



# MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Board of Commissioners  
Town Board Meeting Minutes  
Tuesday, April 14, 2026, at 6:00 P.M.**

**Attendance:** Mayor Tony Lapis  
Mayor Pro-Tem/Commissioner Lori Furr  
Commissioner Steven Dixon  
Commissioner Liz Poole  
Commissioner Mike Steiner  
Commissioner Justin Simpson  
Town Administrator Randy Holloway  
Town Attorney John Scarbrough  
Town Clerk Amy Schueneman

**Also Present:** Crystal Smith, Erin Burris, Ally Schueneman, Pastor Nile Sandeen, Austin McDonald, Dustin Sneed, Taylor Beverly, and Tyler Canaday.

## **CALL TO ORDER**

Mayor Tony Lapis called the meeting to order.

## **INVOCATION**

Pastor Nile Sandeen from the Lutheran Church of the Holy Trinity led the Board in prayer.

## **PLEDGE OF ALLEGIANCE**

Mayor Lapis led the Pledge of Allegiance.

### **1. Public Forum**

No one spoke.

### **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**

A motion to approve the Agenda was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

### **4. Consent Agenda**

A. Minutes March 10, 2026

## **TOWN OF MOUNT PLEASANT**

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- B. Minutes March 21, 2026 Budget Workshop
- C. Budget Amendment #15 Town Parking Lot-N Main St.
- D. Black Run Creek Dam Emergency Plan
- E. COG Resolution

Commissioner Furr made a motion to approve the Consent Agenda with a second by Commissioner Dixon. All Board Members were in favor. (5-0)

## 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
- 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. Open Meetings Law Refresher

Town Clerk presented a slide show about the Open Meetings Law as a refresher for the Board. No action was taken.

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

### B. Receive update on the status of:

#### Lower Adams Creek Sewer Outfall Project

Randy Holloway stated the project is basically completed. The final inspection must be completed and approved by the engineer before the sewer line is transferred over to the Town. Approximately \$150,000 remains in the Project. Town Staff use the funds to repair more manholes or there may be another way to use the money if it can be moved to the Water Project. Public Works is happy that the Summer St. Pump Station is decommissioned. Elite Infrastructure said they plan to bid on the parking lot project when the project is put out to bid.

#### Water Distribution Improvements Project

Randy Holloway informed the Board that the Water Project is wrapping up. The waterlines are all active. A few more tie-ins are taking place. There are a few dips in the road on East Franklin St. Town Engineer worked with NCDOT on the best way to fix the issues. State Utility Contractors will dig down 3ft, refill the trench, and compact prior to it being repaved by NCDOT. Hopefully, State Utilities will be taking care of the dips next week. NCDOT repaving is supposed to start in April, and the hope is that the contractor will begin repaving N. Main St. first, then Franklin St. The streets will be milled and then repaved. The roads will not be closed; flaggers will be used to keep traffic moving during road construction.

A significant amount of funds remain as the Water Project comes to an end. Staff identified a project at the Water Treatment Plant where the line coming out of the plant and runs up Jackson St. to North Drive water tank needs to be replaced with a 12" waterline. The current line is an asbestos pipe that was installed in 1970's and is very brittle. If this line would break, it would cut water off to the entire Town. State Utility is willing to do the job at the original line-item cost. NCDEQ has approved the project. Change Order #4 will add \$790,192.44 to the project cost and 105 Days to the contract. This puts the new contract price and date of substantial completion at \$8,673,415.12 and September 5th, respectively. LKC Engineering will clarify that State Utility Contractors does not anticipate taking all 105 days to install the 12" water main.

After this change order is implemented, the project budget will still contain approximately \$520,000. The intention with these remaining funds is to replace as much of the existing 2"

waterline on the Allman Road Extension and S. Skyland loop as possible. I don't think we can replace the entire loop, but early estimates show we can replace 50% or more.

A motion to approve Water Project Change Order #4-NC-49 & Jackson in the amount of \$790,192.44 and to allow the Town Manager to execute all documents necessary to complete the project was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

After Change Order #4, there will still be approximately \$520,000 in grant funds remaining. The next biggest need in the water system is to replace the waterline in the Allman Ext/S. Skyland Dr. area. When this area was being developed the contractor used 2" electrical conduit for the waterlines. Public Works spend a lot of time in that area chasing leaks. The State granted the Town \$985,000 for this project, but the funds were later diverted to the water treatment plant to upgrade the system. Staff would like to use the remaining Water Project grant funds to run a 6" waterline as far as the funds will cover in this area. LKC Engineering is looking at the design now and State Utility Contractors has agreed to do the installation. This Change Order will come to the Board at an upcoming meeting.

#### Water Treatment Plant Renovation Project

Mr. Holloway said that the plant received results from some non-compliance sampling a week ago showing that the TTHM's (should be no more than 0.08ml per billion) were 0.081 and HAA's (should be no more than 0.06ml per billion) were 0.061. Water Treatment Operators are adjusting chlorine levels to improve numbers. State guidelines state that a "trace" of chlorine must be detectable anywhere within the water system. Target amount is 0.2ml and the current amount is 0.4ml. Chlorine causes any organics in the water to react and causes TTHM's and HAA's. The PAC system will help once it is in use. This is the time of year that taste and odor issues are usually being reported due to algae bloom. A SonicPure system designed to destroy algae was installed today to help prevent the problem. The plant is running fine. All the pumps at the intake site should be replaced as well as the electrical panels next week by Charles Underwood out of Sanford. Morgan Well installed the new well for the PAC system and testing samples have been sent out. When the well water sample comes back and is in compliance, the last test will be the "draw down" test to see how the well performs for a 24-hour period. The well pumps water at a rate of 130 gallons per minute. The 200,000 gallons of water pumped during the 24-hour period will be sent to the lagoon.

#### USDA Project

Amy Schueneman reported that after 6 years the USDA project has been completely closed out, bank accounts were closed at Uwharrie Bank & First Bank, and the remaining funds of a little over \$182,000 were deposited back into the Water & Sewer checking account/money market.

### **7. Mini Budget Workshop**

The following items were discussed:

- Leases & Rentals- a chart showing properties available and/or being rented was presented with potential rental amounts to bring in revenue
- Retirement Contribution by Town increased since the Budget Workshop from 16.75% to 17.5% which includes the 2.4% surcharge
- 20¢ increase to each sewer tier rate over 2,000 gallons-The consensus of the Board was to match the 20¢ increase to the water tier levels for the sewer levels also. Will bring in \$24,000 year in additional revenue to the Water/Sewer Fund
- Board Stipends will be based on 13 payments instead of 12 starting July 1, 2026 (Mayor \$553.85 and Commissioners \$230.77 per meeting)
- Fall Festival with VFP/Library- The Library, Active Living Center, and others would like to come to the Town property to participate, instead of having it at VFP
- Commercial Roll-out Containers- Board was asked to think about requiring dumpsters for commercial locations within the Town. It will be discussed within the next few months at another meeting.

- 5-year Financial Plan-Fire- The Fire Chief presented a plan of the perceived needs of the department and staffing within the next five years.
- 5-year Financial Plan-General Fund-Spreadsheets outlined planned Capital Reserves, Debt Service, Personnel changes, and expenses for the next five years.
- Capital Reserve & Outlay
- FY2627 Budget Proposal-Town Manager asked the Board to look over the Budget prior to the May meeting to see if any changes should be made.

*The Mini Budget Workshop PowerPoint and all handouts for the Mini-Budget Workshop are included in the Minute Book.*

## **8. Adjournment**

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Poole seconded the motion. All Board Members were in favor. (5-0)

By our signatures, the following minutes were approved as submitted on Tuesday, May 12, 2026 in the Regular Meeting.

  
Town Clerk Amy Schueneman

  
Mayor Tony Lapish

