by a 28 volt Milwaukee battery, which can be purchased from Lowes Hardware. This avoids having to order a much higher priced battery from other manufactures down the road. With the battery powered tools they will not have high pressure hydraulic lines running across the scene of accidents. The battery powered tools allow them to operate tools far from their trucks without having to carry tools, hose, and pumps across terrain to get to the victims. All of which reduces firefighter injuries.

He informed the Board that the rescue tools the Fire Dept. wanted to purchase would replace tools that were over 20 years old and out of date for current vehicles especially 18 wheelers. The tools are NFPA 1936 compliant. Once purchased they will be placed on Rescue 1.

The Fire Department will use \$14,000 from various line items in their budget and \$10,000 will be donated by the Friends of the Mt. Pleasant Fire Dept. for \$24,000 towards the tools. The Fire Dept. is requesting the Town pay the remaining \$3,718.36 by doing a Budget Amendment.

A motion to approve the purchase of the Rescue Tools from Safe Industries for \$27,718.36 was made by Commissioner Ashby with a second from Commissioner Simpson. All Board Members were in favor. (4-0)

A motion to approve Budget Amendment #5 for Fire Dept. Rescue Tools was made by Commissioner Ashby with a second from Commissioner Furr. All Board Members were in favor. (4-0)

B. Consider adding two members to the Mt. Pleasant ABC Board.

Randy Holloway stated the current ABC Board has 3 members: Buddy Watts, Harry Lassiter, and Lee Kluttz. Each member serves a three year term with one rotating off every year. With increased sales due to 73 & Main, the new Mexican restaurant getting ready to open, and possible relocation in the future it is good to increase the Board prior to more activity in the store. Buddy Watts, Chairman, is in favor of increasing the size of the Board.

Laurie Lee of the NC ABC Commission said to add members is a simple matter of the Board making a motion and appointing two new members. If two members are added, one would need to serve a two year term and the other would need to serve for three years in order to stagger the positions. Once the ABC Board goes from three to five members notification needs to be sent to the ABC Commission in Raleigh. In the future if the Town should choose to reduce the ABC Board from five back to three, it would require the approval of the ABC Commission in Raleigh.

After some discussion the Board decided to take applications for the two new board seats.

A motion to approve adding two members to the Mt. Pleasant ABC Board was made by Commissioner Simpson with a second from Commissioner Meadows. All Board Members were in favor. (4-0)

C. Discuss vacant seat on the Board.

Due to the passing of Commissioner Warren Chapman, a seat to the Board is vacant. Based on research by John Scarbrough, Town Attorney, filling the vacant seat on the Town Board of Commissioners is at the discretion of the Board.

Mayor Eudy thought the Board should nominate a replacement. Commissioner Ashby and Commissioner Meadows felt it would be a way of honoring Commissioner Chapman to leave the seat open until the next election. Commissioner Furr had spoken to former Commissioner Jim Sells to see if he would be interested in filling in until November elections and he was. Mayor Eudy and Randy Holloway expressed the need to fill the position as soon as possible because of the upcoming Budget Workshop in March and the many upcoming projects in the Town.

At the end of the discussion, Attorney John Scarbrough said he would like to investigate on the vacancy requirements for February. However, he did agree that Jim Sells could be sworn in at the start of the meeting on February 11.

No motion was made.

D. Consider Resolution to Adopt the Council-Manager Form of Government.

The Towns Charter states we are currently a Mayor-Council form of Government where the Mayor runs day to day operations. However, the Town has been functioning as a Council-Manager form of Government since the first Town Administrator was hired in 2005. The Council-Manager form of Government is the preferred method of running counties and municipalities across the state.

Since the Town did not change the Charter in 2005, the Town Staff recommends changing the Charter to the Council-Manager Form of Government. The process to

change the Charter is to adopt the Resolution to have a Public Hearing at the February 11th meeting and advertise it in the Independent Tribune. After the Public Hearing the Board will need to approve an Ordinance to adopt the Council-Manager form of Government. Finally, a notice will be placed in the newspaper stating we have changed our Charter.

A copy of the Resolution and new Charter changes are included in the Minutes Book.

A motion to adopt the Resolution to change the Charter to Council-Manager Form of Government and set a Public Hearing for February 11, 2019 was made by Commissioner Meadows with a second from Commissioner Furr. All Board Members were in favor. (4-0)

E. Consider Resolution endorsing intersection improvements at NC Hwy 73 & Main St.

Erin Burriss requested the Board to approve the Resolution which would allow Division 10 of NCDOT to make the improvements to the NC Hwy 73 & Main St. intersection. It would eliminate on street parking within 350' of the intersection and add a left turn lane in all four directions. New traffic signals would be included in the improvement. This would not cost the Town any funds for the changes.

A copy of the Resolution and diagram are included in the Minute Book.

A motion to adopt the Resolution endorsing intersection improvements at NC Hwy 73 & Main St. was made by Commissioner Simpson with a second from Commissioner Ashby. All Board Members were in favor. (4-0)

F. Consider presubmittal list for P6.0 Intersection Improvements.

Erin Burriss provided a Town of Mount Pleasant Intersection Improvement Project Request Chart for the Board to see.

For information only.

Items G-K were combined by the Board.

G. Consider P6.0 Intersection Submittal-NC 73 and Main St.

H. Consider P6.0 Intersection Submittal-Skyland Dr.

I. Consider TIP Project Submittal-N. Main St. Cross Section Realignment and Multi-Use Path

J. Consider TIP Project Submittal-NC 49 Widening to 4F Cross Section between North Dr. (west) and North Dr. (east)

K. Consider TIP Project Submittal-Mount Pleasant Rd. S. and Malibu Rd. Multi-use Path

Erin Burriss listed each project to the Board and the Resolution needed for the project to be included on the future project lists of NC DOT, MPO, and TIP. Items I and K would require the Town to pay 20% of the project. However, the Town would have advance notice for budget planning if/when the project was scheduled. Some projects have been

on the list for 20 or more years and are still not scheduled. If the Town does not get on the list, there will be no chance of having the project completed.

Copies of each packet including Resolutions, maps, and cost estimates are in the Minute Book.

A motion to approve items G-K as written (listed below) was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (4-0)

G. Motion to approve P6.0 Intersection Submittal-NC 73 and Main St.

H. Motion to approve P6.0 Intersection Submittal-Skyland Dr.

I. Motion to approve TIP Project Submittal-N. Main St. Cross Section Realignment and Multi-Use Path

J. Motion to approve TIP Project Submittal-NC 49 Widening to 4F Cross Section between North Dr. (west) and North Dr. (east)

K. Motion to approve TIP Project Submittal-Mount Pleasant Rd. S. and Malibu Rd. Multi-use Path

L. Consider setting the date for Fiscal Year 2019-2020 Budget Planning Session.

Crystal Smith addressed the Board about possible dates for the Budget Workshop in March. The preferred dates would be March 1 and 2 with alternate dates of March 8 and 9. The first day (Friday) would be 6-8pm with "Budgetopoly" by UNC School of Government as an exercise in planning for the future. Saturday would be 8am-noon. Commissioner Ashby will be out of Town for both sets of dates. The remainder of the Board picked March 1 and 2 for the meeting.

A motion to hold the Fiscal Year 2019-2020 Budget Planning Session on March 1 and 2 was made by Commissioner Simpson with a second by Commissioner Meadows. The vote was 3-1 with Commissioner Ashby against.

At this point Commissioner Furr made a motion with a second from Commissioner Meadows to go into Closed Session. All Board Members were in favor. (4-0)

9. Closed Session 143-318.11. (a)(#5)

A. To consider Land Acquisition to implement the Comprehensive Improvement Plan.

To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

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

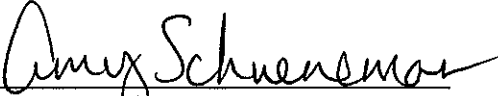
Upon returning to Open Session, a motion allowing Randy Holloway, John Scarbrough, and Erin Burris to precede with Land Acquisition to implement the Comprehensive

Improvement Plan was made by Commissioner Simpson with a second from Commissioner Meadows. All Board Members were in favor. (4-0)

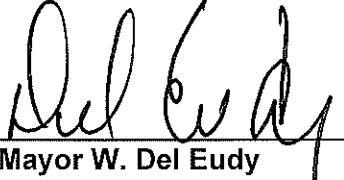
10. Adjournment

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Simpson seconded the motion. All Board Members were in favor. (4-0)

By our signatures the following minutes were approved as submitted and amended on Monday, February 11, 2019 in the Regular Meeting.



Town Clerk Amy Schueneman



Mayor W. Del Eudy

SEAL

