

# Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant  
Board of Commissioners  
Town Board Meeting  
Monday, April 8, 2019 at 6:00 P.M.**

**Attendance:** Mayor Del Eudy  
Mayor Pro-Tem/Commissioner Lori Furr  
Commissioner Steve Ashby  
Commissioner Justin Simpson (absent/unexcused)  
Commissioner William Meadows  
Commissioner Jim Sells  
Town Administrator Randy Holloway  
Town Attorney John Scarbrough  
Town Clerk Amy Schueneman

**Also Present:** Cadet Lieutenant Colonel Trinity Ramos, Cadet Captain Josh Flanagan, Cadet Captain Cole Callicutt, Cadet First Lieutenant Quinell Stevens, Lt. Col. Neel, Deputy Laura Higgins, Jennifer Blake, Erin Burris, Crystal Smith, Troy Barnhardt, Wesley Wilson, Kimberly Baker, Judge Nathaniel Knust, and Bruce Gwyn.

## **CALL TO ORDER**

Mayor Eudy called the meeting to order.

## **INVOCATION**

Pastor Bruce Gwyn from Mt. Pleasant United Methodist Church led the Board in prayer.

## **PRESENTATION OF COLORS**

Presented by members of the Mt. Pleasant High School Jr. ROTC:

Cadet Lieutenant Colonel Trinity Ramos, Cadet Captain Josh Flanagan, Cadet Captain Cole Callicutt, Cadet First Lieutenant Quinell Stevens, and Lt. Col. Neel.

## **PLEDGE OF ALLEGIANCE**

Mayor Eudy led in the Pledge of Allegiance.

### **1. Public Forum**

No one spoke.

### **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)*

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

None of the Board Members had a Conflict of Interest.

**3. Approve Agenda**

A motion to approve the Agenda was made by Commissioner Furr with a second by Commissioner Sells. All Board Members were in favor. (5-0, Commissioner Simpson unexcused)

**4. Consent Agenda**

A. Minutes March 11, 2019

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

**5. Reports**

- A. Town Administrator- Randy Holloway
- B. Asst. Town Administrator-Crystal Smith
- C. Town Clerk/Finance Officer- Amy Schueneman
- D. Senior Customer Service Specialist-Jennifer Blake
- E. Planning & Economic Development Director -Erin Burris
- F. Code Enforcement Officer- Jeff Watts
- G. Police Dept.-Deputy Stephen Wagoner

Erin Burris reported:

- Cantina 73 was open for business and will pave the side and back of their parking lot when the weather cooperates.
- Commissioner Furr attended the Transportation (MPO/TAC) meeting. DOT removed the intersection at Hwy 73 & Main St. since it is on the books for this year. The traffic signal patterns will be changed when on street parking is removed at the intersection. Pedestrian crossing signal will be safer since traffic in all four directions will be stopped by traffic lights.
- She attended The Main St. Conference May 12-14 and meet with the Governor and his staff about the Rural Infrastructure Projects. Pushing hard for Representative Sasser and Senator Newton when they are considering funding for infrastructure in rural areas not to consider just Tier 1 & 2 counties but to consider rural census tracks in Tier 3 counties like we are since we get overlooked. Good feedback from Representative Sasser's office.

Randy and Erin are working with Town engineers and property owners for parking solutions. Not ready to present at this point but should have a recommendation in the next 60 days or so for the displaced parking due to removing the on street parking.

**6. Public Hearings**

None

**7. Old Business**

**A. Consider receiving an update on the repairs to the raw water intake site on Meadowood Road.**

Randy Holloway stated we have been working with FEMA on the project and after a lot of discussion Amy Schueneman and I feel to cover all our basis we should do another RFQ for an engineer since the current one is 10 years old and not site/project specific. Remember we have to pay all the cost of the project up front and to be reimbursed by FEMA we have to have all our paperwork in order. By doing a new project specific RFQ we should be able to receive reimbursement. Staff should be able to bring their recommendation to the Board in June for approval.

No motion, information only.

**B. Consider receiving an update on Staff's efforts to work with USDA on financing of current and future water and sewer projects.**

Randy Holloway stated the USDA said our RFQ for engineering was not sufficient and needed to be more specific for the Summer St. Pump Station and N. Main St. water line. The LGC said we could not consolidate our loans because the current interest rate is lower than the refinance rate and it is less than 5 years for the payoff of the loans. Unless the loans are consolidated or paid off with fund balance, the Town cannot move forward at this time.

No motion, information only.

**8. New Business**

**A. Resolution of Commitment to the NC Main Street & Rural Planning Center to Participate in The Downtown Associate Community Program.**

Erin Burris reported that this program was discussed with the Board 2 years ago but we were not ready at that time. This program does not accept everyone but we are ready now to submit our Town for the program. The Town will need to budget \$5,000 for 3 years for this program. The cost will not be exactly \$5,000 each year but we have to show that it is available. There is a lot of work involved to do this program. Ms. Burris spends 40% of her time on the downtown anyway. The benefit of this program to the Town is provided assistance in tech support, sounding board for new ideas, available grants, and, of course, the designation factor. They want to see that the Town has momentum for revitalization. Several of the downtown projects like the Lentz building will help.

Being a part of the Program will give Ms. Burris another tool to excel at her job. They can also help with the overhead power lines.

Entrance into the program is only ever 2 years. Now the Town has everything required to join.

A motion to sign the Resolution of Commitment to the NC Main Street & Rural Planning Center to Participate in The Downtown Associate Community Program was made by Commissioner Furr with a second by Commissioner Ashby. All Board Members were in favor. (5-0, Commissioner Simpson unexcused)

*A copy of the Resolution is in the Minute Book.*

## **B. ANX 2019-01 777-941 Walker Road Voluntary Non-Contiguous Annexation**

Property owners have submitted a petition for voluntary non-contiguous annexation for the subject properties. The properties are currently zoned Cabarrus County Countryside Residential (CR). The property is located outside of the Town's extraterritorial jurisdiction, however it is located within the Town's Planning area. The property is located within 750 feet of the Mount Pleasant Middle School satellite (non-contiguous) annexation on Walker Road between NC Highway 73 and NC Highway 49. Water service is located within 700 feet along Walker Road. Gravity sewer is available within 1,700 feet along Adams Creek.

If annexed, the Town of Mount Pleasant would have 60 days to establish an appropriate Mount Pleasant zoning district on the property. The property is located within the Mount Pleasant Planning area as established by the adopted Comprehensive Plan. The Future Land Use Map designates this area for Low Intensity Uses with Medium Intensity uses within close proximity. Low to medium density residential (in the 2-3 dwelling units per acre range) can fit within these categories. A developer has approached the Town to construct a low to medium density residential subdivision on the property. The Town is awaiting formal submittal of applications and plans. The developer would be responsible for extending water and sewer lines to serve the property. The Town already has another satellite annexation within close proximity (Mount Pleasant Middle School) and can provide the same services as anywhere in the contiguous Town Limits.

Based on the evaluation criteria, the proposed annexation has one (1) instance of being *Most Favorable*, three (3) instances of being *Favorable*, and one (1) instance of being of being *Least Favorable*. Staff considers this annexation to be Favorable.

Ms. Burris asked the Board to set a Public Hearing date at the next Board meeting on May 13<sup>th</sup>. She also said to anticipate development request for the site on the same night.

A motion to move forward with ANX 2019-01 777-941 Walker Road Voluntary Non-Contiguous Annexation and to set the Public Hearing for May 13<sup>th</sup> was made by Commissioner Sells with a second by Commissioner Meadows. All Board Members were in favor. (5-0, Commissioner Simpson unexcused)

*A copy of the Annexation Request packet is in the Minute Book.*

## **C. FIP 2019-01 Miracles Hair Salon Façade Improvement Program Request**

Ashley Starnes, owner of Miracles Hair Salon, has applied for the Façade Improvement Grant.

Based on the criteria set forth in the Façade Improvement Program and the total estimated project cost, the applicant is requesting a Tier 3 grant of up to \$2,500 reimbursement for façade improvements to include the following:

- Repair/Replacement of four windows and one door and associated hardware within existing openings.
- Installation of a canvas or metal awning over the primary entrance
- Installation of two decorative all mounted lights on either side of the main front entrance

The Façade Improvement Program is an incentive-based measure. It is intended to encourage and provide an economic incentive for the renovation of building facades in Mount Pleasant, implementation of commonly accepted design standards for the rehabilitation of both historic and non-historic buildings; and enhancement of the character of Mount Pleasant. The application meets the criteria of the program as outlined below:

- The applicant/property owner is eligible for the grant and is currently up to date on all property taxes.
- The proposed improvements meet all of the requirements of the Unified Development Ordinance.
- The proposed improvements meet all of the requirements of the Secretary of Interior Standards for Rehabilitation, to the greatest extent possible.
- Estimates and materials specifications have been provided.

Most materials will be purchased at Lowes. Labor for door and window installation is being completed by the owner. The only labor costs involve the electrician for the new lighting and the awning. Homer Clay has provided an estimate for the electrical work. Carolina Awning Fabrications has provided two estimates for the awning (one for canvas, one for metal). Staff believes that the canvas awning is more architecturally appropriate. The total estimated cost for the canvas awning, exterior door, door hardware, lights, windows, and electrical work is \$3,331.72. If this is the final cost, the Town would provide \$1,665.86 (50% match). Staff recommends allocating up \$2,500 (Full Tier 3 grant) to also cover costs for screening the roll out garbage containers, a stone path to the garbage containers, and landscaping planters at the front entrance. Staff has provided a rough illustrative rendering to show the visual impact of the proposed improvements.

Money will not be dispersed until project is complete, receipts received, and inspection by Town completed.

A motion to approve the FIP 2019-01 Miracles Hair Salon Façade Improvement Program Request was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (5-0, Commissioner Simpson unexcused)

*A copy of the FIP 2019-01 Miracles Hair Salon Façade Improvement Program Request packet is in the Minute Book.*

At this point Commissioner Furr made a motion with a second from Commissioner Ashby to go into Closed Session. All Board Members were in favor. (5-0, Commissioner Simpson unexcused)

#### **9. Closed Session 143-318.11. (a)(#6) Personnel Issue Update**

To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness,

appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.

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

**10. Adjournment**

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

By our signatures the following minutes were approved as submitted and amended on Monday, May 13, 2019 in the Regular Meeting.

Amy Schueneman                      Del Eady  
Town Clerk Amy Schueneman                      Mayor W. Del Eady

