



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Board of Commissioners Town Board Meeting Minutes Tuesday, December 9, 2025 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, Brent Plott, Tom Cates, Alan & Angela Sundling, Kathy Steiner, Mike Poole, David Snow, Pastor Cliff Wall, Anna & Emma Glossan, Scott & Kate O'Loughlin, Lexi O'Loughlin, Marie Schnitz, Austin McDonald, Dustin Sneed, Brian Padgett, Barry C. Richards, Sara Leonard, Kade Leonard, Grace Leonard, Hayden Leonard, William Meadows, Deputy OJ Grimes, and Deputy T Canaday.

CALL TO ORDER

Mayor Tony Lapish called the meeting to order.

OATHS OF OFFICE

Town Clerk Amy Schueneman presented the official abstract of votes as received from the Cabarrus County Board of Elections certifying the number of votes received for each candidate as a result of the November 11, 2025, Municipal Elections. The information is entered into the minutes as a matter of record. The Abstract of votes reflected the following:

Board Candidates:

Lori Furr	182
Michael F. Steiner	132
William Meadows	84
Liz Poole	84 (won by coin toss)
Ashley T. Starnes	66
Brylie Mae Newton	5

Reelected Commissioner Lori Furr and newly elected Liz Poole and Mike Steiner were sworn into office.

INVOCATION

Pastor Cliff Wall of Cold Springs Global Methodist Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Lapish led the Pledge of Allegiance.

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

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

4. Consent Agenda

- A. Minutes November 10, 2025
- B. Correction to Budget Amendment #8 Insurance & Salary Adjustments for Premium Increase
- C. Budget Amendment #10 Inundation Study for Black Run Reservoir Dam
- D. Budget Amendment #11 DT Parking Lot-McAdams Contract
- E. Budget Amendment #12 DT Stormwater Change Order #2
- F. PFAS payment #1 from Dupont

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 Manager-Randy Holloway
- B. Town Asst. Manager- Planning & Economic Development Director -
- 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. Introduction of new Fire Department Lieutenants to Board by Fire Chief

Fire Chief Dusith Sneed introduced himself, Deputy Chief of Operations Austin McDonald, Lt. Scott O'Loughlin, and Lt. Brian Padgett to the Board. Lt. Jerry Taylor was out of Town.

7. New Business

A. Consider selecting a Board member to act as Mayor Pro Tem (MPT) for a 2-year term and administer the Oath of Office.

The Town Clerk asked the Board to elect a new Mayor Pro Tem to serve until December 2027. Mayor Lapish recommended keeping Commissioner Lori Furr as Mayor Pro Tem since she has done a great job the last two years. Commissioner Simpson asked if she was willing to continue in that role, and Commissioner Furr agreed.

A motion to approve Commissioner Furr as Mayor Pro Tem until December 2027 was made by Commissioner Simpson with a second from Commissioner Dixon. All Board members were in favor. (5-0)

Town Clerk Amy Schueneman administered the oath of office for Mayor Pro Tem Lori Furr.

B. Consider the 2026 appointments to the Transportation Advisory Committee (TAC) and the Technical Coordinating Committee (TCC) of the Cabarrus-Rowan Urban Area Metropolitan Planning Organization.

Amy Schueneman asked the Board to appoint two staff members to the TCC Board for 2026. Erin Burris is currently the TCC representative with Crystal Smith as alternate. Staff are recommending reappointing Erin Burris as TCC representative and Crystal Smith as alternate.

A motion to reappoint Erin Burris as TCC representative with Crystal Smith as alternate for 2026 was made by Commissioner Furr with a second from Commissioner Simpson. All Board members were in favor. (5-0)

The Board was also asked to select two Board members for the TAC Board. Currently, Commissioner Simpson is serving as TAC representative for the Town with Mayor Pro Tem Lori Furr listed as alternate.

A motion to reappoint Commissioner Simpson as TAC representative with Commissioner Poole as the TAC alternate for 2026 was made by Commissioner Furr with a second from Commissioner Dixon. All Board members were in favor. (5-0)

C. Consider appointing 2 members to the NCSFA Relief Fund Board of Trustees for a one-year term.

The Town Board must appoint 2 members to the NCSFA Relief Fund Board of Trustees each year. For the past year Mayor Tony Lapish and Mayor Pro-Tern Lori Furr have been on the Board. Typically, this Board may meet once a year. The new Board must be appointed and submitted to the state by January 15, 2026.

A motion to reappoint Mayor Lapish and appoint Commissioner Dixon to the NCSFA Relief Fund Board for 2026 was made by Commissioner Simpson with a second from Commissioner Furr. All Board members were in favor. (5-0)

D. Consider replacement for vacant “alternate” seat on Planning & Zoning Board.

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 "voting" member.

The Town Clerk is asking the Board if the vacant position should be advertised on social media to receive applications, as has been done in the past, or would the Board like to directly appoint someone.

A motion to advertise the position on the Planning & Zoning for people that are interested to be able to apply was made by Commissioner Poole with a second from Commissioner Furr. All Board members were in favor. (5-0)

E. Consider charging a delinquent fee of \$40 for sewer only customers if previous billed amounts are not paid by the 5th of each month.

Amy Schueneman stated that each month the Town's water customers must pay the previous amount of their water/sewer bill by the 5th of each month to prevent disconnection of water services. Sewer only customers, mainly in the Fieldstone community off Cold Springs Road, do not have water

services from the Town. Because sewer services are not easily disconnected, some customers will wait multiple months before paying their bill. In the past, the Finance Officer has sent a letter informing customers that a lien can be placed on the property if the past due amount is not promptly paid. In most cases, customers have paid delinquent bills within a week of receiving the letter. However, water customers face a quick disconnect on the 6th of each month with a \$40 reconnection fee.

To incentivize sewer customers to pay more promptly and in fairness to water customers, Staff is requesting a \$40 delinquent fee be applied to sewer only customers starting January 6th that do not pay the previous amount of their bill by the 5th of each month. If the Board approves of applying the delinquent fee, Staff will send letters to all sewer only customers to give them advance notice of this new fee.

The Board asked questions and discussed the issue.

A motion to charge a delinquent fee of \$40 starting January 6, 2026 for sewer only customers that do not pay the previous amount of the bill by the 5th of each month was made by Commissioner Simpson with a second from Commissioner Furr. All Board members were in favor. (5-0)

8. Old Business

A. Receive update on the status of:

Water Distribution Improvements Project

Erin Burris informed the Board that the MPNCfuture.com website is updated the day following the project meeting. Because of the Thanksgiving holiday, November's meeting was moved to tomorrow (December 10th) and the website still has October updates listed. At the end of the water project, there will be a total of 4 miles of new waterlines installed. This project started at the end of February 2026 on Cook St. with a deadline of March 2026 for completion based on the contract. Flaggers with a lane closure are being used on East Franklin St. and installation has moved from Blueberry St. to the Tuscarora Mill/Barringer St. area as it progresses towards the square. This area is very complicated due to storm drains that must be worked around. The crew from State Utility Contractors has now installed all waterlines on West Franklin St. and are tying in side streets and service lines to homes/businesses to the new waterline. The contractors are also completing pressure tests. Next step will be to dig out the dirt from the trench, lay the flowable fill that NC DOT requires, let it sit for 3+ days since it is cold outside, and finally the pavement. State Utility gave an 8-week estimated closure for W. Franklin St. starting on October 27th and it appears the street will be opened as scheduled. In January restoration will have to be completed to curb & gutter and disturb soil. Sometime in the spring, NC DOT will mill the old pavement on Franklin St. and Main St., then repave the streets.

Randy Holloway explained to the new Board members and audience that although some lines are replacements, others are new like the Hwy 49 12" waterline from N. Main St. to Hwy 73. The new 12" water line on Cook St. runs to Washington St. and will help with water pressure to the new Virginia Foil Park & Library for fire protection and any future expansions on the Foil property.

Lower Adams Creek Sewer Outfall Project

Erin Burris stated Elite Infrastructure completed the bore under Adams Creek. The remaining sewer line should be installed by year end with only restoration left to be completed in January. This gravity line will replace Summer St. and Pasture Pump Stations. Once, final testing and permitting is received from NC Department of Environmental Quality (NC DEQ), those two aging and problematic pump stations will be decommissioned.

Randy Holloway reminded the Board and audience that both the Water Distribution Improvements Project and the Lower Adams Creek Sewer Outfall Project were funded completely by grants and did not require loans, or rate increases to the customers.

Water Treatment Plant Renovation Project

Randy Holloway stated Harper Construction set 3 of the 4 replacement pumps today: 2 in the ground storage tank and 1 in the clear well. The remaining pump will be installed tomorrow. Also, Utility Services is cleaning and repainting the inside of the clear well this week. Weather will delay how fast the paint dries and the paint must be cured for two weeks before water can be placed in the clear well for testing. The Town hoped to be operational at the first of January, but the holidays are causing delays. The new target date to go back online is January 15th. A state inspector will be onsite tomorrow to look over what has been completed. Once the Water Treatment Plant goes back online, the water quality will be the best it has been in years since everything will have been replaced and/or repaired in the water treatment system.

The installation of the Powder Activated Carbon (PAC) system is behind schedule due to permitting delays but should be ready for use early spring. The Town still has not received the permit from NC DEQ even though the Town has checked every box given as requirements. Until permitted, the Town cannot connect it to the water system. Town Staff are meeting with Garver Engineering tomorrow to discuss bringing the Water Treatment Plant back online and why the permit for the PAC system has been delayed.

Also, the Town is looking at another device that sends out soundwaves into the water at the lagoon to push the algae down to the bottom of the lagoon. Because the soundwaves will push the algae to the bottom of the lagoon, and algae needs sunlight to grow, it will kill the algae. Algae is what creates the taste and odor issues in the water during spring, summer, and fall. Monroe has 2 of the original devices considered which cost \$50,000 each and Monroe staff are very pleased with the results. Another company makes a similar ultrasonic device and only costs \$6,000 and they agreed to allow the Town to test it for 6 months free of charge. The Town will install the ultrasonic device in early spring before algae starts to grow in the lagoon. Between the PAC system and the ultrasonic system, taste and odor will no longer be an issue with the Town's water.

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, January 13, 2026 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor Tony Lapish

