

# Mount Pleasant

North Carolina

*Founded in 1848*

**Town of Mt. Pleasant  
Special Called Meeting  
Monday, November 2, 2020  
5:00 PM- Town Hall Commissioners Room**

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

**Also Present:** Crystal Smith, Erin Burris, and Justin Stallings

**Discussion of payment options for possible USDA water/sewer projects.**

Call to Order- Mayor Del Eudy

Mayor Eudy stated that the payment options did not need to be voted on tonight. They can be discussed and decided on during the Budget Workshop in the Spring. Tonight, the Board needs to define the scope of the water/sewer projects to allow LKC Engineering to move forward with the preliminary design phase and environmental testing.

Randy Holloway thanked the Staff for working to put the numbers together for the various payment plans. The payment plans were provided at the Boards request to show that the Town can make the payments for the project. He also stressed that all the projects listed could be voted on by the Board after LKC presented their designs later next year. At that point, the Board could remove projects but not add on to the list, unless the Town wanted to delay the project for another six months.

**Option #1** is a \$4.50 rate increase for all customers. Mayor Eudy expressed that this is his favorite one since water/sewer is supposed to be self-sufficient.

**Option #2** is \$3.00 increase and moving \$20,000 Water/Sewer Admin over to General Fund Admin. This would not affect Kenny's Water Treatment budget or Justin's water/sewer budget.

**Option #2.5** is a step further than #2. Instead of the burden going to all water/sewer customers equally, it would put more of the increased burden on the heavy water users. The tiered rates are like other municipalities. \$20,000 would still come from the General Fund. All users would pay an additional \$2.00. Commissioner Ashby felt that it would hurt the larger families. Staff could put a heavier burden on the commercial users. Commissioner Simpson asked how many of the 20,000 gallon or more users were commercial. Amy Schueneman replied all except for when a resident had a leak or filled a pool.

**Option #3** move more of an impact on General Fund by \$33,000. This is not the one Staff would recommend. The more impact to General Fund means less money for sidewalks, transportation, and recreational projects. This would require an adjustment of some line items in the budget but would not affect Fund Balance.

**Examples** showed how all the options affected current customers and businesses.

**Rate Comparison to Other Communities** shows that all the options keep us ahead of smaller communities in our area. We are a little bit higher than Cabarrus County average. The smaller populations make the water bills higher. Commissioner Ashby asked Staff what their preferences was. Crystal Smith stated she liked Option #2.5 because of the tiered rates and the reduced amount applied to the base rates because of how it affects the elderly population.

The Staff has discussed this for months. The additions of Franklin St. and South Main St. from the square to Lee St. were added as things have developed and the interest rates have decreased. The Board needs to add anything they think might be needed now and they can always be removed when the numbers come back in the Spring. Cook St. was originally on the list, but Justin Stallings and Randy Holloway felt Franklin St. was more important. The section between N. Main & North Drive along Hwy 49 would be the first thing added back if Staff could find the funds. With the chance that the interest rates may drop again, it may be possible to add it to the project. By replacing the N. Main St. line, Cook St. will have a "T" at corner of N. Main to run a new line down Cook St., if needed.

These projects will affect ISO ratings. In 2017, the Town went down to a 4 ISO rating. This reduced the resident's homeowner's insurance. By completing these projects, the Town will go from a 4 to a 2. Even though, it will not affect homeowner's it will reduce rates for commercial by 16%. This will help to draw industry to the Town. It will also put the Town in the top 5% in the country and for a small town that is remarkable.

A motion that we include in the scope to LKC the addition of the waterline between North Dr. and Main St. along Hwy 49 was made by Commissioner Ashby with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

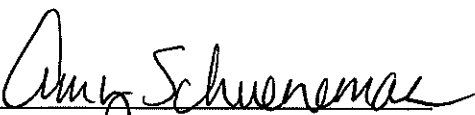
A motion that we allow LKC to move ahead with the project since the payment options say that they are viable was made by Commissioner Ashby with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

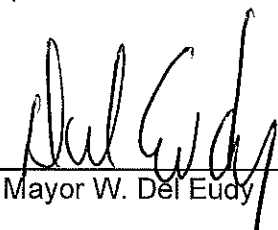
*A copy of the Payment Options, Examples, and Rate Comparison sheets are included in the Minute Book.*

## **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)

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

