



# MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Board of Commissioners  
Town Board Meeting Minutes  
Tuesday, May 12, 2026, at 6:00 P.M.**

**Attendance:** Mayor Tony Lapish  
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, Austin McDonald, Friends of Mount Pleasant Library: (Brandy Shaver, Rhonda Whitaker, Terrie Killian, Cassie Plott, Shauna Moser, Amber Pope, Kelli Moser, Resa Treadway), Scott O'Loughlin, Jerry Taylor, T. Morrison, and Tyler Canaday.

## **CALL TO ORDER**

Mayor Tony Lapish called the meeting to order.

## **INVOCATION**

Mayor Tony Lapish led the Board in prayer.

## **PLEDGE OF ALLEGIANCE**

Mayor Lapish led the Pledge of Allegiance.

### **1. Public Forum**

Amber Pope spoke for the Friends of the Mount Pleasant Library concerning the Literary Festival to be held on March 18-20, 2027 and to ask the Town to be a sponsor of next year's program. A handout was given to the Board members about the Literary Festival along with a sponsor form. *(This item was on the Agenda under New Business A and was discussed at that time.)*

### **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 the following items to the agenda:

#### **TOWN OF MOUNT PLEASANT**

An equal opportunity provider, employer, and lender.

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**ADD ON's :**

1. Old Business under A. Water Distributions Improvements-Hwy 49/Jackson St. Waterline Proposal
2. New Business G: Appoint a Centralina Regional Council COG Delegate
3. New Business H: Lease for 1364 Washington St.

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

**4. Consent Agenda**

- A. Minutes April 14, 2026
- B. FY26/27 Audit Contract with Tony Brewer CPA
- C. ABC Board FY26/27 Budget Proposal
- D. Joe Haney contract
- E. NC DOT Agreement-E. Franklin St. Sidewalk Project
- F. Water Conservation Emailed Consent by Board
- G. Letter of Support for Avett Theater

Commissioner Furr made a motion to approve the Consent Agenda with a second by Commissioner Steiner. 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  
Ms. Burris distributed an estimate of cost for Resurfacing of Erbach Lane, Oberhaus Street, and Waldeck Court in Oldenburg. Several areas on these streets have “base failure” so severe, they cannot just be resurfaced. These areas will need to be repaired by milling to a depth of 3 inches and replaced with an intermediate mix prior to final surfacing. This will improve the road structure and extend the life of the paving. The estimated cost given by the Town Engineer was \$341,725. Total funds available are \$278,000. Guidance from the Board was requested to find out if the project should be put out to bid or wait until the new Fiscal Year began. The Board directed Staff to put the project out to bid now to find out the exact cost.
- 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. Receive update on the status of:**

Lower Adams Creek Sewer Outfall Project

Erin Burris stated the Lower Adams Creek Sewer Outfall is complete. There is some funding remaining. The Board was asked to consider approving Amendment #1 for LKC Engineering to design manhole repairs and sewer line replacement on Hillside Dr. This would also include other street manholes in that area, not just on Hillside Drive. The Amendment would be contingent on being able to receive funding approval of Project Funds by NC DEQ.

A motion to approve Amendment #1 for LKC Engineering to design manhole repairs and sewer line replacement on Hillside Dr. was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

Water Distribution Improvements Project

Erin Burris stated State Utility Contractors are working on remediation on the streets. Additional funding remains in the project. ND DEQ approved the engineering contract for LKC Engineering to design the Hwy 49/Jackson St. waterline and LKC has already completed the design. Town Staff is asking to use the remaining funds to replace the waterline (currently a 2" electrical conduit line) on Allman Rd Extension. To start the process the Board would need to approve Amendment #3 for LKC Engineering to design waterlines for Allman Road Extension. There is no guarantee that NC DEQ will approve the installation of the waterline, but the Town would be able to have the project engineered for the future.

A motion to approve Amendment #3 for LKC Engineering to design waterlines for Allman Road Extension was made by Commissioner Simpson with a second by Commissioner Poole. All Board Members were in favor. (5-0)

#### ADD ON: Hwy 49/Jackson St. Waterline Proposal

The Board approved Change Order #4 for the Hwy 49/Jackson St. waterline at the April 14, 2026 meeting and it was sent to NC DEQ. However, NC DEQ denied funding for the project since the cost is over \$500,000. NC DEQ staff stated that it was not part of the original scope and should be placed out for formal bid. LKC and Town Staff reached out to UNC-SOG for guidance. LKC and Town Staff will appeal against the decision with NC DEQ, since the issue with the asbestos waterline was discovered during the current scope of work and is an extension of the current project. Change orders like this are common and the decision does not make sense. The cost of this section of waterline is \$790,192.44 which exceeds the \$500,000 formal bid requirement. This water project was formally bid on the front end with unit pricing 18-months ago and the prices are still good.

A motion to approve an amendment to Change Order #4 to make it contingent on NC DEQ approval and authorizing the Town Manager to execute all documents was made by Commissioner Simpson with a second by Commissioner Poole. All Board Members were in favor. (5-0)

#### Water Treatment Plant Renovation Project

Randy Holloway informed the Board that the Public Works crew has been working at the lagoon. As you recall the plan was to use one of the aerators as part of the mixing basin. The floating curtain has been installed. Brian Seagraves, who built the PAC Building, will have electricians and plumbers come next week to get ready to attach the well to the PAC System, so that when the permit is approved for the PAC System by NC DEQ the Town will just need to flip a switch for it to be operational. April compliance tests for disinfectant-by-products were so close to compliance for TTHM's and HAAS. TTHM's should be .08 parts per billion and the Town tested .08017 parts per billion. When the PAC System is up and running, jar testing shows a potential 30% improvement. However, the Town only needs a 1-2% improvement. Next testing will be July.

### **7. New Business**

#### **A. Receive an update from the Friends of the Mount Pleasant Library regarding the Mount Pleasant Literary Festival, March 18-20, 2027.**

Amber Pope apologized for jumping the gun and speaking at the wrong time. Comments from the last Literary Festival were shared with the Board.

Commissioner Poole commented that, if possible, she would like the Town to do the Silver Sponsor level which is \$500.

#### **B. Consider request from Downtown Businesses to move Fall Festival back to Main Street.**

Randy Holloway talked to some of the downtown merchants about the festival. At the Budget Workshop it was decided to move the Fall Festival to the Town Hall property to reduce cost for Deputies and Staff overtime since the budget is tight. An impact has been felt to Town businesses due to street closures from the water project and with an additional \$11,000 in property tax revenue

expected, Town Staff is recommending using \$5,000 of the additional revenue to move the Fall Festival back to Main St. The remaining \$6,000 could be moved to “streets” for future paving.

Town Clerk clarified that the \$11,000 had already been added to “streets” and is part of the \$33,000 in the FY2026/2027 proposed budget.

The Board stated that being short of \$63,000 for the paving project mentioned earlier in the meeting, the tight budget, and trying to be good stewards of tax revenue, it would be more financially responsible to hold the Fall Festival on Town Hall property. Also, the N. Washington Street sidewalk widening project could possibly be going on at the same time and would cause traffic issues if Main Street and N Washington St. were both closed. Staff were asked to somehow promote downtown businesses and restaurants during the Fall Festival.

**C. Consider the Town Manager’s budget message, Fees & Charges Schedule, and proposed budget for Fiscal Year 2026/2027.**

Randy Holloway stated it has been 16 years since there has been a tax increase other than during reevaluation years when the Town did not go revenue neutral.

Erin Burris presented the Budget Message to the Board outlining the changes to expenses and increases to revenue line items. The proposed General Fund and Water/Sewer Fund budgets for Fiscal Year 2026-2027 total \$5,009,800. For Fiscal Year 2026-2027, it is proposed to raise the ad valorem property tax rate by \$0.015 (1.5¢) from \$0.39 (39¢) per \$100 of valuation to \$0.405 (40.5¢) per \$100 of valuation. The Rural Tax rate for fire service is also proposed to increase \$0.015 (1.5¢) from \$0.11 (11¢) per \$100 of valuation to \$0.125 (12.5¢) per \$100 of valuation.

**Summary of FY 2026/2027 Budget Recommendations:**

**General Fund Recommendations**

- Continue contracting for solid waste services with Waste Pro and increase waste disposal fees from \$5.00 to \$6.00 to offset increased operating costs.
- Continue contracting with Cabarrus County Sheriff’s Department for Law Enforcement services (\$11,649 increase)
- Budget \$33,777 for the Infrastructure & Sidewalk Capital Reserve fund to make priority street and sidewalk improvements above state Powell Bill funding. Make it a goal for future fiscal years to match Powell Bill funding.
- Provide a 5.5% cost-of-living adjustment for employees and a \$1.00/hr increase for part-time firefighters.
- Comply with Local Government Employee Retirement System requirements to contribute 17.5% (including a 2.4% State Health Plan Surcharge).
- Budget for a one-time unreserved fund balance appropriation of \$40,500 for an articulator loader for public works.
- Fund capital reserves in accordance with the five-year fiscal plan and Capital Projects List for apparatus, equipment, and facilities.

**Water & Sewer Fund Recommendations**

- Pass-through sewer rate increases from the Water and Sewer Authority of Cabarrus County (WSACC), of \$1.00 to sewer base rates for all sewer customers and flat-rate sewer customers.
- Increase water base rates by \$0.50 and tiered water and sewer rates by \$0.20 per tier level to cover increased operating costs and to build capital reserve to implement the remainder of the 2007 Water & Sewer Master Plan.

A motion to set the Public Hearing for the Fiscal Year 2026/2027 budget for the June 9, 2026 Town Board meeting was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

**D. Consider allowing the Town Clerk to advertise on social media and website to receive applications for ABC Board members for expiring terms.**

Town Clerk asked if Board would like for request of ABC Board applications to be placed on the Town's Social Media and website to fill upcoming expiring terms. Board consensus was to continue advertising on Social Median and website.

**E. Consider allowing the Town Clerk to advertise on social media and website to receive applications for Planning & Zoning Board members for expiring terms.**

Town Clerk asked if Board would like for request of Planning & Zoning Board applications to be placed on the Town's Social Media and website to fill upcoming expiring terms. Board consensus was to continue advertising on Social Median and website.

**F. Water Usage Restrictions**

Randy Holloway stated that the Cabarrus County region is in an "extreme" drought. Effective May 15<sup>th</sup> Concord, Kannapolis, and Harrisburg will go into mandatory restrictions because they are part of the Catawba River basin. The Town has a connection to Concord's water system at Hwy 73/Cold Springs Road that was installed in 2005 when WSACC owned the Water Treatment Plant. During drought conditions in 2005-2007 Mount Pleasant was pumping water to Concord since the Town has extra water. From 2007 forward, the Town has not pumped water into Concord. In 2017 when Mount Pleasant Middle School was being built, it was discovered that Mount Pleasant did not have enough fire flow for the school to be built. To make the school possible, the Town worked with Concord and the Town paid \$50,000 for the automation of the water system. If there is a drop in pressure the valve between Concord and Mount Pleasant would open. A meter is located at the valve, and the Town pays Concord for water used. Recently, the Town used the connection to provide water July 2025 to April 2026 while the Water Treatment Plant renovation was taking place.

As long as the connection is open the Town must meet the same drought guidelines as Concord, Kannapolis, and Harrisburg even though the Town has its own water system. Water is currently coming across the dam at Dutch Buffalo Creek despite the drought. Town Staff closed the connection between Mount Pleasant and Concord to see if there is enough fire flow for the Middle School following the renovation of the Water Treatment Plant. The required fire flow should be 1500/gpm at 20lbs residual. Concord's system was 1900/gpm and the Town's system was 2140/gpm. The connection has been closed since Wednesday. Concord is wanting to "severe" the connection permanently. The Town would like to keep the connection closed but not severed. The Town would agree to not open the connection for any reason prior to renegotiating the connection and rates in a new contract. The Town is in Voluntary Restrictions since water is running over the dam. Daily usage for the Town is 250,000 gallons and Dutch Buffalo Creek is yielding 3.5 million per day. Black Run Reservoir is the Town's and is there for drought conditions. The Town Engineer estimated Black Run Reservoir water supply using 50% of the water would last 265 days.

Mr. Holloway asked to let residents continue to stay on voluntary water restrictions instead of moving to mandatory water restrictions.

The Board agreed to try and keep the line with Concord connected because it could benefit both Concord and the Town in the future and to allow John Scarbrough to work with the Concord attorney for a new contract.

**G. ADD ON: Appoint a Centralina Regional Council COG Delegate**

Erin Burris stated that since the Board signed the Resolution to become part of the COG the Board needs to nominate a representative for the COG Board.

A motion to appoint Commissioner Poole as the Town representative to the COG was made by Commissioner Simpson with a second by Commissioner Steiner. All Board Members were in favor. (5-0)

A motion to appoint Commissioner Furr as the Town alternate to the COG was made by Commissioner Simpson with a second by Commissioner Steiner. All Board Members were in favor. (5-0)

**H. ADD ON: Lease for 1364 Washington St.**

Randy Holloway informed the Board that Mallard Construction, LLC signed a one-year lease for the property at 1364 N Washington St. It will provide approximately \$14,000 in revenue. If the business decides to extend the lease beyond one year, the price will increase.

A motion to go into Closed Session was made by Commissioner Furr with a second by Commissioner Poole. All Board Members were in favor. (5-0)

**8. Closed Session 143-318.11.(a)(#5) Donation of Property to the Town**

*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 was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

**9. 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. (5-0)

By our signatures, the following minutes were approved as submitted on Tuesday, June 9, 2026 in the Regular Meeting.

  
Town Clerk Amy Schueneman

  
Mayor Tony Lapish

