



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Board of Commissioners
Town Board Meeting Minutes
Tuesday, January 13, 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, Dustin Sneed, William Meadows, Lily Meadows, Gary Cooper Jr., Pastor Nick Newman, Rita Gilmore, Rodney Schueneman, CCSO Chris Smith, and Deputy T Beverly.

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.

1. Public Forum

Gary Cooper, Jr. of Oldenburg informed the Board of an issue with his landline phone service by Windstream which will be discontinued since it has copper wiring. A Windstream employee stated that he would have to transition to a fiber connection even though it will not work during a power outage.

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

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

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ADD ON: New Business C. Consider approving the use of Water System Improvements Project SRP-D-ARP-0082 State Grant Funding for Amendment #2 to the LKC Engineering Contract.

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 December 9, 2025
- B. Designated Official Resolution for NC ABC Commission

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

5. Staff Reports

- A. Town Asst. Manager- Planning & Economic Development Director -
- B. Town Clerk/Finance Officer - Amy Schueneman
Commissioner Poole asked to have percentages added to the Budget vs. Actual Finance Report on future Finance reports.
- C. Human Resources/Events- Crystal Smith
Commissioner Poole asked about possibly reversing the direction of future parades to bring people into Town instead of going out of Town.
- D. Code Enforcement/Grant Writer- Jim Sells
- E. Public Works- Daniel Crowell
- F. Fire Department-Dustin Sneed
- G. Cabarrus County Sheriff's Department

6. Old Business

A. Receive updates on the status of:

Lower Adams Creek Sewer Outfall Project

Erin Burris updated the Board with information from the December 10th project meeting that was also updated on mpncfuture.com website. Subcontractor Young completed the bore under Adams Creek, and the final sections of sewer lines have been laid. The sewer lines have been tested and passed. Preparations are being made to complete the tie in at the Summer St. and Pasture Pump Stations sites, to retire those sites. Disturbed areas will be seeded, and gates will be placed at the easements of the road crossings to prevent trespassing. Carolina Thread Trail will need a few repairs, and Elite Infrastructures are communication with Thread Trail to complete the repairs.

Water Distribution Improvements Project

Ms. Burris continued the updates with the Water Project. Both North and South Main St. waterline installation has been completed for a while. Curb and sidewalk restoration will be completed after all waterlines have been installed. Hwy 49 waterline was installed but had several leaks. The leaks were repaired and passed the pressure tests. Once again, curb and sidewalk restoration will be done after all waterlines are installed. State Utility took advantage of the warm weather last week to use flowable fill on W. Franklin St. between College St. and Halifax St., as well as E. Franklin St. from Tuscarora to Washington St. The paving on W. Franklin St. planned for this week could not be completed because the flowable fill did not setup properly. Contractors are giving the flowable fill longer to set up and are removing the plates each day to allow more air to circulate. The remainder of the project between College St. to Washington St. will need to use ABC stone and fabric since temperatures will be too low to use flowable fill. There were some compaction issues, but by adding water it was corrected. If all goes well, paving will take place on W. Franklin St. next week and the road will reopen between Halifax St. and Main St. There is less than 1,000ft of waterline left to lay on E. Franklin St. between Washington St. and the square. The overall schedule that has been updated by the contractor shows completion of waterline installation at the end of January/beginning of February with restoration of curb and sidewalk in February. The original contract timeline was 450 days from the project start date of February 10, 2025 which

means substantial completion must be by May 6, 2026. The contractor is still within the time frame of the original contract. The expected substantial completion is in mid-March.

NCDOT has contracted with NJR to complete the paving several areas in Division 10 including Main St. and Hwy 73. The exact timing of the paving has not been discussed, but a meeting will be set up to discuss the logistics.

Next Project meeting for both the water and sewer projects between Town, Contractors, and Engineers will be on January 28th.

Water Treatment Plant Renovation Project

Randy Holloway stated that Staff began bringing the WTP back online this week and ran into a problem. It appears that the contractor undersized the motors at the start of the water train as the water comes in and the paddles turn to add the coagulant to catch the organics. The motors run for about 30 minutes and get so hot that the motors turn off automatically. Staff contacted the contractor (WesTech) about the issue and another company (Harper) the Town has used. If WesTech does not respond quickly, Staff will contact Harper to help correct this issue and any others that may arise. Depending on the responsiveness and willingness of WesTech to correct any issues, the Town Attorney may be contacted to deal with WesTech since it is a warranty issue and Harper will be contracted to help fix the problems.

The Town is still waiting for NC DEQ to permit the well for the PAC system. The WTP can be brought back up for use without the PAC system.

B. Consider filling a vacant seat as “alternate” on the Planning & Zoning Board with a term that expires on June 30, 2026.

Since Liz Poole was elected to the Town Board, a position on the Planning & Zoning Board is now open. The Board needs to appoint a replacement to fill the remainder of the vacant term ending June 30, 2026. This appointment will be the new “alternate” and the current alternate, Kiesha Garrado, will move to a “voting” member.

The following people submitted an application to be considered:

Bernie H. Edwards (eligible, Town resident)
William Meadows (eligible, Town resident)
Scott Miller (ineligible, not a Town resident)

A motion to appoint Bernie Edwards for the “alternate” seat on the Planning & Zoning Board with a term that expires on June 30, 2026 was made by Commissioner Poole with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

7. New Business

A. Set Public Hearing for ANX 2026-01 & REZ 2026-01 Yost Property

A motion to set the Public Hearing for ANX 2026-01 & REZ 2026-01 Yost Property was made by Commissioner Poole with a second by Commissioner Dixon. All Board Members were in favor. (5-0)

B. Set Public Hearing for ANX 2026-02 James Property

A motion to set the Public Hearing for ANX 2026-02 James Property was made by Commissioner Simpson with a second by Commissioner Steiner. All Board Members were in favor. (5-0)

C. ADD ON: Consider approving the use of Water System Improvements Project SRP-D-ARP-0082 State Grant Funding for Amendment #2 to the LKC Engineering Contract.

Staff are requesting a \$104,000 increase to the engineering portion of the Water System Improvements Project and will be using some of the remaining contingency funds from the waterline project for an increase in engineering fees. The primary waterline out of the ground storage tank at

the Water Treatment Plant to the Town distribution system was installed in 1970. This is the only remaining line in the "backbone" of the water system that has not been replaced.

Amendment #2 modifies the scope based on the projected remaining contingency funds in the Town's SRP-D-ARP-0082 funding after the completion of the scope included in the original agreement and Amendment #1. With the projected remaining funds, the Town wishes to add the following scope modification(s):

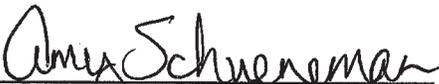
1. Approximately 800 feet of 12" water line along NC-49, beginning at the Town's water treatment plant and running west on NC-49 to the intersection with Jackson Street.
2. Approximately 1,400 feet of 12" water main along Jackson Street, beginning at the intersection with NC-49 and running North to connect to the existing 12" waterline at the intersection with North Drive, including various 8" and 6" connections to existing water lines along the route.

A motion to approve the use of Water System Improvements Project SRP-D-ARP-0082 State Grant Funding for Amendment #2 to the LKC Engineering Contract was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

8. 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, February 10, 2026 in the Regular Meeting.



Town Clerk Amy Schueneman



Mayor Tony Lapish

