



# MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

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*"The people are what matter to government, and a government should aim to give all the people under its jurisdiction the best possible life."*

*– Frances Perkins*

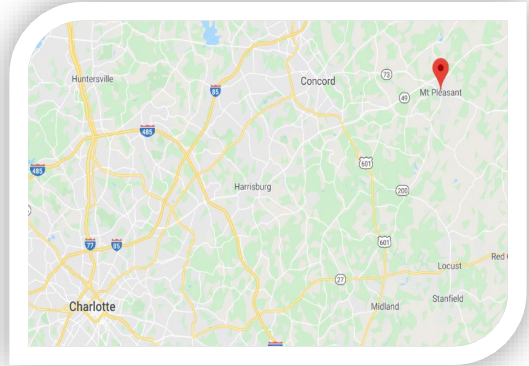
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## TOWN OF MOUNT PLEASANT ASSISTANT TOWN MANAGER SEARCH

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## MOUNT PLEASANT, NORTH CAROLINA

The Town of Mount Pleasant is an attractive, safe, family-oriented community that values its history while highlighting its rural setting and agrarian roots. The Town’s Comprehensive Plan envisions a future in which small-town charm is balanced by controlled growth, sound infrastructure, suitable recreational and athletic facilities, a vibrant historic downtown, tourism offerings and a variety of shops and restaurants for residents and visitors. The Town of Mount Pleasant, currently has a population of approximately 1,700. It is located in eastern Cabarrus County, within North Carolina’s Piedmont, adjacent to the county seat of Concord (population 110,000), in the Charlotte metropolitan region (population 2.7 million). This charming, historic community has a great atmosphere and has experienced revitalization in recent years following the adoption of a Comprehensive Plan and significant local investment.



## HISTORIC & CULTURAL IMPORTANCE

Local tradition maintains that Mount Pleasant dates back to the mid-1700s, when a campsite called “Mount Comfort” provided a stopping place between Salisbury, North Carolina and “Charles Town” North Carolina. Over the years, this location became a stop for wagons on the route. It emerged as a small village in the 1840s, named Mount Pleasant because of its picturesque location and its higher elevation between Adams and Dutch Buffalo Creeks. Incoming German settlers gravitated to the site, and by 1859 the population was sufficient for incorporation as a town. The Town also hosted the Western Carolina Male Academy at Mount Pleasant, for the education of Lutherans clergy. In 1859, the school became North Carolina College, and in 1903 the Mount Pleasant Collegiate Institute, which continued until it closed in 1933. A second educational institute in the Town was the 1859 Mount Pleasant Female Seminary, and in 1892 the name changed to “Mount Amoena Seminary”, until closing in 1927. Major industries emerged in Mount Pleasant including textile mills, lumber sawmills, and agriculture. Mount Pleasant has remained a small but usually prosperous town, with the bulk of economic growth occurring in other areas of Cabarrus County that are closer to the Charlotte metropolitan region and major transportation corridors. Historic preservation is very important to the Town of Mount Pleasant for both cultural and economic development purpose.



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## PREPARING FOR THE FUTURE

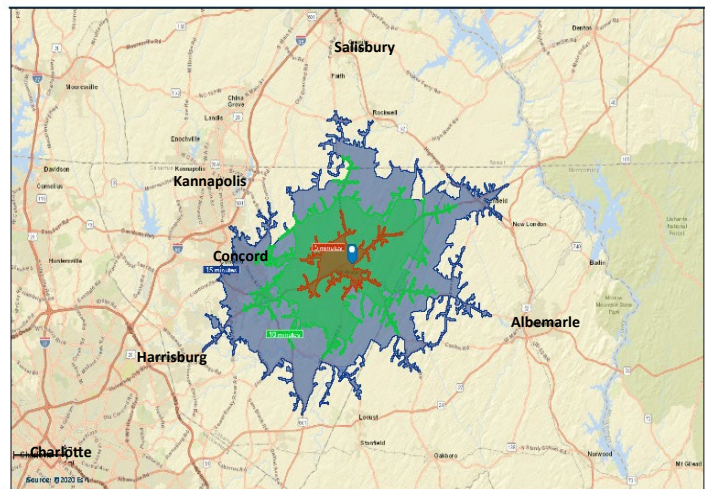
Since 2017, the Town’s Comprehensive Plan has guided decision-making and investment for the Town’s future. In accordance with the Plan, the Town Board of Commissioners and staff have been positioning Mount Pleasant for the next fifty years and longer, with a focus on replacing outdated infrastructure, managing controlled growth, and fostering economic sustainability. The Town is currently overseeing the installation of approximately \$31 million in infrastructure improvements, including water, sewer, stormwater, utility duct bank, and transportation projects. These projects will help the Town to thrive in a manner consistent with the Town’s Comprehensive Plan. The Town also recently began work to update the Comprehensive Plan to reflect these investments and encourage compatible land uses for the long-term prosperity of the community.



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## ECONOMIC DEVELOPMENT

Since the departure of textile production, there are few large employers remaining in the Town’s economy. Therefore, the Town of Mount Pleasant seeks to broaden and diversify its economic and employment base by promoting nearby farming and agritourism, outdoor recreation, tourism, small businesses, entrepreneurship, and light industry. This includes identifying available and underutilized property, upgrading, and maintaining infrastructure, and providing incentives for the reuse and updating of large buildings.



The Town also recognizes that in order to attract employers, the Town has to be attractive for employees, providing a high quality of life. The future economy of Mount Pleasant is well-rounded, robust and provides ample employment opportunities for its residents. The Town recently conducted a branding and marketing initiative to promote the Town of Mount Pleasant, including logo, motto, website, and social media strategy. The Town of Mount Pleasant works with the Cabarrus Economic Development Commission (EDC) and Cabarrus Convention and Visitors Bureau (CVB) to diversify the economic base with light industrial, retail, tourism opportunities and overnight accommodations, drawing visitors from the nearby Cabarrus Events Arena and other nearby attractions.

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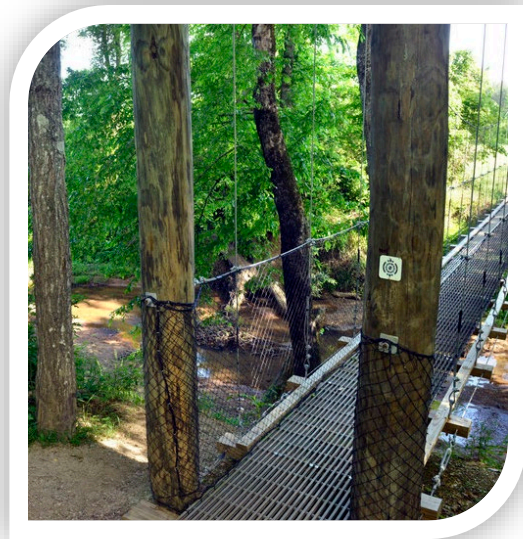
## EVENTS & RECREATIONAL AMENITIES

Events, recreation, and athletic programming are important in the Town of Mount Pleasant and eastern Cabarrus County.

The Town hosts an Independence Celebration each June with attendance around 3,500 to 4,000. This Celebration includes a Parade, local food vendors, live music, and fireworks. The Fall Festival is held each October and hosts approximately 100 food and craft vendors with approximately 3,000 in attendance. Christmas events include a parade, tree lighting, and the decorating contest.

In 2023, the Town’s McAllister Park underwent a \$1.5 million renovation project, providing a new restroom/concession stand building, electrical building, storage facility, new LED lighting, new batting cages and safety netting, ADA sidewalks, and additional parking. McAllister Park ballfield is the oldest ballpark in continuous use in Cabarrus County.

Cabarrus County is building a regional park in the town limits of Mount Pleasant which includes a new library, senior center, walking trail, three ballfields, and two multi-purpose fields. Cabarrus County is also working to develop a nature park in the rural area east of Mount Pleasant which includes 615 acres of trails, picnic shelters, and nature Center. These two parks are owned by Cabarrus County. Mount Pleasant is also home to the 400-acre Buffalo Creek Preserve conservation area, managed by the Catawba Lands Conservancy which boasts rare Piedmont savannah land, a test area for endangered Schweinitz’s Sunflowers, and an approximately 2-mile segment of the Carolina Thread Trail. The Town is committed to continue working with the Carolina Thread Trail to expand its network in the region and facilitate the construction of additional trail segments in accordance with the Thread Trail Master Plan for Cabarrus County. This is associated with the Town’s strategy to diversify its economic base with an outdoor recreation component.



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## TOWN OF MOUNT PLEASANT IS A FULL-SERVICE TOWN

### MISSION

To provide efficient and effective local government services to the Town of Mount Pleasant residents.

### BUDGET & TAX RATE

\$3.8 million in FY 2023-24

The Town property tax rate is .505 per \$100 valuation and has not been raised over the past 10 years.

### TOWN SERVICES

- Planning, zoning, code enforcement
- Police (contracted with Cabarrus County)
- Public Works
- Street Maintenance
- Fire
- Water & Sewer Utilities
- Trash/Recycling (contracted)
- 9 full-time employees, and 50 part-time employees (mostly firefighters)



### GOVERNANCE

The Town Board of Commissioners is the governing body. In 2019, the Town adopted the Manager-Council form of government. The current Town Manager is part-time. The Town of Mount Pleasant's Board is extremely stable with most members serving multiple terms. In November 2023, a new Mayor was elected.

### INFRASTRUCTURE

The Town of Mount Pleasant currently maintains approximately 9 miles of public streets utilizing state Powell Bill funds. The Town has made a commitment in recent budget years to increase local transportation funding to complete street resurfacing projects, sidewalk repair, and new sidewalk installation, while also seeking additional state and federal funding for transportation improvements. The Town was recently granted \$2.7 million towards in the state budget to be used for sidewalk improvements that will be completed over the next two years.

The Town provides water and sewer service within the Town limits as well as a few areas outside the Town Limits. The Town currently owns and operates a water treatment facility for which studies are underway to ensure long-term operational efficiency and water quality for the Town's water supply. Sewer treatment is provided in coordination with the Water and Sewer Authority of Cabarrus County (WSACC). Approximately \$20 million in water and sewer projects are currently underway.

The Town also owns and maintains the municipal complex which includes Town Hall, located in the renovated historic McAllister School building. The complex also hosts the Town's newly updated and expanded Fire Station, McAllister Park and buildings used for the Lion's Club and current Cabarrus County Mount Pleasant Branch Senior Center. The Town's Public Works Department is housed just 1.25 miles north of the municipal complex at facility constructed in 2010.

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## POSITION DETAILS AND QUALIFICATIONS

The basic desired qualifications include a bachelor's degree in finance, business, planning, or public administration. A candidate may distinguish themselves with a master's degree. The ideal candidate would be an experienced public administrator with three to five years of progressively responsible experience, preferably in NC municipal administration, with demonstrated skills in budgeting, grant administration, project management, and staff supervision. The successful candidate will have the ability to communicate and effectively represent the Town publicly while positively engaging citizens. It is the desire of the Town Board of Commissioners to promote the successful candidate to the position of Town Manager when the current part-time Manager completes an agreement with the Town over the next 18 to 24 months.

The Town places an emphasis on the Assistant Manager being a member of the International City Management Association (ICMA) and the North Carolina City and County Management Association (NCCCMA) or becoming an active member. The Board of Commissioners supports and encourages the Assistant Town Manager to be or become an ICMA credentialed manager and be an active member attending classes provided by the UNC Chapel Hill School of Government.

With many housing options, full-service amenities, and small-town charm, Mount Pleasant is an obvious choice for residency, however, the residency status is negotiable. The Board expects the successful candidate will live within a 30-minute commute.

Please submit a letter of interest, resume, and completed employment application online. The salary for this position is negotiable based upon the candidate's qualifications and experience and is supplemented by an excellent benefit package. Anticipated hiring salary is between \$75,000 to \$85,000 DOQ. More information about the Assistant Town Manager position, including employment application, can be found at <https://www.ptrc.org/mount-pleasant-assistant-manager>.

Position open until filled with review of candidates to begin January 31, 2024.

*The Town of Mount Pleasant is an equal opportunity employer.*

For more information about Mount Pleasant, visit:

<https://www.mtpleasantnc.org/>

<https://www.facebook.com/MountPleasantNC/>

<https://www.facebook.com/PleasantLifeMP28124/>