

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Budget Workshop Meeting
Town Hall- Conference Room
Saturday, March 2, 2019 at 8:00 A.M.**

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

Also Present: Crystal Smith, Justin Stallings, Jerry Taylor, Jeff Watts, Kay Beckett, and Kenneth Black.

Mayor Eudy called the meeting to order and welcomed those attending.

Mayor Eudy then turned the meeting over to Randy Holloway, Town Administrator, and Crystal Smith, Assistant Town Administrator, to present the Power Point presentation for the FY2019/2020 Budget Workshop.

****Attached to the Minutes of the Budget Workshop in the Minute Book is a copy of the Power Point presentation.****

Each slide was presented with additional comments listed by page below.

Page 4- Estimates for additional Tax Revenue is \$35,000 which is higher than last year due to the old Middle School being put back on the tax books. The Town has also had infill within the Town limits to produce extra tax revenue. The Fire Dept. has an increase of \$18,257. Town Staff was able to work with First Bank to get higher interest rates on Money Market accounts for an estimated \$30,000 in additional revenue. A new Retiree Insurance Money Market has been opened at the advice of the Town Auditor to prepare for future liabilities to Retirees. An Actuarial Study will be done to determine the amount needed to fund the account for future Retirees.

Page 6- The Mayor and Town Administrator met with the new Sheriff about showing more of a presence in Town. The next day warning tickets were being issued. Very happy with the results of the meeting.

Page 7- Crystal Smith presented the Recreational/ Events section. The Youth Council has taken on the I Love Mount Pleasant event (formerly I Love My City). They will work around Town Hall on April 6th to plant flowers and make it look beautiful.

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

The Tree Lighting this past December was a success. Next year we will step it up with a stage and music.

Mrs. Smith asked for the Board direction concerning times on the Fall Festival to be held on Sept. 21, 2019. Last year the temperatures made vendors and visitors seek the shade. The Board thought 9am-3pm would work well. It would also give vendors plenty of daylight to pack up.

The Town Youth Council is wanting to do a Food Share box and partner with the Food Ministry to provide foods to needy families on days the Food Ministry is closed.

Mayor Eudy said the Concord Merchant's Association would like to work with Mount Pleasant's to promote activities in both locations.

Randy Holloway suggested adding swings, flower pots, trash cans, and ashtrays to the downtown area as part of the beautification effort.

Commissioner Sells suggested the Town should hold a citizen's academy similar to Concord 101. This would get citizens more involved with what happens in their town and provide a good resource for future Boards and Committees.

Page 8- Justin Stallings, Public Works Supervisor, advised the Town of the need to grind up all the limbs, brush, and stumps at Public Works. The only company to respond was from Wilmington, NC with a quote of \$30,000 due to mobilization from so far away.

The I&I (Inflow and Infiltration) is high due to holes in the manhole covers, especially near Dutch Buffalo Creek. The Town has to pay for treatment of the water that runs into the systems. Solid manhole covers will greatly reduce the I&I. More on the replacements of manhole covers is later in the presentation.

Concord is using a mobile app from Waste Pro to report to citizens about delays and for the citizens to report misses. The Town Staff will look into the app and if there are any fees involved.

Page 9- Kenny Black said the liner for the lagoon at the Water Treatment facility is from the 1980's and will be a big ticket item (approximately \$500,000). The sun has caused it to deteriorate over time. There are things the Town can do to extend the life to the liner but it needs to be placed on the CIP list.

Page 10- Since the NC DOT is grading the medians for the beautification work this year, they are willing to grade an area for a large entrance sign. The Town would spend an estimated \$25,000 from Fund Balance on a nice sign similar to Harrisburg at the Hwy 49 & 73 entrance to the Town. Smaller signs could be built in upcoming years.

Page 11- Erin Burris presented an updated Comprehensive Plan to the Board. During the Merchant's Association meeting 5 Façade Grant packets were handed out. It is a first come program. Currently, no one has returned the forms.

Town sides should have external lighting.

Future Industrial properties will change the Land Use Map. Most of the changes will be on the Hwy 49 corridor. Walker Rd. development may move from low to medium density. Skyland Dr. may be rezoned for 16 Townhomes in the March P&Z meeting.

During 2018 14 homes were added in the Mt. Pleasant area which is more than in the last 10 years.

Propel Church is now using the office and auditorium of the old MPMS for their church. Not sure if it is a lease or if they are purchasing the property.

Cabarrus County received \$600,000 for the purchase of the old Middle School. They are using \$100,000 to put parking in at the old tennis courts leaving \$500,000 for a park in Mt. Pleasant. For the Town speed up the timeline for the park, the Town may need to provide funding. There is currently \$33,000 in the Park Development Savings account.

The Comprehensive Plan Update Power Point is included in the Minute Book between pages 11 and 12.

Page 12- All the future development we are aware of is to the west of Town. Growth is coming and we want to do it in a controlled manner. Land on the west side of the county sells for \$100,000 an acre versus \$10-15,000 an acre in Mt. Pleasant which helps with the lower density per acre.

Page 15- The Town debt will all be gone in 2024 but unless the Town can refinance some of the debt we have now, we will not be able to borrow any money for other projects.

Page 16- Erin Burris handed out the Preliminary Capital Improvements List 3-1-19 to the Board. It lists the current needs in the Town with the Target FY to start the project. The top projects are Summer St. Pump Station, N. Main St. Waterline, and replace/remodel the Fire Station. The Town will talk to WSACC about partnering with the Summer St. Pump Station to move it to Adams Creek. A copy of the cost estimates for the three different possibilities for the Summer St. Pump Station was displayed on the screen.

The Preliminary Capital Improvements List 3-1-19 Power Point and the cost estimates for the three different possibilities for the Summer St. Pump Station are included in the Minute Book between pages 16 and 17.

Page 17- If the Town uses USDA for funding on any of the projects, an RFQ for an engineer will have to be done.

*****At this point (11:13am) Town Attorney John Scarbrough arrived for the Closed Session.*****

***A motion to go into Closed Session was made by Commissioner Simpson with a second by Commissioner Sells. All Board members were in favor. (4-0, Commissioner Ashby absent)

Closed Session 143-318.11. (a)(#6)

Personnel issue

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.

***A motion to come out of Closed Session was made by Commissioner Furr with a second by Commissioner Meadows. All Board members were in favor. (4-0, Commissioner Ashby absent)

Page 20-The Board would like to see more street lights to Cook St. and further on E. Franklin St.

Page 23- The Town would like to increase the rural fire tax from 10.3% to 11% which would bring in approximately \$29,000 in revenue.

Page 26- The Town is waiting on Harrisburg to use the new water meter system Justin Stallings would like to use in Mt. Pleasant. Depending on the results we may switch our system over.


Page 29- Erin Burris is on the EDC sub-committee for planning. A company is wanting to come to Mt. Pleasant but cannot find 10 acres to purchase. The Merchants Association had a good meeting on Feb. 11th. Main concern was parking. A map of the downtown will be made to locate local businesses.


Page 30- Mt. Pleasant's bill for 5,000 gallons of water/sewer used in a month is \$76.05. The average bill for the area is \$81.57 for 5,000 gallons. The Town needs to increase the sewer rate for next year to include the 2.5% increase by WSACC. A recommendation for a 10-15% increase for sewer will help pay for manhole covers and lining the manholes.

ADJOURNMENT

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

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


Town Clerk Amy Schueneman


Mayor W. Del Eudy

