

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Monday, June 10, 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
Commissioner Jim Sells
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present Cadet Captain Cole Callicutt, Cadet First Lieutenant Quinell Stevens, Cadet Senior Airman Sarah Al-Zaid, Cadet Senior Airman Caleb Gregory, Lt. Col. Neel, Deputy Laura Higgins, Jennifer Blake, Erin Burris, Crystal Smith, Deputy Stephen Wagner, Lisa Atwood, Braden Smith, Faith Eudy, C-erra Hilton, Izzy Lyon, Eric Lazano, Mitchell Bobrick, Avery Suggs, Savannah Storm, Brian Pope, Amber Pope, Isaac Barton, Marcella Beam, Carl Allman, Buddy Watts, Jeff Watts, Reverend Daniel Dahl, Shannon Storm, Skip Storm, Sara Bair, Eddie Deaton, Wanda Whitley, Troy Barnhardt, and Justin Stallings.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Dan Dahl from Lutheran Church of the Holy Trinity led the Board in prayer.

PRESENTATION OF COLORS

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

Cadet Captain Cole Callicutt, Cadet First Lieutenant Quinell, Stevens, Cadet Senior Airman Sarah Al-Zaid, Cadet Senior Airman Caleb Gregory, 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

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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.

3. Approve Agenda

Mayor Eudy added to the Agenda under Consent Agenda:

- J. Consider reappointing Lee Klutz to the ABC Board effective July 1, 2019.
- K. Consider reappointing Jeff Helmintoller to the Planning & Zoning Board effective July 1, 2019.

Mayor Eudy removed Item G under New Business:

- G. Consider adopting a new Social Media Policy

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

4. Consent Agenda

- A. Minutes May 13, 2019
- B. Budget Amendment #8 Barringer Dr. Repaving Project
- C. Budget Amendment #9 Insurance Proceeds for Hydrant @182 N. Main St.
- D. Budget Amendment #10 Year End Adjustments
- E. Consider allowing the Town Manager to approve Year End Budget Amendments for FY2018-2019 for auditing purposes.
- F. Consider allowing the Finance Officer to open a "Façade Grant" checking account at First Bank.
- G. FY 2019-2020 Annual Budget for Alcoholic Beverage Control Board
- H. Direct Deposit Bi-Weekly Payroll Dates for FY 2019-2020
- I. Consider approving an agreement with Benchmark CMR, Inc. for assisting with planning and code enforcement for FY 2019-2020.

Added to the Consent Agenda at the meeting by Mayor Eudy

- J. Consider reappointing Lee Klutz to the ABC Board effective July 1, 2019 to June 30, 2022.
- K. Consider reappointing Jeff Helmintoller to the Planning & Zoning Board effective July 1, 2019 to June 30, 2022.

No items were brought out for discussion.

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

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

6. Public Hearings

Budget for FY2019-2020

Conduct Public Hearing on proposed budget for Fiscal Year 2019-2020.

No one spoke at the Public Hearing.

7. Old Business

A. Consider approving the proposed budget, budget ordinance, and fee schedule for FY 2019-2020. *Note: The Town of Mount Pleasant's proposed budget is contingent upon approval of the proposed increase in the rural fire district tax; therefore, the FY 2019-2020 Town of Mount Pleasant budget will be presented for approval at a special called meeting after Cabarrus County's Annual Budget meeting, Monday, June 17, 2019.*

Crystal Smith, Assistant Town Manager, informed the Board of two changes to the Budget that was presented on May 13, 2019:

1. The amount from Fund Balance increased by \$25,000 for 2 reasons. First, the owner of the former Middle School contested the property value with Cabarrus County which reduced the Town's property tax by \$15,000. Second, \$10,000 from the new Façade Grant checking account will be pulled out for FY2019-2020.

2. The Façade Grant Program increased from \$10,000 to \$20,000 in order to access the funds set aside based on the guidance of the Town Auditor.

The Budget does not require a tax rate increase for Town Residents. There will be a 12% increase to the sewer rates effective July 1, 2019.

Town Manager Randy Holloway stated the Board could vote on the Budget tonight with the expectation of Cabarrus County passing the 1.5% increase to the Rural Fire District in order to purchase a new engine for the Fire Department. If they do not pass the 1.5 % increase, the budget will have to be redone to reflect the loss of revenue.

The Board decided to vote now on the hope Cabarrus County will approve the increase.

A motion to approve the proposed budget, budget ordinance, and fee schedule for FY 2019-2020. (Note: The Town of Mount Pleasant's proposed budget is contingent upon approval of the proposed increase in the rural fire district tax, if not approved the Town will have to rework the Budget to reflect the loss of revenue) was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A copy of the proposed budget, budget ordinance, and fee schedule for FY 2019-2020 is included in the Minute Book.

B. Consider setting date for special called meeting to approve FY 2019-2020 budget.

Since the Board approved the Budget in the prior agenda item, a date was not required unless Cabarrus County does not approve the 1.5% Rural Tax Rate. However, the Board called a Special Meeting for June 26 @6pm for appointing two members to the Planning & Zoning Board later in the meeting.

No motion was made.

C. ANX 2019-01 Walker Rd. – Set Public Hearing Date for July 8, 2019.

Town Planner Erin Burris stated the developers for the proposed housing development on Walker Road would like to resubmit plans for a 74 home development which would be 2 homes per acre. She then requested the Board to set the Public Hearing for July 8th.

A motion to set the Public Hearing date for July 8, 2019 for the Walker Road Annexation was made by Commissioner Sells with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

8. New Business

A. Administer Oath of Office to new ABC Board members.

Mayor Eudy swore Lisa Atwood and Brian Pope in as new members to the ABC Board. No motion was made.

B. Resolution Honoring Eagle Scout Stephen Karl “Skip” Storm, Jr.

Mayor Eudy read a Proclamation honoring Eagle Scout Stephen Karl “Skip” Storm, Jr. and thanked him for his hard work and dedication in building the Town Welcome sign at the corner of Dutch Rd and Hwy 73.

No motion was made.

C. Presentation of Participation Certificates to Youth Council Members

Crystal Smith, Assistant Town Manager, presented certificates to Mitchell Bobrek, Faith Eudy, C-erra Hilton, Eric Lozana, Izzy Lyon, and Braden Smith for their outstanding effort and dedication to the Youth Council. Also recognized but unable to attend were Adult Leader Lisa Holloway, Avery Kendall, and Hannah Lynn.

No motion was made.

D. Consider waiving sewer tap for Carl Allman’s property located at 940 N. Washington St.

Due to special circumstances, Carl Allman asked the Board to be allowed to put a septic tank on the property instead of tapping on to the Town sewer system. He would have to pump the sewer uphill to connect to the Town’s system which requires a special pump. The cost is prohibitive to do that.

Justin Stallings, Public Works Director, agrees it would be hard to connect to the Town from that location.

Mr. Allman agree that his daughter and/or future owner would be willing to tap on if the sewer line ran adjacent to the property in the future.

A motion to waive the mandatory sewer tap for Carl Allman’s property located at 940 N. Washington St. until possible future line is available was made by Commissioner Sells with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

E. Presentation by Marcella Beam, Executive Director Cabarrus County Health Alliance, concerning State of the County Health Report.

Marcella Beam, Executive Director Cabarrus County Health Alliance, presented a Power Point presentation to the Board concerning the Health status of the county.

Information only. No motion was made.

A copy of the Power Point presentation is in the Minute Book.

F. Consider a newly revised Personnel Policy.

Crystal Smith, Assistant Town Manager, stated the last time the Personnel Policy was amended was in 2015. Some of the changes to the policy include:

- The correct way "on-call" time is to be calculated. Training will occur with the Public Works dept. if adopted.
- Health Insurance for Retirees that are eligible if hired prior to July 1, 2019 with the guidelines to continue coverage after leaving the Town with 20 years.
- All full-time and part-time employees will possibly be called for random drug tests.
- On advice from the Town Auditor we are budgeting each year for the 3 employees that may be able to receive Retiree Insurance in the future.

A motion to approve the Personnel Policy as submitted was made by Commissioner Ashby with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

G. Consider adopting a new Social Media Policy

This item was postponed during the Amended Agenda until July 8, 2019.

No action taken.

H. Consider reappointment of current Planning & Zoning Board members or consider appointment of new members.

Since there were a few citizens stating the application process was for too short of a time, the Board decided to post notice until June 21st.

A motion to postpone the decision until June 26th (Special Called Meeting) to allow other applicants to be able to submit was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

I. Consider approving a water tank maintenance contract with (Suez) Utility Services Co. Inc. for the North Drive and Foil Street water tanks.

Town Manager Randy Holloway presented the contracts with Suez for future maintenance to both water tanks. This will prevent having to come up with \$300,000 at one time for painting and repairs. Also, once the utility easement is finalized with Frances Hagler, AT&T will be able to install their cell towers. The revenue will help pay the cost of the maintenance contract with Suez. Once we have 2 or 3 cell companies, the Town will start to receive revenue from Suez.

A motion to approve a water tank maintenance contract with (Suez) Utility Services Co. Inc. for the North Drive and Foil Street water tanks was made by Commissioner Ashby with a second by Commissioner Furr. All Board Members were in favor. (5-0)

J. Consider approving an Interlocal Agreement for mass communication services (Everbridge) with Cabarrus County.

The Town is partnering with the other municipalities and Cabarrus County for a common mass communication system called Everbridge. The cost for the 4 year contract (\$443.34

first year, \$409.72 for years 2-4) is a fraction of what would be required if the Town did it independently.

A motion to approve an Interlocal Agreement with Cabarrus County for mass communication services was made by Commissioner Sells with a second by Commissioner Furr. All Board Members were in favor. (5-0)

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

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

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.

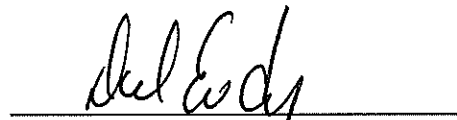
Commissioner Simpson made a motion with a second from Commissioner Sells to end the Closed Session. All Board Members were in favor. (5-0)

10. Adjournment

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

By our signatures the following minutes were approved as submitted and amended on Monday, July 8, 2019 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

