

MOUNT PLEASANT TOWN COUNCIL
Special Council Meeting
Friday, September 21, 2018
1:00 p.m.
Committee Meeting Room
3rd Floor - Mount Pleasant Municipal Complex
100 Ann Edwards Lane, Mount Pleasant, SC 29464

MINUTES

I. Call to Order

Mayor Haynie called the Special Town Council Meeting to order at 1:00 p.m.

Council Members Joe Bustos, Kevin Cunnane, Kathy Landing, Jim Owens, Tom O'Rourke and Gary Santos were present.

Council Members Bob Brimmer and Guang Ming Whitley were absent.

II. Public Comment [*None*]

III. Establishment of the millage rate and sales tax credit factor.

Ms. Cotov stated that they have received their tax year 2018 property appraisals and assessed values. These are provided so that the County can certify its established millage rate and sales tax credit factor rate back to the County for processing property tax bills. The Town's assessed property values have increased 4.4% over tax year 2017 from \$868 million to \$907 million. Residential property assessed at 4% are 57% of the total assessed value and non-residential property assessed at 6% is 43% of the total assessed value, which is very similar to the prior year. She said the Town's adopted FY2019 budget was based on 38.1 operating mills and 2.9 debt service mills for a total of 41 mills. This is the same millage rate that the Town has had since FY2016. Maintaining the millage rate is recommended to ensure the Town has sufficient revenue for the current year's budget. The Local Option Sales Tax Credit Factor adds the projected amount that the Town received from the County plus any balance the Town may have from

the prior year. These two amounts are then combined and then divided by the Town's total appraised property value. This calculation generates a sales tax credit factor of 0.0004. This is an increase from the prior year as the Town did not reduce out LOST payable as much as anticipated which was \$1.1 million and the Town was able to bring it down to \$700,000 but still have a payable that the Town would like to get back to the residents. She said it is recommended that the Town establish the sales tax credit factor at 0.0004.

Mr. O'Rourke moved for approval; seconded by Mr. Owens.

Ms. Landing stated that she would like to put on the record that although it may be obvious to everyone else, it says that this will increase the reduction to residents' property bills and she would like to ensure the residents that if we are increasing the reduction, it means that the Town is reducing their property tax bill, while keeping the millage the same.

Ms. Cotov responded in the affirmative and said currently on a \$450,000 home, this year it would be a \$180 decrease in their bill; whereas last year, it would have been \$166.50. Therefore, it is an additional \$13.50 off the tax bill.

Mr. O'Rourke said much appreciation should be given for the hard work of the community, Town staff, to this Council and previous Councils. The 4% increase in values of properties is big and means that the Town is doing their job of holding the values of their homes for the residents, which is important. He said to be able to decrease taxes slightly is something many can be proud of.

All present voted in favor.

Mr. Mark Coffin, Chief Financial Officer of Mount Pleasant Waterworks stated that he was present if there were any questions.

Mr. Bustos made a motion to approve items #4, #5, #6 and #7 which are resolutions for the Mount Pleasant Waterworks; seconded by Mr. Owens.

Mr. Cunnane stated that he realizes that these are adoptions to authorize applications for loans and they will be requesting authorization for additional loans in the future. He said one of the things people often ask is how did that happen in Mount Pleasant – how did that new neighborhood pop out of the ground, and whose fault was it. He said the issue for him is that if it is a maintenance issue or MPW is improving their services, he is in favor. He said if it is about expanding the system, this should be a separate discussion. He said he is okay with MPW applying for the loans.

Mr. Bustos stated that this is for a replacement for a deep well rehab gravity collection system, a replacement of the force main at Park West and then the conversion and rehabilitation.

Mr. O'Rourke stated that the Town's role as it relates to Mount Pleasant Waterworks is one of an oversight body from a financial standpoint to approve their bonding, but they have their own elected Commission and make their own decisions. He said he does not know if it is the Town's role to question what they do and don't do. He said they have their own elected officials to do so and the Town has someone on their Commission. He looks at this as approving their bonding, which is making sure they have the ability to pay it back, and they do.

Mr. Cunnane stated that his point is if they are expanding their system or doing anything to advance the expansion of the system, the Town should be involved, which is Council's role. He said today it is simply an application; however, in the future, if the Town has a "yes or no" say on an expansion, the residents should know that Council either voted to expand the system and the size of the Town, or not. He said these are all maintenance resolutions, so it is not for today's discussion.

Mr. Owens stated that this is not any main extensions or expansions, but all rehabilitation.

Mr. Cunnane asked if the item for Park West was for expansion of the system to make it easier to expand northbound.

Mr. Coffin stated that Park West is a force main that has had some performance issues.

Mr. Santos stated that this is all a matter of public record, so the public is able to read the minutes and see everything that is being done.

All present voted in favor.

- IV. **Adoption:** A Resolution authorizing a loan application by Mount Pleasant Waterworks, relative to the *replacement of Deep Well No. 2 Project (SRF 1010002-09)*. (R.18091)

Mr. DeMoura read the *RESOLUTION BY TITLE ONLY. This Resolution SIGNED, SEALED and DELIVERED* this date.

- V. **Adoption:** A Resolution authorizing a loan application by Mount Pleasant Waterworks, relative to the *Gravity Collection System Rehab project (SRF 511-51)*. (R.18092)

Mr. DeMoura read the *RESOLUTION BY TITLE ONLY. This Resolution SIGNED, SEALED and DELIVERED* this date.

- VI. **Adoption:** A Resolution authorizing a loan application by Mount Pleasant Waterworks, relative to the *Highway 17 at Park West Blvd. Forcemain Replacement Project (SRF 511-52)*. (R.18093)

Mr. DeMoura read the *RESOLUTION BY TITLE ONLY. This Resolution SIGNED, SEALED and DELIVERED* this date.

- VII. **Adoption:** A Resolution authorizing a loan application by Mount Pleasant Waterworks, relative to the *Pump Station Conversion/Rehab Project (SRF 511-53)*. (R.18094)

Mr. DeMoura read the *RESOLUTION BY TITLE ONLY. This Resolution SIGNED, SEALED and DELIVERED* this date.

NOTE: All other agenda items from the September 11, 2018 Town Council Meeting (postponed due to Hurricane Florence) will be addressed at the regularly scheduled Town Council Meeting on October 9, 2018 at 6:00 p.m.

Mayor Haynie stated that Town Council had to postpone the September 11, 2018 regularly scheduled Town Council meeting, because of the mandatory evacuation order. He said that Council will officially postpone and defer all the other items from that agenda to the regularly scheduled meeting on October 9, 2018 at 6:00 pm.

Ms. Landing so moved; seconded by Mr. Santos. All present voted in favor.

VIII. Adjourn

There being no further business, meeting adjourned at 1:10 p.m.

Respectfully submitted,
Barbara Ashe
September 21, 2018