



**Board of Commissioners
Town Board Meeting Minutes
Monday, November 10, 2025 at 6:00 P.M.**

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

Also Present: Crystal Smith, Erin Burris, Ally Schueneman, Mike Steiner, Janice Elkins, Carol Miller, Deputy Gatlen, Deputy William Sellers, Deputy Taylor Beverly, Chris & Joy Pinto, Nick & Shanna Tadlock, Victoria V. Myers, Pastor Matt Hansen, and Christina Thompson.

CALL TO ORDER

Mayor Tony Lapish called the meeting to order.

INVOCATION

Pastor Matt Hansen of St. John's Lutheran Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Lapish led the Pledge of Allegiance.

1. Public Forum

Vicky Myers of Grammy's Attic wanted to know if the workers with State Utility Contractors would be working on the water line in front of her store the week of Thanksgiving. Her store is losing money each week in sales due to the construction. Ms. Myers asked why the road closed for the project during this time of year, causing all businesses in the area to suffer.

Mayor Lapish replied that NC DOT controls the road closures and/or flaggers for one lane of traffic. It will not be long before the project will be completed, and traffic will be back to normal.

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)

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No one had a conflict of interest.

3. Approve Agenda

Mayor Lapish added 3 Add-Ons:

1. Old Business WTP Updates-Contract with Charles R. Underwood
2. Old Business WTP Updates-Contract with Utility Services for clear well
3. Consent Agenda-Coin Shortage Policy

A motion to approve the amended Agenda was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (3-0, Commissioner Furr and Commissioner Carter absent)

4. Consent Agenda

- A. Minutes October 14, 2025
- B. 2026 Town Board Meeting Schedule
- C. 2026 Holiday Schedule
- D. Proclamation for Veterans Day 2025
- E. Budget Amendment #7 AIA Projects
- F. Budget Amendment #9 Adjustment for Builder Purchased Water Meters
- G. Capital Project Ordinance for #31 Water Treatment Plant-DBP SRP-D-134-004 (previously approved by email vote due to urgency for reimbursement)
- H. Amended Audit Contract with Tony Brewer, CPA
- I. Resolution to Exempt Inundation Study from G.S. 143-64.31
- J. **Add-On:** Coin Shortage Policy

Commissioner Meadows made a motion to approve the amended Consent Agenda with a second by Commissioner Simpson. All Board Members were in favor. (3-0, Commissioner Furr and Commissioner Carter absent)

5. Staff Reports

- A. Town Asst. Manager- Planning & Economic Development Director -
- B. Town Clerk/Finance Officer - Amy Schueneman
- C. Human Resources/Events- Crystal Smith
- D. Code Enforcement/Grant Writer- Jim Sells
- E. Public Works- Daniel Crowell
- F. Fire Department-Dustin Sneed
- H. Cabarrus County Sheriff's Department

6. Old Business

Before the first item was discussed, Town Manager Randy Holloway thanked the staff for continuing the day-to-day operations while he was out of the office for a few weeks.

A. Receive update on the status of:

-Lower Adams Creek Sewer Outfall Project

Erin Burris informed the Board that updates from the monthly meetings were added to the mnpncfuture.com website and the Town's Facebook page. Elite Infrastructure Group has completed blasting rock for the project. Subcontractor Young is progressing only 2 feet a day due to rock on the last bore under Adams Creek. It will take another few weeks to complete the bore and in December the remaining portion of the sewer line will be installed. Testing of the lines in the completed sections has already been done. Once remaining lines have been installed and testing of those lines is completed, connections will be made to the Summer Street and Pasture Pump Stations, and these Pump Stations will be decommissioned.

Water Distribution Improvements Project

Erin Burris stated that N. Main Street has been reopened and signs have been moved for the West Franklin Street detour. The Town asked NC DOT to use flaggers instead of closing West Franklin St. However, due to how narrowness of the road, NC DOT is requiring the closure from S. Halifax St. to Main St. for the safety of the workers. State Utility Contractors has made significant progress and has completed installing the waterline from S. Halifax St. to College Street moving towards the square. The Town is hopeful, and there is a slim chance, West Franklin St. will open before Thanksgiving. The waterline still needs to be installed, tested, put in flowable fill, and paved before the area can be opened. The project is 2 months behind what was anticipated, but still within the contracted time for completion. There will be 4 miles of new waterline when the project is completed.

S. Main St. from the square to Lee St. will be paved soon and that section will be completed. The Hwy 49 12-inch waterlines have been laid and connected at Hwy 73. The contractors are trying to find a leak on this line which was discovered during the pressure test. E. Franklin St. waterline installation has progressed from Blueberry St. to C St. Since E. Franklin St. is wider, NC DOT approved flaggers being used instead of a closure. The schedule provided by the contractor shows all waterlines installed by the end of December. Water connection tie-ins, restoration/repair of curb and gutter, sidewalks, as well as disturbed groundcovers in yards will still need to be done before the project is completed. At the request of the Town 4 years ago, NC DOT agreed to hold off paving Main St. and Hwy 73 because of the projects. NC DOT will do the final resurfacing of Main St. and Hwy 73 in the spring.

Water Treatment Plant Renovation Project

Randy Holloway reminded the Board that the Town received a \$985,000 grant from the State to renovate the Water Treatment Plant. Most of the funds went to WesTech to completely replace the equipment in the water basins. During the process, it was discovered that the ground storage tank was in poor shape as well as the pipes and pumps inside the tank that were installed in the 1970's. A contract was approved by the Board for Harper General Contractors from Charlotte to replace the pipes and pumps. In addition, there is a clear well tank located under the old water treatment plant that was completely overlooked during the renovations and the pipes and pumps in the clear well were in worse shape than the ground storage tank and need to be replaced. Utility Services cleans and maintains the Town's other tanks and one of the Add-Ons is to approve the contract with Utility Services for \$46,793 to maintain and repair the clear well. Because of the urgency, Utility Services will be pulling people off other jobs to complete the rehab by end of November. This will make sure all areas of the Water Treatment Plant will be like new.

○ Add On: Contract with Utility Services for clear well

A motion to approve the contract with Utility Services in the amount of \$46,793 using funds from the State Grant SRP-D-134-004 and to allow the Town Manager to execute the contract was made by Commissioner Meadows with a second by Commissioner Simpson. All Board Members were in favor. (3-0, Commissioner Furr and Commissioner Carter absent)

○ Add On: Contract with Charles R. Underwood

Mr. Holloway has been trying to get a quote since August to replace the intake pumps at Dutch Buffalo Creek. The packing material is leaking around both pumps and spraying water onto the control panels inside the building. The control panels are damaged and out of date and parts cannot be found to repair them. Charles R. Underwood is the company everyone uses for these types of pumps and piping. The quote is to replace both pumps with new 562gpm pumps, change wiring for pumps to soft-start, and all new electrical wiring panels. The lead time for the pumps and electrical is 16-18 weeks. The pumps will be set to alternate when starting. By installing soft-start pumps it will help preserve the life of the pumps and reduce the energy cost because the pumps will slowly ramp up and use less power instead of starting at a high energy flow. After several years, the savings will pay for the soft-start installation. If these pumps are replaced, all the pumps in the water system will be new and at the correct horsepower.

A motion to approve the contract with Charles R. Underwood using funds from State Grant #SRP-D-134-0004 was made by Commissioner Simpson with a second by Commissioner Dixon. All Board Members were in favor. (3-0, Commissioner Furr and Commissioner Carter absent)

Mr. Holloway stated the State has been working with the Town for the Powder Activated Carbon (PAC) system to be permitted. Other water systems are using a PAC system for different purposes than the Town and it has taken many conversations for DEQ to understand how Mount Pleasant would like to use it. The PAC slurry will be placed in the lagoon with the floating curtain. Garver Engineering, DENR, Mr. Holloway, and Town Engineer will have a conference call on Wednesday, and it is expected the Town will be permitted to use the PAC system. The PAC building is completed with the unassembled PAC system inside. The new well will be drilled once PAC system permitting is received. The goal is to have the PAC system up and running by year end. Water quality testing is at the beginning of each quarter (January, April, July, and October) and it would be good to have everything up and running by then. If not, it will be running for the April testing.

As a reminder to the Board and audience, Mr. Holloway stated that all these projects are being funded with millions of dollars received from grants issued by the State. These grants prevented property tax and water rate increases by the Town.

7. New Business

C. Consider approving engineering contract with McAdams for Downtown Parking Lot Drawings. *(Moved up in meeting agenda)*

Erin Burris reminded the Board that McAdams did the conceptual drawings for the downtown quadrant parking. McAdams was previously selected during an extensive RFQ process in February 2024 for engineering projects involving stormwater, streets & sidewalks, downtown development, and parking. McAdams recently completed plans for downtown stormwater that were submitted for the Hazard Mitigation Grant to replace the BRIC grant that was canceled by the federal administration. The firm also completed a conceptual parking plan for the southwest quadrant of downtown. This conceptual plan was included in the Town's updated Comprehensive Plan which was adopted June, 2025. The next step to get this implemented is to work on engineering and construction drawings. The proposed contract with McAdams allows all phases of engineering to be completed for the parking lot project in order for bids to be obtained. Bids for phase #1 and bid alternates for remaining phases will be requested to establish the budget for the projects. The total cost for proposal is not to exceed \$112,380. Funds for the engineering contract and the Parking Lot project will be from the General Fund Fund Balance.

A motion to approve the contract from McAdams Engineering to complete the drawings for all 3 phases of parking improvements in downtown was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (3-0, Commissioner Furr and Commissioner Carter absent)

A. Consider increasing the water/sewer deposit from \$125 to \$150 and requiring a deposit for each water/sewer account, including property management companies, starting January 1, 2026.

Amy Schueneman informed the Board that in the past couple of years there has been an increase in unpaid water/sewer bills when customers have moved out of the area. With the increase in rental properties and more people moving in and out of the town, the total amount in delinquencies for outstanding final bills is now at \$55,317.73 at 90+ days. Several years ago, the Board approved increasing the deposit from \$100 to \$125 which at the time was 2 base rate bills and a late fee. With the minimum amount for a water/sewer bill in the Town limits as \$65.04 per month, \$125 is not sufficient to cover 2 months with a late fee. Staff are asking the Board to increase the water/sewer deposit to \$150 for new incoming customers beginning January 1, 2026. Because the deposit is applied to the customers final bill, it will reduce the number of outstanding bills owed to the Town. Any remaining deposit is refunded to the customer.

Staff are also requesting the Board to ask all property managers to pay the deposit for each account opened in the company's name. Previously, the Town would require one deposit for all rental properties under the company's name. Unfortunately, many of the properties are managed by groups outside the state and it is very difficult to receive payments in a timely manner. Sometimes payments are not received until the company wants another property placed in their name.

Delinquent accounts can be submitted to Debt Setoff, if the outstanding bill total is over \$50, for garnishment of the customers' NC State Tax Refund and/or lottery winnings over \$500. However, it could take many years, if ever, for the Town to recoup the outstanding bill. Owners of rental properties are not responsible for the renter's delinquent bill and if the owner has a Tax ID number the only option would be to take the person/company to court, which will cost more than most bills.

A motion to approve raising the water/sewer deposit to \$150 and requiring a deposit for each water/sewer account to include property management companies effective January 1, 2026, was made by Commissioner Meadows with a second by Commissioner Dixon. All Board Members were in favor. (3-0, Commissioner Furr and Commissioner Carter absent)

B. Health Insurance Premium Increases

Crystal Smith reminded the Board that last month they were informed that the State Health Plan announced 2026 premiums will increase from \$674.62 to \$742.04/month per employee. The total impact for the Employer portion of Health Insurance Premium increases is \$10,518 starting January 1, 2026. Town Staff planned for a 3.5% increase in the budget; however, the increase was 9%. Staff are asking for consideration to make a salary adjustment to compensate for the amount of increase for the employee portion. Previously, it was \$50 and it is going to be an income based premium ranging, depending on employee's salary, from \$66 to \$160 per month. The Town has financially been able to cover the employees' portion in the past. As the Board recalls, the employees did not receive merit, or COLA increases this year due to revenue streams. Staff is asking to alleviate some of the burden to the employee's gross income is to do a salary adjustment which would go to the amount the employee will have to pay for the premium. The impact on the budget will be \$21,554.

Mr. Holloway repeated that historically the Town paid both the employer's and employee's portions. The Town was unaware the State did not allow jurisdictions to pay the employees' part. The money is already in the insurance account line and will be moved to the salary accounts. This will allow the premium cost to be paid by the employee without having a financial impact on the employees take home pay. This is a bad year to ask employees to pay for health care when raises aren't given. It looks like raises may not happen next year. The State Health Care Plan is operating in a \$507,000,000 deficit this year and are looking for creative ways to recoup some of the funds.

A motion to approve Salary Adjustment to cover the employee portion of health insurance premiums was made by Commissioner Simpson with a second by Commissioner Dixon. Board Members voted 2-1. (**Yes:** Commissioner Simpson & Commissioner Dixon **No:** Commissioner Meadows, **Absent:** Commissioner Furr and Commissioner Carter)


A motion to approve Budget Amendment #8 for Health Insurance Premium increase as well as Salary Adjustment was made by Commissioner Simpson with a second by Commissioner Dixon. Board Members voted 2-1. (**Yes:** Commissioner Simpson & Commissioner Dixon **No:** Commissioner Meadows, **Absent:** Commissioner Furr and Commissioner Carter)

8. Adjournment

With nothing else to come before the Board, Commissioner Meadows made a motion to adjourn. Commissioner Simpson seconded the motion. All Board Members were in favor. (3-0, Commissioner Furr and Commissioner Carter absent)

By our signatures, the following minutes were approved as submitted on Tuesday, December 9th, 2025 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor Tony Lapish

