

Mount Pleasant

North Carolina

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**Town of Mt. Pleasant
Board of Commissioners
Budget Workshop Meeting
Town Hall- Conference Room/Zoom
Saturday, March 27, 2021 at 8:00 A.M.
ZOOM Meeting ID: 832 6181 5995 Passcode: 894148
Call in to Listen: 1-929-205-6099**

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

Also Present: Crystal Smith, Justin Stallings (Zoom), Dustin Sneed (Zoom), Bradley Overcash (Zoom), Jeff Watts (Zoom), Erin Burris, and Kenneth Black (Zoom).

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

Mayor Eudy then turned the meeting over to Randy Holloway, Town Manager, and Crystal Smith, Assistant Town Manager, to present the Power Point presentation for the FY2021/2022 Budget Workshop.

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

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

Page 2- FY20/21 Town Staff used a 90% collection rate for property taxes due to the uncertainties with COVID 19. For FY21/22 Town Staff is more optimistic and is going back to the 96% collection rate normally used. Commissioner Sells asked about current revenue stream for interest on our bank accounts. Unfortunately, the interest rate drop significantly and we will make a ¼ of what we had expected; however, our higher than expected property tax collection rate will balance it out. Reevaluation schedules are every 4 years and the increased evaluations from last physical year helped our revenue.

Page 3- All debt will be retired in 2024 except for the new Smeal Fire Engine. \$223,099 will be available for FY24/25 for USDA payments for water/sewer projects.

Page 6- Board asked to see going salaries of fire departments in the county to see if we are comparable when the \$1.00 hour raise was presented to the Board for the Firefighters to go from \$12 to \$13 an hour.

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Page 6- Board asked to see going salaries of fire departments in the county to see if we are comparable when the \$1.00 hour raise was presented to the Board for the Firefighters to go from \$12 to \$13 an hour.

Also, Commissioner Sells asked about if remaining funds in the Fire Departments budget could be used to purchase some of the equipment on the list for FY21/22 so that Capital Reserve budget for Building Outlay would not be decreased as much for a one-time use for equipment. Amy Schueneman informed the Board that the Fire Dept. had been using this year's funds to purchase equipment and hose (current hose is outside the 10yr expiration) for the new Smeal truck, so those funds are no longer available.

Commissioner Ashby asked if the equipment could be purchased on a schedule so that they do not go out at the same time. Hoses were purchased in early 2000's with a grant with a shelf life of 10 years.

Page 7- Tub Grinding for the accumulated yard debris will be necessary this year. Currently getting quotes and possibly working with other municipalities in the county to get a better rate.

The New Capital Outlay-Infrastructure, Sidewalks, & Streets will help to implement the Bicycle & Pedestrian Improvement Plan the Board has adopted. The Town will never be able to make headway into all the necessary repairs with what is normally budgeted.

Page 8- Randy Holloway stated the Town Hall foundation is in serious need of repair. Getting estimates now for the repair from Falcone Crawl Space. Additional work will need to be done to repair and paint cracked walls, adjust doors, and replace cracked windows. Hoping the total will be around \$75,000 but planning for as high as \$150,000. Bathroom remodel will have to be added to USDA Community Facilities loan and not from Fund Balance.

Page 9- Board not happy with current agreement with Cabarrus County Sheriff's Dept. Would like for Mr. Holloway and Mayor Eudy to meet with them again. Board would like to see them do something about speeding on Main and Franklin Streets. The Board asked to see a current copy of the contract between the Town and Sheriff's Dept and would like to make changes to it for more of what the Town wants to see done. Currently feels that we are paying for double services and not getting the quality of services.

Also, the Town needs to show that we support the Deputies and are behind them.

Page 10- WSACC is planning to pass along a \$1.00 increase for sewer which will be passed along to our customers.

Page 11-12- Based on upcoming projects listed half of the current General Fund Fund Balance will be used in FY21/22. The Town paved the Town Parking Lot on Main St. and the playground for \$600,000 3 years ago. It only took 3 years to recover that in Fund Balance by deliberately under projecting revenue and not spending everything in the budget. Dept. Heads are good about not overspending.

Page 13- FEMA Dam Repair is finally going out to bid. Bids will be opened in late April and Board will be able to approve selected contractors at May meeting. Fund Balance is going to be tight for the water/sewer fund. That is why we have to keep an eye on General Fund Fund Balance to bail out water/sewer in an emergency.

Page 14- Erin Burriss presented an updated Comprehensive Plan to the Board.

The Comprehensive Plan Update Power Point is included in the Minute Book at the end of the Town Staff Power Point.

- Ms. Burris would like to slow down the Welcome Sign. She proposed doing the engineering/construction drawings for \$6,500 in FY21/22 and hold construction until late in FY21/22 or wait until FY22/23 to build.
- Trademark for Pleasant Life is in the works. \$5,000 in the budget for online products to sale for brand recognition. Website for Pleasant Life to compliment the Town's site is in the works. It will be used to promote the Town and local businesses to encourage Visitors to come to the Town. Proceeds from sale of products would go into the Parks & Rec Fund.
- Will start to enforce building standards that the Board had adopted. This will cause some friction among the business owners.
- Town needs to help promote the Pleasant Crossing (old MPMS) site. No movement in the last 3 years even though they have a plat for the property.
- Brighton Park Subdivision of 179 single family homes will increase revenue by \$400,000 once completed.
- Green Acres is currently contingent. Will be 37 new homes. Owners would have to put in 5,000 ft sewer line which has been the issue. Water is already there. Going to require the right group to purchase.
- 340 acre parcel is for sale on east end of Town past Blueberry St. No less than 20 calls from residential developers. EDC had mentioned possible light industrial site for greenhouses (code name of Project Plant Man) which fell through. Currently mixed zoning due to Dutch Buffalo Creek splitting property: west side is low intensity and east side is rural. Also, Carolina Thread Trail could continue through the property with section called Gold Rush Trail. Water and sewer are both available to the site.
Callers are asking what Town needs like ball fields, could they pay for water line extensions, school site, etc. to sweeten the pot for their projects.
Conservation design is the only way to make it work. Currently zoned RL for 2 dwelling units an acre. Ms. Burris asked if the Board would consider annexing the property or not. Wanted guidance to answer callers. Cons for annexing would double population of town within the next 15 years when developed. Would bring in \$1,300,000 in revenue a year. It would affect downtown traffic and possible impact fees. Max of 680 homes.
- Proposed 600 acres Cabarrus County is planning to buy for mountain bike trails and equestrian trails but not for athletic fields. Please reach out to the county and stress the need for ball fields. Town Staff has reached a brick wall with county staff. The 3 fields at the old middle school are still available and funds from the sale of the former middle school (\$500,000) is still on hold. They are not following their own Active Living and Parks Master Plan which called for an Eastern Cabarrus Park that is a more active park. The Town does not want this to be an excuse for why they can not help with ball fields.
- Hwy 73 and Main St DOT projects will move forward in the square to include removing parking spaces, adding turn lanes on Hwy 73, and signal changes prior to the USDA project starting to comply with funding they have received. Also, the Optcon signals for emergency vehicles will be installed. Town would pay for the devices on the Fire Trucks. Should be concluded by July 1st. Town would like to have Main St. turned over to the Town from NCDOT so that we can control the truck traffic through the square, mainly the logging trucks.
- Town received Hurricane Florence Grant for National Register District to help with storm water issues. This may be the only way Town can put utilities in the ground.
- The USDA Community Facility Loan will not cover all that the Town would like to do on the municipal complex. Board will have to help rank priorities once cost is estimated for the projects.

The COVID Relief Package allows for each Congressman tis allowed 10 earmarks in their district. Ms. Burris is going to reach out to Congressman Hudson's office to see about getting help with the Fire Dept. renovation.

- Board was asked about extending the deadline for paving gravel parking lots, including ours, until July 8, 2023 because the Town needs to do the storm water study. Also, parking is still an issue in downtown. On street parking is going away. The USDA project will need a place to drop supplies for the water lines and for workers. Erin Burris will have the change to the text amendment for the April meeting since Board agreed to extend the time frame. The Towns lot on S. Main St is the last opportunity to extend the downtown area.
- Parking is a big issue for the Town. Board asked about ways to get the word out about public parking lots with maps, signage, and possibly an app.
- Carolina Thread Trail (CTT) security is an issue. When out of town visitors come to the CTT, it looks bad on the Town of Mount Pleasant when cars are being broken into. Would like to use the \$33,000 Park & Rec Fund to increase parking at CTT, build a shelter, security gates, add better lighting and security cameras along with a matching grant from the county. Tree removal along the road will help give better site lines for Cabarrus County Sheriff's Dept. CTT is willing to give the Town a lease for \$1 a year to make this happen since the Town can get grants as a municipality that they are unable to get.
- The N. Washington St. sidewalk and street improvements will be submitted for CMAQ funding. If the Town receives it, we will have a 20% match @\$93,000. However, the Town would have to fund the project up front and be reimbursed at the completion of the project.

Page 16-18- The USDA water/sewer projects are @\$8,000,000. Amy Schueneman reviewed options previously presented to the Board on how to make the payments. The Board favored a \$1.00 increase to base rates for the next two years and then a tiered system the third in Option 2.5 in October 2020. The Board mentioned going ahead with the \$1.00 base rate increase and adding the tiered system for water usage this year to start accumulating more funds in the Capital Reserve account for future payments.

By paying off the Public Works building in 2024, the impact of moving expenses from water/sewer to general fund is a wash.

Board members asked for impact of tier system on our residents. Staff will provide information at the April 12, 2021 Board meeting.

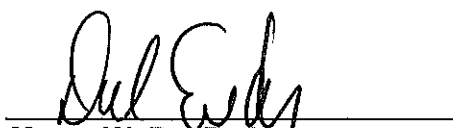
ADJOURNMENT

After finishing the Power Point, Mayor Eudy thanked the Town Staff for their hard work and closed the meeting.

A motion to close the workshop was made by Commissioner Furr with a second by Commissioner Simpson. (5-0) Since this was not a formal meeting but a Workshop, a motion was not required; therefore, a roll call was not needed.

By our signatures, the following minutes were approved as submitted and amended on Monday, April 12, 2021 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

