



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Board of Commissioners
Town Board Meeting Minutes
Monday, August 12, 2024 at 6:00 P.M.**

Attendance: Mayor Tony Lapish
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter (absent, excused)
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, Brandy Shaver, Brent Plott, Amber Pope, Marcia Morris, Pastor Nick Newman, and Senior Deputy C Camille.

CALL TO ORDER

Mayor Tony Lapish called the meeting to order.

INVOCATION

Pastor Nick Newman of Propel Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Lapish led the Pledge of Allegiance.

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

1. Public Forum

Amber Pope and Brandy Shaver spoke on behalf of the Friends of the Mount Pleasant Library to let the Board know about the upcoming Mount Pleasant Literary Festival April 24-26, 2025. The three-day event will host New York Times Best Selling Authors Craig Johnson (Longmire series), Mary Alice Monroe (prolific women's fiction), and Lauren K. Denton (inspirational). Eric Litwin (Pete the Cat children's books) will also attend since this is a family event. The library is partnering with AT Allen and Mount Pleasant Elementary Schools for Mr. Litwin to give three performances: Thursday at AT Allen, Friday at Mount Pleasant, and Saturday at the library. Illustrators, a poet who does a podcast called "The Grinnin' Possum Podcast," and additional authors will attend the festival. This will bring a lot of people to the Town. It will be a free event. They are applying for grants to help fund the event, since the cost will be around \$20,000. They will be doing a lot of marketing to bring people into Town for the event. Everyone is staying at the Inn of Mount Pleasant. Everything will be held at the library, if the new Senior Center will share their space. A new literary society is being organized based on the old Mont Amoena Literary Society. It will be

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtplesantnc.org

named after the old headmaster. They are hoping to connect the Town, the Library, and community to bring culture to Mount Pleasant.

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 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

ADD-ON : Consent Agenda- E. Budget Amendment #4 Benchmark-Comprehensive Plan completion

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

4. Consent Agenda

- A. Minutes July 8, 2024 (pages 3-6)
- B. Budget Amendment #1 WTP Turbidimeter (page 7)
- C. Budget Amendment #2 DACO Group Engineering (page 8)
- D. Budget Amendment #3 LE Wooten & Company-WTP Disinfection By-Products (page 9)
- E. **ADD-ON:** Budget Amendment #4 Benchmark-Comprehensive Plan completion

Commissioner Furr made a motion to approve the Consent Agenda as submitted with a second by Commissioner Meadows. 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. Events- Crystal Smith
- E. Code Enforcement/Grant Writer- Jim Sells
- F. Public Works- Daniel Crowell
- G. Cabarrus County Sheriff's Department
- H. Fire Department-Dustin Sneed

6. Old Business

A. Consider allowing the Town Manager to give an update on the Water Treatment Plant status.

Randy Holloway gave a brief update on the Water Treatment Plant. Last July started violations on the THM's and HAA's and the test results from July 3, 2024 show THM's are still high and

HAA's went down. The allowable limit is .06 parts per million (ppm) for HAA's. The Town has two sample sites: one at the Marathon Gas Station on West Franklin St. which came back .019ppm for HAA's and the other is Mount Pleasant High School came back .055ppm. Town Staff is not sure why the HAA's dropped so low since July usually has the highest readings. Before the letters go out with the September water bills on August 22nd, the Town is trying to test an additional time to make sure the HAA's have been lowered. This will make the Town more confident in putting that information out to the community.

The chlorine injection point was moved at the Water Treatment Plant from before the water hit the filters to after the filters which was suggested by the State and Wooten Engineering which was hired by the Town. The Engineer from Wooten is analyzing the Town's system now but will most likely come back and suggest cutting the amount of chlorine added at the plant and adding more chlorine at a new injection site at the base of the North Drive water tank. It will keep the chlorine lower in the 900,000 gallons of water stored in the underground tank, Foil St. tank, and North Drive tank. The Town only uses roughly 280,000 gallons per day. By reducing the chlorine that's reacting in the water while stored in the tanks and rechlorinating at the North Drive tank as it enters the waterlines should help the water quality. If in fact the numbers are lower for HAA's and the THM's are still high, it will be easy to deal with by putting an aerator in the North Drive tank to stir the water up, and the blower on the aerator will evaporate the THM's as they are blown into the air.

Trent Christenbury, Water Treatment Plant Supervisor, found out that the Neptune brand system at plant has gone out of business and a company with an office in Hickory purchased all their remaining stock. A representative from the company came to the plant today to look everything over and take a lot of pictures. So, by the time the Board meets in September, all the filter media will have been replaced. All indications are that the filter media has never been replaced and the plant opened in the 1980's. Tube settlers at the bottom of the tanks that take solids out of the water are currently compromised and are worn out. The company also has replacements for those as well.

The Town has asked the State to redirect the \$1,000,000 in grant funds from the South Skyland waterlines to the Water Treatment Plant. The Town Engineer is handling the paperwork and is awaiting State final approval. The money will be used to bring the plant back up to standard. Hopefully, by the October testing, the Town will be headed in the right direction. Some of the money will be used to redo the lagoon by adding tiers to filter the water before entering the plant.

B. Consider approving the sale of surplus property at 625 Jackson Street to the highest, successful bidder.

Erin Burris stated the sealed bid opening happened this morning for 625 Jackson St. Six bids came in and Staff followed the procedures laid out by North Carolina General Statutes 160A-268 as well as the step-by-step instruction sheet provided by UNC School of Government. The Board adopted a Resolution on April 8, 2024, authorizing the sale by sealed bid. It was advertised for a minimum of 30 days in the Independent Tribune, social media, and website. The bids were opened in the order they were received this morning at 10am. The starting bid was \$110,000. The highest bid was \$180,600 by Zeba Barringer and she did bring a cashier's check for the 5% deposit today. The only remaining item is for the Town Board to approve the sale.

Amy Schueneman said that once the Board has approved the sale, it should close within 30 days and the funds will be deposited into the General Checking account.

A motion to approve the highest sealed bid of \$180,600 for 625 Jackson Street by Zeba Barringer and allow the Town Manager and Finance Officer to execute all necessary documents to process the sale of the property was made by Commissioner Furr with a second by Commissioner Simpson. All were in favor. (4-0, Commissioner Carter absent)

A copy of the bid sheet and Offer to Purchase contract are included in the Minute Book.

7. New Business

None

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

- 8. Closed Session 143-318.11.(a)(#5) Property Purchase** -*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; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.*


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

9 Adjournment

With nothing else to come before the Board, Commissioner Simpson made a motion to adjourn. Commissioner Furr 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 Monday, September 9, 2024 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor Tony Lapish

