



Budget Workshop
Saturday, March 21, 2026
8:00 AM- Town Hall Conference Room

8:00-8:15am Breakfast

8:15-12:00pm Budget Workshop

Adjourn

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

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MOUNT PLEASANT

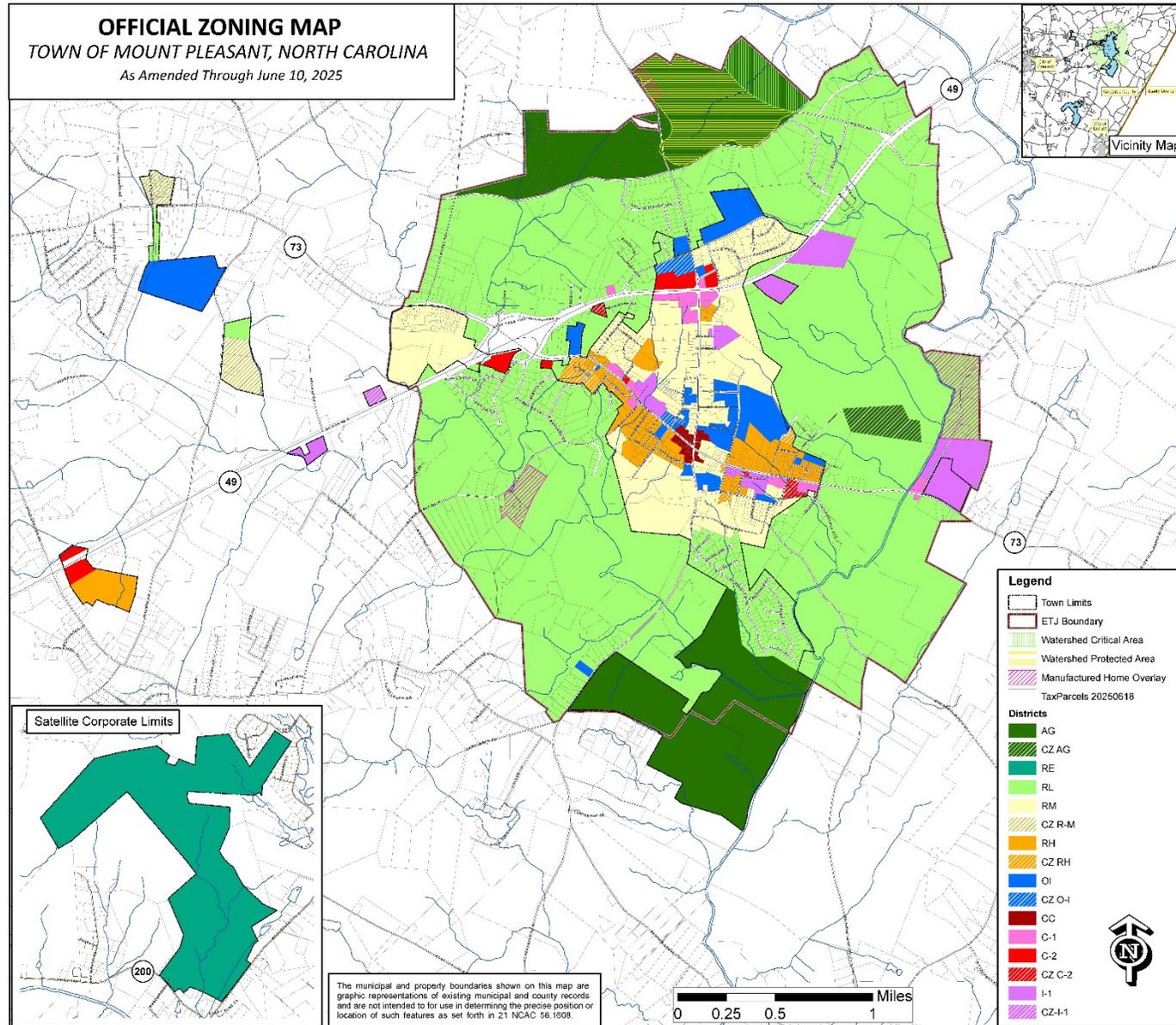
EST. 1859

NORTH CAROLINA

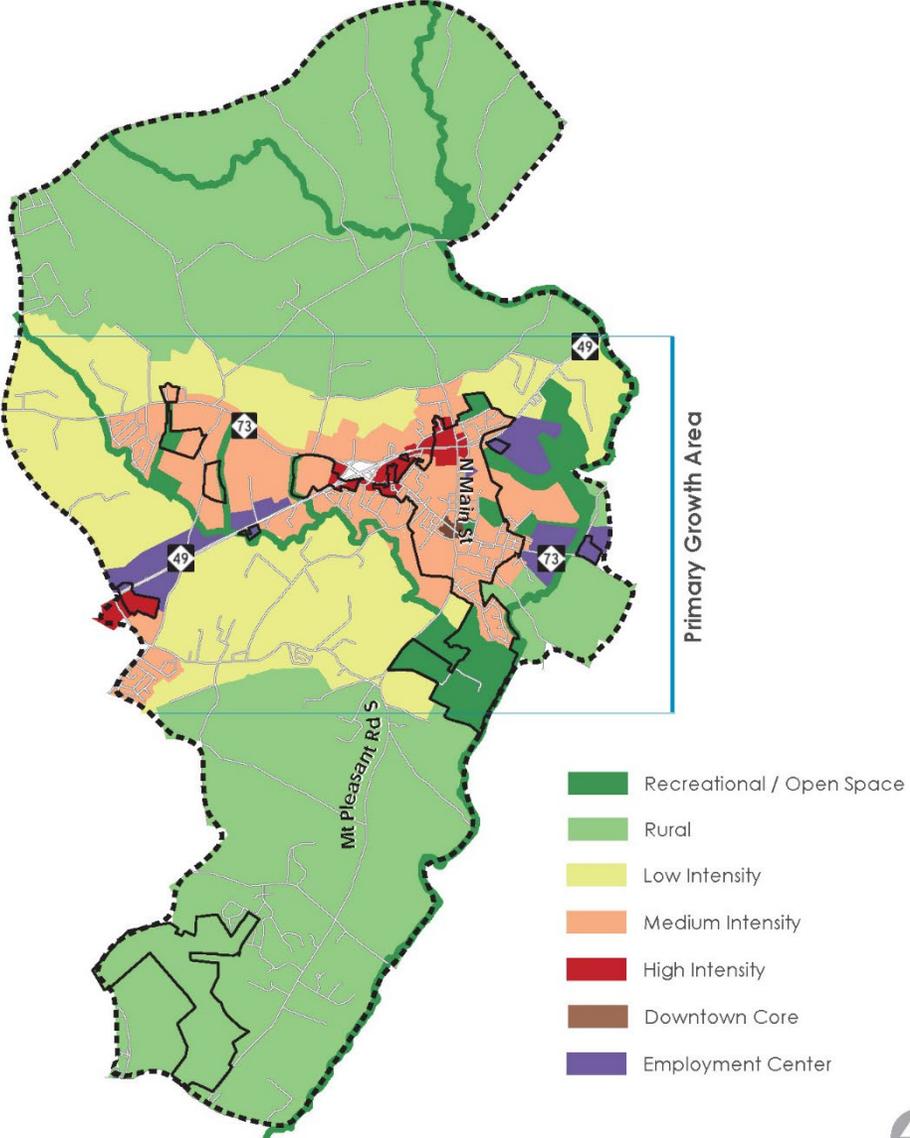
Budget Workshop FY 2026/2027

March 21, 2026

Map of Municipal Jurisdiction



Map of Planning Area



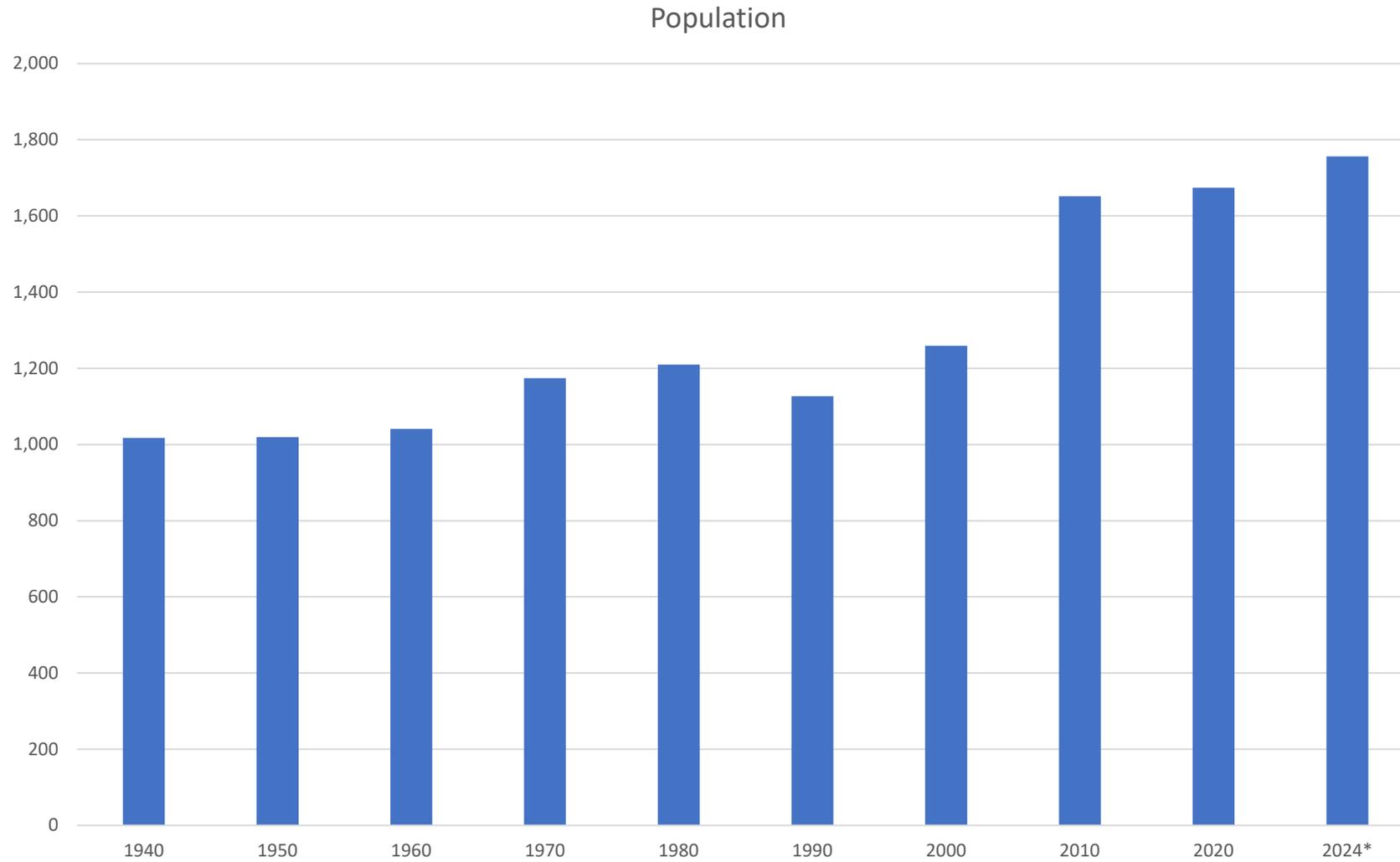
Town Size & Population

Area: Approx. 3.7 square miles

Population: 1,756 (2024 NC Certified Estimate)

Year	Actual Population	Actual Growth Rate (%)	Birth Rate Minus Death Rate (Per 1,000 people per year)	Number of Years	Projected Natural Increase	Natural Increase Population Projection (precise)	Natural Increase Population Projection (based on 1940)
1940	1,017		14.62	10	146		
1950	1,019	0.20	14.62	10	146	1,163	1,163
1960	1,041	2.16	13.28	10	133	1,296	1,309
1970	1,174	12.78	7.31	10	73	1,369	1,455
1980	1,210	3.07	6.15	10	62	1,431	1,588
1990	1,127	-6.86	6.67	10	67	1,497	1,661
2000	1,259	11.71	5.28	10	53	1,550	1,723
2010	1,652	31.22	5.17	10	52	1,602	1,790
2020	1,674	1.33	3.10	10	31	1,633	1,842
2024*	1,756	4.90	2.85	4	11	1,644	1,894
Total Growth	739	60.50					
Difference between Actual Growth and Natural Increase Projection:						112	(138)
*OSBM Certified Estimate (4 years)							

Population



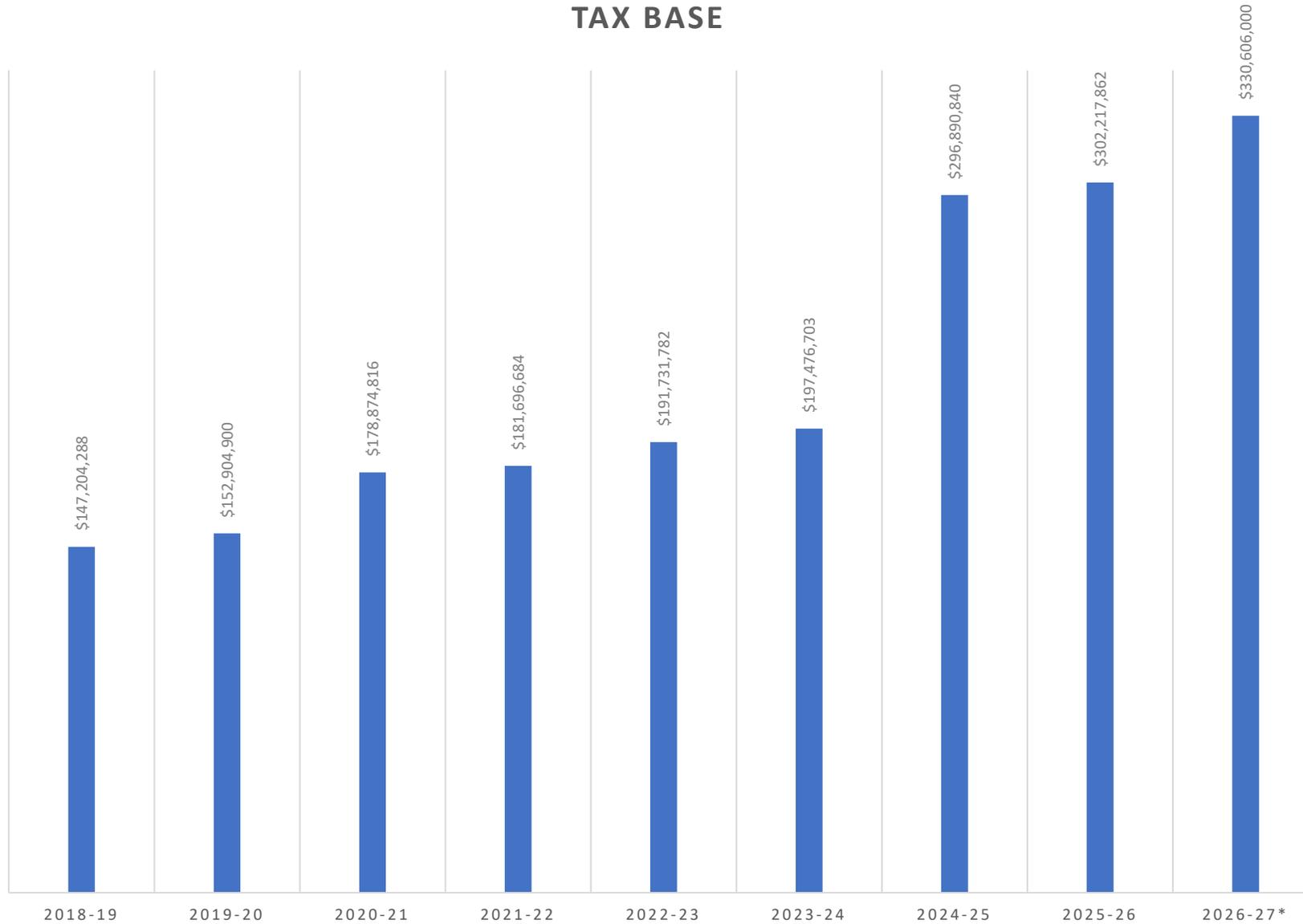
Property Tax Base & Revenue

FY 2025-2026 Tax Base: \$302,217,862
FY 2026-2027 Projected Tax Base: \$330,606,000
FY 2025-2026 Property Tax Revenue: \$1,178,650
FY 2026-2027 Projected Property Tax Revenue: \$1,289,363
Difference: \$110,713

Fiscal Year	Real Estate & Personal Property Tax Value	Vehicle Tax Value	Total Tax Value	% Difference	Real Estate & Personal Property Tax Revenue	Vehicle Tax Revenue	Total Tax Revenue	% Difference	Tax Rate	Each Additional Cent Generates	Population	% Difference
2018-2019	\$ 134,204,338	\$ 12,999,950	\$ 147,204,288	n/a	\$ 688,450	\$ 69,358	\$ 757,808	n/a	0.505	\$ 14,720.43		
2019-2020	\$ 137,992,000	\$ 14,912,900	\$ 152,904,900	3.87	\$ 698,932	\$ 74,288	\$ 773,220	2.03	0.505	\$ 15,290.49		
2020-2021	\$ 165,705,816	\$ 13,169,000	\$ 178,874,816	16.98	\$ 844,911	\$ 83,112	\$ 928,023	20.02	0.505	\$ 17,887.48	1,674	
2021-2022	\$ 165,635,684	\$ 16,061,000	\$ 181,696,684	1.58	\$ 851,152	\$ 79,486	\$ 930,638	0.28	0.505	\$ 18,169.67	1,704	1.79
2022-2023	\$ 173,400,782	\$ 18,331,000	\$ 191,731,782	5.52	\$ 875,674	\$ 92,571	\$ 968,245	4.04	0.505	\$ 19,173.18	1,732	1.64
2023-2024	\$ 176,476,703	\$ 21,000,000	\$ 197,476,703	3.00	\$ 891,207	\$ 106,050	\$ 997,257	3.00	0.505	\$ 19,747.67	1,748	0.92
2024-2025	\$ 277,006,840	\$ 19,884,000	\$ 296,890,840	50.34	\$ 1,080,327	\$ 77,548	\$ 1,157,874	16.11	0.39	\$ 29,689.08	1,756	0.46
2025-2026	\$ 279,447,862	\$ 22,770,000	\$ 302,217,862	1.79	\$ 1,089,847	\$ 88,803	\$ 1,178,650	1.79	0.39	\$ 30,221.79	n/a	
2026-2027*	\$ 304,549,000	\$ 26,057,000	\$ 330,606,000	9.39	\$ 1,187,741	\$ 101,622	\$ 1,289,363	9.39	0.39	\$ 33,060.60	n/a	
			Total	92.48			Total	56.67				
			Avg.	11.56			Avg.	7.08				
Revaluations completed for FY 20-2021 and FY 2024-25												
*Projected (assuming 0.39 tax rate)												

Tax Base

TAX BASE



State of the Town

<u>Tax Rate</u>	<u>Real Tax</u>	<u>Vehicle Tax</u>	<u>Total</u>	<u>Total Increase over FY 2025/2026</u>
.39¢	\$ 1,152,108.00	\$ 98,573.00	\$ 1,250,681.00	\$ 101,533.00
.40¢	\$ 1,181,650.00	\$ 101,101.00	\$ 1,282,751.00	\$ 133,603.00
.405¢	\$ 1,196,420.00	\$ 102,364.00	\$ 1,298,784.00	\$ 149,636.00
.41¢	\$ 1,211,191.00	\$ 103,628.00	\$ 1,314,819.00	\$ 165,671.00

Tax Rate recommendation of \$0.40 per \$100 would increase revenue by \$133,603.

Tax Collection Rate is figured at 97%

***One penny on Town tax rate currently equals \$32,068**

No State Sales & Use Tax increase is expected for FY 2026/2027.

State of the Town

Fire Tax Revenue

Current Rural District Fire Tax Revenue:

- Current Revenue is 11¢ per \$100 tax value
 - One penny on Rural Tax Rate is \$82,829
 - Current Total Cabarrus County Fire Contract Revenue **\$1,121,253.92**
 - Includes Fire District Tax \$911,124.46, Sales Tax Reimbursement \$199,549.57, *less 1.5% for County Tax collection administrative fee*, plus the Staffing Grant \$27,240.
 - This is a **\$9,035.45** increase to the Fire Department budget from FY2025/2026

With a 1¢ increase to 12¢ per \$100 tax value

- Would increase Cabarrus County Rural Fire Tax to \$979,044.15. Totaling \$1,205,833.72 for an **\$84,579.80 increase**.

With a 1.5¢ increase to 12.5¢ per \$100 tax value

- Would increase Cabarrus County Rural Fire Tax to \$1,004,540.10. Totaling \$1,231,329.67 for a **\$110,075.75 increase**.

With a 2¢ increase to 13¢ per \$100 tax value

- Would increase Cabarrus County Rural Fire Tax to \$1,060,631.17. Totaling \$1,287,420.74 for a **\$166,166.82 increase**.

Various Fund Balances as of 02/28/2026

Restricted Fund Balance by Policy (42%)	\$1,322,667
Stabilization by State Statute (10% included in the 42% above)	\$ 307,359
Estimated Unreserved General Fund Balance Available	\$2,301,144
General Fund Checking	\$ 91,262
General Fund Money Market (includes loans to WTP Project \$140,000)	\$2,441,144
Powell Bill Fund	\$ 101,806
Façade Grant Fund	\$ 26,133
Park Development	\$ 1,126
Future Retiree Insurance Fund	\$ 28,757
Streets & Infrastructure Capital Reserve	\$ 48,977
Fire Capital Reserve –Vehicles	\$ 21,017
Fire Capital Reserve –Radios	\$ 11,569
Law Enforcement Capital Reserve-Equipment/Vehicle	\$ 24,164
Water & Sewer Checking	\$ 145,868
Water & Sewer MM (Loans to Water Project \$169,400, Sewer Project \$249,600, & WTP \$329,487.49)	\$ 58,621
Total <i>if</i> loaned funds returned to Water & Sewer account \$807,108	
USDA (DSRF)Debt Service Reserve Fund (must maintain \$232,000 until loan paid PLUS annual Payment of \$232,000)	\$ 411,817
USDA (SLARF)Short Lived Asset Replacement Fund (must reach \$366,000 within 10yrs/need \$36,600 added per year)	\$ 128,112

Annual Debt Payments



Debt	Fund	Loan Balance (as of June 30, 2026)	Annual Debt Payment	Debt Retired
CURRENT DEBT				
Town Hall SUV	General	\$22,990.62	\$8,964.36	4/13/2029
SMEAL Fire Truck	General	\$314,623.40	\$48,119.12	7/28/2033
Fire Dept. Renovation	General	\$2,031,250.00	\$186,968.95	9/8/2042
Municipal Complex/Park	General	<u>\$975,000.00</u>	<u>\$89,745.09</u>	9/8/2042
		\$3,343,864.02	\$333,797.52	
Chevy Truck w/Crane	Water/Sewer	\$97,969.01	\$17,504.80	12/8/2032
USDA Loan	Water/Sewer	<u>\$5,952,000.00</u>	<u>\$231,000.00</u>	6/1/2064
		\$6,049,969.01	\$248,504.80	
GRAND TOTAL		\$9,393,833.03	\$582,302.32	

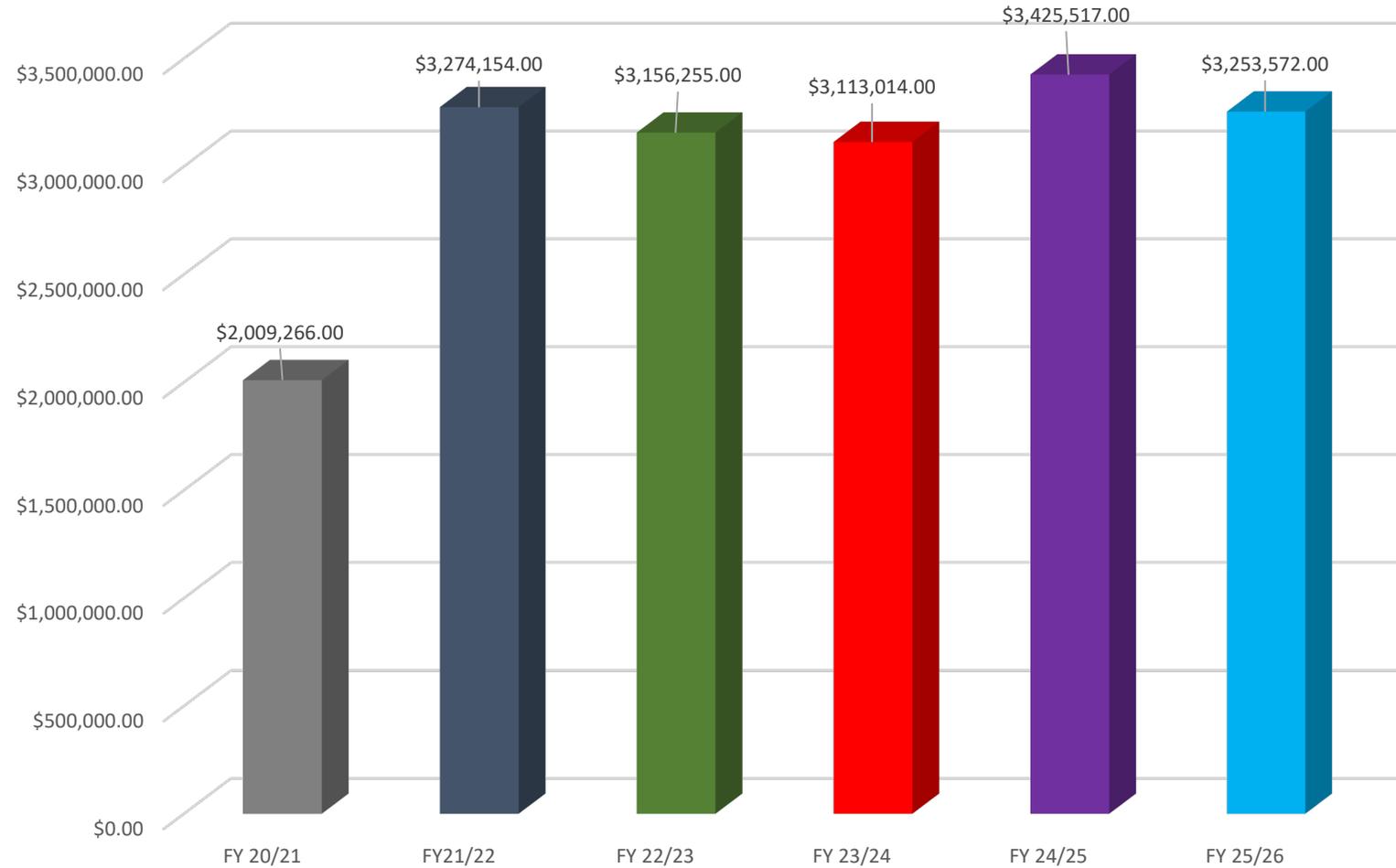
General Fund

Designated Funds for Upcoming Projects

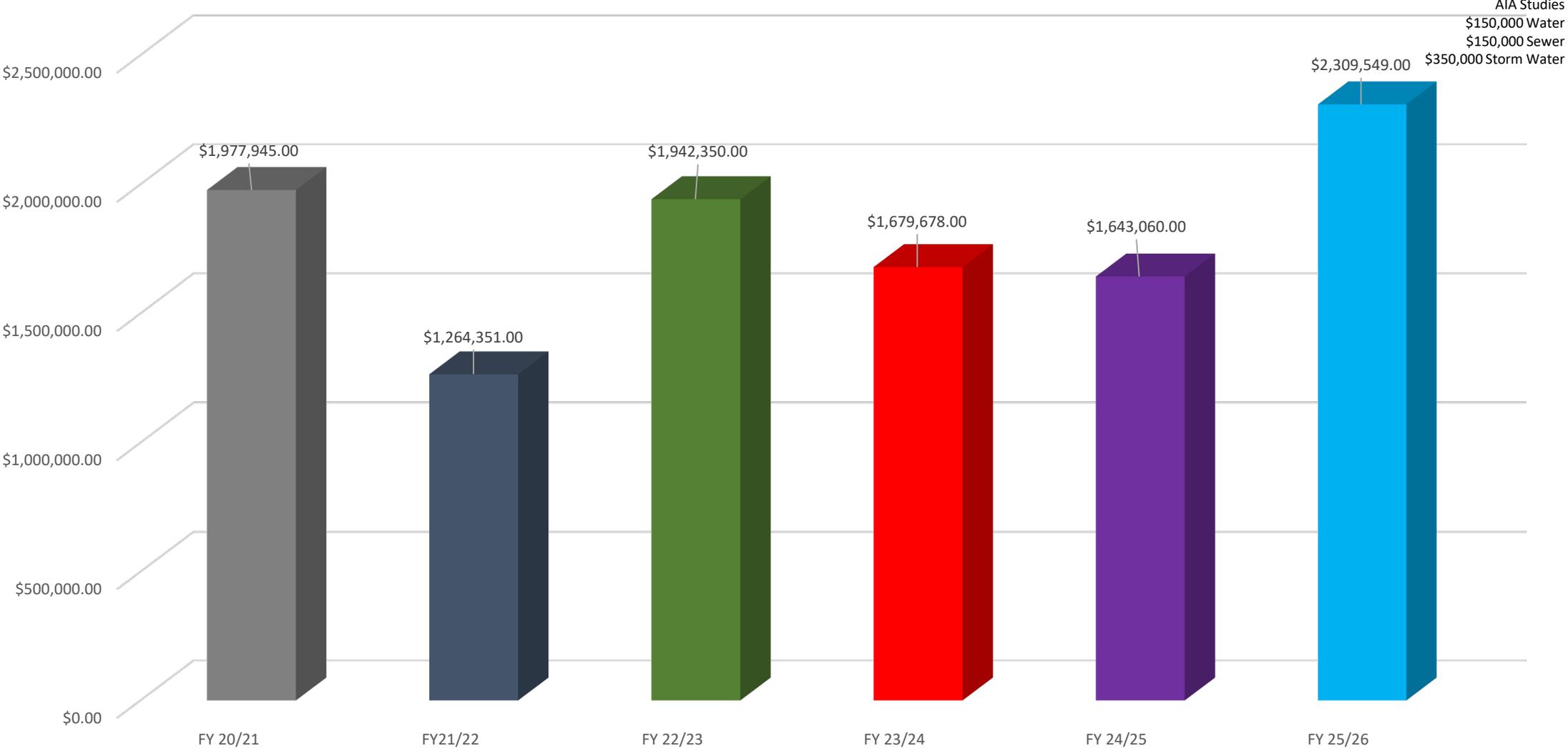
Projects	Amount	Unreserved Fund Balance
		\$ 2,301,144.00
Downtown SW Quadrant Parking Lot Estimated Fund Balance Impact (phased)	\$ 1,000,000.00	\$ 1,301,144.00
Downtown Infrastructure (Stormwater & Duct Bank)-BRIC Grant Match*	\$ 548,492.00	\$ 752,652.00
Green Acres Development Agreement	\$ 263,788.00	\$ 488,864.00
Downtown NW & NE Parking Improvements	\$ 50,000.00	\$ 438,864.00
Town Hall Parking Paving (State Grant will cover \$100,000 of cost)	\$ 25,000.00	\$ 413,864.00
Total	\$ 1,887,280.00	

*BRIC cancelled-Funds can be utilized for stormwater improvements in SW quadrant parking lot project to partially achieve stormwater goals

General Fund Revenue Comparison

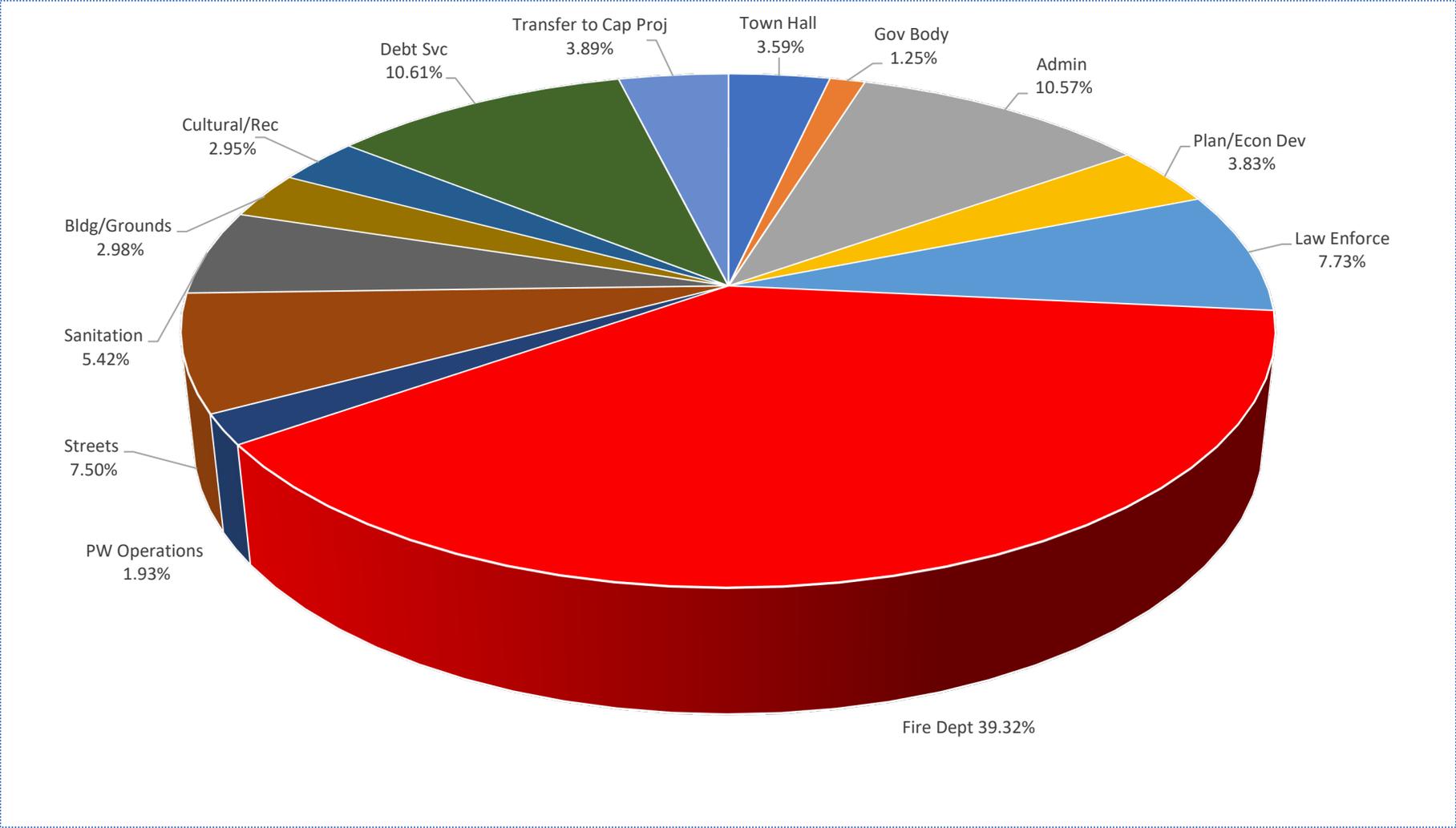


Water Sewer Fund Revenue Comparison



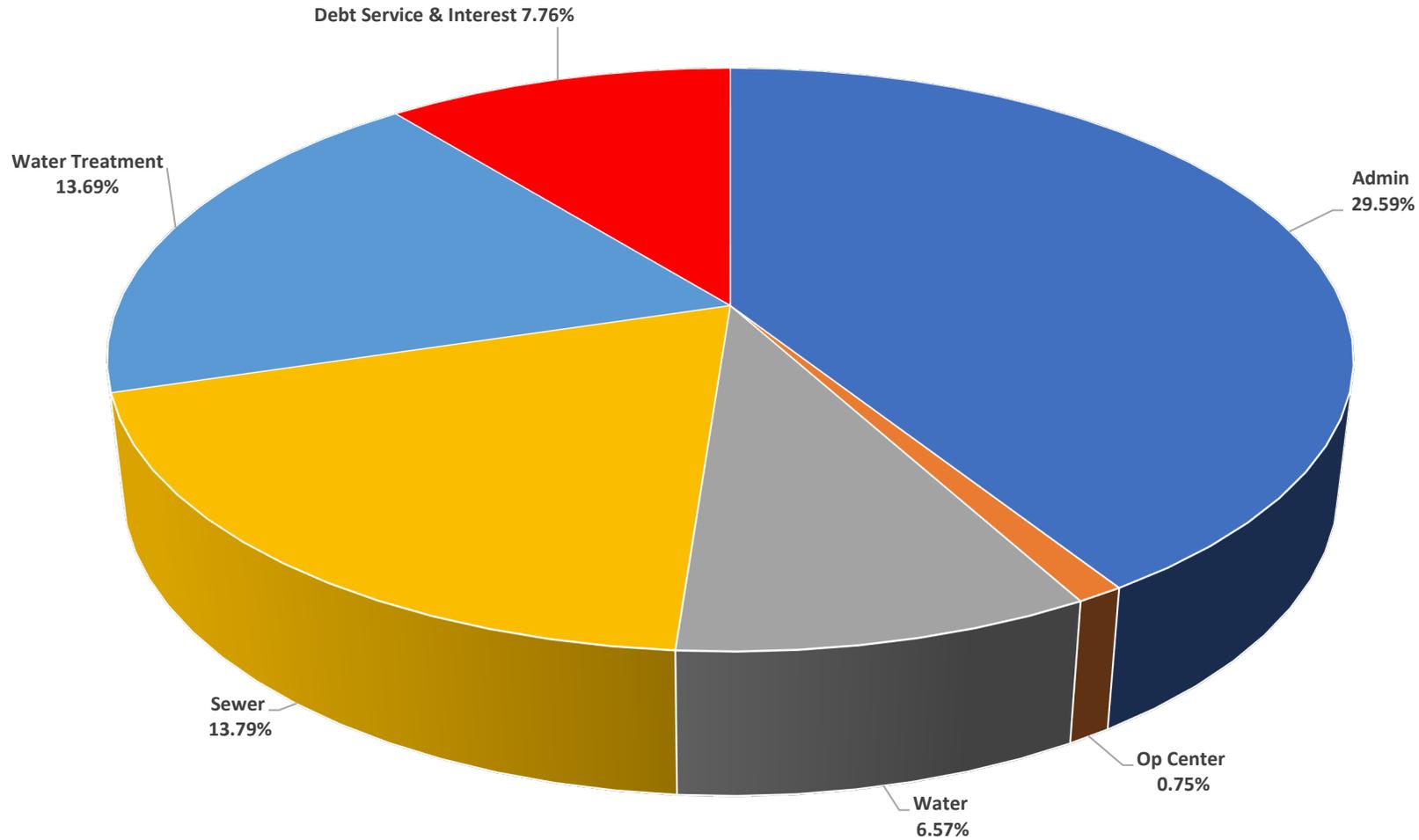
General Fund Budget

FY 2025/2026 Total Budget \$3,253,572



Water Sewer Fund Budget

FY 2025/2026 Total Budget = \$2,309,549



Considerations for Fiscal Year 2026/2027



Increases in Expenses the Town has NO Control Over

Utilities

- Duke Power- 13-15% increase in NC (current \$158,573 x 13%)= **\$20,615**
- Windstream/Kinetic- increasing each service (6) with copper line up to \$200 each month per line=**\$1,200**
- WSACC- fee increasing = **\$10,000**

Total Estimated Increase = \$31,815

Sanitation

- Waste Pro- 2.8% CPI increase from \$14.78 to \$15.19/month per home = **\$4,843**
 - 35 new homes added (\$15.19 x 12/months x 35 homes= **\$6,380**
(property tax revenue for 35 homes adds \$61,425 to budget)

Total Estimated increase = \$11,223

Law Enforcement

- Cabarrus County Sheriff coverage contract increase

Total increase = \$11,649

Employee Benefits

- State Retirement Town Contribution-14.35% to 16.75% = **\$15,354**
- Medical Insurance Premiums- currently \$8905/yr per employee increasing to \$9400/yr per employee = **\$6,435**
- Effective July 1, 2026, Local Governments will be responsible for paying an additional 2.4% surcharge for each eligible full-time employee as a part of the monthly premium payment to the State Health Plan = **\$15,475**
- Dental/Vision/Life Premiums- currently \$500/yr per employee increasing to \$555/yr per employee = **\$715**

Total Estimated Impact for Employee Benefits = \$37,979

ADA Compliant Website

- 20% of population has some type of physical challenge.
- Municipalities under 50,000 must have ALL websites ADA compliant by April 26, 2027.
- All associated sites the Town uses (i.e. PSN for bill pay) also must be ADA compliant. If not compliant, the Town could be sued.
- Images used on websites must have text descriptions that can be used by a 'screen reader'.
- Website must be able to be used by a phone or without a keyboard.
- Website links must have 'click here' descriptors (i.e. click here to access the Town of Mount Pleasant Water Sewer Service application) and drop downs.
- If forms are a true.pdf (not a scanned copy), they must have the ability to be used by a 'screen reader' or by using a tab.
- Website must be ADA compliant to those who are colorblind. If color designations are used for maps or graphs, website must show visible contrast.
- All documents added to website must be able to be used by a 'screen reader'. All archived documents currently on website, that will not have changes made to them, are exempt from ADA compliance.
- Staff are working with Granite Sky to explore the best use of dollars for making our website ADA compliant.
- Redesign versus new website
- Cost: **\$10,000**



Picture of employee using compliant webpage

Personnel

Personnel Goals Completed

- Pay Study – implemented October 2024
- Updated Personnel Policy – October 2025
- Job Descriptions for every position which correspond to the Organization Chart – December 2025

Personnel Goals to be Completed FY 2026/2027

- Career progression/development
- Merit-based pay
- Succession Planning
- Time clock system



Personnel

Compensation

- Pay study (excluding fire personnel) completed and implemented late in FY2023-24
- No cost-of-living adjustment given in FY2024-25
- No cost-of-living adjustment given in FY2025-26 (One-time lump sum of \$725 given to full-time employees and pro-rated for part-time employees based on number of hours worked)
- Salary adjustments made in December of 2025 to compensate employees for unplanned state mandate for State Health Plan participation in the middle of a fiscal year. Going forward employees must pay the amount required by the State (based on salary).
- Consumer Price Index (CPI) inflation rate as of February 2026 is 2.4% annually. In February 2025, the CPI inflation rate was 2.8% annually.
- A 5% cost of living adjustment is requested to keep pace with CPI inflation that has occurred since the pay study.

Total Requested = \$79,258 (\$47,555 in General Fund & \$31,703 in Water and Sewer Fund)

Personnel

Compensation for Fire Personnel

- Until FY2025-26 all fire personnel were part-time
- Three full-time personnel were added during FY2025-26
- The following compensation adjustments have been made for fire personnel since 2016:

Fiscal Year	Pay Rate (per hour)	% Difference	OT Rate
FY2016-17	\$10.75	n/a	\$16.13
FY2017-18	\$11.00	2.33%	\$16.50
FY2018-19	\$11.25	2.27%	\$16.88
FY2020-21	\$13.00	15.56%	\$19.50
FY2021-22	\$14.00	7.69%	\$21.00
FY2022-23	\$15.00	7.14%	\$22.50
FY2023-24	\$16.00	6.67%	\$24.00
FY2024-25	\$17.00	6.25%	\$25.50
FY2025-26 (full timers added)	\$17.00	0%	\$25.50
	Total % Increase	47.91%	
	Avg. Annual % Increase	5.99%	6.8% through FY22-25

Budget Requests: Fire Department

Fire Department has requested:

- Increase of \$1/hour to base pay rate for all part-time firefighters (5.88% increase)
- Allocations to Capital Reserve Accounts:
 - Building Station #2 on Walker Road
 - Equipment/Apparatus
 - Radios

To facilitate these requests the Fire Department has requested a Rural Fire Tax rate increase of \$0.02. Consideration needs to be given to a proportional contribution from in-town taxes.



Amount Requested: \$38,372 for part-time pay increase
Capital Reserve Amount Dependent on Final Tax Rate

Budget Requests: Admin

General Fund

Item	Reason	Projected Cost Impact
Waste Pro Sanitation Services Contract	Projected contract increase of 2.8% & additional 35 homes	\$11,223
Cabarrus County Sheriff's Dept. Contract	Contract increase	\$11,649
State Retirement Contribution	Increase from 14.35% to 16.75% (split 50/50 between General and Water & Sewer Funds)	\$14,870
State Health Plan Premium Increase	Increase from \$8,905 to \$9,400 per FT Employee (split 50/50 between General and Water & Sewer Funds)	\$3,218
State Health Plan Surcharge	Local government surcharge (split 50/50 between General and Water & Sewer Funds)	\$7,738
Dental/Vision/Life Insurance Premium Increase	Increase from \$500 to \$555 per FT Employee (split 50/50 between General and Water & Sewer Funds)	\$376
COLA for personnel	5% increase to match CPI inflation for past two fiscal years (split 60/40 between General and Water & Sewer Funds)	\$47,555
Waste Receptacles	Purchase 150 new trash cans	\$12,500
Duke Energy Cost Increase	Estimated 13% increase in costs	\$12,230
ADA Website Compliance	Compliance with new federal law	\$10,000
	Total	\$131,358

Budget Requests: Admin

Water & Sewer Fund

Item	Reason	Projected Cost Impact
State Retirement Contribution	Increase from 14.35% to 16.75% (split 50/50 between General and Water & Sewer Funds)	\$14,870
State Health Plan Premium Increase	Increase from \$8,905 to \$9,400 per FT Employee (split 50/50 between General and Water & Sewer Funds)	\$3,218
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COLA for personnel	5% increase to match CPI inflation for past two fiscal years (split 60/40 between General and Water & Sewer Funds)	\$31,703
WSACC Sewer Costs	Proposed increase of \$10,000 (\$1 pass-through cost to customers)	\$10,000
Duke Energy Cost Increase	Estimated 13% increase in costs	\$8,385
	Total	\$76,290

Budget Requests: Public Works

Articulator Loader- \$81,000 (over 2 budget years)

Public Works would like to purchase a new Articulator Loader to replace the 2002 Caterpillar Backhoe that is aging and consistently needs repairs. Staff proposes to fund ½ of the current \$81,000 cost (\$40,500) in FY 2026/2027 budget coming from the General Fund. The Articulator Loader would be ordered prior to June 30, 2027, and a “deposit” paid. In FY 2027/2028, the remainder of the cost would be paid from the Water/Sewer Fund when the Articulator Loader is delivered. This piece of equipment would be used for streets, building and grounds, as well as for water and sewer tasks.



Web photo of an Articulator Loader



Web photo for example

5-Bay Storage Building- \$15,000

This building would be located at the Public Works location and used to store trash/recycle cans, attachments to equipment, etc.

Total Requested \$55,500

Budget Requests: Events

2026 Fall Festival

Item	Cost
Deputy Services (6 minimum)	\$3,200
Kids Games (inflatables)	\$3,575
Golf Cart Rental	\$900
Portable Restrooms (2)	\$550
Misc Expenses	\$3,000
Staff Overtime	\$4,300
TOTAL EVENT COST	\$15,525

2026 Christmas Events

Item	Cost
Deputy Services (2)	\$500
Kids Face Painting/Balloons	\$400
Misc Expenses	\$400
Portable Restrooms (3)	\$550
Staff Overtime	\$4,300
*Fireworks (lower velocity-multi-shot)	\$4,500
TOTAL EVENT COST	\$10,650

2027 Independence Celebration

Item	Cost
Deputy Services (3)	\$1,350
Entertainment (Band/DJ)	\$5,800
Extra Facility Cleaning	\$375
Misc Expenses	\$1,000
Portable Restrooms (5)	\$970
Fireworks	\$11,500
Field Use (fireworks) (Lutheran Church)	\$250
Staff Overtime	\$4,300
TOTAL EVENT COST	\$25,545

**Total Estimated Cost of ALL Events:
\$51,720
(1.65¢ on tax rate)**

Budget Requests: Water & Sewer

Dutch Buffalo Creek Dam and Raw Water Intake

- Constructed in 1940s
- Repaired from Hurricane Florence Damage in 2019
- Reaching end of useful life
- Need to conduct feasibility study for future potential of new dam and raw water intake facility (with increased capacity)
- Explore USDA grant



**Total Requested for Study = \$10,000
(not to exceed)**

Budget Requests: Water & Sewer

Consider Selling Land Around Reservoir

18 acres would sell for \$300,000-\$500,000 (estimated) to be deposited into the Water/Sewer Fund Balance

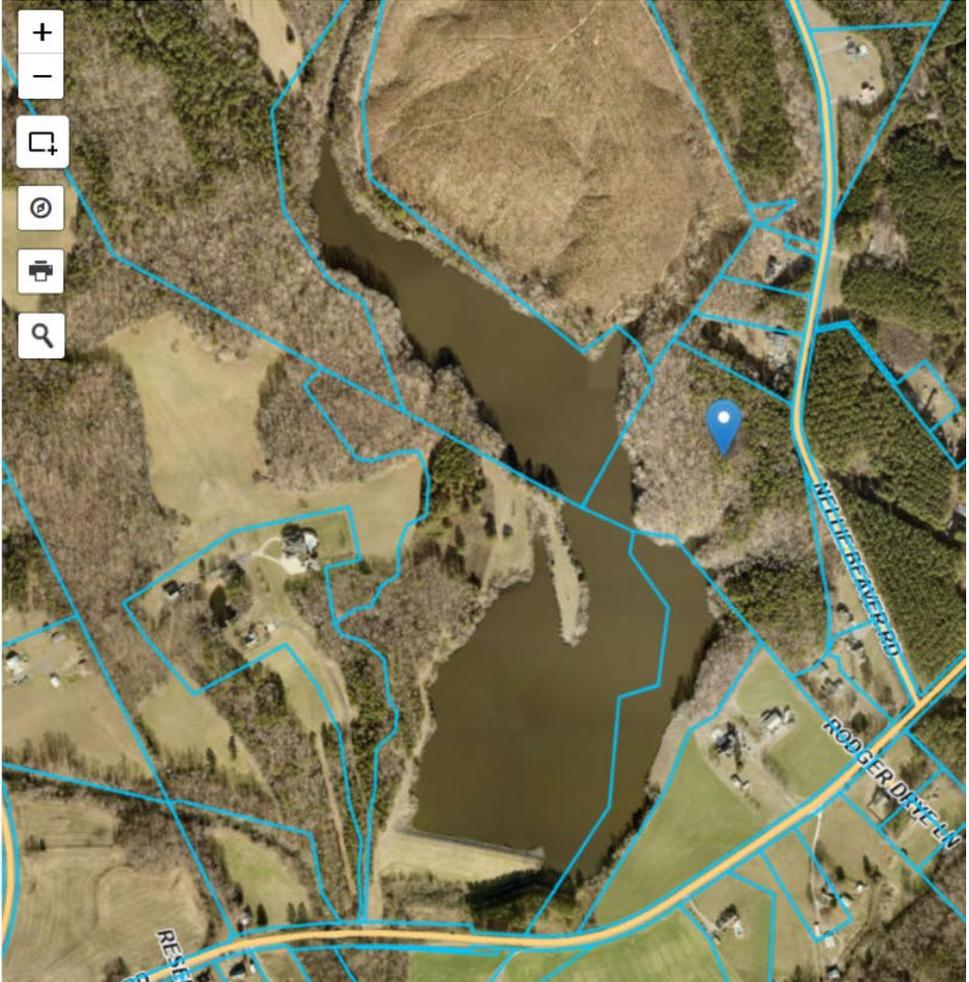
Property Data

Physical Address: 2075 NELLIE BEAVER RD MT PLEASANT NC 28124
PIN: [56713918650000](#)
Property Real ID: 06-011 -0006.10
CLaRIS: [More property data here](#)

Account Name: TOWN OF MT PLEASANT
—

Mailing Address: PO BOX 787 MT PLEASANT, NC 28124

Land Units: 18.27 AC
Land Value: \$203590
Building Value: —
OBXF Value: —
Assessed Value: \$203590
Market Value: \$203590
Sale Date: —
Sale Price: —



Capital & Infrastructure Projects



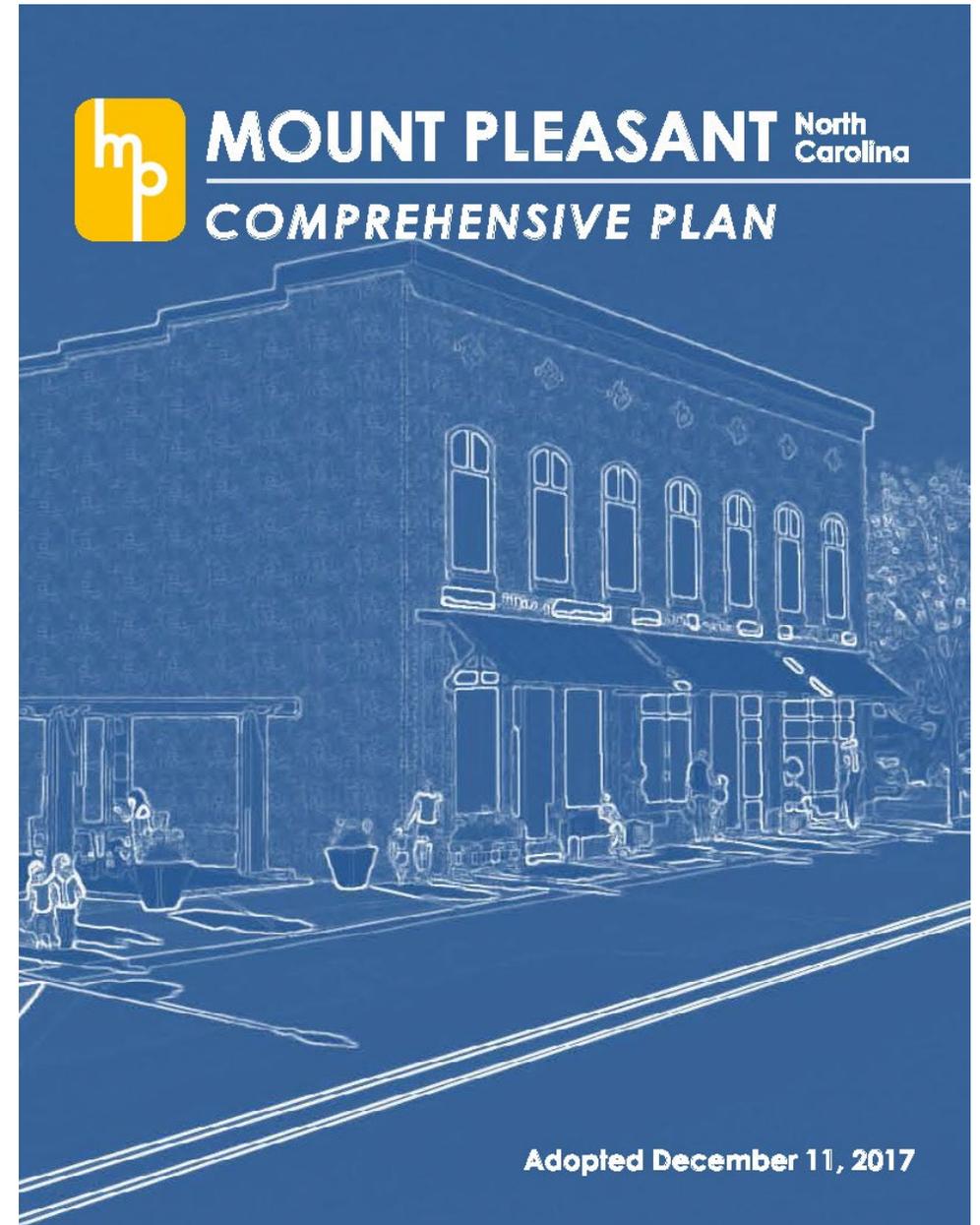
Picture It ... Mount Pleasant ... 2016

- Town turned 157 years old
- All four textile mills and the state prison had been closed
- Downtown was nearly empty and historic buildings were falling apart
- WSACC had just informed the Town that the water plant it had been managing for 20+ years needed to be mothballed
- None of the 2007 Water & Sewer Master Plan had been implemented due to lack of funds by WSACC
- The Town had only grown by 1% in the previous 10 years and not had any residential development in 20 years (since Oldenburg)



We need a plan!

- In 2017, the Town went through extensive public input process to adopt Town's first Comprehensive Plan
- Started a Capital Improvements List with target fiscal years and identified possible funding sources
- Initiated RFQ processes to contract with engineering firms to produce plans for high priority infrastructure projects
- Wept and prayed
- Plan updated in 2025



Capital & Infrastructure Projects

Fire Station Renovation & Expansion

Project description: Complete renovation and approximately 2,500sf expansion of 1972 Fire Station

Schedule: COMPLETE-Interior demolition began in late 2022 with opening and dedication taking place in October 2023.

Funding source: \$2,500,000 low interest loan from local bank



Capital & Infrastructure Projects

McAllister Park Upgrades

Project description: New restroom/concession/picnic building, equipment storage building, concrete stage pad, ADA sidewalks, 25 additional paved parking spaces, dugouts, LED field lights, & ballfield netting

Schedule: COMPLETE - Began late summer of 2022. Dedicated June 2023.

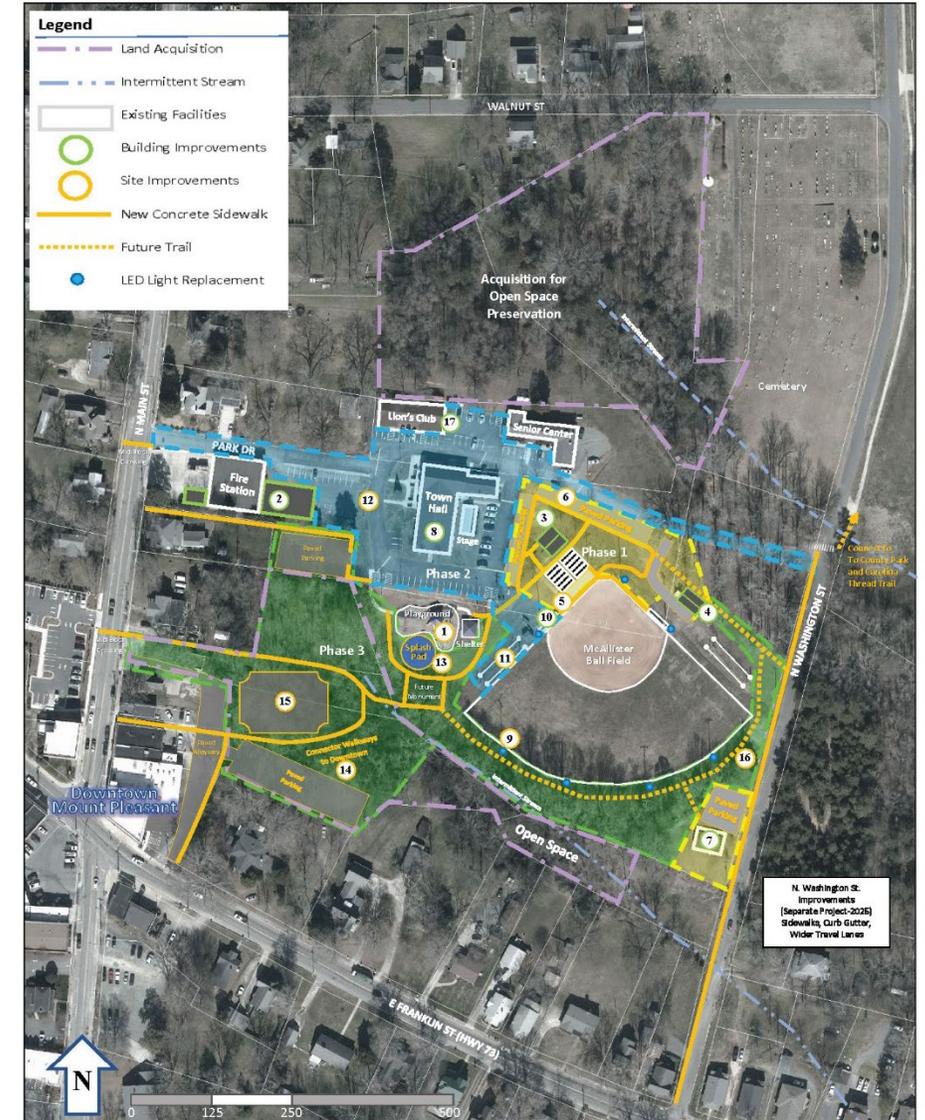
Funding source: \$1,200,000 low interest loan from local bank



Capital & Infrastructure Projects

McAllister Park Upgrades

Future: Phase 3 to include mini splash pad, property acquisition, downtown connection, perimeter trail, paving of front and side parking area (need to identify funding)



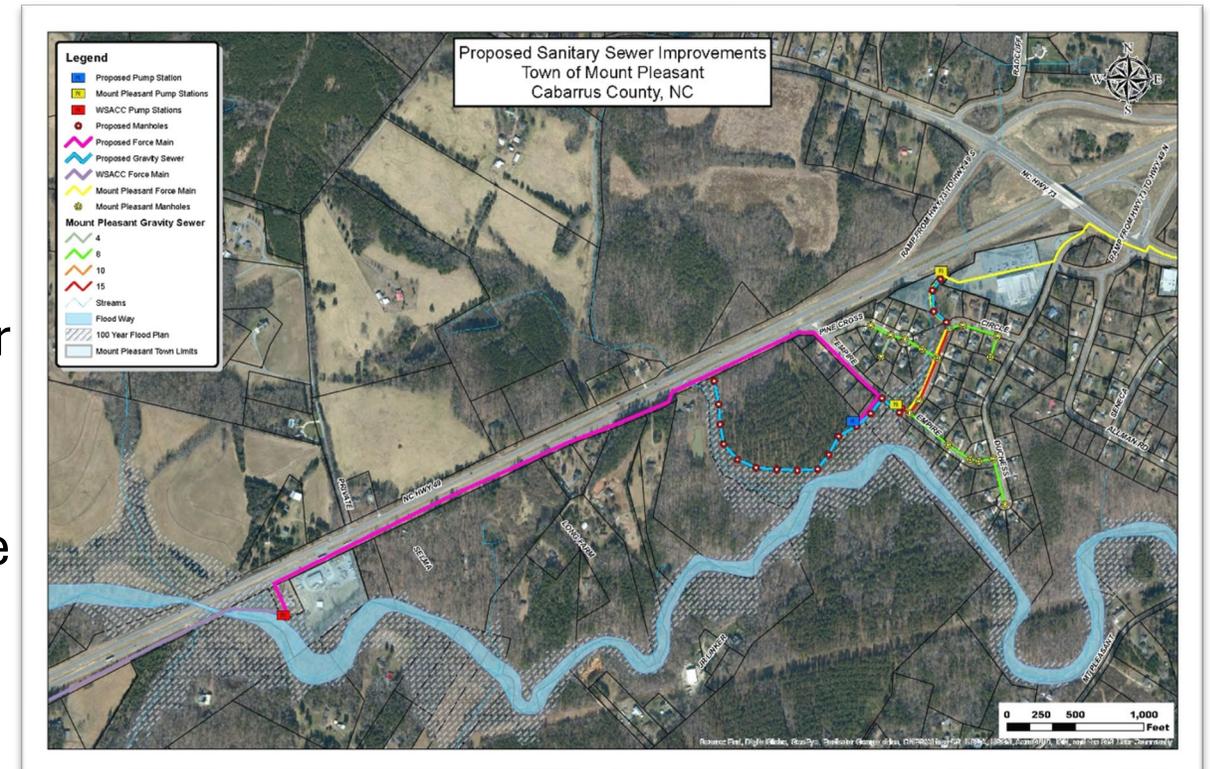
Capital & Infrastructure Projects

Empire Drive Pump Station & Sewer Line

Project description: New pump station to retire Mountainbrook and Food Lion Pump Stations and serve new Brighton Park subdivision and adjacent property. Implements recommendation from 2007 Water & Sewer Master Plan.

Schedule: COMPLETE - Work began in the late spring of 2024 and was completed in spring of 2026.

Funding source: Portion of \$6,048,000 USDA low interest loan (small rate increase built into rate structure in 2022)



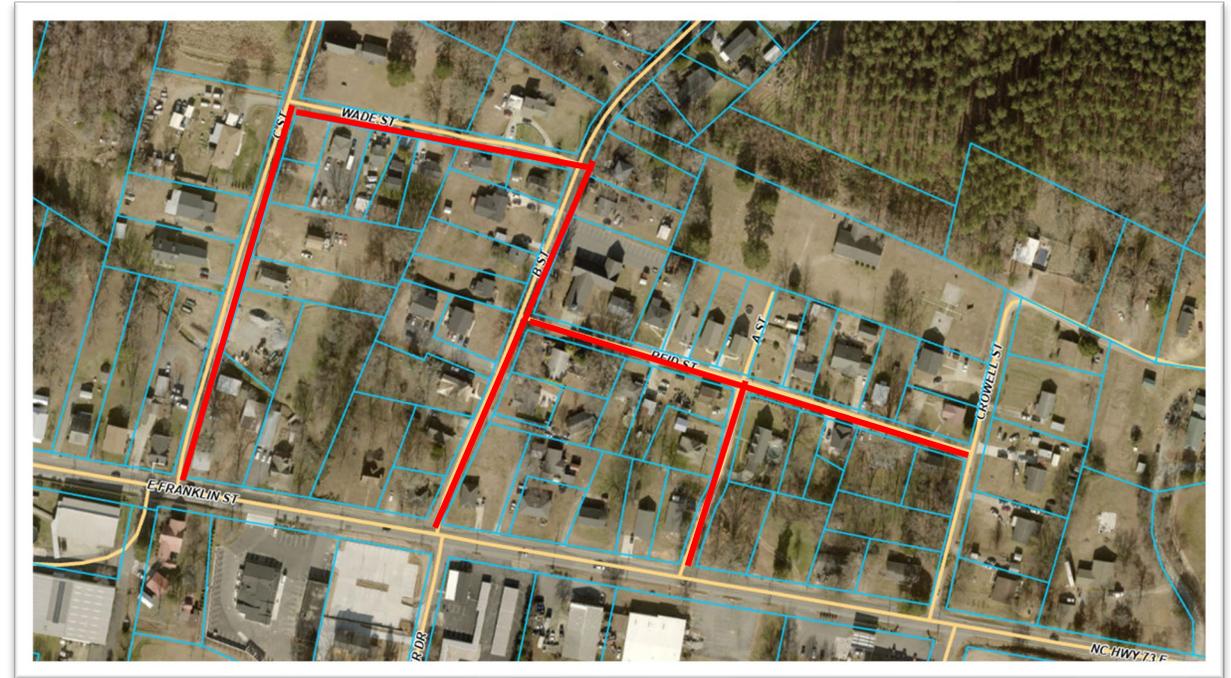
Capital & Infrastructure Projects

Sewer Line & Manhole Rehabilitation

Project description: Replace old clay sewer lines and manholes along C Street, B Street, A Street, Wade Street, and Reid Street. Included resurfacing affected streets. Implements recommendation from 2007 Water & Sewer Master Plan.

Schedule: COMPLETE - Work began in August of 2024 and was completed in December of 2024

Funding source: Portion of \$6,048,000 USDA low interest loan



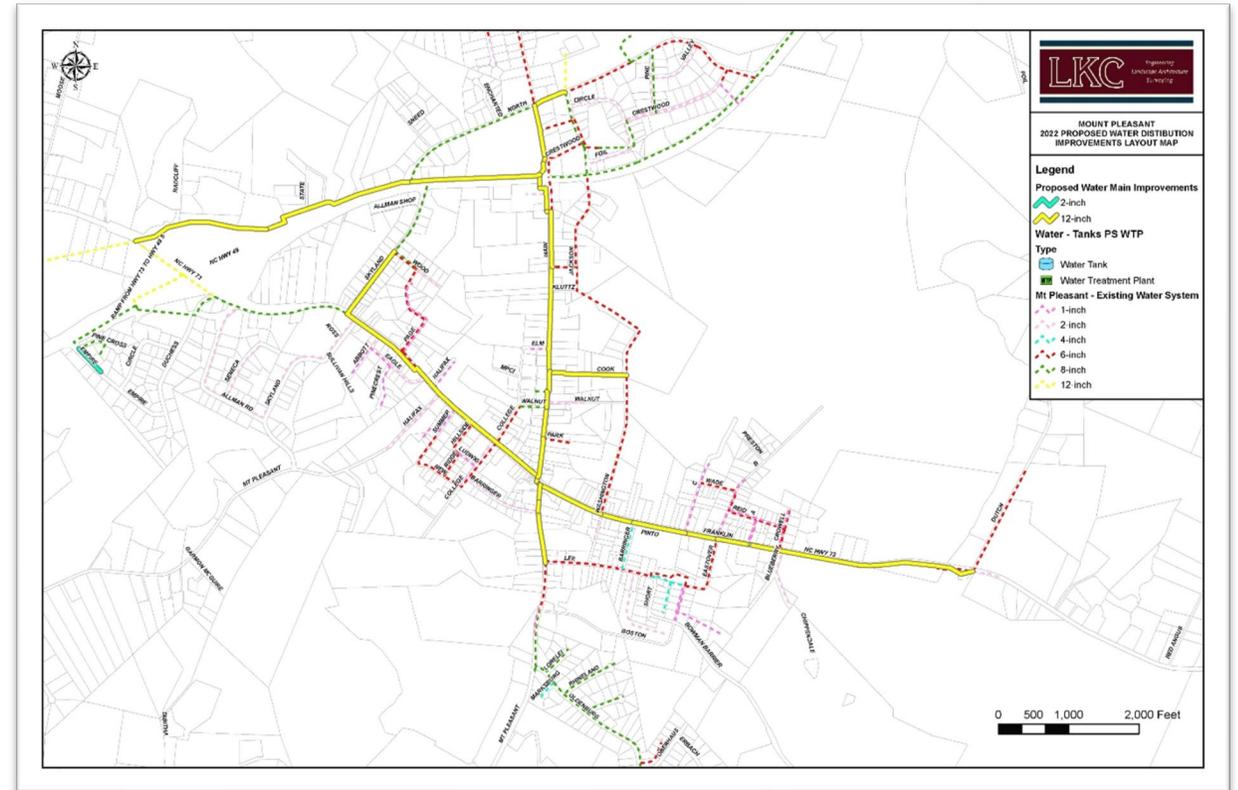
Capital & Infrastructure Projects

Water Distribution Improvements

Project description: Install new 12-inch water mains along Main Street, Franklin Street (Hwy. 73), Cook Street, and Hwy. 49. Approximately 4 miles of new waterline to improve both water quality and fire flow throughout the Town. Implements recommendations from 2007 Water & Sewer Master Plan.

Schedule: NEARLY COMPLETE - Began March 2025. Scheduled to be complete in Spring 2026. NCDOT to resurface Main St. and Franklin St. (Hwy. 73).

Funding source: \$9,988,029 state budget allocation from federal ARPA funds (no rate increase to customers)



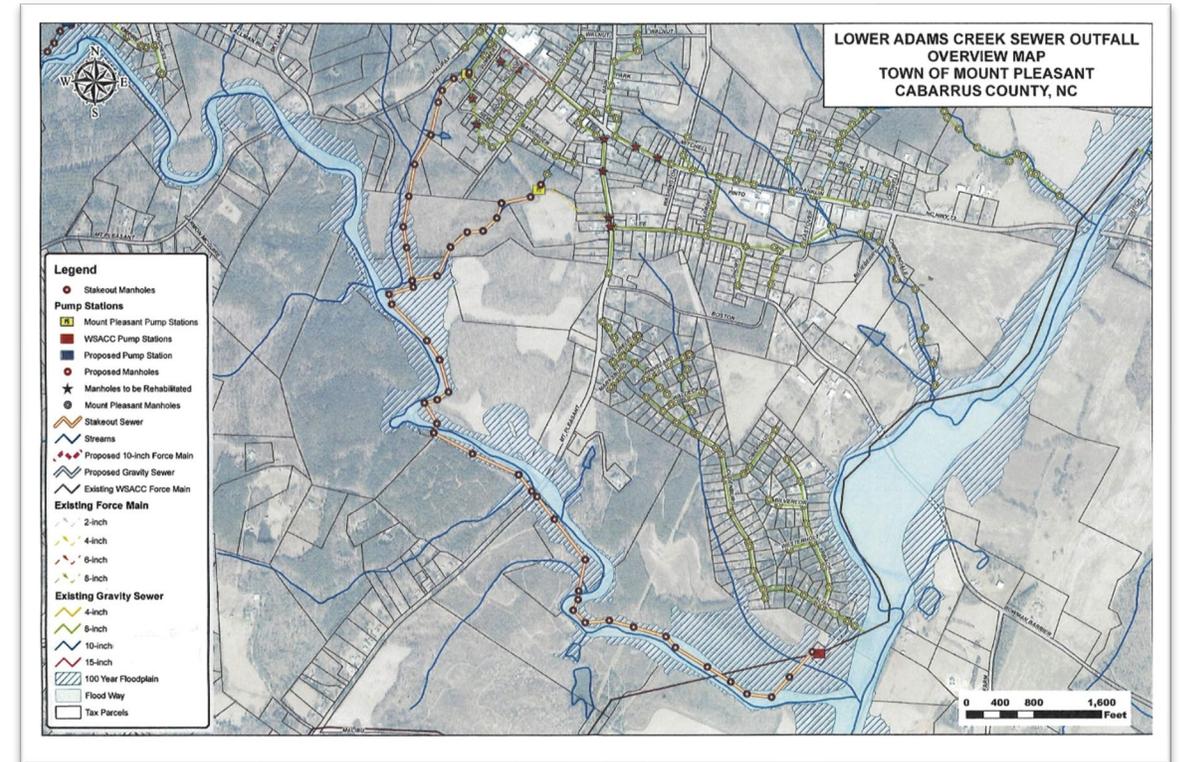
Capital & Infrastructure Projects

Lower Adams Creek Sewer Outfall

Project description: Install approximately 2 miles of gravity sewer line to retire Summer St. and Pasture Pump Stations. WSACC had been scheduled to install this line in 2009, but dropped the project. Implements recommendation from 2007 Water & Sewer Master Plan.

Schedule: COMPLETE - Began March 2025. Only punchlist items remaining.

Funding source: \$5,822,971 state budget allocation from federal ARPA funds (no rate increase to customers)



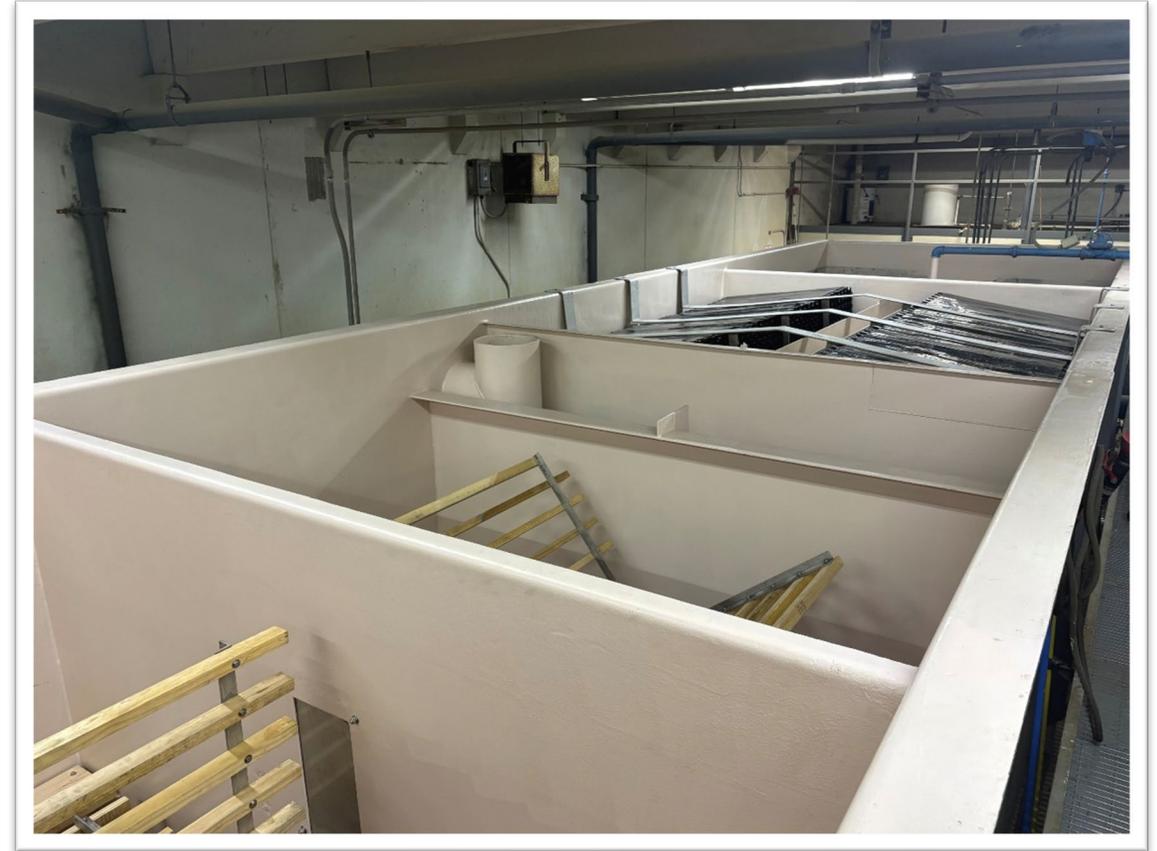
Capital & Infrastructure Projects

Water Intake & Treatment Improvements

Project description: Replace internal components of early 1980s Water Treatment Plant, new well, new PAC system, clean and coat ground storage tank and clear well, install new pumps and piping at intake and tanks (list kept growing).

Schedule: NEARLY COMPLETE. Began March 2025. Water treatment plant complete. Water being produced. Well installed. Waiting on final PAC approval by NCDEQ

Funding source: \$1,000,000 state budget allocation (redirected from a different waterline project) & approx. \$600,000 from Water & Sewer Fund balance (no rate increase to customers)



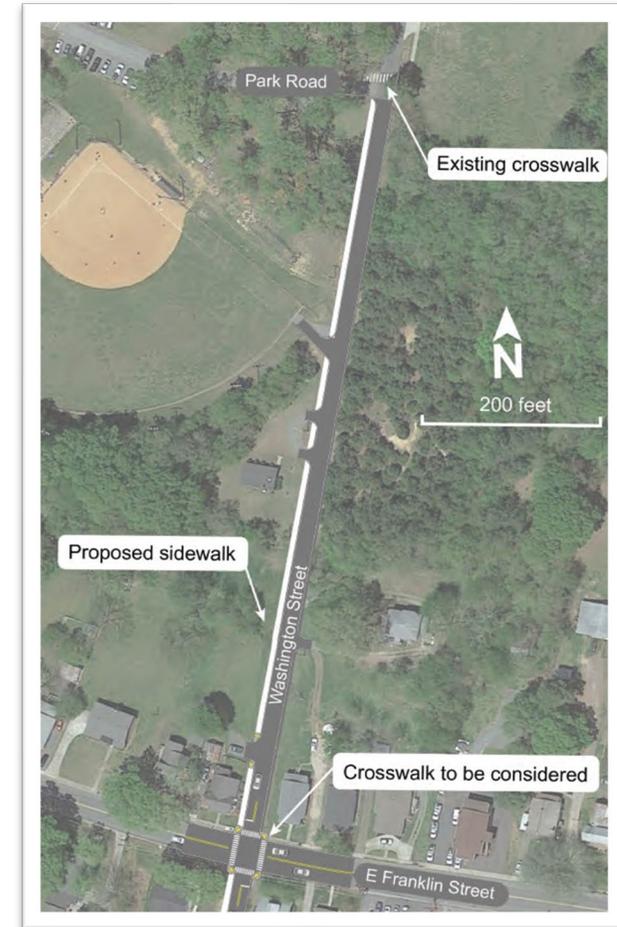
Capital & Infrastructure Projects

N. Washington Street Sidewalk

Project description: Install approx. 900 feet of sidewalk, curb & gutter, and turn lane to serve public parks and improve safety on N. Washington Street. Implements recommendation from NCDOT-funded Pedestrian Project Acceleration Plan (adopted in 2020)

Schedule: Engineering complete. Should go to bid in Spring 2026, with construction to begin after Independence Celebration.

Funding source: Portion of \$2.7 million state budget direct grant



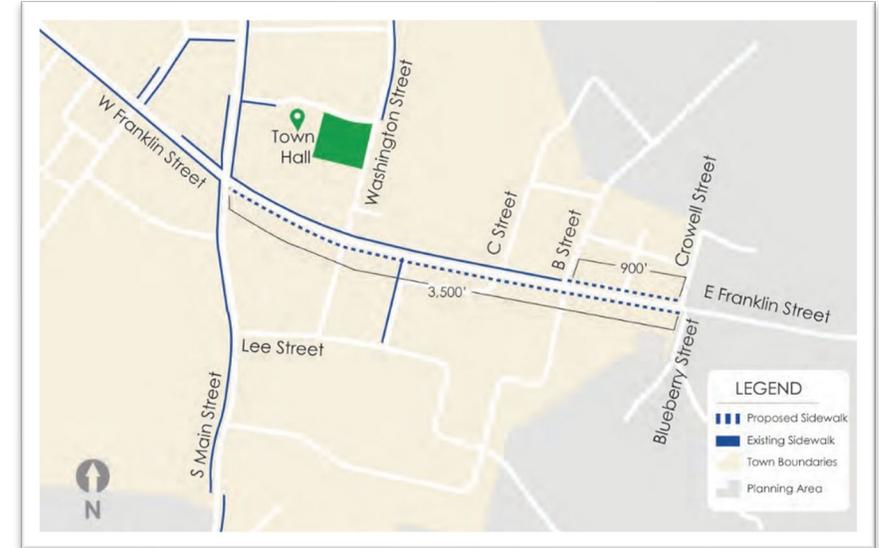
Capital & Infrastructure Projects

E. Franklin Street Sidewalk

Project description: Work with NCDOT to install approximately 3,600 linear feet of 5-foot sidewalk, curb & gutter on E. Franklin Street (Hwy. 73) from Main Street to Blueberry Street. Implements recommendation from NCDOT funded Pedestrian Project Acceleration Plan.

Schedule: NCDOT provided timeline shows engineering to begin in 2025 and construction to begin in 2029.

Funding source: Portion of \$2.7 million state budget direct grant as match for federal Congestion Mitigation & Air Quality (CMAQ) grant



Capital & Infrastructure Projects

W. Franklin Street Segment

Project description: Complete sidewalk connection on southwest corner of NC Hwy. 73 and S. Skyland Drive

Schedule: Engineering proposal under review.

Funding source: Portion of \$2.7 million state budget direct grant (deadline extension needed)



Capital & Infrastructure Projects

Sidewalk Repairs

Project description: Replace stretches of sidewalk that are broken and/or not ADA compliant, filling in grass strips between back of curb and sidewalk where feasible.

Schedule: Waiting on Public Works Assessment List. Would like to go to bid for sidewalk contractor to complete work prior to June 30.

Funding source: Remaining Portion of \$2.7 million state budget direct grant (deadline extension needed)



Capital & Infrastructure Projects

DOWNTOWN CATALYST PROJECTS



DOWNTOWN BUILDING IMPROVEMENTS (PRIVATE INVESTMENT)

2017 Comprehensive Plan ID	Building Improvements	Status	Completion Date (Estimated)
1	Hosiery Mill / Mercantile Renovation	Completed	73 & Main Restaurant 2017
2	Fire Station Expansion	Completed	2023
3	Lentz Building Renovation	Completed	2019
4	Theater Renovation	In Progress	(2025)
5	Infill Building	In Design	(2026)
6a & 6b	Infill Residential	6a. In Design, 6b. None	(2026)
7 (New)	Town Square Building Renovation	Completed	2020
8 (New)	Barbershop Building Renovation	Completed	2023
9 (New)	Old Gulf Station Renovation/Expansion	In Design	(2024)
10 (New)	New Uwharrie Bank Mixed Use Building	In Design	(2024)

DOWNTOWN INFRASTRUCTURE IMPROVEMENTS (PUBLIC INVESTMENTS)

2017 Comprehensive Plan ID	Infrastructure Improvements	Status	Completion Date (Estimated)
A	Public Parking Lot #1	Completed	2017
B	Additional Parking Improvements	In Design	(2025)
C	Town Hall Property & Recreation Improvements (Phase 1 & 2)	Completed	2023
D	Franklin Street Improvements (waterline, bury utilities, stormwater, sidewalks)	In Design	(2026)
E	Main Street Improvements (waterline, bury utilities, stormwater, sidewalks)	In Design	(2026)
F	N. Washington Street Improvements	In Design	(2025)
G (New)	Town Hall Property & Recreation Improvements (Phase 3 - downtown connection, mini splash pad)	In Design	(2026)

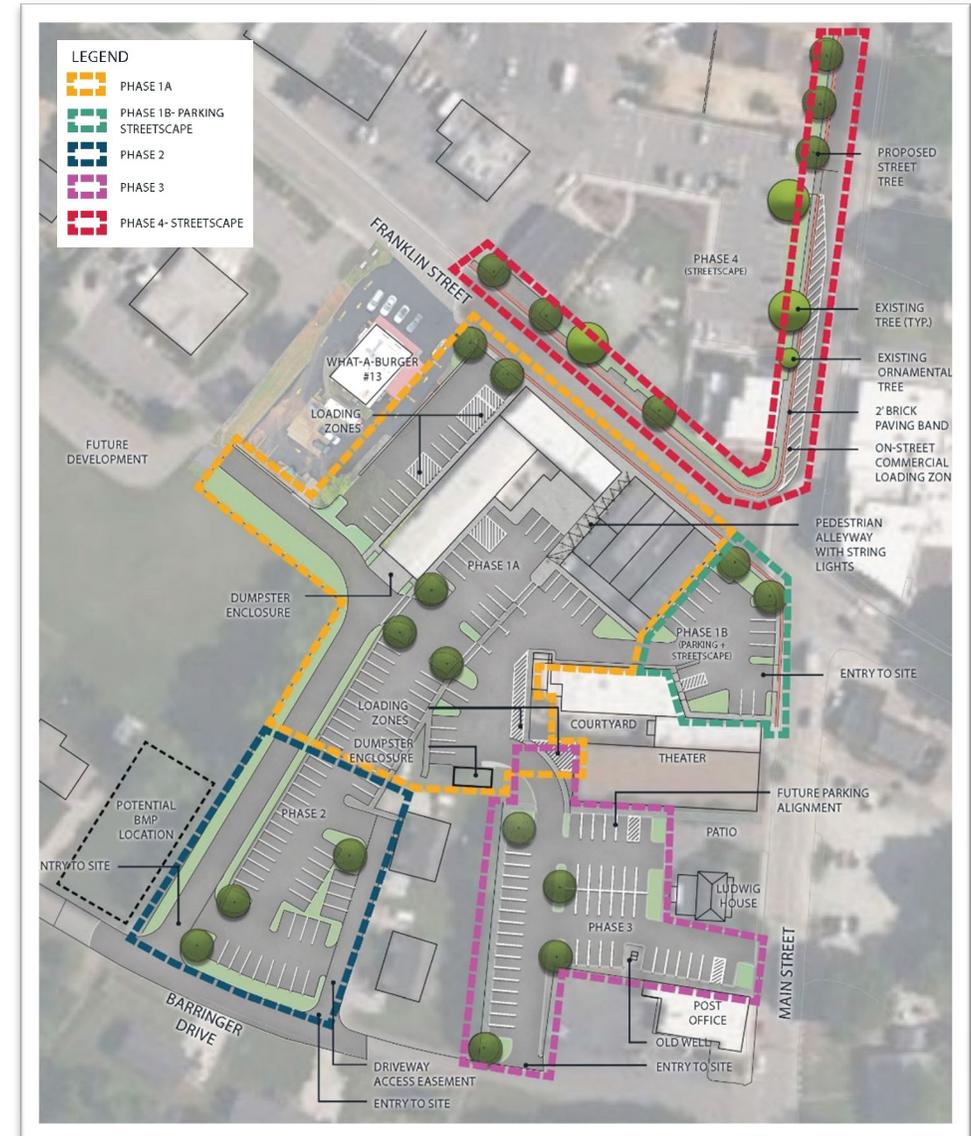
Capital & Infrastructure Projects

Downtown Southwest Quadrant Parking

Project description: Improve and expand public parking in the southwest quadrant of downtown in three phases for approximately 170 total public parking spaces for existing businesses and the theater, while completing portion of stormwater improvements outside of right-of-way

Schedule: Engineering began December 2025. Construction scheduled for 2026.

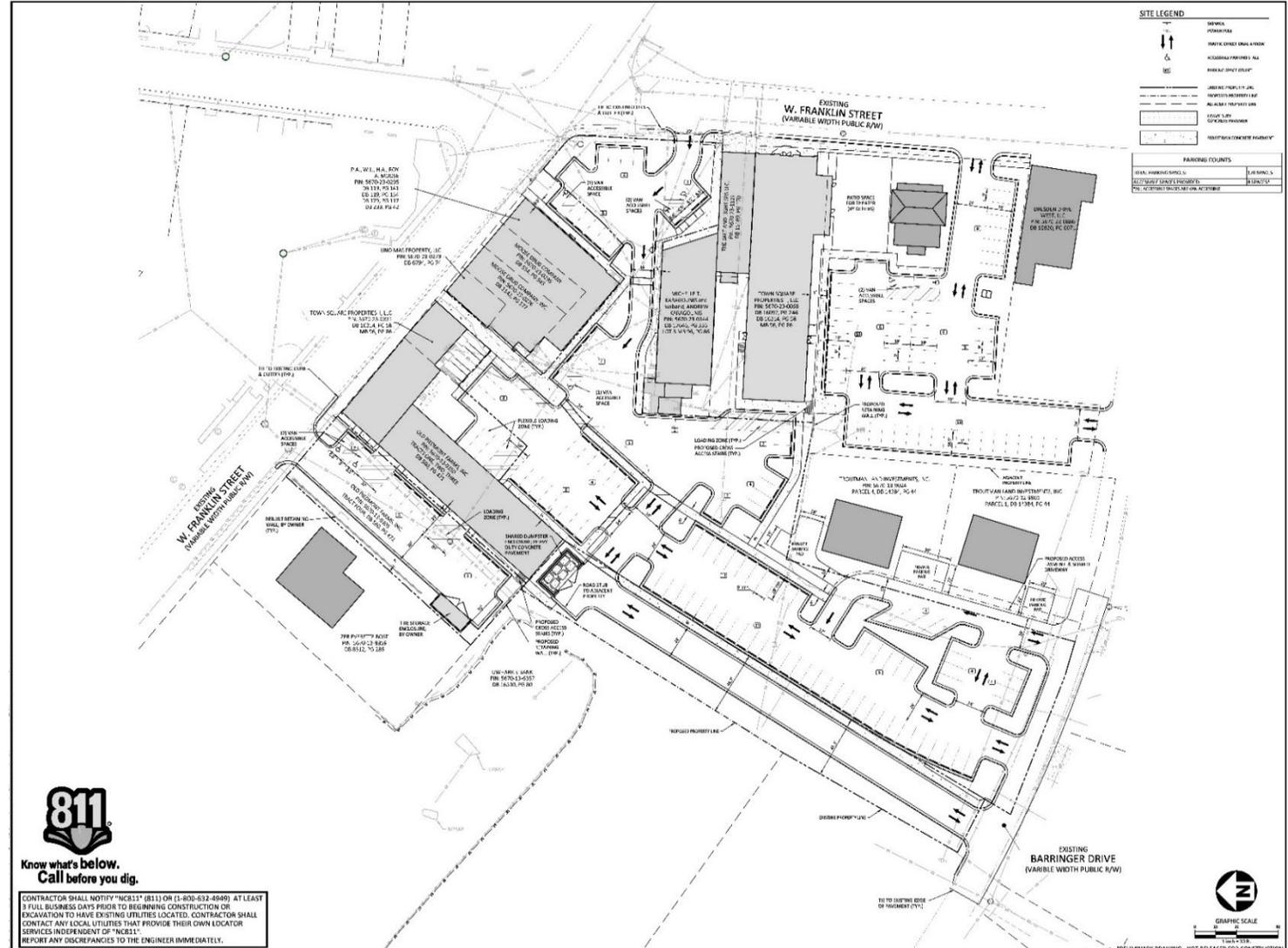
Funding source: Estimate of \$1.7 million (may be phased) (\$500,000 match from canceled BRIC grant, \$300,000 from Tourism Authority request, \$600,000 from General Fund reserve)



Capital & Infrastructure Projects

Downtown Southwest Quadrant Parking

- 3 phases = 170 parking spaces
- Stormwater improvements, curb & gutter
- Improved circulation
- Sidewalks
- Alley enhancements
- Allows for patio next to theater
- Shared dumpster enclosure
- Goal to complete engineering and go to bid by fall



**TOWN OF MOUNT PLEASANT
DOWNTOWN PARKING
CONSTRUCTION DRAWINGS**
W. FRANKLIN STREET & S. MAIN STREET
MOUNT PLEASANT, NORTH CAROLINA, 28524



REVISIONS
NO. REV.

PLAN INFORMATION
PROJECT NO.: 11000001.05
FILENAME: 11000001.05-151
CHECKED BY: DILL
DRAWN BY: CAS
SCALE: 1"=30'
DATE: 01.13.2024
SHEET

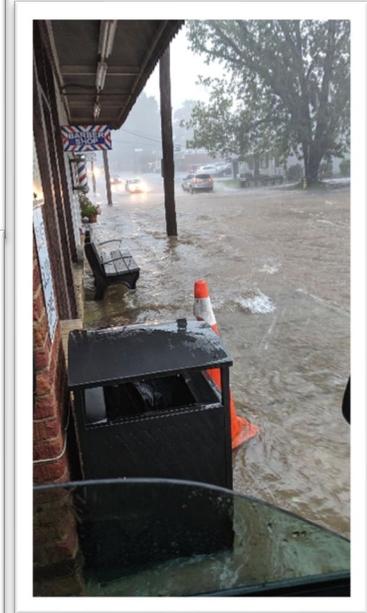
Capital & Infrastructure Projects

Downtown Stormwater & Utility Duct Bank

Project description: Improve stormwater system to prevent flooding during extreme weather events and reduce electric and telecommunications vulnerability by installing underground utility duct bank.

Schedule: Had been scheduled to begin in 2025. FEMA BRIC Grant cancelled in April 2025. Now applying for FEMA Hazard Mitigation Grant. Timeline pushed to 2029. Some stormwater improvements to be done in 2026 with parking lot.

Funding source: Due to BRIC cancellation, cost estimate increased from \$4.5 million to \$5.8 million. Waiting on Hazard Mitigation Grant determination.



Downtown Projects

Mt. Pleasant Hosiery Mill



Downtown Projects

Town Square Building



Downtown Projects

Lentz Building



Downtown Projects

Barber Shop Building



Downtown Projects

Public Parking



*completed 2017

Downtown Projects

Uwharrie Bank

Project description: Approx. 5,000sf bank with drive-through on 1.25 acre site. Plan changed from original.

Location: 8320 W. Franklin St.

Schedule: Currently under construction. To be completed in 2026.



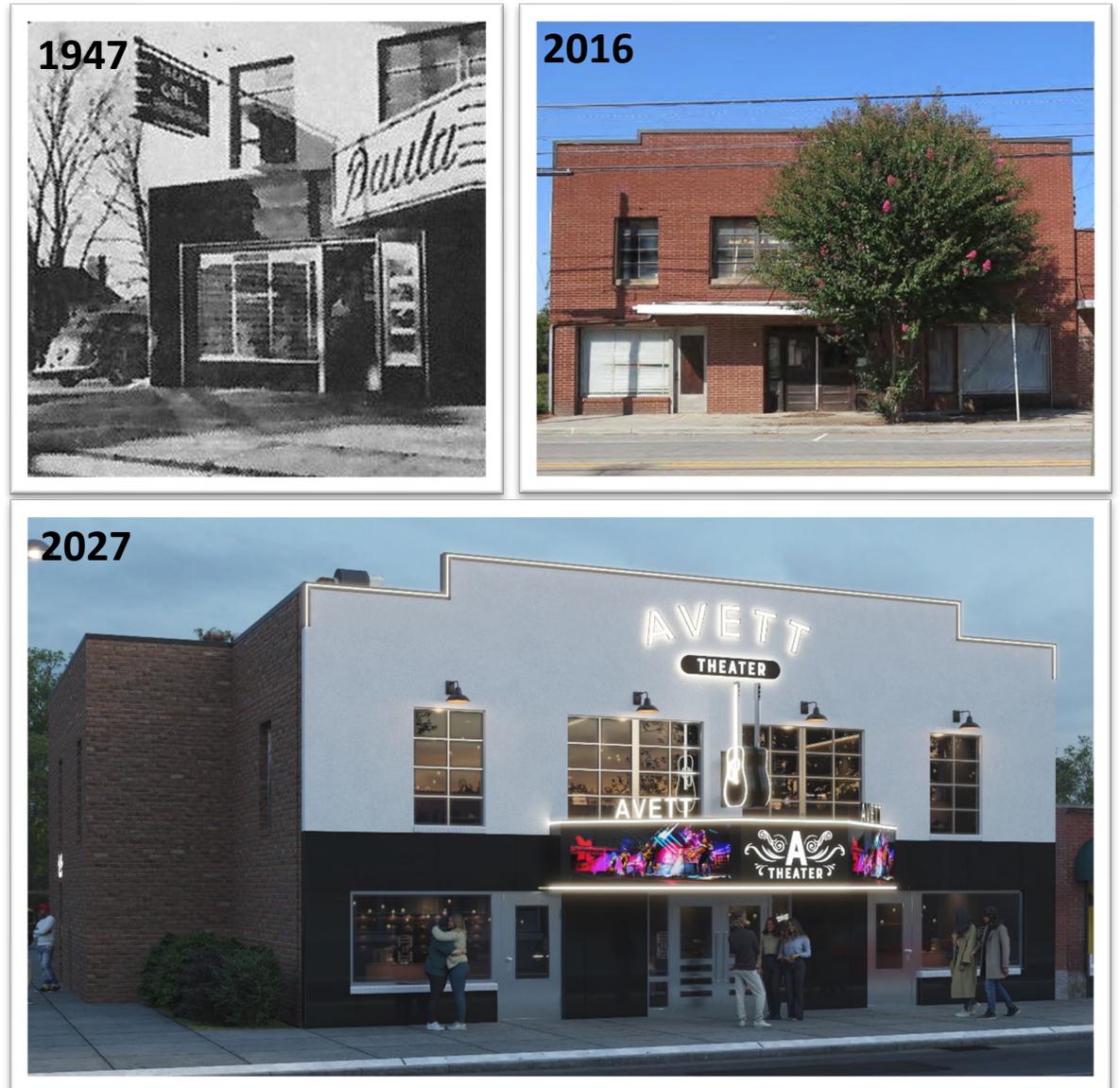
Downtown Projects

Theater

Project description: Non-profit organization Mt. Pleasant Theater Inc. plans to renovate historic theater as flexible entertainment venue named The Avett Theater. Can accommodate approximately 500-700 people depending on seating arrangement

Location: 1480 S. Main St.

Schedule: Architectural plans complete. Fundraising campaign has begun. Construction scheduled for 2027.



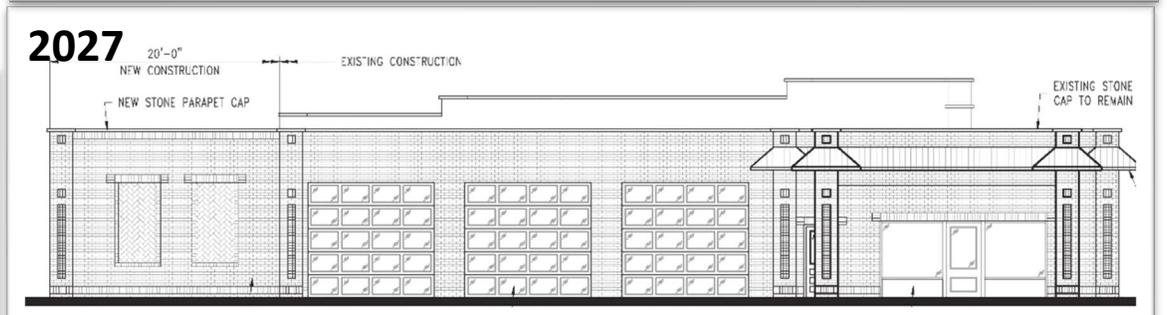
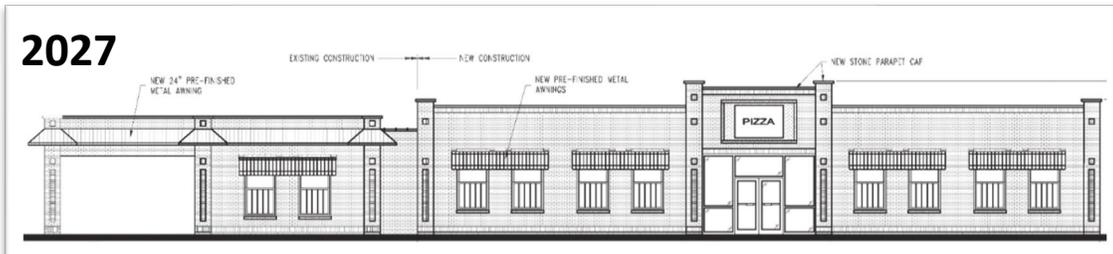
Downtown Projects

Pizza Restaurant & Tap Room

Project description: Renovate old Service Station into pizza restaurant and tap room

Location: 8416 E. Franklin St.

Schedule: Architectural plans complete. Waiting on downtown infrastructure project completion. Hopeful to construct in 2027.



Development Projects

Residential Development

- Infill residential development continues where infrastructure exists. Up until 2025, approximately 10 new houses annually, but available sites are becoming more scarce
- Three residential subdivisions approved with sewer allocation (275 homes total)
 - Brighton Park-178 lots
 - Green Acres-37 lots
 - Adams Creek-60 lots
- Additional 3 residential developments currently in Preliminary Plat Review totaling 186 lots. This would exhaust all available sewer allocation except for strategic reserve.

Development Projects

Green Acres

Description: 37-lot single-family residential development (1 phase)

Location: NC Hwy. 73 E at Green Acres Circle

Area: Approx. 14 acres

Overall density: 2.28 DUA

Lot size range: approx. 1/4 to 1/3 acre lots

Builder: Smith Douglas Homes

Status: Development planning started in 2008. Under construction. All zoning permits issued to date.



Development Projects

Potential Revenue from New & Proposed Development

Proposed Development	Location	# of Units	Status	Projected Build-Out Year	Estimated Tax Base	Estimated Annual Ad Valorem Tax Revenue
Brighton Park	NC Hwy. 73 near 49 interchange	178	Under Construction	2032	\$ 106,800,000	\$ 416,520.00
Green Acres	NC Hwy. 73 E at Green Acres Circle	37	Under Construction	2026	\$ 14,800,000	\$ 57,720.00
Adams Creek	929 Walker Road	60	Preliminary Plat Approved	2029	\$ 27,000,000	\$ 105,300.00
N. Main St. Infill	816 N. Main Street	17	Preliminary Plat Under Review	2028	\$ 6,800,000	\$ 26,520.00
Pleasant Springs	Near corner of NC Hwy. 49 and Cold Springs Rd.	89	Preliminary Plat Under Review	2030	\$ 35,600,000	\$ 138,840.00
Mt. Pleasant Rd. S.	2260 M. Pleasant Rd. S.	80	Sketch Plan	2030	\$ 36,000,000	\$ 140,400.00
Total		461			\$ 227,000,000	\$ 832,650.00

- Estimated **\$73,273** in annual vehicle tax revenue.
- Estimated **\$357,035** in annual water and sewer revenue.
- Each of these developments facilitates the installation of infrastructure that serves more than just the individual development.

Picture it ... Mount Pleasant ... 2036

- Attractive, safe, & family-oriented
- Values history
- Small-town charm
- Controlled growth
- Sound infrastructure
- Suitable recreational facilities
- Vibrant downtown and tourism
- Variety of shops and restaurants
- SELF-SUSTAINING



Capital Improvements List

General Fund

- Downtown Northwest & Northeast Parking Repairs & Paving – Scheduled for March 2026
- Downtown Southwest Quadrant Parking – Engineering underway
- Sidewalk repairs-Public Works Assessing
- N. Washington Street Sidewalk – Engineering Complete, Right-of-Way Acquisition and Bid soon
- E. Franklin Street Sidewalk – NCDOT Preliminary Engineering underway
- W. Franklin Street/S. Skyland Sidewalk-Engineering proposal
- Street Paving-Ongoing

Total identified needs = \$32,461,237

Total spent = \$9,650,340

Total projected needs = \$22,835,897

Capital Improvements List

Water & Sewer Fund Projects

- Empire Drive Sewer Pump Station & Sewer Line – Complete
- Sewer Line & Manhole Rehabilitation – Complete
- Lower Adams Creek Sewer Outfall – Complete (only punchlist items remaining)
- Mainline Water Distribution Improvements – Nearly Complete
- Water Treatment Improvements – Nearly Complete
- Water Intake Improvements – Study Needed
- Secondary Line Water Distribution Improvements – Engineering Needed

Total identified needs = \$61,917,375

Total spent = \$24,604,615

Total projected needs = \$28,665,705

Capital Improvements List

Paving

- Paved in FY 2023-2024: Westerholt, Silverlor, Lorilei, Rhineland, Alish, Lee, Jackson (north)
- Paved in FY 2024-2025: A, B, C, Wade, Reid (USDA sewer project)
- Scheduled for FY 2025-2026: Oberhaus, Erbach, & Waldeck = **\$170,000** (estimated)
- Currently Available for Paving = **\$184,000**
- Consider roughly matching Powell Bill Revenue (\$60,000) to transportation fund for paving (total \$120,000 annually)
- Goal to pave 3-4 streets annually
- Next: Ridge, Ludwig, Hillside, Summer, S. College (FY2026-2027)



Capital Improvements Funding

How to Obtain Funding for Capital Improvements Projects

1. Keep updated Comprehensive Plan and Capital Improvements List
2. Complete feasibility studies and conceptual plans for large projects.
3. Obtain preliminary engineering estimates for each project and update estimates annually to account for inflation and other factors.
4. Create Capital Reserve accounts to set aside funds annually
5. Apply for grants as they become available and meet regularly with relevant agencies and legislative delegation to make them aware of infrastructure needs and opportunities for collaboration.



Studies Update

System Development Fee Study: LKC Engineering is currently under contract and will begin once water and sewer projects are completed.

Asset Inventory and Assessment (AIA): These projects would map the Town's water, sewer, and stormwater system and analyze the current condition of the Town's systems. These projects would produce digital maps of the Town's entire water, sewer, and stormwater systems for future use. It will also identify a capital improvement plan list for future water, sewer, and stormwater projects in priority order. The Town's match for the grant, if any, could be in-kind services provided by the Public Works staff.

- **Water System Study:** \$150,000 State grant: Contracted LKC Engineering which is 33% complete and currently awaiting as-built map of the water project from contractor.
- **Sewer System Study:** \$150,000 State grant: Contracted LKC Engineering which is 45% complete and currently awaiting as-built map of the sewer project from contractor.
- **Stormwater Study for entire Town:** \$350,000 State grant: Contracted LKC Engineering which is 28% complete and currently awaiting as-built maps of the water and sewer projects from contractors.

Lead Service Line Inventory: Received a grant from State of North Carolina given to small municipalities to cover the cost of surveying the water lines for homes built prior to 1989. 120Water was contracted by the State to complete the survey for the Town. This inventory must map all service lines—system and customer-owned—identifying potential lead, galvanized pipe, or unknowns, particularly for structures built before 1989. The random testing samples made by 120Water showed some locations have waterlines that have potential lead, galvanized pipe, or unknowns from the meter box to the home. Therefore, 120Water will return to test all homes built prior to 1989. Scheduled to begin March 23, 2026.

Black Run Creek Dam Inundation Study & Emergency Action Plan: An emergency action plan and inundation study is required to be updated periodically for high hazard dams under the NC Dam Safety Act of 1967. WSACC had not updated the plan since 2005 and had not completed the 2005 update properly. The Town contracted to have the inundation study completed and staff completed the emergency action plan (EAP). The Town received approval for the plan on March 12, 2026.

Budget Requests Summary



Recommended Changes to Customer Fees

General Fund:

- Increase Waste Disposal Fees from \$5.00/month to \$6.00/month (due to Waste Pro contract increase)

Total Estimated Revenue = \$9,084

Water/Sewer:

- Anticipate Estimated WSACC Increase = **\$1.00 to sewer base rate (pass through) = \$10,000 per year**
- Water **Base** Rate increase by .50¢ per month = **\$7,032 per year**
 - Effects ALL water customers
- Water **Tier** Rates would increase by 20¢ per tier = **\$26,934 per year**
 - Effects customers using more than 2,000 gallons per month
 - Customer using 2,100 gallons per month would increase by \$0.02 per month
 - Customer using 5,000 gallons per month would increase by \$1.00 per month
 - Customer using 10,000 gallons per month would increase by \$4.00 per month
 - Customer using 20,000 gallons per month would increase by \$12.00 per month
- Increase Hydrant Sales from \$9.95/1,000 gallons to \$10.45/1,000 gallons = **\$600 per year**

Total Estimated Revenue = \$44,566

General Fund Requests

Department	Description	Estimated Cost	Funding Source
Administrative	Revenue increase from tax base at current rate	+\$101,533	Municipal Tax
Fire Department	Revenue increase from tax base at current rate (rural fire district)	+\$9,035	Rural Fire Tax
Administrative	Increase Town tax rate to .40¢ (currently .39¢)	+\$133,603	Municipal Tax
Administrative	Increase Rural Fire tax rate to .12¢ (currently .11¢)	+\$84,579	Rural Fire Tax
Sanitation	Waste disposal fee increase (\$5.00 to \$6.00)	+\$9,084	Customer Fees
	Total Revenue Increase	\$337,852	
Administrative	5% COLA for all FT and PT Employees and FT Firefighters	-\$61,924	Budgeted Item
Administrative	Employee Benefit increases (medical, retirement)	-\$18,948	Budgeted Item
Administrative	Local Government surcharge on State Health Plan	-\$6,190	Budgeted Item
Administrative	Utilities-Duke Power 13% increase	-\$12,230	Budgeted Item
Administrative	ADA Website compliance	-\$10,000	Budgeted Item
Fire Department	.85¢/hour increase to pay rate for all PT Firefighters	-\$38,272	Rural Fire & Town Tax
Law Enforcement	Increase by Cabarrus County	-\$11,649	Budgeted Item
Public Works	½ Articulator Loader	-\$40,500	General Fund Balance
Public Works	5 bay metal storage building	-\$15,000	Budgeted Item
Sanitation	Contract Increase and purchase of garbage can	-\$23,723	Budgeted Item
Admin./Fire/Public Works	Misc. contract increases and Fire and streets capital reserves (estimated)	-\$99,416	Rural Fire & Town Tax
	Total Expenditure Increase	\$337,852	

Water & Sewer Fund Requests

Department	Description	Estimated Cost	Funding Source
Water Department	Increase water base rates by .50¢	+\$7,032	Increase to ALL customers
Water Department	Increase \$0.20 to each water tier rate	+\$26,934	Increase to water rates above 2,000 gallons
Sewer Department	WSACC sewer increase pass through	+\$10,000	Pass-through \$1 base rate increase
Water / Sewer	Line item reduction	+\$42,061	
	Total Revenue Increase	\$77,027	
Administrative	5% COLA for all FT and PT Employees	-\$31,378	Budgeted Item
Administrative	Employee Benefit increases	-\$17,979	Budgeted Item
Administrative	Local Government surcharge on State Health Plan	-\$9,285	Budgeted Item
Administrative	Utilities-Duke Power 13% increase	-\$8,385	Budgeted Item
Sewer Department	WSACC sewer increase pass through	-\$10,000	\$1 increase to sewer base rate
	Total	\$77,027	

Budget Impact: Payroll Items

IMPACT - 2.5% salary increase (Tax Rate Unchanged \$0.39)	<u>General</u>	<u>Water/Sewer</u>	<u>Total Impact</u>
General Fund Admin, Public Works	\$13,536		
Water/Sewer Fund Admin, Public Works, Water Treatment		\$18,452	
General Fund Fire Department (FT Firefighters 2.5%, PT Firefighters \$0.50/hour)	\$20,486		
Total	\$34,022	\$18,452	\$52,474

IMPACT - 5% salary increase (Tax Rate \$0.01 increase Town Tax Rate & \$0.01 Rural Fire Tax Rate)	<u>General</u>	<u>Water/Sewer</u>	<u>Total Impact</u>
General Fund Admin, Public Works	\$23,652		
Water/Sewer Fund Admin, Public Works, Water Treatment		\$31,378	
General Fund Fire Department (FT Firefighters 5%, PT Firefighters \$0.85/hour)	\$38,272		
Total	\$61,924	\$31,378	\$93,302

IMPACT - 5.5% salary increase (Tax Rate 1.5¢ increase Town Tax Rate & 1.5¢ Rural Fire Tax Rate)	<u>General</u>	<u>Water/Sewer</u>	<u>Total Impact</u>
General Fund Admin, Public Works	\$25,670		
Water/Sewer Fund Admin, Public Works, Water Treatment		\$33,963	
General Fund Fire Department (FT Firefighters 5.5%, PT Firefighters \$1/hour)	\$41,829		
Total	\$67,499	\$33,963	\$101,462

Effects of Tax Rate to FY2026/2027 Budget

<u>With NO Tax increase to both Town Tax Rate and Rural Fire Tax</u> (reduces revenue by \$154,713.84)	
Raise to base hourly pay of all part-time Firefighters (2.5%)	\$0.50/hour
COLA for Town Hall, Public Works, Water Treatment Plant, & Full-time Firefighters	2.50%
Capital Reserve Funds (Fire Dept and Streets)	\$0.00
Events- Ind Celeb, NO Fall Festival ,Christmas (same as previous years)	Need to reduce by \$20,714

<u>With 1¢ Tax increase to both Town Tax Rate and Rural Fire Tax</u> (reduces revenue by \$56,827.90)	
Raise to base hourly pay of all part-time Firefighters (5%)	\$0.85/hour
COLA for Town Hall, Public Works, Water Treatment Plant, & Full-time Firefighters	5.00%
Capital Reserve Funds (Fire Dept and Streets)	Estimated \$80,000
Events- Ind Celeb, Fall Festival (on Town Hall Campus), NO Christmas fireworks	Need to reduce by \$5,281

<u>With 1.5¢ Tax increase to both Town Tax Rate and Rural Fire Tax</u>	
Raise to base hourly pay of all part-time Firefighters (5.88%*)	\$1.00/hour
COLA for Town Hall, Public Works, Water Treatment Plant, & Full-time Firefighters	5.50%*
Capital Reserve Funds (Fire Dept and Streets)	Estimated \$124,000
Events- Ind Celeb, Fall Festival (on Main St.), Christmas fireworks	\$49,930

* \$ amounts for Capital Reserves are estimated until finalizing budget

Summary of Requests

General Fund

- \$0.01 increase in Town Tax Rate to \$0.40 and Rural Fire Tax Rate to \$0.12
- Consider a 5% COLA increase for Town Staff and Full-time Firefighters with a \$0.85 increase for Part-time Firefighter base (currently \$17/hour base)
- Increase Waste Disposal Fee from \$5.00 per month to \$6.00 to purchase garbage cans
- Consider purchase of Articulator Loader total \$81,000 (1/2 {\$40,500} to be paid FY 2026/2027)
- Consider purchase of 5-bay storage building for Public Works \$15,000
- Consider changing 42% Restricted Fund Balance to maintaining a minimum of \$1 million in Restricted Fund Balance.

Water & Sewer Fund

- Consider a 5% COLA increase for Town Staff
- Consider \$0.50 increase to water base rates for all customers
- Consider a \$0.20 tier increase per water tier rates
- Pay remaining balance of Articulator Loader total \$81,000 (1/2 {\$40,500} to be paid FY 2027/2028)
- WSACC sewer increase pass through of \$1.00 added to the sewer base rate
- Consider selling 18 acres of the property around the Reservoir

Budget Line-Item Discussion & Timeline

- Budget discussion/questions
- Staff will formulate a draft budget as a result of today's discussions
- Board will review what's proposed
- April- budget drafting by staff and **quick budget workshop at April meeting**
- May- revisions as needed and presentation at May Board Meeting.
- June- budget hearing and adoption

Have a Pleasant Weekend!

