

**Town of Mt. Pleasant
Board of Commissioners
Budget Workshop Meeting
Town Hall- Executive Board Room
Saturday, March 11, 2017 at 8:00 A.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Scott Barringer
Commissioner Steve Ashby
Commissioner Justin Simpson
Town Administrator Randy Holloway
Town Clerk Amy Schueneman

****Commissioner Warren Chapman was absent due to illness.****

Also Present: Crystal Smith, Bobby Hartsell, Jerry Taylor, Kay Beckett, and Erin Weeks.

Mayor Eudy called the meeting to order and welcomed those attending. He reminded everyone that there are needs and there are wants and the Town never has enough money for both. He then turned the meeting over to Town Administrator, Randy Holloway.

****Attached to the minutes of the Budget Workshop is a copy of the Power Point presentation.****

Randy Holloway went over the Agenda and the goals he hoped to accomplish for the workshop. To accomplish some of the goals for the Town we will need to receive some grants. One of the things we will need to apply for the grants is a Capital Improvement Plan (CIP) Pages 2-3

The current state of the Town's finances is good. Randy Holloway reminded the Board that Rick Driscoll, Auditor from Sherrill and Smith, recommends that the Town spend some money to reduce the fund balances. Currently, Mt. Pleasant has the second highest tax rate in Cabarrus County at 50.5 cents per \$100. Kannapolis is at 60 cents and Concord is at 48 cents. Our small Town needs a

larger tax base. Currently, one penny of the property tax rate of 50.5¢ brings in \$13,900 in revenues. The Board's goal should be to bring the rate down. Our Restricted Fund Balance is set at 42% per policy while the State Statute only requires 8%. The Total Value \$145,830,197 for FY2017-2018 does not appear to have the apartment complex or Southern Grace Distilleries added in to the total so this may increase. Mr. Holloway would rather be conservative with roughly a \$22,000 increase in property tax for both the budget and Fire Tax. The Water & Sewer Fund Balance of \$974,124 has already had the \$250,000 for the purchase of the water treatment plant from WSACC removed from the total.

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Current Goals-Page 5-8

- The Board would like to respond to citizen requests within 24 hours versus the current 7 days.
- Our Health Insurance is currently \$10,000 under budget. The Town switched to Aetna for 2016-17. Because the Town went with a higher deductible, the cost savings allowed the Town to pay for Vision and Dental for the employee, contract with the Wellness Center for everyone covered under the Town's insurance (employees and covered dependents), and a \$2,500 Health Reimbursement plan for each employee to cover the first \$2,500 of the \$5,000 deductible. Randy Holloway would like to roll any unused balance and add \$2,500 to it next year to promote a healthy life style. In April we will know if the projected 8% increase in rates is correct.
- The Town needs to consider contracting with a Grant Writer to help with grants. There is a very good one in Stanly County that we may be able to hire.
- Increase paid staffing options for the Fire Department from the current minimum staffing of 3 with a **goal of 4**. This would cost an additional \$33,000. Will be considered for future Fiscal years.
- Fire insurance rating inspection is scheduled for June 5-7, 2017. Randy Holloway projects the ISO rating to drop from 6 to 4 in Town and 9 to 6 rural. This would mean a lower homeowners insurance rate for rural customers but Town residents are already as low as they will get. It would reduce insurance for commercial properties in Town. We will hear back sometime in September or October.
- The Town is working to expand Events at this time. All employees and Board members will be asked to help with the Events.
- For Branding the Town, Tiger Pride can be used. Paw prints painted on the sidewalks.
- A Welcome Sign on the bank at Hwy 49 & 73 as you come into Town. The land is owned by NC DOT.
- Spread "Have a Pleasant Day!" out to business owners.
- Our sidewalks are in bad shape.
- Garbage service is with Waste Pro and has gone better than expected.
- Public Works is monitoring the sewer intake. More information to come.

- Bobby Hartsell stated the jetter purchased by the Town is a great help. They were able to jet 4,000ft of sewer line in one day. They should be able to clean all the lines this year. Prior to the purchase we had to rely on Concord to help us out.

The General Fund Variance amount comes from the State in May and tends to be under budget. We plan on 96% of amount because it would be better to come in over predicted revenues. *Page 9-10*

We do not have a lot of debt at this time. Public Works has debt on facility. *Page 11*

Planning Department Budget of \$104,465 includes the \$40,000 for the Comprehensive Plan Erin Burris is working on. The Town has applied for a grant to get \$30,000 of this back. *Page 12*

We could use the current \$26,511 in reserve and add \$5,000 for another police SUV's this year. Then, drop the annual back to \$10,000 per year. The vehicle replacement is on a 7 to 10 year schedule. SUV's will last longer and currently run around \$32,000. Cabarrus County does a great job maintaining the cars and they send us the invoices for payment. The old Crown Vic will be used by the Town staff to run errands around Town and to take to classes. Then, if anything happened it would be on the Town insurance and not an employee's personal policy. *Page 13*

Town will put Fire Station addition out for bid in Nov. 2017 in order to get apparatus bay complete before the next winter. The addition is being put on hold to consider building a second station in the HWY 49/73 corridor where we could tap onto a 30" water main from Concord. The HWY 49/73 corridor is where all the growth will start. Mayor Eudy stated that infrastructure is important. He would like to see a state of art Fire Dept. building. Jerry Taylor, Fire Chief, said the Fire Dept. would be working on plotting all the calls from the last 3 years to see where the calls have been coming from to help to justify a new Fire Dept. building and where to place it most effectively. Also, the old brush truck is not reliable or safe. Chief Taylor is looking at either purchasing a brush truck or another ATV that can be outfitted to fight brush fires. The Fire Dept. averages 20 brush fires per year. *Page 14*

For Public Works the amount for replacement meters may increase more than \$5,000-\$7,500 because so many are going out due to age. Purchase camera for sewer line inspection for \$10,000. We are currently borrowing cameras from Concord when needed. *Page 15*

Capital Improvement Plan *Page 19*

The growth corridor will be on Hwy 49/73 coming towards Mt. Pleasant. Currently the Hwy 49 water line ties into a 12" line at Hwy 73 which is fed by a 6-8" line. This needs to be repaired in the next 5 years. Since the Town is connected to Concord's water line it will help with the ISO rating. The Summer St. sub-station is 20 years overdue to be replaced. That should be our first priority. 2nd should be the Main St. water line.

Water Plant/ Facilities Issues *Page 20*

Pumps at raw water intake need to be replaced because they are only operating at 50%. There is space for 3 but only 2 have ever been used. Can piece the 2 current pumps to make a good 3rd incase needed later. We will not raise rates this coming year to recapture the cost of these expenses. It would triple the water rates if we did. The money will have to come from Fund Balance.

Potential Action Items *Page 21*

We need to add Commercial code enforcement as well as housing. It is on the horizon to drop the tax rate by 1 cent. 1 cent = \$13,900
The Board would like to have available a list of buildings/office space that are open for incoming businesses.

Capital Improvement Plan *Page 23*

We need a CIP that we use. Projects listed on the 2007 CIP were never done. The CIP is essential when applying for Grants & Loans. When doing Downtown changes to infrastructure it would be good to plan the Main St. paving with the replacement of the water line and burying power lines.

Discussion and Direction to Staff *Page 24*

- Fund Balance is used for one time expenditures not regular bills.
- Mt. Pleasant sports (MPYAA) should be under the Town since it is listed as Mt. Pleasant according to the Auditor. A part-time Park and Recreation Director is in our future. If the sports do not move to the Town, we could get sued.
- Parking will be a high priority for the end of 2017.

COMMENTS

Commissioner Ashby would like more money to go to Parks and Recreation when we are under budget on line items. He would also like us to use the land around the water treatment plant as a recreation area. Better and more timely communication would be appreciated between staff and the Board to keep everyone on the same page. Maybe extending monthly Board meetings to discuss what is going on in the Town would help.

Commissioner Simpson would like to have "dream sessions" to learn more about various areas of Town or add some time at the end of the Board meeting. He also thinks money should be put into the Town branding, logo, seal/crest, and website to establish our identity. In addition, it would be nice to have money

budgeted for Economic Development for future endeavors. However, the priority should be the infrastructure. "Let's get it done."

Commissioner Furr agrees that parks are needed in Mount Pleasant.

Commissioner Barringer is for the infrastructure focus: replacement of the Main St. water line would help eliminate the orange water at his house.

ADJOURNMENT

With nothing else to come before the Board, Commissioner Barringer made a motion to adjourn. Commissioner Furr seconded the motion with all Board Members in favor. (4-0; Commissioner Chapman was absent)

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



Town Clerk Amy Schueneman



Mayor W. Del Eudy

