



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Board of Commissioners
Town Board Meeting Minutes
Tuesday, April 8, 2025 at 6:00 P.M.**

Attendance: Mayor Tony Lapish
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter (absent, phone)
Commissioner Steven Dixon
Commissioner William Meadows
Commissioner Justin Simpson
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Erin Burris, Crystal Smith, Ally Schueneman, Rodney Schueneman, Deputy T. Morrison, Dustin Sneed, Kyle Allman, Roxie Cranford, Mechelle Roach, Andy & Sandy Clement, Warren Love, Joyce Yates, Sam & Resa Treadaway, Derek Linker, Scott O'Loughlin, Jim Sells, Pastor Cliff Wall, Kendra Hahn, and one unknown.

CALL TO ORDER

Mayor Tony Lapish called the meeting to order.

INVOCATION

Pastor Cliff Wall from Cold Springs Global Methodist Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Lapish led the Pledge of Allegiance.

1. Public Forum

Walnut Street residents (Andy Clement, Warren Love, Kendra Hahn, Mechelle Roach, and Joyce Yates) addressed the Board about the changes to traffic patterns on Walnut Street due to the construction of the new waterlines and Virginia Foil Park opening. The residents were concerned about the amount of traffic on the narrow road, speed of drivers, safety of children in yards, and cars pulling over onto their yards to allow oncoming cars to pass. The residents requested the Boards consideration on alleviating the traffic and enforcing the speed limit.

Sam Treadaway introduced himself to the Board as the liaison between the Town of Mount Pleasant and the Cabarrus County School Board. Mr. Treadaway asked the Board to reach out if the Town ever has questions or needs information concerning the school system.

2. Conflict of Interest

The Mayor and Commissioners are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item.

(No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited

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from voting under G.S. 14-234 or 160D-109(a). NC State Statute 160A-75 and no public official shall knowingly participate in making or administering a contract, including the award of money in the form of a grant, loan, or other appropriation, with any nonprofit with which that public official is associated. NC State Statute 14-234.3)

No one had a conflict of interest.

3. Approve Agenda

Mayor Lapish added an item to the consent agenda:

E. Audit Contract for FY25/26 from Tony Brewer, CPA

A motion to approve the Amended Agenda was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Carter absent)

4. Consent Agenda

A. Minutes March 11, 2025

B. Minutes from March 22, 2025 Budget Workshop

C. Contract for HVAC engineering services for Fire Department

Commissioner Meadows had a question about whether it was a conflict of interest for Trident Engineering to be used since it is owned by a spouse of an employee. Mr. Holloway stated it was no conflict since the Finance Officer handled the contract and not the employee. Commissioner Meadows asked if an RFP was sent out or multiple quotes were requested for the project. Since the project was under the threshold (\$2,000), Mr. Holloway said that multiple quotes were not required. Town Attorney John Scarbrough informed the Board that "the Statute pertains to Public Officers or employees involved in making or administering a contract on behalf of the Public Agency. Administering means that the Public Employee or Officer Employee oversees the performance of the contract or has authority to make decisions regarding the contract or to interpret the contract. If those things are not involved there is no conflict-of-interest issues."

Mr. Holloway stated that it is being handled between the Finance Officer and himself. The employee is not involved.

D. Sign-in sheets for Town Hall meetings concerning water quality

E. **ADD ON-** Audit Contract for FY25/26 from Tony Brewer, CPA

Commissioner Furr made a motion to approve the Consent Agenda as submitted with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Carter absent)

5. Staff Reports

A. Town Manager-Randy Holloway

B. Town Asst. Manager- Planning & Economic Development Director - Erin Burris

C. Town Clerk/Finance Officer - Amy Schueneman

D. Human Resources/Events- Crystal Smith updated the Board on possible entertainment for the 2026 Independence Celebration. At the Budget Workshop the Board suggested Josh Sanders from the Voice which would cost \$15,000 and would use the entire budget. Abby Carter from BRIO Live suggested The Tones that play 70's, 80's, Beach, and Dance music, and the Town booked them for 2026 at a similar cost to the current band, Too Much Sylvia.

E. Code Enforcement/Grant Writer- Jim Sells

F. Public Works- Daniel Crowell

- G. Fire Department-Dustin Sneed
- H. Cabarrus County Sheriff's Department

6. Old Business

A. Receive update on Water Treatment Issues.

Randy Holloway stated the Water Treatment Plant is performing "jar testing" to determine the best carbon type product to reduce the organic matter by a minimum of 50%. The City of Concord has been very gracious in helping the Town with testing and results are usually received back within a day. The chemical that the Town is currently using gives a 45-46% reduction in Total Organic Compound (TOC's). Samples of Powdered Activated Carbon were received and if the jar testing results show a 50% or greater result in TOC's reduction, staff will ask the Board to approve the PAC system to be engineered, purchased, and installed at the May Board meeting. Monroe, Graham, and Winnsboro, SC are a few of the water systems using this product and they are very pleased with the product because the Powdered Activated Carbon improved taste, odor, and TOC reduction.

The Water Treatment Plant (WTP) renovations will start on July 7th and the WTP will be offline for 4-6 weeks. At that time, the Town will open the water connection valve at Cold Springs Rd and Hwy 73 to service the Town's residents until the WTP renovation is completed. The Town and City of Concord will test the connection next week to confirm the Town's water system will function properly when the WTP is closed. The WTP treatment basins will be completely renovated by WesTech and be in like new condition when completed. During this time the Town will be purchasing water from the City of Concord. All the WTP improvements should be covered by the \$985,000 State directed ARPA grant the Town received.

Information only.

B. Receive an update concerning the Water Distribution Improvements Project and the Lower Adams Creek Sewer Outfall Project.

Randy Holloway updated the Board on the Sewer line project and it is moving smoothly. At the start of the project, the Water & Sewer Authority of Cabarrus County (WSACC) sewer force main was mapped 20ft from where the Town's gravity sewer line was to be installed, but it wasn't located where the map placed it. Elite Infrastructure Group, Inc hit the WSACC sewer force main and worked with WSACC to repair it. The project is now moving away from that area by laying sewer line coming up Lower Adams Creek, then under South Main St. and moving north for ¼ mile towards Pasture Pump Station off Barringer Drive. Once the connection is made and tested at Pasture Pump Station, the pump station will go offline. Following that connection, the gravity sewer line will then be connected to Summer Street Pump Station, and it will also be decommissioned. This project is moving on schedule and Elite Infrastructure Group, Inc seems to be doing a good job. Most of this project will be away from residents, and they will not even realize it is taking place.

The water distribution project has been more challenging due to lack of adequate communication from State Utility Contractors. A special meeting will be held tomorrow morning with State Utility Contractors, LKC Engineering, and Town Staff to improve communications and get back on schedule. The Cook St. portion of the project has taken much longer than projected. A mess was made on Cook Street with a pile of dirt left at the top of the street going into the weekend resulting in issues that the Town had to correct. The Assistant Town Manager and Staff do a good job communicating what is happening with the project to the residents, if the contractor gives Staff the correct information.

The Town Engineer used a great term for the projects by calling it "generational:" projects that will only happen once in a lifetime. There will be issues with services being disrupted and road closures, but the outcome will be new water and sewer lines providing better service for our residents.

Mr. Holloway explained to the Board and audience that Town Staff are performing their normal workload with the additional stress of the projects added. If the Board has an issue with anything concerning the projects, Mr. Holloway asked that the Board contact him first and let him try to resolve or answer questions to reduce the work added to Staff.

Information only.

C. Consider receiving an update on the North Washington Street widening project.

The Town received a State grant for this project. Traffic has increased on North Washington following the opening of Virginia Foil Park. The Town purchased the house located at 8563 East Franklin St. several years ago with the original intent of moving the home to the lot (1380 N. Washington St.) behind its current location and sell it. Due to titling issues, that option is not available. Then, the Town looked at moving the house back and over to the left on the current lot; however, due to the current condition of the house with the additions that were poorly constructed, the cost to move it has increased. The Town had the property appraised and paid \$210,000 for the home. The contractor quoted \$192,000 to move the home to a new foundation and repair it to good sellable condition. In addition, there would be an expense of \$8,000 for the engineering plans to move it. This results in \$410,000 being spent on a \$200,000 home. Instead of trying to sell the house, it would be better financially to demolish the house and install a right turn lane to the widening project on N. Washington St. to assist with future traffic flow. Later, the Board may want to consider making S. Washington St. one way to keep more traffic from entering that intersection. The contractor gave a quote of \$18,840 to take all the structures on the lot down, level the lot, and grass and seed the lot.

Erin Burris said the project has slowed down, which will allow the engineering firm to add the right turn lane, if the Board chooses to do so.

Mr. Holloway stated the Staff recommendation is to take the house down and add a right turn lane to make traffic better for that area.

3 motions were made:

1. A motion to declare the property (home) located at 8563 East Franklin Street as surplus and demolish it was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Carter absent)
2. A motion to authorize the Town Manager to issue a purchase order in the amount of \$18,840 to have the home located at 8563 demolished was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Carter absent)
3. A motion to authorize Town Staff to add a right turn lane at the intersection of North Washington Street and East Franklin Street as part of the North Washington Street widening project was made by Commissioner Furr with a second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Carter absent)

7. New Business

A. Discuss traffic concerns on Walnut St.

Randy Holloway acknowledged the comments made by the residents on Walnut St. during Public Forum and asked Erin Burris to present several options on how to improve the traffic concerns on Walnut St.

Ms. Burris presented a slide with 7 options to consider that included Actions, Positives, and Negatives. *(The table of options are included with the minutes):*

1. Status Quo-No Through Traffic, 10mph signage
2. Revert to original-No additional restrictions (Town-wide 35mph)
3. Two-way traffic; 25mph
4. One-Way (towards Washington St.) & 25 mph
5. One-way (towards Main St.) & 25mph
6. Widen Street to meet NC Fire Code
7. Dead end street

Photos of the different sections of Walnut St. were shown to the Board to see some of the challenges on the street, including varying roadway width and utility poles and storm drains within paved travel lanes. Commissioner Simpson asked what other streets are 16ft in the Town, which are A, B, C Streets and S. Washington St. Commissioner Furr stated since Klutz St. was changed to one way, it has made a considerable difference in traffic. The Town has a meeting scheduled on April 14th with the Cabarrus County Sheriff's Department to discuss the contract amount for FY25/26 and concerns of traffic violation enforcement. Mayor Lapish would like to have a Deputy sit on Walnut St. for an hour a day to help slow people down, since speeding is an issue in the Town.

Commissioner Meadows said that Deputies have told citizens they could not enforce the Towns' ordinances and yet the first term of the contract between the Cabarrus County Sheriff's Department and Town of Mount Pleasant states:

"The Sheriff shall provide general law enforcement services to the citizens and businesses located in the Town. These services include enforcement of municipal ordinances and state statutes, patrol, response to emergencies and calls for police assistance and protection of Town citizens and businesses and their property. Operational decisions in law enforcement are, and shall continue to be, made by the Sheriff based on professional judgment. All calls for service, dispatch, complaint or special request and duty assignments shall go through the official channels of the Cabarrus County Sheriff's Office pursuant to Sheriff's Office policies and procedures."

Deputy T. Morrison, part of the Traffic Division, was asked by the Board to answer questions concerning why tickets were not being written for speeding on Walnut St. and other Town streets. Deputy T. Morrison is part of a four-person traffic unit, and they receive complaints every day from people across the county. As far as the "No Thru Traffic" being enforced, there is not a way to directly enforce that unless a driver is stopped for a posted speed limit violation and then question them about why they are on the road. Ms. Burris stated that a couple of years ago, the Town updated the Code of Ordinances by putting speed limit signs, no thru traffic, and no street parking signs on each street, as applicable, based on the suggestions of the Sheriff's Dept., so that the speed limit could be enforced. The Town realized it would be difficult to enforce 10mph. Deputy T. Morrison stated that since the speed limits are a Town Ordinance for Town streets and not a State law, the Sheriff's Department is unable to issue a State citation for speeding. He stated Town citations with a civil penalty could be made for speeding and parking violations which are difficult to enforce. Mr. Holloway, Mayor Lapish, and Ms. Burris will discuss this with the Sheriff and Chief Deputy at the meeting scheduled for April 14th.

Mr. Holloway informed the Board that of the 7 options offered for Walnut St., Town Staff recommended #4 One-Way (from N. Main St. towards Washington St.) & 25 mph speed limit, as preferred by emergency responders for park access. Commissioner Meadows asked the residents of Walnut St. that were in attendance if they were okay with this suggestion, and they agreed.

A motion to make Walnut St a one-way street in the direction of Washington St and a speed limit of 25mph, along with updating the wording in the Code of Ordinances, was made by

Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter absent)

A copy of the slide presentation is included in the Minute Book.

B. Consider changing Planning & Zoning Board stipend from a quarterly stipend to a pay-per-meeting stipend.

Crystal Smith reminded the Board that at the October 14, 2024 Town Board meeting they approved a change to Section 2-1.5 of the Code of Ordinances "Compensation and Attendance" regarding Mayor/Commissioner's stipends. The Town Board recommended changing from a quarterly stipend to a pay-per-meeting stipend. At the Budget Workshop held on March 22nd, the Board directed Staff to include this topic as an agenda item at this meeting to also move the Planning & Zoning Board from quarterly stipends to a pay-per-meeting stipend. The current stipend rate is \$300 per month for the Planning & Zoning Board members, which would be converted to \$100 stipend per meeting attended. If the Planning & Zoning Board does not meet, a stipend will not be paid for the month. The stipend will be issued on the next scheduled payroll after the meeting is attended. Planning & Zoning members will be given a payroll schedule at the next meeting. The change would not take effect until July 1, 2025. Ms. Smith will convey the information along with a stipend pay schedule to the Planning & Zoning members.

A motion for the Planning & Zoning Board to go to a pay-per-meeting stipend of \$100 per meeting attended starting July 1, 2025 was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Carter absent)

8. Mini-Budget Session

Items for discussion from Budget Workshop:

- **Fall Festival**

Mr. Holloway anticipates the waterline project will be on N. Main St. between Park Dr. and the square during the month of October making it a safety concern. With the uncertainty of the project, it would be better to cancel the Fall Festival this year. Crystal Smith, Events Coordinator, stated calls were already coming in from previous vendors to be a part of this year's Fall Festival and it is best to start communicating to everyone now to allow the vendors a chance to participate in another event.

A motion to cancel the 2025 Fall Festival due to our opportunities for growth and celebration of the waterline project construction at Park Drive and North Main Street was made by Commissioner Simpson with a second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Carter absent)

- **Listing 18 acres at the reservoir as surplus property**

Mr. Holloway stated that it was mentioned at the Budget Workshop the 18 acres off Nellie Beaver Road at the reservoir was not needed for Town use. If the property was sold, the reservoir would still be protected by a 50ft buffer to prevent buildings, piers, etc. being built along the water. Only paddle boats, canoes, or kayaks (no gasoline engines) would be allowed in the water. The sale of the property would generate significant revenue that could be applied to Water/Sewer Fund Balance. In case all the modifications to the Water Treatment Plant do not bring the water quality numbers back into compliance, the extra revenue could be used for a Carbon Filtration System to help reduce/eliminate the need for a loan which would affect water rates. The lowest amount possible for the Carbon Filtration System would be is \$1,500,000.

After the Board members discussed the pros and cons of declaring the property surplus, the consensus was to wait to see if the funds would be needed after the modifications to the Water Treatment Plant.

No action was taken.

- **42% Capital Reserve amount for emergencies**

Mr. Holloway stated the Town has a healthy General Fund Balance in addition to the 42% Capital Reserve. The State mandates 10% of the General Fund budget be placed in reserve for emergencies, which is part of the 42%. To free up General Fund reserves, Staff is asking if the Board would like to decrease the 42% amount currently mandated in our Financial Policy. The current projected General Fund budget for FY25/26 is \$3,023,588. The 10% State mandated amount is \$302,359 and 42% is \$1,269,907. The account holding these funds currently has \$1,278,641 thanks to interest income the past few years.

Ms. Schueneman presented several options to the Board for consideration:

- Reduce the 42% amount to a flat amount of \$1,000,000 as long as more than the 10% requirement by the State
- Reduce the percentage from 42% to 33%, 4 months of expenses, (\$997,784) which is 23% above the State mandate, freeing up \$272,123.
- Reduce the percentage from 42% to 35% (\$1,058,256) which is 25% above the State mandate, freeing up \$211,651.
- Leave amount at 42%

During FY25/26 there will be some large expenditures from the General Fund such as completing Phase 1 of the Town Parking Lot around Buddy's Restaurant and Moose Drugs and installing larger stormwater lines at the square to prevent future flooding in downtown.

Commissioner Simpson stated he did not feel comfortable going under \$1million and Commissioner Dixon and Commissioner Furr agreed; however, the Board thought the 35% amount would be agreeable, if additional revenue was needed in the future. The Board consensus was to wait and see if additional funds would be needed for upcoming projects before reducing the 42% Capital Reserve policy currently in place. The Board would be able to change the amount anytime extra funds were needed.

No action taken.

A motion to go into Closed Session was made by Commissioner Meadows with a second by Commissioner Dixon. All were in favor. (4-0, Commissioner Carter absent)

9. Closed Session 143-318.11.(a)(#5) - Property Acquisition *To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease;*

Closed Session 143-318.11.(a)(#3)- *To receive legal advice from Town Attorney to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is*

concluded.

A motion to come out of Closed Session 143-318.11.(a)(#3 & #5) was made by Commissioner Furr with a second by Commissioner Simpson. All were in favor. (4-0, Commissioner Carter absent)

10. Adjournment

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Simpson seconded the motion. All Board Members were in favor. (4-0, Commissioner Carter absent)

By our signatures, the following minutes were approved as submitted on Tuesday, May 13, 2025 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor Tony Lapis

