



NORTH CAROLINA

**Board of Commissioners
Town Board Meeting Minutes
Tuesday, July 14, 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 (absent)
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Crystal Smith, Erin Burris, EZ Smith, Scott Barringer, Natalie Culp, Michelle Monnick, Phil Henry, Samantha Grass, Gretchen Carson, Tim Seagraves, Oliver Grimes, and Chris Smith

CALL TO ORDER

Mayor Tony Lapish called the meeting to order.

INVOCATION

Associate Pastor Natalie Culp from Mount Pleasant Methodist Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Lapish led the Pledge of Allegiance.

1. Public Forum

Scott Barringer and EZ Smith provided information to the Board concerning the Cabarrus County Sports Hall of Fame (CCSHOF) and asked the Board for a \$2,500 donation that would go to scholarships for students enrolling in college and participating in sports. CCSHOF will give \$500 scholarships to a male and female student-athlete at each of the counties high schools each year. The Board thanked him for the information. No action was taken.

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

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

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ADD On under Consent Agenda:

Budget Amendment #2- Repaving Erbach & Marksburg

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

4. Consent Agenda

- A. Minutes for June 9, 2026
- B. Economic Development Public Investor Agreement
- C. Fire Department Personnel Compensation and Leave Policy
- D. Budget Amendment #18 VOIDED Town Hall Parking Lot Repaving
- E. Budget Amendment #20 Powell Bill Allocation Shortfall
- F. Budget Amendment #21 Use of Powell Bill Funds
- G. Resolution to Open Savings Account for FD-Capital Reserve-Facilities
- H. Resolution to Change Name of Capital Reserve to FD-Capital Reserve Radios & Capital Equipment
- I. **ADD ON:** Budget Amendment #2- Repaving Erbach & Marksburg

Commissioner Furr made a motion to approve the Consent Agenda with a second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Simpson 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
- E. Code Enforcement/Grant Writer- Jim Sells
- F. Public Works- Daniel Crowell
- G. Fire Department-Dustin Sneed
- H. Cabarrus County Sheriff's Department
- I. **Additional Items for Discussion:** State Budget and Speed Limits within Town
Erin Burris stated the Town benefited from the State Budget by receiving a designated \$225,000 for Downtown Revitalization and Fire Training Facility. Staff plans to split the amount equally (\$112,500) between the two projects. Information will be on a future agenda when OSBM sends the details to the Town about the funds.

The Town had previously requested NC DOT to extend the 45mph zone on Hwy 49 from North Drive to North Drive for school traffic and the lumber mill and it was denied. NCDOT did say the Town is welcome to send a letter to address our concerns about the speed limit on Hwy 49 and Hwy 73 and NC DOT would take it into consideration. Deputy Grimes from Cabarrus County Sheriff's Department Traffic Enforcement Division said when the office receives speed complaints, a flashing speed limit sign can be set up to record the speeds along that area. The department looks at the data, and it lets the Sheriff's Department know when to be in the area to monitor speed. Deputy Grimes suggested the Town could purchase a radar trailer to flash the speed limit the driver is going, and if it is a certain point above the speed limit it will flash blue and white lights. These trailers have reduced speeding in Harrisburg and Midland.

6. Old Business

A. Receive update on the status of:

Lower Adams Creek Sewer Outfall Project

Erin Burris reported 215ft of old sewer line had been replaced on Hillside Dr. Two manholes on Ridge Dr. were renovated. The sewer project is wrapping up. There is one driveway that needs to be repaired, and the Town is working with LKC Engineering to see if the remaining funds could be used to repave Hillside Dr. Since the trench box is 9ft wide and the street is only 16ft wide,

more than half of the pavement was damaged and NCDEQ may approve the pavement of the entire street instead of patching.

Water Distribution Improvements Project

Erin Burris updated the Board that the Jackson St. waterline replacement was approved by NCDEQ. State Utility Contractors was given permission by NCDOT Division 10 to start at North Drive/Jackson St. and work towards Hwy 49. The goal is to complete the project by the time school starts. Still waiting for the encroachment agreement to be signed by NC DOT for the work along Hwy 49.

Approval from NCDEQ has been received for the Allman Rd Ext/Seneca Dr waterline replacement using the remaining funds after Jackson St. is completed. These "waterlines" are 2" electrical conduit that the developer installed many years ago.

BRS, the contractors that built the new Empire Dr. pump station, will repair a sink hole from an old manhole in the drive to Food Lion off Hwy 49. Even though it is no longer under warranty, BRS is willing to fix the issue.

Water Treatment Plant Renovation Project

Randy Holloway stated the plant is running well. Expectations were to have the PAC system up and running in July prior to the compliance testing. Everything has been submitted to NCDEQ for the new well permit. Approval should come this week, and the well will be put into use immediately to help dilute the organics in the lagoon before being treated and entering the distribution system. This will improve the numbers for the July water sampling and move the Town closer to compliance.

7. New Business

A. Consider changing the Commercial Rollout Trash Policy

The current guidelines in the Fees & Charges Schedule state:

Commercial and Churches

Rollout Service is Available for Light Office Trash (Limited to 3 Containers Per - Building)	Same as Residential
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Dumpster Service Required for Large Commercial Generators	Not Provided
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Requested change by Town Staff is:

Non-Residential & Multi-Family Uses

Rollout Service is Available for Standard Waste (Limited to 2 Garbage & 2 Recycle Containers Per – Lot of Record)	Same as Residential
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Dumpster Service Required for Non-Residential & Multi-Family Uses	Not Provided
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This will limit the number of cans on commercial sites, along roads, and on sidewalks. Roll-out service is not a typical service provided to non-residential and multi-family sites in other jurisdictions.

It is difficult for businesses to get a waste company to provide dumpsters in the Mount Pleasant area. Waste Pro is willing to provide dumpsters to the Town for businesses to use. Decisions on dumpster locations and possible cost sharing with businesses will be made later.

A motion for new accounts opened after July 14, 2026 to limit the maximum number of cans per lot of record to 2 garbage and 2 recycling containers was made by Commissioner Poole with a

second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Simpson absent)

B. Sewer allocation for Pleasant Springs

In accordance with the Town's adopted Wastewater Allocation Policy, Highway 49 Properties LLC requests 20,025 gallons per day (gpd) to be allocated for the project located at 5122 & 5130 NC Highway 49 N. The 20,025gpd was estimated using current on North Carolina Administrative Code guidance for a three-bedroom single-family residential home (75gpd per bedroom). The Policy requires that any request of greater 5,000gpd be approved by the Town Board of Commissioners.

After the presentation for the wastewater allocation request, the Board discussed the remaining sewer allocation for future projects.

A motion to approve the allocation request of 11,250gpd for Phase 1 and 8,775gpd for Phase 2 (20,025gpd total) based on the evaluation in Subsection B and recommendation in Subsection C of this analysis was made by Commissioner Steiner with a second by Commissioner Poole. All Board Members were in favor. (Yes 3:Dixon, Poole, Steiner-No 1:Furr, Commissioner Simpson absent)

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

8. Closed Session 143-318.11.(a)(#5) Economic Development

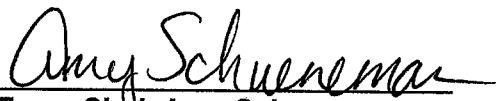
To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

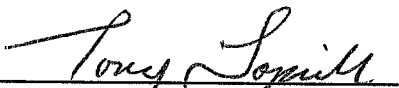
A motion to come out of Closed Session was made by Commissioner Poole with a second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Simpson absent)

9. 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. (4-0, Commissioner Simpson absent)

By our signatures, the following minutes were approved as submitted on Tuesday, August 11, 2026 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor Tony Lapish

