

# Mount Pleasant

North Carolina

*Founded in 1848*

**Town of Mt. Pleasant  
Special Called Meeting  
Monday, October 19, 2020  
4:00 PM- Town Hall Commissioners Room**

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

**Also Present:** Crystal Smith, Erin Burris, Justin Stallings, Jennifer Blake, and LKC Engineering- Adam Kiker, Rob McIntyre, and Sam Tracy.

Call to Order- Mayor Del Eudy

Mayor Eudy turned the meeting over to Erin Burris who stated in 2007 the Town of Mount Pleasant paid Frazier Engineering, PA to develop a Water and Sewer Master Plan (*copy included in Minute Book*). Most of this plan was designed for two premises that did not happen:

1. The Town would have a population of 20,000 at this point.
2. The Adams Creek interceptor WSACC was supposed to install.

Every single sewer project in the Water and Sewer Master Plan was contingent on the Adams Creek interceptor being installed. Each Pump Station had a date they would be retired. Of course, none of that happened. Most of the water projects outlined on page 17 were the basis for Town Staff recommendations to improve the backbone of our water and sewer service. The Adams Creek interceptor was listed as #43 on WSACC's list two years ago which means "it ain't goin' to happen." The estimated cost of the Adams Creek interceptor according to WSACC was \$24,000,000 in 2014. The plan by the Town will cost \$5,000,000 to get what we need. The list of projects for the USDA has gotten longer as the interest rates have dropped, currently 1.875% for 40years.

Adam Kiker of LKC Engineering introduced his team of Rob McIntyre and Sam Tracy. Their team works with USDA every day. They are passionate about rural North Carolina. They are strategic first and tactical second.

Mr. Kiker stated that every project discussed tonight was listed in the 2007 Water and Sewer Master Plan. The projected cost sheet (*copy included in Minute Book*) was presented with all projects listed totaling \$7,676,000. The top four priorities in sewer are to eliminate two pump stations (Food Lion and Mountain Brook) and to relieve stress on the Summer St. pump station.

The Town also added the manhole rehabilitation and replacement of the 6" clay sewer lines on A, B, and C Streets.

The Main St. water line map (*copy included in Minute Book*) was shown with the top two water projects:

1. Main St. 1934 6" waterline replacement with a 12" from North Drive under Hwy 49 and down to the square Old water services would be disconnected from the old line and attached to the new. This will help eliminate some problems with old valves that need replacing, water pressure, and fire flows issues.
2. Running the 12" waterline through the square to Lee St. to increase water pressure to the south side of Town

Additional water projects include a 12" waterline from North Dr. to Hwy 73 along Hwy 49 to add redundancy to the system and reduce water purchased from Concord. Also, a 12" waterline from the square at Hwy 73 and Main St. along Hwy 73 to Blueberry Street.

Randy Holloway said the 12" waterline section from Main St. along North Dr. to Hwy 49 was removed. If money is available, he would like to add that back into the project. He also feels that the line along Franklin St. will help the water flow situation.

As far as the four sewer projects presented (*copy of map included in Minute Book*), the Town will build a new pump station off Empire Dr. that will discharge at the WSACC pump station and take the Food Lion and Meadowbrook pump stations off-line. It also removes flow from current and future flow from current pump stations in Town. Any flow off Summer St. will be beneficial.

The sewer rehab on A, B, & C Streets will entail removing the 6" clay pipe and replacing with 8" pipe. This will allow better flow in the area since the clay pipes are cracked with tree roots. Also, instead of the Town taking 20-25 years to repair all the manholes with the \$32,000 each year from the 12% sewer increase effective July 1, 2019, they can do all the repairs in a short time span. The \$32,000 will then go into the debt service for the loan.

Because the median income for Mount Pleasant is \$60,000+ the Town does not qualify for any USDA grants, but the Town does qualify for the USDA loan.

As far as the timeline for the water/sewer projects, it will at least March 2021 before final drawings will be completed, if the Board finalizes the Scope of the project. Once LKC Engineering has the scope defined, they will enter the Design & Permitting Phase. The Board can still remove items from the project to reduce the scope until the Bidding, Award, & Execution Phase estimated to begin in December 2021. Project completion will not be until at least March of 2023 and more likely end of 2023 if all goes well. Weather and other delays may stretch the project out further. First payment to USDA will probably be sometime in 2024 when all of the Town's current debt will be retired.

John Scarbrough, Town Attorney, stated that since the Board is aware of the lack of water flow to hydrants in the south end of Town it opens a liability issue for the Town, if no correction to the situation is made. He has also been working with Erin Burris to set up system development fees for future developers to pay to offset the increase capacity to the water/sewer system needed for future growth.

The Board Members felt that several "Town Hall" forums before finalizing the scope of the project would be good to provide the residents with accurate information and reasons for their water/sewer bill increase prior to them taking effect.

Currently, the estimate is a \$3-\$4 increase to the water and sewer base rates to pay for all the projects discussed. Board Members asked Town Staff to look at alternate ways to pay for the projects and put them on paper so they can study the best way to pay for the loan payments.

The Board decided to come back together at a Special Called Meeting scheduled for November 2<sup>nd</sup> at 5pm. After this meeting, the Board will make a decision on how to proceed.

### Adjournment

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Sells 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, November 9, 2020 in the Regular Meeting.



Town Clerk Amy Schueneman



Mayor W. Del Eudy

