

**MINUTES OF THE TOWN OF STEDMAN BOARD OF COMMISSIONERS**  
**April 24, 2023-----6 PM**  
**SPECIAL MEETING**

**MEMBERS PRESENT**

Mayor Martin L. Jones, Commissioner Billy Horne, Commissioner Mark Lee, Commissioner Paul Pirro, Commissioner Will Marsh, and Commissioner Louis Wood(phone)

**STAFF PRESENT**

Town Clerk Connie Veeder, Admin. Asst. Whitney Barlow

**INVOCATION AND PLEDGE OF ALLEGIANCE**

The meeting was started at 6:15 pm. Mayor Jones led the Invocation and the Pledge of Allegiance.

**BUSINESS DISCUSSED**

- a. Discussion was started about the water and sewer rate increases. Information was shared that shows a consistent monthly loss due to the increased rates from PWC for water and sewer. PWC has implemented backflow devices and magga meters to test the sewer being expelled from our Carol Street lift station and other areas. NC Rural Water has been working on a rate study for the Town and it is showing that we need to increase our rates to meet the increased cost of the water and sewer expense as well as add in the rate to cover the depreciation of our current water/sewer infrastructure. We are also preparing for the growth and development that our town will be experiencing in the next 9-12 months. We have a meeting scheduled with Bobby Cavanaugh from RWA on May 1, 2023 to discuss a definite rate of increase that we will share with the board at our May 4, 2023 Board of Commissioners Meeting. Commissioner Pirro made a motion to hold off on any further discussion or decisions until after the meeting with RWA, Commissioner Lee seconded the motion and the board voted unanimously to continue this discussion at the regular BOC meeting on May 4<sup>th</sup>.
- b. An updated Billing Policies and Procedures document was shared with the board for review. The deposit amounts that are requested from homeowners, businesses, and rentals were discussed. The rates will be changed due to increased losses on utility bills due to tenants/owners moving out without informing the Town Hall. The pool adjustment policy was updated to give the customers 5 consecutive days to fill their pools. Once complete their water bills will be adjusted on the sewer side of the bill to reflect the water that was used to fill the pool and not going through our sewer. These changes will be made and the final vote for the updated policy will be made at the May 4<sup>th</sup> BOC meeting.
- c. Variance documents were presented to the board for approval for the duplex being built at 152 Carol Street. The documents were reviewed and found to be in line with our town ordinance. Commissioner Marsh made the motion to approve the plans as drawn, Commissioner Lee seconded the motion. The board voted unanimously to approve the variance documents. The Town Clerk will draft a letter that will be signed by the mayor stating the approval. The letter will be emailed to the County Planning Board.

**ADJOURNMENT**

A motion was made by Commissioner Horne and seconded by Commissioner Marsh to adjourn the April 24, 2023 special meeting at 7:32 pm.