



Regular Board Meeting
Tuesday, July 14, 2026
6:00 PM- Town Hall Commissioners Room

Call to Order- Mayor Tony Lapish

Invocation- Associate Pastor Natalie Culp from Mount Pleasant Methodist Church

Pledge of Allegiance- Mayor Tony Lapish

1. Public Forum

(Please state name, address and limit comments to 3 minutes or less)

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)

3. Approve Agenda (Pages 1-2)

4. Consent Agenda (Pages 3-25)

- A. Minutes for June 9, 2026 (pages 3-8)
- B. Economic Development Public Investor Agreement (pages 9-18)
- C. Fire Department Personnel Compensation and Leave Policy (pages 19-20)
- D. Budget Amendment #18 VOIDED Town Hall Parking Lot Repaving (page 21)
- E. Budget Amendment #20 Powell Bill Allocation Shortfall (page 22)
- F. Budget Amendment #21 Use of Powell Bill Funds (page 23)
- G. Resolution to Open Savings Account for FD-Capital Reserve-Facilities (page 24)
- H. Resolution to Change Name of Capital Reserve to FD-Capital Reserve Radios & Capital Equipment (page 25)

5. Staff Reports (Pages 26-54)

- A. Town Manager-Randy Holloway (page 26)
- B. Town Asst. Manager- Planning & Economic Development Director - Erin Burris (pages 27-33)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 34-35)
- D. Human Resources/Events- Crystal Smith (page 36)
- E. Code Enforcement - Jim Sells (pages 37-42)
- F. Public Works- Derek Linker (page 43)
- G. Fire Department-Dustin Sneed (page 44)
- H. Cabarrus County Sheriff's Department (pages 45-54)
- I. **Additional Items for Discussion:** State Budget and Speed Limits within Town

TOWN OF MOUNT PLEASANT

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6. Old Business (Page 55)

A. Receive update on the status of (page 55):

- Lower Adams Creek Sewer Outfall Project
- Water Distribution Improvements Project
- Water Treatment Plant Renovation Project

7. New Business (Pages 56-62)

A. Consider changing the Commercial Rollout Trash Policy (page 55)

B. Sewer allocation for Pleasant Springs (pages 56-62)

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.

9. Adjournment

All agenda items and attachments are considered public records.

If you would like a copy of the Agenda Packet, which includes all documents related to the Board meeting, please visit <https://mtpleasantnc.gov> and look under the Government Tab to see the packet, agenda, and prior Board Minutes

Closed Session minutes are unavailable until released by the Board and/or the Town Attorney.



**Board of Commissioners
Town Board Meeting Minutes
Tuesday, June 9, 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, Rodney Schueneman, Dustin Sneed, Scott O'Loughlin, Jerry Taylor, Cori Cauble, Robyn Cauble, Earl Bradshaw, Evan Hendley, Tyler Morrison, and Tyler Canaday.

CALL TO ORDER

Mayor Tony Lapish called the meeting to order.

INVOCATION

Pastor Earl Bradshaw from Mount Pleasant Methodist Church led the Board in prayer. Following the prayer Mayor Lapish and the Board thanked Pastor Bradshaw for all that he has done for the community while he served in Mount Pleasant.

PLEDGE OF ALLEGIANCE

Mayor Lapish led the Pledge of Allegiance.

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

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4. Consent Agenda

- A. Minutes May 12, 2026
- B. LE Wooten & Company annual contract for Town Engineering services
- C. Cabarrus County Interlocal Agreement for Fire Department Staffing Grant
- D. Payroll Schedule for FY2026/2027
- E. PFAS Settlement Statements from BASF and TYCO
- F. Budget Amendment #16 Purchase of Water Meters
- G. Budget Amendment #17 Year End Transfers #1

Commissioner Furr made a motion to approve the Consent Agenda with a second by Commissioner Dixon. 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 asked the Board their thoughts on keeping the grass strip between the sidewalks and the curbs along NC Hwy 73 and Main Street to more accurately estimate the material costs for the sidewalk project. Consensus of the Board was to remove the grass strip in all areas possible since the grass strip is not maintained properly by all property owners along those streets. *The slides shown to the Board are included in the Minute Book along with Ms. Burris' Board Report.*
- 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. Public Hearing

A. Consider approving the proposed budget, budget ordinance, and fee schedule for Fiscal Year 2026-2027.

Randy Holloway gave a summary of the proposed budget stating that the budget is balanced using the property tax rate of 40.5¢ per one hundred dollars tax value. (A 1.5¢ increase to the property tax rate.) The recommended budget includes an additional \$1.00 to sewer base rates and flat sewer rates and an additional .50¢ to the water base rate. A .20¢ increase to each water and sewer tier level is also included. The waste removal fee will increase from \$5.00 to \$6.00.

One change made to the budget that was presented in May is to the Cabarrus County Sales Tax Contribution to the Fire Department. It increased from \$196,556.23 to \$199,549.57 with the difference being \$2993.34. This amount was added to the miscellaneous expense line for the Fire Department.

Mayor Lapish opened the Public Hearing.

No one spoke during the Public Hearing.

Mayor Lapish closed the Public Hearing.

Each penny on the tax rate results in \$32,068 in revenue. With the homes being built in Green Acres and Brighton Park subdivisions, the tax base will continue to increase each year. As the tax base increases providing additional revenue, the Town may be able to reduce the tax rate in future years.

Board members discussed not wanting to raise the tax rate, but once reviewing the proposed budget line by line it was evident that due to rising costs to utilities and services provided there was no other choice.

Motions:

1. A motion to approve the presented Budget for Fiscal Year 2026/2027 at a tax rate of 40.5¢ per one hundred dollars and the amended Fees & Charges Schedule was made by Commissioner Steiner with a second by Commissioner Simpson. All Board Members were in favor. (5-0)
2. A motion to approve the Budget Ordinance for Fiscal Year 2026/2027 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

Copies of the proposed budget, budget ordinance, and fee schedule for Fiscal Year 2026-2027 are included in the Minute Book.

7. Old Business

A. Receive update on the status of:

Lower Adams Creek Sewer Outfall Project

Erin Burris reported this project was originally planned to be completed by the Water and Sewer Authority of Cabarrus County (WSACC) in 2009. The project never came to fruition, so the Town is picking up the project where it left off. The original project scope has been completed. Hillside Street portion of project to replace 215ft of 6" sewer line with 8" sewer line and 3 manholes on Hillside Drive has been added to the project due to available funds. Elite Infrastructure Group, Inc. is expected to begin the additional portion of the project in July 2026 and finish by end of September.

Water Distribution Improvements Project

Ms. Burris informed the Board this project is nearing completion. Approximately 99% complete (based on original contract). State Utility Contractors is removing valves in the streets so that NC DOT can mill Hwy 73 and Main St. for repaving. NJR contracted with NC DOT to do the repaving, and the company is also the one helping with the waterline project. NJR will fix the dip in the road on Hwy 73 where faulty soil is causing problems. Once it is completed, paving will begin.

Two new segments were added to the project as change orders due to available funds.

1. Hwy. 49 and Jackson Street (North of Hwy. 49)

This new section of 12-inch waterline was added to the overall project in early 2026 due to the age of the existing line and the reliance on the entire system on this line. The line will run from the Water Treatment Plant along Hwy. 49, north on Jackson Street, up to North Drive. Engineering approval is being finalized, and work is expected to begin in May. This project addition is expected to take up to 105 days from commencement. Currently waiting for NC DEQ approval for the change order.

2. Allman Road Extension & Seneca Drive

Due to availability of funding, the existing 2-inch waterline (pipe is actually electrical conduit not water pipe) on Allman Road Extension will be replaced with a 6-inch waterline and a new 2-inch waterline will be installed on Seneca Drive. This portion of the project is still in engineering. Pending engineering approval, the project addition is expected to begin late summer.

The Town is seeking additional funding from the state to be able to complete the remainder of Allman Road Extension and S. Skyland Dr. with a 6-inch waterline. The state approved diverting the original funding to the Water Treatment Plant rehabilitation project in 2025 to refurbish the

water plant equipment, pumps, and tanks and implement measures to reduce disinfection byproducts in the water system (a separate project).

Water Treatment Plant Renovation Project

Randy Holloway stated the Water Treatment Plant is doing well. The last water test at the beginning of April was barely out of compliance. The Town Engineer, Town Manager, and NC DEQ discussed reducing the level of chlorine added to the water which will still show a trace of chlorine at the end of the system. Once the level of chlorine was reduced, a non-compliance water test showed that the water results complied to NC DEQ standards. The plant is operating well and will be even better when the Powder Activated Carbon system is approved to use for reducing water organics, as well as taste and odor.

8. New Business

A. Consider allowing the Town Manager to approve Year End Budget Amendments for FY2025/2026 for auditing purposes.

Town Clerk requested to allow the Town Manager to help with the auditing process since some yearend line items need to be adjusted at the end of June. This involves moving money from one budgeted line item to the other to prevent exceeding the annual budget for each department. Per North Carolina General Statutes the Town Manager can sign the Budget Amendments with approval from the Town Board.

A motion to allow the Town Manager to approve Year End Budget Amendments for FY2025/2026 for auditing purposes was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

B. Consider appointing/reappointing two positions to the ABC Board with a term that expires on June 30, 2029.

Four applicants applied for the 2 ABC Board positions: Evan Hendley, Adam Love, Steve L. McAllister, and Gene Sneed.

A motion to reappoint Steve McAllister and Gene Sneed to the ABC Board with a 3-year term ending June 30, 2029 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

C. Consider appointing/reappointing two positions to the Planning & Zoning Board with a term that expires on June 30, 2029.

Two applicants applied for the 2 Planning & Zoning Board positions: Bernie Edwards and Keisha Garrido.

A motion to reappoint Bernie Edwards and Keisha Garrido to Planning & Zoning Board with a 3-year term ending June 30, 2029 was made by Commissioner Furr with a second by Commissioner Dixon. All Board Members were in favor. (5-0)

D. Consider approving the paving contract with DW Castleberry for repaving the Town Hall parking lot.

Amy Schueneman informed the Board that the Town Engineer put the Town Hall parking lot repairs, paving, and restriping project out to bid. Bids were accepted until May 27, 2026. The 3 companies and their bids were:

DW Castleberry	\$195,890
HUX Contracting, LLC	\$216,678
JT Russell & Sons, Inc	\$241,275

DW Castleberry was selected as the lowest, most responsible bidder for the project.

The Town received a \$100,000 grant from the FY23/24 State Budget for capital improvements or equipment. Originally, the Town planned to use the funds to replace a ¾" waterline with a 6" waterline from the hydrant behind the Fire Department to the concession stand at McAllister Field for improved water pressure. However, when State Utilities began the work, they discovered a 2" line was already in place but had not been connected to the concession stand when it was built.

Town Staff sent in an amended scope of work to change the project from the waterline to repaving the Town Hall parking lot and it was approved by the Office of State Budget & Management. The original amount of the grant was \$100,000. Wooten Company prepared preliminary designs for the waterline using the grant funds. Currently, there is \$99,167.24 remaining in the grant. The remaining funds needed (\$96,722.76) would come from appropriation of General Fund Fund Balance.

Motions:

1. A motion to approve the paving contract for \$195,890 with DW Castleberry Asphalt Paving using the remaining portion (\$99,167.24) of the \$100,000 State Grant ID#11312 and (\$96,722.76) in General Fund Fund Balance was made by Commissioner Furr with a second by Commissioner Poole. All Board Members were in favor. (5-0)
2. A motion to approve Budget Amendment #18 (FY25/26 ot #1 (FY26/27) depending on when the project begins was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

E. Consider approving the paving contract with DW Castleberry for repaving Erbach Lane, Oberhaus Street, and Waldeck Court.

As discussed at the May Board meeting, Erbach Lane, Oberhaus Street, and Waldeck Court are the next streets listed on the Capital Improvements List for paving, based on pavement condition ratings completed 3 years ago. The Town received five bids to complete the work (bid sheet attached). D.W. Castleberry Asphalt Paving Co. was the low bid at \$323,475.

The table below shows currently available for street paving:

<u>Funding Source</u>	<u>Amount</u>
Powell Bill Reserve Fund	\$101,819
Streets and Infrastructure Reserve Fund	\$48,981
Streets and Infrastructure FY25-26 Funds	<u>\$82,000</u>
Total	\$232,800

The table below shows additional funds that will be available for use after July 1, 2026, pending budget approval:

<u>Funding Source</u>	<u>Amount</u>
Powell Bill FY26-27 Funds	\$60,000
Streets and Infrastructure FY26-27	<u>\$33,777</u>
Total	\$93,777

The total amount available to utilize for street paving and maintenance \$326,577. This would leave \$3,102 in the budget for all remaining street repairs, potholes, and unforeseen street issues for the entire FY26-27. This amount is a bit low to cover an entire year of street repairs. If street repair costs exceed this amount in F26-27, there may need to be a budget amendment to appropriate from fund balance.

In order to begin the project as soon as possible, payment would occur with two separate invoices:

- Invoice #1 to be received and paid prior to June 30, 2026 to complete Oberhaus Street and Waldeck Court: \$123,550

- Invoice #2 to be received and paid after July 1, 2026 to complete Erbach Lane: \$199,925

A motion to approve the contract with D.W. Castleberry Asphalt Paving Co. for \$323,475 (includes \$10,000 contingency, if needed) to complete the resurfacing of Erbach Lane, Oberhaus Street, and Waldeck Court separated into two invoices, as outlined was made by Commissioner Steiner with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

F. Personnel Policy Update (Article 1, Section 9): 1000 Hour Rule and Part-Time employees (Town Staff and Fire Department)

Crystal Smith stated it has come to Staffs attention that several part-time employees have exceeded the 1000-hour rule for the NC Retirement System. Our Personnel Policy does not clearly address how that 1000-hour rule applies. The following language clarifies that requirement:

Under state law, any employee working for a participating local government is required to become a contributing member of LGERS (Local Governmental Employees' Retirement System) if they are in a regular, non-temporary position, and they exceed 1000 hours. The Town is required to pay the employer contribution to the NC Retirement System. When this occurs, the employee is required to contribute six percent (6%) of the gross earnings to the NC Retirement system. The 1000 hours is determined by a twelve-month (12 month) rolling total. Once the employee enters the NC Retirement System, employee deductions and employer contributions continue until the rolling hours stay below 1000 hours for several months.

Part-time employees, exceeding 1000 hours, are not eligible for benefits such as medical or dental insurance, vacation, sick leave, or holiday pay. They may voluntarily contribute to the 401(k) plan without an employer contribution. They are eligible only for federally mandated benefits, such as Social Security and Medicare.

A motion to approve update to the Personnel Policy (Article 1, Section 9): 1000 Hour Rule and Part-Time employees (Town Staff and Fire Department) was made by Commissioner Poole with a second by Commissioner Dixon. All Board Members were in favor. (5-0)

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

9. 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 Poole with a second by Commissioner Furr. All Board Members were in favor. (5-0)

10. 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, July 14, 2026 in the Regular Meeting.

Town Clerk Amy Schueneman

Mayor Tony Lapish

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

ECONOMIC DEVELOPMENT PUBLIC INVESTOR AGREEMENT

This Agreement made and entered into this 1st day of July, 2026 by and between the Town of Mt. Pleasant (hereafter called the “City”), a North Carolina Municipal Corporation, and Cabarrus Economic Development Inc., a North Carolina non-profit corporation (hereafter called the “EDC”).

WITNESSETH

THAT WHEREAS; the Town of Mt. Pleasant acknowledges that the EDC provides “core economic development services” to the City to secure quality economic growth in the private sector as provided in NC Gen. State §158-7.1 et seq.; and

WHEREAS; the EDC has requested financial support to establish a more extensive marketing and business recruitment program and that these funds be solely for the public good to further the public purpose of making appropriations for the purpose of aiding and encouraging the location of manufacturing enterprises, making industrial surveys and locating industrial and commercial plants in or near the City which, in the discretion of the City Council, will increase the population, taxable property, agricultural industries, and business prospects of the City; and

WHEREAS; the services, goods and programs offered by the EDC constitute a public purpose offered to benefit the citizens and residents of this community; and

WHEREAS; the City desires that funds be appropriated to the EDC so that it may provide the services, goods and programs stated below;

NOW THEREFORE; for and in consideration of the sum of \$2,000.00 to be paid by the City as described below, the EDC agrees to provide the services described in Section I below to the City:

I. DUTIES AND SERVICES PROVIDED BY THE EDC TO THE CITY - In the 2026-2027 City fiscal year the EDC will continue to function as the primary marketer and prospect-servicing agency for the City’s economic development program to assure continued economic growth and viability in the City.

A. CORE SERVICES. The EDC will implement its Mission Statement by focusing on the following goals, key result areas and strategies.

MISSION STATEMENT: The Cabarrus EDC makes a measurable impact on individuals and families through program partnerships for local start-ups, support of existing businesses and recruitment of new industry.

GOALS:

Creating Jobs: The EDC acts as an agent to increase the number of jobs, the diversity of employment opportunities (high-skilled, service, and support), in sustainable and recession-proof sectors and at or above the county's average wage.

Increasing the tax base: The EDC encourages increased capital investment.

Growing existing business and industry: The EDC is the lead resource in Cabarrus County helping targeted existing business and industry grow and expand.

Recruiting new business: The EDC targets specific companies, sectors, and industries for location in Cabarrus County.

KEY RESULT AREAS (KRA'S):

1. **Product Development/Site Identification.** The EDC should take the lead in identifying properties for development and facilitating the development of sites for economic development.

Strategies

- Determine what types of sites / buildings the county needs
- Create a library of existing buildings
- Create a library of shovel-ready sites
- Create a library of potential new sites
- Determine target industrial use for buildings and site
- Benchmark against other counties in Charlotte region and similar counties in state.
- Determine gaps in product
- Develop plan for filling gaps in product
- Determine how to Prioritize top 10 sites (geographic diversity, sizes, uses, etc.)
- Work with Partners (governments, Duke Energy, WSACC) to determine their role in site preparedness
- Determine ROI on creating more product
- Determine EDC's long-term Role in site & building development
- Find developers to build smaller projects
- Communicate product/site information to targeted businesses, industries, brokers.
- Determine year-end deliverables

2. **Business Retention and Expansion (BRE).** The EDC should take the lead in a business retention and expansion effort for targeted existing businesses.

Strategies

- Identify existing industries/companies and contacts
- R&D successful BRE programs (Statesville, Cleveland & Lincoln Counties)
- Develop a strategy for contacting and working with these companies
- Develop Communications and marketing initiative around BRE purpose and objectives (use partners)
- Develop continuous process for outreach
- Understand and address the needs of existing businesses
- Engage partner& utility partners in visits/outreach
- Facilitate solutions to needs, issues face by existing business
- Develop partnerships to address existing business needs as necessary
- Develop connections/network/partnerships among existing businesses
- Engage existing business and industry in EDC activities
- Determine resources needed (\$, staff, data)
- Maintain accessible and affordable entrepreneurship programming and training through the Cabarrus Center

3. **Recruitment.** The EDC should take the lead in recruitment of new targeted businesses and industries.

Strategies

- Conduct and in-depth study of potential target industries which will fit in Cabarrus County
- Develop target list of companies related to existing industries
- Maintain/Develop relationship with Economic Development Partnership of North Carolina
- Market targeted industries/strengths/product to EDPNC, site selectors, brokers, existing industry
- Enhance Website by leveraging site selector input to determine information/features/functions
- Build clusters of related companies
- Develop comprehensive travel strategy (Who, where, connected to targeted sectors)

B. **MARKETING AND RECRUITMENT SERVICES** - In addition to the services described in A above, the City will provide the EDC with supplemental revenues of \$2,000.00 for the term of this contract to promote the City as the best place for targeted industries to locate their businesses, which will include developing and implementing an aggressive marketing plan that provides for program analysis and measurement while also making business recruitment trips and other contacts to increase penetration into desired target industries by performing the following.

1. Develop and implement a marketing plan including targeted advertising and supported by the production of high-quality demographic, economic, and promotional material that could be used for digital advertising, direct mail, prospect visits, business recruitment trips, trade missions and follow-up contacts. Plans should include milestones to gauge program success and for fine-tuning the program.
2. Use targeted industry list to guide activities and expenditures.
3. Operate and maintain a comprehensive web site showcasing available properties in the City and county. Develop new strategy to drive potential prospects to EDC Web site through search engines, existing collateral and affiliate Web sites and to serve Web site visitors with targeted content for target businesses interested in the City and Cabarrus County.

C. Oversight of the CORE SERVICES and MARKETING and RECRUITMENT SERVICES

1. The annual budget and the business plan, including a marketing plan, are subject to review and approval by the EDC Board.
2. When deemed necessary to take advantage of marketing opportunities and/or other opportunities to advance the City and Cabarrus County as a location site for a specific project, the EDC may request an alteration in the business plan subject to approval by the EDC Board.

D. The EDC agrees to follow the funding guidelines listed below:

1. City funds shall be used by the EDC solely for the above stated purposes and will be accounted for so that use can be reported and audited per Governmental Accounting Standards Board.
2. By November 30, 2027, the EDC shall return any uncommitted funds to the City including any interest earned accompanied by a certified accounting of expenditures and revenues for the FY 2026.
3. The EDC will have an audit conducted annually by an independent accounting firm that will include specific information on how funds from participating entities, including the City, were used. A certified copy of the audit for the period of this Agreement will be presented to City by November 1, 2027..

E. The EDC agrees to perform the following “Other Duties and Conditions”

1. The EDC will provide an annual report to the City. This report will include an overview of actual expenditures during the period, an overview of the overall economic development climate in the City and Cabarrus County, descriptions of announced projects in the County by each jurisdiction, and specific measurements relating to the performance of the marketing plan. The Annual report will also include a Return on Investment (ROI) report.
2. All publications, materials, computer databases, site and building inventories or other information or materials produced as part of this program, excluding information of a confidential nature regarding real estate and business identities or reproduction of custom photography without prior consent of appropriate parties, may be used by the City for other purposes without additional compensation to the EDC. In addition, the EDC will furnish or cause to be furnished to the City any such reports, data, studies, plans, specifications, documents, computer files, and other information created or collected by the EDC deemed necessary by the City. The documents so provided will remain the property of the City. EDC agrees that the City will not assume any responsibility for a third party’s use of the documents that are produced.
3. The City Manager will be a member of the EDC Board of Directors during the term of this contract.

II. DUTIES AND SERVICES PROVIDED BY THE CITY TO THE EDC

- A. City will pay the EDC \$2,000.00 annually for these services as described above.
- B. The City Manager shall participate as a member of the EDC Board of Directors during the term of this contract consistent with EDC Bylaws.
- C. City shall provide public information necessary for the EDC to provide the services described in I above. The City shall not provide any confidential or proprietary information to the EDC without first obtaining such agreements and waivers from the EDC as the City, in its sole judgment and discretion, deems necessary and appropriate.

III. DEFINITIONS

QUALITY ECONOMIC GROWTH - Growth that improves the City’s tax base provides jobs at or above current Cabarrus County mean hourly wages for the specific industries, enhances the quality of life and does not adversely affect the environment.

IV. OTHER TERMS and CONDITIONS of this AGREEMENT

- A. Term of Agreement. The term of this Agreement shall be for the fiscal year beginning July 1, 2026 through June 30, 2027.
- B. Termination of Agreement. Either party may terminate this Agreement by giving the other party a sixty day (60 day) written notice of the termination of this Agreement. In the event of such terminations, the EDC shall provide the City with all pertinent information regarding the current status of all efforts in any stage of progress at that time.
- C. Notices. All notices and other communications required or permitted by this contract shall be in writing and shall be given either by personal delivery, fax, or certified United States mail, return receipt requested, addressed as follows.
 - 1. City:
 - a. Tony Lapish
Mayor
Town of Mt. Pleasant
PO Box 787
Mt. Pleasant, NC 28124
Fax 704-436-2921
 - b. Town Attorney
Town of Mt. Pleasant
PO Box 787
Mt. Pleasant, NC 28124
Fax 704-436-2921
 - 2. EDC:

President and CEO
Cabarrus Economic Development, Inc.
57 Union Street South
Concord, NC 28025
- D. Insurance and Liability. The EDC will maintain worker's compensation and employer's liability insurance for employees as required by law. EDC shall maintain insurance policies at all times with minimum limits as follows.
 - 1. Coverage and Minimum Limits
 - a. Workers' Compensation
 - i. \$100,000 each accident
 - ii. \$500,000 bodily injury by disease
 - iii. \$500,000 bodily injury by disease policy limit

- b. General Liability: \$500,000 per occurrence
 - c.
 - d. Umbrella: \$1,000,000 per occurrence
 - 2. EDC shall provide the City with a Certificate of Insurance for review prior to the issuance of any contract or Purchase Order. All Certificates of Insurance will require thirty days (30 days) written notice by the insurer or EDC's agent in the event of cancellation, reduction or other modifications of coverage. In addition to the notice requirement above, EDC shall provide the City with immediate written notice of cancellation, reduction, or other modification of coverage of insurance. Upon failure of the EDC to provide such notice, EDC assumes sole responsibility for all losses incurred by the City for which insurance would have provided coverage. The insurance certificate shall be for the initial contract period of one (1) year and shall be renewed by the EDC for each subsequent renewal period of the contract.
- E. Indemnification. The EDC shall, to the fullest extent permitted by law, indemnify, defend, and hold harmless the City from and against any and all claims, liabilities, losses, damages, costs, or expenses, including, without limitation, reasonable attorney's fees, awards, fines, or judgments arising out of, or relating to any or all of the following.
- 1. Inaccurate information or information known to the EDC relating to the Services provided to the City by the EDC and any and all actions, advice, decisions or judgments made or recommended to be made by the City in full or partial reliance thereon.
 - 2. Damages to persons, personal property, or the City caused by an act or omission of the EDC.
 - 3. All claims, suits, losses, injuries, death, and property liability, including without limitation, expenses in connection with any such claim or suit, including reasonable attorney's fees, occurring in the performance of the proposed services.
 - 4. All claims and liabilities resulting from the EDC's violation of federal, state, or local statute, regulation or ordinance.
 - 5. In the event that any good, service, or process sold and delivered or sold and performed hereunder shall be defective in any respect whatsoever, the EDC shall indemnify and save harmless the City from all loss or the payment of all sums of money by reason of all accidents, injuries, or damages to persons or property that shall happen or occur in connection with the use or sale of such good,

service, or process and are contributed to by said condition.

- F. Intellectual Property. If any claim based upon alleged infringement of rights in any patent, copyright, trademark, or trade name is asserted against the City by virtue of the purchase of any good, service, or process hereunder, the EDC shall indemnify and hold the City harmless from all claims, demands, and legal obligations against the City in preparation or in defense of such claims, or in settlement thereof.
- G. Strict Compliance. The City may at any time insist upon strict compliance with these terms and conditions notwithstanding any previous course of dealing or course of performance between the parties to the contrary.
- H. Bankruptcy. If any bankruptcy or insolvency proceedings are commenced against EDC and are not dismissed within thirty (30) days after service of such proceedings on EDC, or if EDC shall file a petition in bankruptcy or for reorganization or to effect a plan or other arrangement with creditors, or be adjudicated bankrupt or make an assignment for the benefit of creditors, or be dissolved or liquidated, or shall admit in writing its inability to pay its debts generally as they become due, or a receiver, trustee or liquidator of EDC or of all or substantially all of the property of EDC is appointed in any proceeding brought by EDC, or if such receiver, trustee, or liquidator is appointed in any proceeding against EDC. The City shall be notified immediately in writing in the manner described in Section IV. C above.
- I. Severability. In the event that any provision herein shall be deemed invalid or unenforceable, the other provisions hereof shall remain in full force and effect, and binding upon the parties hereto.
- J. Survival. All obligations arising prior to the termination of this agreement and all provisions of this Agreement allocating responsibility or liability between the City and the EDC shall survive the completion of the services and the termination of this Agreement.
- K. Governing Law. This Agreement shall be governed in all respects by the laws of the State of North Carolina. All suits at law or in equity for any breach of the Agreement or for default in payment shall be instituted and maintained in any court of competent jurisdiction in Mt. Pleasant, North Carolina.
- L. Assignment. No assignment of this Agreement or any of the rights, benefits and/or duties under this Agreement is permitted except by the written Agreement approved by both the City Council and the Board of Directors of the EDC.
- M. Agency, Third Party Beneficiary Relationships. This agreement creates a limited agency relationship between the City and the EDC only for: The purposes of a) This Agreement as stated above and b) Suggesting that the City Council make discrete allocations for the “specific economic

development activities” listed in NC Gen. Stat. §158-7.1(b). This Agreement does not create any agency relationship between the City and any entity or person other than the EDC. This Agreement is not intended to and does not create any intended or unintended third-party beneficiaries of this Agreement.

- N. Entire Agreement. This Agreement represents the entire understanding and agreement between the parties hereto relating to the services, except modifications and clarifications noted in the Attachment, and supersedes any and all prior agreements whether written or oral that may exist between the parties regarding it. This Agreement shall not be assigned by either the EDC or the City without the other’s permission.

No subsequent amendment or modification to this Agreement or any waiver of any provisions hereof shall be effective unless in writing and signed by both parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in their corporate names by their duly authorized officers, all as of the date first above written.

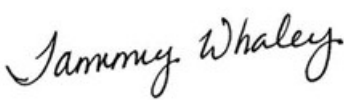
ATTEST:	Town of Mt. Pleasant NORTH CAROLINA
By: _____ Town Clerk	By: _____ Tony Lapish, Mayor

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Director
Town of Mt. Pleasant, North Carolina
Date: _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By: _____
Town Attorney

ATTEST: By: 	CABARRUS ECONOMIC DEVELOPMENT, INC. By: 
President and CEO	Chair of the Board



Town of Mount Pleasant FIRE DEPARTMENT

1415 North Main Street
Mt. Pleasant, NC 28124
704-436-6314

Mt Pleasant Fire Department Personnel Compensation and Leave Policy

Purpose

This policy establishes compensation, leave, overtime, and related personnel practices for full-time and part-time employees of the Mt. Pleasant Fire Department.

1. Work Schedule

Full-time personnel work a three-shift rotation consisting of 48 consecutive hours on duty followed by 96 hours off. Employees work four 48-hour shifts during each 24-day work period totaling 192 hours. Employees are paid every two weeks, but overtime is calculated over the 24-day work period.

2. Established FLSA Work Period

Pursuant to FLSA Section 7(k), the Department has established a 24-day work period. Overtime compensation is required for hours worked in excess of 182 hours during the work period.

3. Full-Time Employee Compensation

Full-time employees are compensated for all scheduled hours. Hours worked over 182 in a 24-day period are paid at one and one-half times the regular hourly rate. Under the normal schedule, employees typically earn 10 overtime hours unless leave is used.

4. Part-Time Employee Compensation

Part-time employees are compensated at their regular hourly rate for hours worked up to 182 hours during a 24-day period. Hours worked over 182 are compensated at one and one-half times the regular hourly rate.

5. Leave Usage

Vacation, sick, holiday, compensatory, and administrative leave are paid but are not considered hours actually worked for overtime purposes.

6. Leave Accrual

Full-time employees accrue 11.2 hours of vacation leave per month and 11.2 hours of sick leave per month. Part-time employees do not accrue leave but they are paid time and a half on the holidays. The full-time employees are front loaded their holiday hours at the beginning of each year at 11.2 hours per holiday (134.40 total) The 12 holidays are as follows for 2026: January 1, January 19, April 3, May 25, July 3, Sept 7, Nov 11, Nov 26, Nov 27, Dec 24, Dec 25, Dec 28



Town of Mount Pleasant ***FIRE DEPARTMENT***

1415 North Main Street
Mt. Pleasant, NC 28124
704-436-6314

7. Retirement and Deferred Compensation Benefits

Full-time employees participate in benefits provided by the Town. Part-time employees may voluntarily contribute to the North Carolina 401(k) Plan through payroll deduction; however, the Town does not provide matching or employer contributions for part time employees. Part time employees are enrolled into the NC Retirement System once reaching 1000 hours.

8. Off-Duty Emergency Response Compensation

Employees responding to incidents while off duty shall be compensated at their regular hourly rate. Compensation shall be for a minimum of one hour or the actual duration if longer. Employees are responsible for notifying the Officer in Charge and completing payroll documentation. Off-duty response hours count as hours worked for overtime purposes.

9. Additional Hours Worked

Hours resulting from callbacks, holdovers, training, special events, staffing shortages shall count as hours worked.

10. Shift Trades

Voluntary shift trades may be approved and shall not create overtime obligations unless otherwise required by law or approved by the Fire Chief.

11. Payroll Administration

Employees are paid every two weeks. Overtime calculations are based upon the 24-day work period and may span multiple paychecks. (The current 24-day period started on June 6th and goes to June 29th)

12. Administration

The Fire Chief or designee shall administer this policy. The Town reserves the right to amend this policy as necessary.

FLSA Statement

This policy is adopted pursuant to 29 U.S.C. §207(k), allowing a 24-day work period with overtime compensation required after 182 hours worked.

Approval

Town Manager _____

Fire Chief _____

Human Resources _____

TOWN OF MOUNT PLEASANT

Budget Amendment #18 Town Hall Parking Lot Repaving					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
11-3091-900	Appropriation of Fund Balance	\$ 261,305.00	\$ -	\$ 96,722.76	358,027.76
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
11-4031-720	Capital Outlay-Parking Lots	\$ 50,000.00	\$ 96,722.76	\$ -	146,722.76
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
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		\$ -	\$ -	\$ -	-
Totals		\$311,305.00	\$96,722.76	\$96,722.76	\$504,750.52
Budget Amendment #18 Town Hall Parking Lot Repaving					
Prepared by: Amy Schueneman Date: 6/9/2026 Approved by: <i>Tony Lapush</i>					
Posted by: Amy Schueneman Date: <i>6/9/2026</i>					

TOWN OF MOUNT PLEASANT

Budget Amendment #20 Powell Bill Allocation Shortfall					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
11-3035-920	Powell Bill Allocation	\$ 61,000.00	\$ 775.18	\$ -	60,224.82
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
11-4031-800	Powell Fund Expenditure	\$ 61,000.00	\$ -	\$ 775.18	60,224.82
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
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Totals		\$122,000.00	\$775.18	\$775.18	\$120,449.64
Budget Amendment #20 Powell Bill Allocation Shortfall					
Prepared by: Amy Schueneman Date: 6/30/2026 Approved by: <u>T.R. Holloway</u>					
Posted by: Amy Schueneman Date: <u>6/30/26</u>					

Revenue Adjustments

Expenditure Adjustments

Totals

\$321,529.82

\$57,267.76

\$57,267.76

\$436,065.34

Prepared by: Amy Schueneman Date: 6/30/2026 Approved by:

T.R. Holloway

Posted by: Amy Schueneman Date: 6/30/26



**Resolution Granting the Opening of a New Savings Account
with Authorized Signers, Opening of Capital Reserve in FMS, and Move
Funds to Capital Reserve from General Fund**

WHEREAS, the Town Board of Commissioners approved the FY26/27 Budget at the June 9, 2026 Town Board meeting; and

WHEREAS, a budget line item for “FD-Capital Reserve-Facilities” was established to help reserve funds for a future station, training facility and/or upgrades to current facilities.

BE IT RESOLVED, that the Town of Mount Pleasant Board of Commissioners hereby designates North Carolina Capital Management Trust to open a new account titled “**FD-Capital Reserve-Facilities**” under our Federal EIN #56-6001297, and that Town Manager- Terry R Holloway, Assistant Town Manager- Erin Burris, Finance Officer- Amy Schueneman, Human Resource Director-Crystal Smith, and Senior Customer Service- Jennifer Blake, and successors so titled, be authorized effective July 14, 2026 to execute the opening of the account, the ability to manage the account, and authorization to sign checks and/or move funds among all accounts for the Town of Mount Pleasant.

In addition, the Finance Officer, Amy Schueneman, and successors so titled, will have permission to open the account with the same name in FMS software, as well as have the Boards permission to move the money from the General Fund Checking account to open the new account and to use funds for a future station, training facility and/or upgrades to current facilities. When the funds are depleted in the account, the Finance Officer will have the authority to close the account at the bank

BE IT FURTHER RESOLVED that such evidence of debt, checks, and drafts will be signed or authorized by any two of said officials.

This the 14th day of July, 2026.

Mayor Tony Lapish

SEAL

Attest:

Amy Schueneman, Town Clerk

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtpleasantnc.gov



**Resolution to Change the Name of a Bank Account from
FD-Radios Capital Reserve to FD-Capital Reserve Radios &
Capital Equipment**

BE IT RESOLVED, that the Town of Mount Pleasant Board of Commissioners hereby designates First Bank to rename the FD-Radios Capital Reserve account #141006145 to FD-Capital Reserve Radios & Capital Equipment. The account will remain under our Federal EIN #56-6001297, and Town Manager-Terry R Holloway, Assistant Town Manager- Erin Burris, Finance Officer- Amy Schueneman, Human Resource Director-Crystal Smith, and Senior Customer Service-Jennifer Blake, and successors so titled, be authorized effective July 14, 2026 to execute the name change of the account, the ability to manage the account, and authorization to move funds among all accounts for the Town of Mount Pleasant.

In addition, the Finance Officer, Amy Schueneman, and successors so titled, will have permission to rename the bank account with the same name in FMS software. When the account is no longer needed, the Finance Officer will have the authority to close the account at the bank.

BE IT FURTHER RESOLVED, that such evidence of debt, checks, and drafts will be signed or authorized by any two of said officials.

This the 14th day of July, 2026.

Mayor Tony Lapis

Attest:

Amy Schueneman, Town Clerk

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtpleasantnc.gov

MEMORANDUM

To: Mayor and Town Board

From: Randy Holloway, Town Manager

Date: July 1, 2026

RE: Manager's report for June 2026

Please find listed below an update / overview for the month of June 2026

- Continued working with Staff, Graver Engineering and NCDEQ to keep the PAC project plans moving forward. We anticipate the well being approved by the week of July 13th. We plan to start running the well water into the lagoon to help with water quality. We are still working with NCDEQ to get the PAC system permitted.
- Working with Public Works crew and water plant operators to maintain the water level at the water intake site on Dutch Buffalo Creek. We have opened one of the valves at the reservoir twice in the past couple of weeks to keep the creek full.
- Continued working with Staff and the water plant operators to try and prevent taste and odor issues.
- Continued working with Staff, LKC, and State Utility to review and approve items for change orders for the water line and to keep the projects moving forward. Worked with Staff, LKC and State Utility to work out the details of adding a new 12" water line from the water treatment plant to the North Drive water tank to increase the reliability of the water distribution system and getting this project approved by NCDEQ. There are sufficient funds remaining from the overall project to pay for this additional project. This project has been approved by NCDEQ and should start soon. We are waiting for DOT to approve an encroachment agreement for the Highway 49 portion of the project. State Utility plans to start at the intersection of North Drive and Jackson Street and work towards Highway 49.
- Continued worked with Staff to keep the State funded sidewalk project and the North Washington Drive projects moving forward.
- Continued working with Staff to keep the proposed Town parking lot behind Buddy's restaurant moving forward.
- Continued working with Staff on the FY26/27 budget process getting started on July 1.
- Attended the monthly WSACC meeting.
- LKC Engineering will be continuing to work on engineering for the replacement of the 2-inch waterline on a portion of S. Skyland and Allman Circle with a new 6-inch waterline.
- Helped coordinate and participated in the Independence Day events.



To: Mayor & Town Board of Commissioners
From: Erin Burris, AICP, Assistant Town Manager & Planning Director
Date: July 14, 2026
Re: Monthly Update for Planning, Economic Development, & Infrastructure Projects

Active Planning & Zoning Cases

SITE 2023-01 PROPEL CHURCH

Description: Site plan for religious institution

Location: 7801 NC Highway 73 E

Cabarrus County Parcel Number(s): 5660-96-0201

Zoning: OI Office & Institutional

Area: approx. 6.8 acres

Estimated Sewer Capacity Usage: 1,520gpd (5gal per seat)

Current Status: Final review comments provided. Waiting on NCDOT Driveway Permit, Copy of NCDEQ approval and final submittal.

SUB 2024-01 ADAMS CREEK SUBDIVISION

Description: Major subdivision construction plans for 60-lot single-family residential subdivision. Property annexed and zoned in 2020 and rezoned with Preliminary Plat approval in 2024.

Location: 929, 941, and 827 Walker Road

Cabarrus PIN: 5650-95-6345, 5660-05-0225, & 5650-95-8958

Current Zoning: CZ RM Conditional Zoning Residential Medium Density

Area: approx.. 30 acres

Proposed Density: 2.0 dwelling units per acre

Estimated Sewer Capacity Usage: 13,500gpd (Town Board approval needed for allocation)

Current Status: Construction plan submittal received. Distributed to Technical Review Committee for review. Development agreement being prepared.

SUB 2026-01 PLEASANT SPRINGS SUBDIVISION (& REZ 2026-03)

Description: Proposed major subdivision preliminary plat for 89 lot single-family residential subdivision. Property was initially annexed into the Town limits in 2019 and zoned RH and C-2. Applicant proposes rezoning 7.3 acres of C-2 zoning to RH zoning.

Location: 5122 & 5130 NC Highway 49 N (near intersection of Hwy. 49 and Cold Springs Rd.)

Cabarrus PIN: 5559-69-1561

Current Zoning: RH Residential High Density (approx. 31.5 acres) & C-2 General Commercial (approx. 7.3 acres)

Proposed Zoning: Request to rezone 7.34 acres of C-2 to RH. All other zoning to remain the same

Area: 38.8 acres

Proposed Density: 2.3 dwelling units per acre

Estimated Sewer Capacity Usage: 20,025 gpd (Town Board approval required for allocation)

Current Status: On June 22, Planning & Zoning Board voted to approve rezoning of front portion of property to match the rest of the property. Planning & Zoning Board conducted administrative review and approved the preliminary plat finding all requirements of the MPDO had been met. Sewer capacity allocation scheduled for July 14 Town Board of Commissioners meeting.

SUB 2025-01 N. MAIN STREET INFILL SUBDIVISION (revised)

Description: Preliminary plat for proposed 17-lot infill subdivision on N. Main Street.

Location: 816 N. Main Street

Cabarrus PINs: 5670-16-6055 & 5670-15-7981

Current Zoning: RM Residential Medium Density

Area: 7.90 acres

Proposed Density: 2.15 dwelling units per acre

Estimated Sewer Capacity Usage: 3,825 gpd

Current Status: On June 22, Planning & Zoning Board conducted administrative review and approved the preliminary plat finding all requirements of the MPDO had been met.

SITE 2025-01 HARRIS MUSTANG SUPPLY

Description: Request construct a 12,000 square foot building with office, retail, and warehouse space

Location: 6705 NC Highway 49 N

Cabarrus PIN: 5660-34-5579

Zoning: CZ I-1 Light Industrial

Area: 4.93 acres

Estimated Sewer Capacity Usage: 0 gpd (project to utilize well and septic)

Current Status: Construction underway.

SITE 2024-01 UWHARRIE BANK

Description: Construction of new approximately 6,000sf bank building

Location: 8320 W. Franklin St.

Cabarrus County Parcel Number(s): 5670-13-6357

Current Zoning: CC Center City

Area: 3.707 acres (approximately 1 acre portion of site to be used)

Estimated Sewer Capacity Usage: existing tap for previous building

Current Status: Construction complete. Temporary Certificate of Compliance Issued. Row of landscaping across road frontage to be installed by October 31 (due to heat). Bank scheduled to open last week of July.

SUB 2020-03 BRIGHTON PARK

Description: 178-lot single-family subdivision with community clubhouse and pool. Plans for development of this property were originally initiated in 2008.

Applicant: Niblock Homes

Location: Southwest corner of NC Highway 73 and NC Highway 49

Cabarrus County Parcel Number: 5660-56-4096, 6785, 8647, & 9681

Zoning: RM Residential Medium Density

Area: 86.77 acres

Density: 2.05 dwelling units per acre

Estimated Sewer Capacity Usage: 28,560gpd for first three phases and 14,160gpd for last two phases (42,720gpd total, allocated in development agreement 6/17/2022)

Current Status: Phase 1 Final Plat (57 lots) recorded. Bonded improvements are being completed. Zoning Permits being issued (18 issued to date, 39 remaining in Phase 1). Recreation Amenity Center/Pool site plan submitted and under review. Phase 2 construction plans being prepared.

SUB 2017-01 GREEN ACRES

Description: 37-lot single-family subdivision. Plans for development of this property were originally initiated in 2008.

Location: NC Highway 73 at Green Acres Circle

Cabarrus County Parcel Number(s): 5651-70-6355

Zoning: RM CZ Conditional Residential Medium Density

Area: 14.92 acres

Density: 2.28 dwelling units per acre

Estimated Sewer Capacity Usage: 8,880gpd (allocated in development agreement 7/12/2022)

Current Status: Inspection report issued on July 6. Waiting on corrections and final layer of asphalt. Conveyance of lots south of Hwy. 73 needed to close out development agreement.

Code of Ordinances

During 2026, codification and updates to Part 4 Public Works, Part 6 Licensing and Regulation, and Part 9 Minimum Housing are scheduled for completion.

WSACC Sewer Treatment Capacity Allocation

The WSACC Wastewater Capacity Distribution #14 added 9,574 gpd to Mount Pleasant's allocation (for a total of 133,438gpd since November 20, 2023). The Town's updated sewer allocation spreadsheet shows 36,860 gpd of non-strategic reserve allocated, 45,450gpd of pending non-strategic reserve, and 13,308gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion. Allocation expires after two years, if developments have not moved forward with construction plans. WSACC flow acceptance expires after two years following construction plan approval.

Permits

June permits attached end of report.

Infrastructure Projects

Information on all infrastructure projects is provided on the Town's project website at <https://mpncfuture.com/>. Below is a summary of project descriptions, overall schedule, funding sources, and status from the website:

WATER DISTRIBUTION IMPROVEMENTS (12-INCH WATER MAINS) – NEARING COMPLETION

- **Project Description:** This project will replace old 6-inch water lines (most installed in 1937) with new 12-inch water mains along Main Street (North Drive to Lee Street), Franklin Street (Skyland Drive to Blueberry Street), Cook Street (Main Street to N. Washington Street), and Highway 49 (Main Street to Highway 73 interchange). This is a total of approximately 4 miles of waterline. This project will improve both water quality and fire flow throughout the Town. Click [here](#) to view the proposed improvements map.
- **Schedule:** This project began February 10, 2025 with substantial completion scheduled by the end of 2025. Contracted completion date is May 6, 2026.
- **Funding Source:** \$9,988,029 State Budget allocation from federal ARPA funds
- **Status:** Nearing completion-Approximately 99% complete (based on original contract). Two new segments added to project due to available funds. Latest update can be viewed at: <https://mpncfuture.com/Dev/ID/1059/Waterline-Project-Monthly-Update--June-25-2026>

LOWER ADAMS CREEK SEWER OUTFALL (& HILLISIDE DRIVE SEWER LINE, RIDGE AVENUE MANHOLES) – NEARING COMPLETION

- **Project Description:** This project was originally planned to be completed by the Water and Sewer Authority of Cabarrus County (WSACC) in 2009. The project never came to fruition, so the Town is picking

up the project where it left off. This project will retire the Summer Street and Pasture pump stations. Click [here](#) to view the proposed Lower Adams Creek Sewer Outfall map. Click [here](#) to see a composite map of all proposed sewer improvements.

- **Schedule:** Original project scope completed. Hillside portion of project expected to begin in July 2026 and be completed in September.
- **Funding Source:** \$5,822,971 State Budget allocation from federal ARPA funds
- **Status:** Original project scope complete. Replacing 215ft of 6" sewer line with 8" sewer line and 3 manholes on Hillside Drive has been added to the project due to available funds. Latest update can be viewed at: <https://mpncfuture.com/Dev/ID/1058/Sewer-Line-and-Manhole-work-on-Hillside-Drive-Ridge-Avenue-and-New-Street--Update-June-25-2026>

WATER INTAKE & TREATMENT IMPROVEMENTS – NEARING COMPLETION

- **Project Description:** The Town worked with the North Carolina Department of Environmental Quality (NCDEQ) and three different consulting engineers to determine the necessary water intake and treatment upgrades and changes to improve drinking water quality and bring disinfection byproduct levels into compliance. All internal components and filter media the Water Treatment Plant are being replaced, a new Powder Activated Carbon (PAC) system is being installed, and the ground storage tank will be cleaned and coated and have new pipes and pumps installed. The Town plans to utilize a well to feed the PAC system and supplement the water from Dutch Buffalo Creek.
- **Schedule:** Recommendations from engineering firms were provided in February 2025. The implementation and installation of improvements began March 2025. The water treatment plant will be shut down to complete water treatment plant, PAC, and ground storage improvements August through December of 2025. Water will be purchased from the City of Concord during this time.
- **Funding Source:** Approximately \$1,600,000 total cost utilizing \$1,000,000 State Budget allocation (redirected by technical correction in state budget from S. Skyland Drive/Allman Road extension water lines). Approximately \$600,000 to be used from Water/Sewer fund balance. Additional funding is being pursued to complete needed improvements.
- **Status:** Nearing Completion-Approximately 99% complete. Water Treatment Plant, ground storage, and clear well upgrades and testing have been completed. Water Treatment Plant started producing water the week of March 4. Powder Activated Carbon (PAC) system building has been constructed and system has been set up. NCDEQ has approved well location. Well has been installed and tested. Waiting on final NCDEQ approval of engineering for PAC integration. PAC system should be active by July.

N. WASHINGTON STREET SIDEWALK – ENGINEERING COMPLETE

- **Project Description:** The Town adopted an NCDOT-funded Pedestrian Project Acceleration Plan in 2020 and has been pursuing funding to complete priority sidewalk segments since that time. The first sidewalk project will complete 900 feet of sidewalk, curb & gutter on the southern end of N. Washington St. between Park Drive and E. Franklin Street. This also includes a new stormwater culvert and slightly wider travel lanes. Phase 2 on S. Washington Street is not included in this project. [N. Washington Street cut-sheet excerpt from Project Acceleration Plan](#)
- **Schedule:** Engineering is complete. Final approvals are underway. Right-of-way acquisition is underway. The project is expected to go to bid in spring of 2026 with construction to begin mid-year.
- **Funding Source:** In the state's 2023 budget, \$2.7 million was directed to the Town of Mount Pleasant to complete priority sidewalk segments.
- **Status:** Volkert Engineering has completed engineering plans. Right-of-way acquisition underway. Waiting on NCDEQ erosion control approval and NCDOT encroachment approval. Should go to bid by end of summer 2026.

FRANKLIN STREET SIDEWALKS - IN PRELIMINARY ENGINEERING

- **Project Description:** The Town adopted an NCDOT-funded Pedestrian Project Acceleration Plan in 2020 and has been pursuing funding to complete priority sidewalk segments since that time. There were three segments identified on Franklin Street: Duchess Drive to Halifax Street, Halifax Street to Main Street, and Main Street to Blueberry Street. The Town worked with NCDOT to design a project for one or more of these segments to stay within available funds. Click here for excerpts from the Project Acceleration Plan. Each segment was evaluated for feasibility with available funds.

[Franklin Street \(Duchess Drive to Halifax Street\) cut-sheet from Project Acceleration Plan](#)

[Franklin Street \(Halifax Street to Main Street\) cut-sheet from Project Acceleration Plan](#)

[Franklin Street \(Main Street to Blueberry Street\) cut-sheet from Project Acceleration Plan](#)

After getting cost estimates from NCDOT, it was determined that only the E. Franklin Street section of sidewalk, curb & gutter between Main Street and Blueberry Street could be completed with available funding. This segment was chosen because it will also be able to correct several stormwater issues along the corridor.

- **Schedule:** NCDOT provided a timeline that shows completion of E. Franklin Street sidewalk during 2029. There is currently no funding source identified for completion of sidewalk on W. Franklin Street.
- **Funding Source:** Estimated project cost-\$3.2 million. Funding from remainder of \$2.7 million state directed grant (after completion of N. Washington Street) as min. 20% match with federal CMAQ/CRP grant funding. A grant deadline extension has been approved by the state. Grant matching funds will be remitted to NCDOT prior to June 30, 2027.
- **Status:** Project approved by State Board of Transportation. Contract approved in May 2026. Engineering matching funds sent to NCDOT. In discussions with NCDOT to replace sections of existing sidewalk for ADA compliance.

DOWNTOWN SOUTHWEST QUADRANT PARKING AND STORMWATER IMPROVEMENTS – ENGINEERING NEARING COMPLETION

- **Project Description:** The Town's Comprehensive Plan, adopted in 2017 and updated in 2025 includes a strategy to improve downtown parking. McAdams Engineering prepared a conceptual parking plan for the southwest quadrant of downtown which will provide approximately 160 parking spaces when complete. [Downtown Southwest Quadrant Parking Conceptual Plan](#). The plan will also implement half of the recommendations from the Downtown Stormwater Study.
- **Schedule:** Project engineering is scheduled to begin in November 2025 with estimated completion of Phase 1 parking by the end of 2026. Completion of other phases depends on cost estimates.
- **Funding Source:** Estimated project cost is \$1,700,000 (in three phases). Funding of Phase 1 will come from the Town General Fund. The Town is currently seeking funding for Phase 2 and Phase 3.
- **Status:** Engineering is nearing completion. Project expected to go to bid by end of 2026.

DOWNTOWN STORMWATER MITIGATION & UTILITY DUCT BANK - IN ENGINEERING / GRANT APPLICATION

- **Project Description:** Since Hurricane Florence in 2018, the Town has been working with NCDOT, Duke Energy, Windstream, Spectrum and contract engineers to implement necessary improvements to the Downtown stormwater system and place overhead utilities into underground duct bank. In 2020, the Town received a federal grant to study the stormwater issues in downtown and to update the Mount Pleasant National Register Historic District documentation in an effort to protect historic buildings. Following the completion of the study, it was determined that stormwater inlets and conveyances in downtown were undersized. The utility duct bank installation was an identified strategy in both the 2017 Comprehensive Plan and the update of the plan adopted in 2025 in order to achieve the goal to "cultivate a vibrant and attractive downtown atmosphere that residents and visitors enjoy while enhancing community character through the preservation of historic resources." The project involves the installation of properly sized inlets

and conveyances along N. Main Street, W. Franklin Street, beside and behind the Old Barringer Motors building, and under Barringer Drive as well as the installation of underground utility duct bank within one block each direction of the Square (intersection of Highway 73 and Main Street).

[Downtown Stormwater Study Existing Conditions](#) [Utility Duct Bank Schematic Comprehensive Plan Illustration](#)

- **Schedule:** The project had originally been scheduled to run concurrently with the waterline project. However, the FEMA Building Resilient Infrastructure in Communities (BRIC) grant program, which the project had been selected for, was cancelled in April of 2025 by the current federal administration. Click [here](#) to view article about cancellation. The Town is now attempting to apply for a FEMA Hazard Mitigation Fund Grant through the NC Department of Public Safety while the state of North Carolina is pursuing the reinstatement of the BRIC grant through the courts. This pushes the original timeline back approximately four years, with an estimated completion date of 2029, if the Town is able to secure funding. The Town will attempt to work with NCDOT to complete the portion of the project that is located within the state right-of-way concurrently with the E. Franklin Street sidewalk project. The Town will attempt to complete the portions not within the state right-of-way concurrently with the downtown southwest quadrant parking lot project in 2026.
- **Funding Source:** Total cost estimate - \$5.44 million. Town is pursuing Hazard Mitigation Fund Program (HMFP) grant. 2022 FEMA BRIC grant cancelled (however State Attorney General's office recently won lawsuit in federal court to reinstate funding-waiting on how this might affect project).
- **Status:** Staff submitted the Hazard Mitigation Grant application packet to the North Carolina Department of Public Safety for initial review on December 15, 2025. Department of Public Safety sent a request for information. Staff submitted additional information in mid-February 2026 and is waiting to hear back.

Zoning Permits for June 2026

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2026-36	6/4/2026	5660-75-2860	878	Duchess Drive	ETJ	Upfit, Sign	Fifth-Third ATM Upfit	DPH Architecture	
Z-2026-37	6/5/2006	5670-23-2181	8416	E. Franklin St.	Town	Temp. Use	Const. Office & Gravel Parking	LCJ Construction	
Z-2026-38	6/5/2026	5670-24-4242	1325	N. Main St.	Town	Home Occ.	Thin Line Communications	Scott O'Loughlin	
Z-2026-39	6/16/2026	5660-46-5704	6816	Glen Abbey Lane	Town	New	Single-family home	Niblock Homes	Brighton Park
Z-2026-40	6/29/2026	5579-48-1918	2260	Bilverlor Ct.	Town	Accessory	Storage Building	Shaun Rottgen	
Z-2026-41	6/29/2026	5660-95-7709	867	N. Skyland Dr.	Town	Accessory	Storage Building	Mark Allen	

6 Zoning Permits

TOWN OF MOUNT PLEASANT
COMPARISON BUDGET VS ACTUAL -June 2026

	CURRENT BUDGET	YTD ACTUAL	DIFFERENCE	
GENERAL GOVERNMENT				
Town Hall	114,973.00	93,929.35	21,043.65	82%
Governing Body	40,068.00	35,478.22	4,589.78	89%
Admin	338,259.00	283,956.60	54,302.40	84%
Planning & Zoning	122,556.00	111,989.49	10,566.51	91%
	<u>615,856.00</u>	<u>525,353.66</u>	<u>90,502.34</u>	<u>85%</u>
PUBLIC SAFETY				
Law Enforcement	247,339.00	246,055.68	1,283.32	99%
Fire Department	1,258,662.00	1,108,825.41	149,836.59	88%
	<u>1,506,001.00</u>	<u>1,354,881.09</u>	<u>151,119.91</u>	<u>90%</u>
PUBLIC WORKS				
Operations Center	61,840.00	54,612.14	7,227.86	88%
Streets	297,529.00	246,652.57	50,876.43	83%
Sanitation	178,586.00	158,791.83	19,794.17	89%
Buildings & Grounds	95,475.00	92,244.08	3,230.92	97%
	<u>633,430.00</u>	<u>552,300.62</u>	<u>81,129.38</u>	<u>87%</u>
CULTURE/REC	<u>103,451.00</u>	<u>93,261.56</u>	<u>10,189.44</u>	<u>90%</u>
DEBT SERVICE				
Debt Service Principal	229,020.00	229,039.84	(19.84)	100%
Debt Service Interest	113,295.00	113,198.44	96.56	100%
	<u>342,315.00</u>	<u>342,238.28</u>	<u>76.72</u>	<u>100%</u>
TOTAL	3,201,053.00	1,567,766.26	333,017.79	
WATER/SEWER				
Admin	947,247.00	605,751.06	341,495.94	64%
Operations Center	24,140.00	\$ 22,305.18	1,834.82	92%
Water	242,830.00	202,536.67	40,293.33	83%
Sewer	456,279.00	459,388.10	(3,109.10)	101%
Water Treatment Plant	452,466.00	405,632.74	46,833.26	90%
	<u>2,122,962.00</u>	<u>1,695,613.75</u>	<u>427,348.25</u>	<u>80%</u>
DEBT SERVICE				
Debt Service Principal	109,686.00	109,685.63	0.37	100%
Debt Service Interest	138,739.00	138,637.38	101.62	100%
	<u>248,425.00</u>	<u>248,323.01</u>	<u>101.99</u>	<u>100%</u>
TOTAL	2,371,387.00	2,192,259.77	179,127.23	
COMBINED	5,572,440.00	3,760,026.03	1,812,413.97	

Financial Report as of June 30, 2026

	Bank Acct Name	Balance
<u>General Fund Accts</u>	General Checking	\$97,221.05
	General Fund MM at First Bank	\$246,766.40
	General Fund MM (NCCMT)	\$1,321,381.20
	General Fund 42% MM at First Bank	\$3,356.56
	General Fund 42% MM (NCCMT)	\$1,388,349.59
	Façade Grant	\$26,135.77
	Park Development (Uwharrie)	\$1,227.93
	Payroll Checking	\$94,600.15
	Powell Bill	\$43,480.27
	Retiree Insurance	\$2,580.94
	Retiree Insurance (NCCMT)	\$26,484.06
Water/Sewer accts	WS Checking	\$114,677.78
	WS Money Market	\$63,327.58
	WS Money Market (NCCMT)	\$76,235.08
	Debt Setoff (NCCMT)	\$1,150.67
	Dredging Fund (Uwharrie)	\$304.56
	USDA- Debt Service Reserve Fund (DSRF)	\$3,000.11
	USDA- (DSRF)Payment Reserve (NCCMT)	\$277,230.30
	USDA- (SLARF) Short Lived Asset Rep (NCCMT)	\$129,616.51
Capital Reserve Accts	Infrastructure & Streets	\$130,982.54
	Police Vehicles	\$24,166.57
Capital Projects	CMAQ Capital Project	\$127,644.11
	State Funded-Sewer Project	198076.11
	State Funded Water Projects	\$45,863.94
	State Grant-WTP Grant	\$3,040.59
	State Grant- \$100,000 capital/equipment	\$99,168.87
	State Grant- \$2.7M for Sidewalks	\$28,840.22
	State Grant- \$2.7M for Sidewalks(NCCMT)	\$2,585,693.96
	Downtown Storm Drainage Improvement	\$2,500.43
	Parking Lot- S Main Cap Proj	\$3,000.06
Fire Dept.	Fire & Rescue Relief Fund	\$2,865.60
	Fire & Rescue Relief Fund (NCCMT)	\$52,675.79
	FD-Radio Capital Reserves	\$36,570.53
	FD Capital Reserve -Vehicles	\$38,872.90
TOTAL		\$7,297,088.73

FY2024-2025		General Fund			
		MONTH	YEAR		
	APPROVED	TO DATE	TO DATE	REMAINING	PERCENT
	FY2025-2026	(Encumbered)			
Revenues	\$3,327,693.00		\$3,220,400.90	\$107,292.10	97%
Expenditures	\$3,327,693.00	\$8,689.14	\$3,065,899.39	\$261,793.61	92%
		Water Sewer Fund			
	APPROVED	MONTH	YEAR		
	FY2025-2026	TO DATE	TO DATE	REMAINING	PERCENT
		(Encumbered)			
Revenues	\$2,371,388.00		\$2,139,620.10	\$231,767.90	90%
Expenditures	\$2,371,388.00	\$21,972.39	\$2,653,035.23	-\$281,647.23	113%



Date: July 1, 2026
To: Mayor and town Board of Commissioners
From: Crystal Smith, Human Resource Director/Event Coordinator

Listed below are activities for the month of June 2026

General Business:

- Attended May Town Board meeting
- Continued working with Town Manager, Assistant Manager, and Finance Officer on FY2026-2027 budget

Customer Service Area:

- Fourteen (14) customers were disconnected for non-payment (\$560 reconnect fees)
- Five-hundred-seventy-one (571) customers were drafted (\$58,182.73)
- One hundred twelve (119) customers received late fees (\$1,190)
- Generated 1352 bills (which includes 644 ebills) totaling \$130,226.75
- Bill reminder notification to customers on Constant Contact: 343 customers received either email/text notification
- Update on installation of meters at Brighton Park and Green Acres Subdivisions:
 - Brighton Park – 14 homes have sold (out of 178 homes being built).
 - Green Acres – 37 out of 37 built and sold!
- 120Water Update: We received an email from 120Water stating they will be setting up a meeting on the Replacement Plan Project. They estimate the work, at no cost, will begin mid-late 3rd Qtr 2026. We will give an update on this project following the meeting.

Human Resources Area:

- Participated in a Zoom monthly State Health Plan webinar
- Had multiple conversations with representative from NC Retirement System on 1000 hour rule
- NCLM ADA Website Compliance: The US Department of Justice filed an interim rule extending the ADA web accessibility compliance deadline for municipalities serving fewer than 50,000 residents to April 26, 2028. Staff will begin working with Granite Sky on our websites in mid-July.

Events Area:

- Continued planning for upcoming Independence Celebration
 - **We had 93 units in the parade**
- Preliminary work for Fall Festival
- **Independence Parade & Celebration – Saturday, June 27, 2026**
 - Parade @ 5pm
 - DJ starts at 6pm @ Town Hall Park following the Parade
 - Featured Band this year: The Tonez
 - Fireworks @ 10pm
- **Fall Festival – Saturday, October 3, 2026, 10am-3:30 pm**
- **Christmas Parade/Tree Lighting – Saturday, December 5**
 - Parade @ 3:30pm
 - Tree Lighting @ 5:30pm

CODE ENFORCEMENT

Monthly report

The following case load was managed by Code Enforcement for the month of:

June 2026

Case Status

New Cases	18
Cases Cleared	12

New Cases

Case #	Location	Reference	Status
026-073-GCI	101 Pine Street	GCI	C
026-074-C	101 Pine Street	Waste truck garbage spill	C
026-075-GCI	1380 Ridge Avenue	GCI	C
026-076-C	1075 Circle Drive	Minimum housing	O
026-077-C	8524 W. Franklin Street	Grass	O
026-078-C	425 MP Road, North	Sign	O
026-079-C	944 S. Skyland Drive	Parking	O
026-080-C	501 South Halifax	Grass	C
026-081-GCI	7055 Empire Drive	GCI	C
026-082-C	Lee at S. Washington	Metal stake in ROW	C
026-083-C	8432 E. Franklin St	Grass	O
026-084-C	9030 Reid Street	Grass	O
026-085-C	400 N. Halifax	Light blinding traffic	O
026-086-C	8096 Eagle Street	Structure in ROW	O
026-087-C	8791 E. Franklin Street	Minimum housing	O
026-088-C	Hwy 49 @ N. Main	Vendor w/o permit	C
026-089-GCI	Hillside Drive	GCI	C
026-090-C	Green Acres Subdivision	Final inspection	C

Route Card Summary

Action	Number
Code Enforcement	23
Emergency Management	3
Golf Cart Inspection	4
Grants	0
Investigation	0
Meeting	1
Other	9
Recheck	25

Sign Sweep	0
Training	0
Hazardous Condition	0
TOTAL	65

Route Card

Day	Activity	Code	Notes
01	026-055-C 8416 East Franklin Street	R	Rechecked property for violation of mowing prior to starting fines. Town had mowed the grass.
01	026-061-C 8416 East Franklin	R	A permit for the accessory building still had not been issued.
01	026-073-GCI 101 Pine Street	GCI	Golf cart inspection CLOSED
01	026-074-C 101 Pine Street	C	While inspecting the golf cart owner ask me to check an area in front of their residence. Waste Pro had spilled a large amount of garbage on the roadway and left it. Town Hall contacted them for cleaning.
01	026-075-GCI 1380 Ridge Avenue	GCI	Golf cart inspection CLOSED
02	Information request	O	Spoke with a Mr. Smith about his ATV. He was requesting an inspection. Advised him that ATV's are considered LSV and outside of our golf cart program.
02	Information	O	Sent an email to staff regarding mowing in the right-of-way being the responsibility of the property owner.
02	Parade meeting	M	Meeting to discuss the Independence Day Parade.
02	026-079-C 944 South Skyland Drive.	C	Checked complaint of a dumpster and vehicles in front of the construction. Several vehicles are parked immediately adjacent to NC 73 and the garbage truck must block traffic to dump the trash. Requested dumpster to be moved to the rear of the property via the driveway and all contractor parking to be at the rear. The owner was requested to install construction fencing to prevent future occurrence.
02	026-076-C 1075 Circle Drive (ETJ)	C	Complaint regarding the condition of the property. Visited the site and found the yard overgrown and plant growth on the house. The roof has

Day	Activity	Code	Notes
			several areas with tarps. The Town already has a lien on the property for non-payment. Called complainant back.
08	026-052-C 7909 W. Franklin Street	R	The accessory building still has not been moved. Owner received a permit to move the building on 10/20/2025 and has yet to comply. Issued a Civil Penalty.
08	026-064-C 1190 Summer Street	R	Posted the property and sent a NOV due to non-compliance for mowing.
08	026-061-C 8416 East Franklin Street	R	Owner received a permit for the accessory building. CLOSED
08	026-081-GCI 7055 Empire Drive	GCI	Golf Cart Inspection CLOSED
08	026-074-C 101 Pine Street	R	Spill has been cleaned up. CLOSED
08	026-062-C 8524 W. Franklin Street	R	Vehicle still on-site. NOV issued.
08	026-070-C 1301 S. College Street	R	Grass has been mowed – CLOSED
09	026-076-C 1075 Circle Drive	C	Spoke with the property maintenance company (Safeguard Properties). They had been taken off the property maintenance for the property in April 2026 by the mortgage company (ISN Corporation). LOI issued.
09	026-077-C 8524 W. Franklin Street	C	Grass
15	Updated case files	O	Update case files
15	425 Mount Pleasant Road North	C	Requested to check installation of a lighted sign.
15	026-064-C 1190 Summer Street	R	Attempted to contact the owner without success. Left a message on one of the phone numbers regarding the status of the property and for them to contact the town.
15	026-076-C 1075 Circle Drive	R	Mailed a copy of the LOI to the property security company.
15	026-064-C 1190 Summer Street	R	Grass is still not mowed and the posting has been removed from the front door.
15	026-078-C 425 Mount Pleasant Road, N	C	Issued an LOI for unpermitted lighted sign.
15	026-080-C 501 S. Halifax	C	High grass – LOI.

Day	Activity	Code	Notes
15	026-079-C 944 S. Skyland	R	Construction fencing has been installed to prevent parking.
15	Information	O	Spoke with resident of Oldenburg regarding golf cart inspections.
16	Filing	O	Updated status log on "X" drive.
16	Missed trash	C	Received several complaints and forwarded to front office for work order.
16	026-082-C 1590 South Washington St	C	Complaint of a short metal post in the ROW. Determined it to be from the removal of a speed limit sign that had been damaged. Requested WO for PW to remove due to traffic hazard.
16	Forms update	O	Updated vehicle forms
16	8432 East Franklin Street	C	Complaint of high grass
16	026-083-C 8432 E. Franklin Street	C	High grass – issued LOI
22	026-084-C 9030 Reid Street	C	High grass – issued LOI
22	400 North Halifax Street	C	Complaint of light in building blinding traffic approaching on Summer Street.
22	026-086-C 8096 Eagle Street	C	Checked a complaint of trash can screening which had been constructed in the ROW. Issued LOI.
22	026-076-C 1075 Circle Drive	R	Received certified main response back from the Security Company.
22	026-052-C 7909 W. Franklin	R	The building still has not been moved. The owner completed the application to move the building to the new site. I advised him NOT to move the building until his application was approved.
23	026-085-C 400 North Halifax	C	After checking the site several time found the light to be in the direct line of sight for vehicles approaching on Summer Street. Issued an LOI.
23	026-077-C 8524 W. Franklin Street	R	Yard still has not been mowed.
23	026-062-C 8524 W. Franklin Street	R	This vehicle still has not been moved. Posted the vehicle and mailed a NOV.
23	Walnut Street	C	Received a complaint of a strong odor in the area. Determined to be a dead deer. Town advised it was on private property and could not remove for the occupant. Found two businesses that provide the service and provided information.

Day	Activity	Code	Notes
23	Area behind What-A-Burger #13	C	Received another complaint regarding people sleeping in a vehicle behind WAB. Referred to CCSD.
23	Public Records Policy	O	Updated the policy which had been previously submitted as requested.
26	Independence Day Parade Preparation	EM	Reviewed the weather forecast and checked on the status of an additional cooling fan from Cabarrus EMS. Fire stated they would not be able to provide personnel for the second cooling station leaving only a cooling station at the concession stand behind Town Hall.
26	026-087-C 8791 E. Franklin St.	C	On 06/25/26 a representative from the Cabarrus County Department of Social Services regarding reported mold in this residence due to lack of maintenance by the landlord. Spoke with the representative today and explained the Town's code enforcement process and that the Town's minimum housing code may be applicable.
26	Independence Day Parade Preparation	EM	Check possible requirements and location for a new cooking location at Town Hall. Received another complaint regarding the odor from the dead wildlife.
26	026-061-C 8416 E. Franklin Street	R	Permit for the accessory building has been approved. CLOSED
26	026-064-C 1190 Summer Street	R	Grass has been mowed CLOSED
26	026-075-C 1075 Circle Drive	R	No change
26	026-079-C 944 S. Skyand	R	Construction vehicles have driven over construction fencing. Stopped at the site and had the vehicles moved to the rear parking.
26	026-077-C 8524 W. Franklin	R	Grass has not been mowed.
26	026-082-C S. Washington/Lee Street	R	Remains of metal pole have been removed CLOSED.
27	Independence Day Parade	EM	Stand-by at the 2026 Independence Day parade. - Set up and broke down a cooling station. - Assisted with lineup. Several late arriving floats.

Day	Activity	Code	Notes
			- Escorted two juveniles from Cook Street to their parents at North Main/E. Franklin with council member Furr. - Walked line up reminding participants of the new policy. - Assisted with traffic issues. - Received 2xreports of candy being thrown from vehicles - Monitored a severe thunderstorm warning and approaching storm. Parade finished w/o interruption. - Walnut Street South was not blocked at Franklin Street. Used tape from MPFD to block the entrance from North Main. - Addressed issue of several vehicles parked on private property. - Communications between agencies w/o by reliance on mobile phone still an issue. - Documented damage to a grassy lot belonging to Gordon Funeral home (Cook/N. Washington) - Assisted with breakdown.
29	026-087-C	C	Final inspection of Green Acres Subdivision
29	026-088-C Hwy 49 @ N. Main	C	Complaint of vendor operating without a permit. CLOSED.
29	026-089-GCI	GCI	Golf Cart Inspection CLOSED
29	026-079-C	R	Vehicles once again parked in front of the construction site creating traffic hazard. Had vehicles moved.
29	026-080-C 501 South Halifax Street	R	Grass has been mowed CLOSED.
29	Helped with moving remaining items from the festival	O	Other
29	026-062-C8524 W. Franklin Street	R	Vehicle has been removed CLOSED
30	026-090-C Green Acres Subdiv.	C	Final inspection
30	026-087-C 8791 E. Franklin Street	C	Conducted a site inspection of the residence. Moisture staining was visible on several walls and around the room A/C units for the split system. The dishwasher was full of a brown liquid with a pungent odor. The tenant states it backed up often and she has not been using it. She was unsure where the water is coming from. Noted the sewer line clean-out on the east side of the residence was open.

MEMORANDUM

To: Mayor and Town Board

From: Derek Linker, Public Works

Date: June 9, 2026

Please find listed below an update / overview for the month of June, 2026

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 5 pump station alarm calls
- Responded to 2 after hour customer calls
- Picked up 12 dump truck loads of brush which equals 144 cubic yards of brush
- Completed work orders for various issues
- Installed water tap at 550 South Halifax
- Fixed service leak at 985 Dutchess Dr
- Fixed Main water leak at 9820 Hwy & 73
- Darrell and Derek went to do a walk-through Green Acres subdivision to check off on sidewalk and curbs before we took over the subdivision

Ongoing:

- Public works mows and maintains approximately 18 acres each week to biweekly depending on conditions as well as ground maintenance at all 7 of our sewer pump stations
- 7 pump stations are checked once a week which includes a visit to each station checking dialer status and recording run times. Alarm floats are pulled and checked and stations cleaned monthly in accordance to NC DWQ standards
- Weekly Chlorine monitoring is done on Mondays & Fridays and consists of pulling samples from 3 different test sites
- Due to the volume of brush/yard debris collection typically takes 1 to 1.5 days of the week especially during leaf season



Mayor and Commissioner's,

>We responded to 82 calls for service in June.

>No major mechanical issues to report.

>New 5" hose to replace Engine 2's supply hose was ordered and received. It will be tested and placed in service soon.

>We were notified that we were receiving \$112,500 in state allocation funds to go towards the training facility on Walker Road. We are excited to move forward on the project.

As always thank you for your support!

Dustin Sneed
Fire Chief
Mt. Pleasant Fire Dept.

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtpleasantnc.gov

Cabarrus County Sheriff's Office

253 / Mt. Pleasant

Law Calls for Service

04/01/2026 - 06/30/2026

		Apr-2026	May-2026	Jun-2026
DISPATCHED	Total	69	50	50
	ALL ANIMAL CONTROL CALLS	1	3	2
	ASSIST COUNTY FIRE DEPARTMENT	1	0	0
	ASSIST EMS	1	1	1
	ATTEMPT TO LOCATE	0	1	1
	BANK ALARM	1	0	0
	BARKING DOG	4	0	1
	BREAKING ENTER OF VEHICLE	0	1	0
	BURGLAR ALARM	5	2	3
	CAC BITE	1	0	1
	CAC WELFARE CHECK	0	1	1
	CARELESS RECKLESS DRIVING	1	1	2
	COMMITMENT PAPERS	3	0	0
	COMMUNICATING THREATS	1	0	0
	DEATH	1	0	0
	DISPUTE (ANYONE)	6	3	4
	DOMESTIC ASSIST	1	0	0
	DOMESTIC DISTURBANCE	1	1	2
	DOT NOTIFICATION	1	0	0
	ESCORT	1	0	1
	FIREWORKS	0	1	0
	FOLLOW UP	1	1	0
	FRAUD / FORGERY	0	2	2
	GUNSHOT WOUND	0	0	1
	IDENTITY THEFT	0	1	0
	IMPROPERLY PARKED VEH	0	1	0
	INTOXICATED DRIVER	0	1	0
	INVESTIGATION	0	0	1
	LARCENY	1	1	0
	LOUD (ANYTHING DESC IN NARR)	0	1	2
	MISSING PERSON OR RUNAWAY	0	0	1
	OVERDOSE / POISONING	1	0	0
	PROPERTY DAMAGE	2	0	1
	REPOSESSION	0	0	1

		Apr-2026	May-2026	Jun-2026
DISPATCHED	ROAD HAZARD	1	2	0
	SEARCH WARRANT	1	1	0
	SECURITY CHECK	0	1	0
	SERVICE CALL LAW	8	5	3
	SEX CRIME	0	1	0
	SRO INVESTIGATION	0	0	1
	STRANDED MOTORIST	1	0	0
	SUSPICIOUS SUBJECT	4	1	7
	SUSPICIOUS VEHICLE	2	1	3
	TRAFFIC ACC PROPERTY DAMAGE	5	11	4
	TRAFFIC ACCIDENT PI	0	1	0
	TRAFFIC STOP	1	0	0
	TRESPASSING	2	2	0
	WELFARE CHECK (PERSON)	9	1	4
OFFICER-INITIATED	Total	685	608	325
	50 B OR C	0	0	4
	ALL ANIMAL CONTROL CALLS	0	0	1
	ANIMAL CONTROL FOLLOW UP	0	0	3
	CAC BITE	0	1	1
	CIVIL PROCESS	9	3	6
	COMMUNITY CONTACT	2	1	1
	CRIMINAL SUMMONS	0	0	1
	DIRECT TRAFFIC	1	0	0
	DISPUTE (ANYONE)	1	0	0
	EVICTON	1	0	0
	FOLLOW UP	2	2	4
	GOVT SECURITY CHECK	1	11	3
	INVESTIGATION	3	2	2
	LARCENY	0	1	0
	ROAD HAZARD	0	1	0
	SECURITY CHECK	234	296	270
	SERVICE CALL LAW	1	1	0
	SPECIAL EVENT	2	3	3
	SRO ASSIST ADMIN	86	62	0
	SRO CAMERA REVIEW	17	10	0
	SRO DARE	5	0	0
	SRO DRILL	3	2	0
	SRO INVESTIGATION	3	3	0
	SRO MEDICAL CALL	1	0	0

		Apr-2026	May-2026	Jun-2026
OFFICER-INITIATED	SRO MENTOR/COUNSEL	117	75	0
	SRO PARENT MEETING	0	1	0
	SRO SAFETY CHECK	1	1	0
	SRO SCHOOL EVENT	1	0	0
	SRO SECURITY CHECK	171	107	0
	SRO THREAT ASSESSMENT	2	1	0
	STRANDED MOTORIST	1	4	3
	SUSPICIOUS SUBJECT	2	2	1
	SUSPICIOUS VEHICLE	3	2	1
	TRAFFIC ACC PROPERTY DAMAGE	0	0	1
	TRAFFIC STOP	13	14	13
	TRESPASSING	1	2	3
	WARRANT	1	0	4

Event #	Date Time	Street	Case #	callsource
ALL ANIMAL CONTROL CALLS 2				
26105609	Jun 5 8:09	W FRANKLIN ST		PHONE
26120781	Jun 30 13:23	ARNOLD WAY	2606300007	PHONE
ASSIST EMS 1				
26103680	Jun 2 2:18	NC HWY 49 N		PHONE
ATTEMPT TO LOCATE 1				
26106837	Jun 7 15:03	E FRANKLIN ST		PHONE
BARKING DOG 1				
26113230	Jun 18 6:43	OLDENBURG DR		PHONE
BURGLAR ALARM 3				
26104280	Jun 3 2:48	COOK ST		PHONE
26106473	Jun 6 16:50	E FRANKLIN ST		PHONE
26109416	Jun 11 19:56	S SKYLAND DR		PHONE
CAC BITE 1				
26113763	Jun 18 21:13	LEE ST		PHONE
CAC WELFARE CHECK 1				
26120831	Jun 30 14:19	HILLSIDE DR		PHONE
CARELESS RECKLESS DRIVING 1				
26109839	Jun 12 13:53	NC HWY 49 N		PHONE
DISPUTE (ANYONE) 4				
26109217	Jun 11 13:46	WADE ST		PHONE
26110021	Jun 12 20:07	ROSS CIR		PHONE
26114225	Jun 19 15:26	NC HWY 49 N		PHONE
26119069	Jun 27 10:42	NEW ST		PHONE
DOMESTIC DISTURBANCE 1				
26114820	Jun 20 17:43	BARRINGER ST		PHONE

ESCORT 1				
26109693	Jun 12 9:42	COOK ST		PHONE
FRAUD / FORGERY 2				
26108355	Jun 10 8:05	NEW ST		PHONE
26117928	Jun 25 15:01	WALDECK CT	2606250007	PHONE
GUNSHOT WOUND 1				
26109057	Jun 11 10:10	NC HWY 49 N	2606110005	PHONE
INVESTIGATION 1				
26112225	Jun 16 15:59	E FRANKLIN ST		PHONE
LOUD (ANYTHING DESC IN NARR) 2				
26106575	Jun 6 21:34	PINTO PL		PHONE
26116727	Jun 23 18:16	ROSS CIR		PHONE
MISSING PERSON OR RUNAWAY 1				
26111264	Jun 15 11:38	SHORT ST		PHONE
PROPERTY DAMAGE 1				
26110955	Jun 14 20:11	B ST		PHONE
REPOSESSION 1				
26111785	Jun 16 6:14	N SKYLAND DR		PHONE
SERVICE CALL LAW 3				
26105856	Jun 5 15:04	N MAIN ST		PHONE
26107163	Jun 8 10:05	WADE ST		PHONE
26119144	Jun 27 15:37	WALNUT ST		PHONE
SRO INVESTIGATION 1				
26115826	Jun 22 14:49	N MAIN ST	2606220013	PHONE
SUSPICIOUS SUBJECT 6				
26105936	Jun 5 17:01	S MAIN ST		PHONE
26108511	Jun 10 11:57	NC HWY 49 N		PHONE
26114889	Jun 20 20:55	N MAIN ST/WALNUT ST		PHONE
26116058	Jun 22 21:18	E FRANKLIN ST/B ST		PHONE

26117538	Jun 25 1:12	W FRANKLIN ST	PHONE
26118187	Jun 25 22:29	EASTOVER DR	PHONE

SUSPICIOUS VEHICLE 2

26111654	Jun 15 21:57	NC HWY 49 N	PHONE
26114634	Jun 20 9:15	NC HWY 49 N	PHONE

TRAFFIC ACC PROPERTY DAMAGE 4

26111519	Jun 15 17:45	NC HWY 49 N	PHONE
26113885	Jun 19 5:14	NC HWY 49 N	2606190001 PHONE
26116490	Jun 23 12:32	PARK DR	2606230011 PHONE
26118647	Jun 26 16:06	W FRANKLIN ST	2606260010 PHONE

WELFARE CHECK (PERSON) 4

26103897	Jun 2 12:25	WADE ST	PHONE
26107541	Jun 8 20:41	W FRANKLIN ST	PHONE
26109454	Jun 11 21:44	ROSS CIR	PHONE
26112471	Jun 17 0:30	ROSS CIR	PHONE

SUSPICIOUS VEHICLE 1

26108301	Jun 10 1:48	ROSS CIR	RADIO
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SUSPICIOUS SUBJECT 1

26104216	Jun 2 23:22	N WASHINGTON ST	RTIC
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CARELESS RECKLESS DRIVING 1

26118116	Jun 25 20:40	NC HWY 73 E	W911
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DOMESTIC DISTURBANCE 1

26118222	Jun 25 23:35	NEW ST	W911
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Total Disp. CFS: 50

Cabarrus County Sheriff's Office

Mt Pleasant

Traffic Stop, Citation, & Arrest Data

06/01/2026 - 06/30/2026

Traffic Stop Data with CAD Event Disposition (Zone 253)

TRAFFIC STOP	
CITATION ISSUED	3
CLEAR CALL	1
VERBAL WARNING	6
WRITTEN WARNING	3
Total	13

Citation Data (Mt Pleasant)

Total # of Citations: 15	Total # of Charges: 21
	Charges
DWLR IMPAIRED REV	2
DWLR NOT IMPAIRED REV	1
EXPIRED REGISTRATION CARD/TAG	2
FAIL TO NOTIFY DMV ADDR CHANGE	1
FAIL/WEAR SEAT BELT-DRIVER	1
FICT/CNCL/REV REG CARD/TAG	1
NO OPERATORS LICENSE	2
RECKLESS DRIVING TO ENDANGER	1
RECKLESS DRVG-WANTON DISREG	2
SPEED VIOLATION	3
SPEEDING	4
USE FOREIGN LICENSE-DWLR	1
Total	21

Arrest Data (Mt Pleasant)

Case #	Charge	City
WARRANT 1		
2606070001	LARCENY OF MOTOR VEHICLE (F)	MOUNT PLEASANT

Cabarrus County Sheriff's Office

ABC
8840 E Franklin St,
Mt Pleasant, NC

Arrest & Citation Data
LAW ENFORCEMENT USE ONLY - DO NOT RELEASE

6/1/2026 - 6/30/2026

MULLIS, RANDY JOE - W/M 40

137727	06/14/26	8949 E FRANKLIN ST	T - WARRANT FOR ARREST	PAT	CSO
90Z	- WARRANT FOR ARREST	F			
90Z	- WARRANT FOR ARREST	F			

RINEHARDT, DAVID CHRISTOPHER - W/M 59

26-0321-0011	06/05/26	1860 S MAIN ST	T - WARRANT FOR ARREST	VICE	CSO
90Z	- COCKFIGHTING (F)	F			
720	- CRUELTY TO ANIMALS (F)	F			

BENJAMIN, SAMANTHA LEIGH - W/F 39

26-0607-0001	06/16/26	9100 E FRANKLIN ST	T - WARRANT FOR ARREST	PAT	CSO
240	- LARCENY OF MOTOR VEHICLE (F)	F			

Cabarrus County Sheriff's Office

ABC
8840 E Franklin St,
Mt Pleasant, NC

Arrest & Citation Data
LAW ENFORCEMENT USE ONLY - DO NOT RELEASE

6/1/2026 - 6/30/2026

Charge by Misdemeanor or Felony

	F	Total
COCKFIGHTING (F)	1	1
CRUELTY TO ANIMALS (F)	1	1
LARCENY OF MOTOR VEHICLE (F)	1	1
WARRANT FOR ARREST	2	2
Total	5	5



AGENDA ITEM:

Receive update on the status of:

- Lower Adams Creek Sewer Outfall Project
- Water Distribution Improvements Project
- Water Treatment Plant Renovation Project

NARRATIVE:

An update on the projects listed above will be given.

RECOMMENDATION:

Open

TOWN OF MOUNT PLEASANT

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtpleasantnc.gov



AGENDA ITEM:

Consider changing the Commercial Rollout Trash Policy.

NARRATIVE:

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
---	---------------------

Dumpster Service Required for Large Commercial Generators	Not Provided
---	--------------

Requested change 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
--	---------------------

Dumpster Service Required for Non-Residential & Multi-Family Uses	Not Provided
---	--------------

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.

RECOMMENDATION:

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 recycle containers.

TOWN OF MOUNT PLEASANT

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8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | mtpleasantnc.gov



Town Board of Commissioners Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Mayor & Town Board of Commissioners
From: Erin S. Burris, AICP, Planning Director
Date: July 14, 2026
Subject: SUB 2026-01 Pleasant Springs Subdivision Wastewater Allocation Request

A. SITE INFORMATION

Property Owner/: Highway 49 Properties LLC
Applicant 4629 Lower Stone Church Road
Rockwell, NC 28138
Location: 5122 & 5130 NC Highway 49 N
PIN(s): 5559-69-1561
Property Size: approximately 38.8 acres
Zoning: RH Residential High Density
Proposed Lots: 89 lots
Proposed Density: 2.3 dwelling units per acre (DUA)
Allocation Request: 20,025 gallons per day (GPD)

B. WASTEWATER ALLOCATION REQUEST

In accordance with the Town's adopted Wastewater Allocation Policy, the applicant requests 20,025 gallons per day (gpd) to be allocated for project. The 20,025 gpd 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.

The Allocation Policy lists priorities as follows:

1. Priority 1: Projects with prior Town Commitments

This only includes Green Acres and Brighton Park developments.

2. Priority 2: Strategic Reserve

The Town set aside an initial strategic reserve of 10,000 and allocates 10% of every distribution to the strategic reserve. The current strategic reserve capacity available is 13,308gpd. The following types of projects may be considered for strategic reserve.

- Recent Town investments for project sites served by water, sewer, stormwater, street, and buildings or other public investments
- Downtown development sites located within Downtown Core as identified on the Town's Comprehensive Plan Future Land Use Map

- Economic Development projects including commercial, office, and industrial development which create significant tax base or 10 more jobs
- Improved public services or infrastructure through private investment

3. Priority 3: Approved Projects

This priority category includes projects with approved Preliminary Plats or site plans if there is available capacity.

4. Priority 4: Waiting List Projects

There is currently no waiting list. Wait listed projects are prioritized based on scoring criteria outlined in the policy.

This project is considered a Priority 3 Project under the policy. The subject property was annexed in 2019. The initial zoning of RH and C-2 was also established in 2019. The applicant recently requested that the entire property be zoned RH, so the front 7.3 acres that was zoned C-2 was rezoned to RH by the Planning & Zoning Board at their June 22 meeting, consistent with the Town's Comprehensive Plan. The applicant also submitted a Major Subdivision Preliminary Plat to review for compliance with the Mount Pleasant Development Ordinance (MPDO) and applicable state laws. After review by the Technical Review Committee (TRC) and revisions by the applicant's engineer, the Planning & Zoning Board conducted an administrative review and found that the Preliminary Plat meets the requirements of MPDO. The policy states that for residential projects, each phase shall be limited to no more than 50 units annually. A phasing plan will be required to be submitted with Construction Plans. Depending on the size, duration, and public infrastructure associated with a project, it may be beneficial to both the Town and the developer to enter into a Development Agreement, subject to NCGS Chapter 160D, Article 10.

C. STAFF RECOMMENDATION

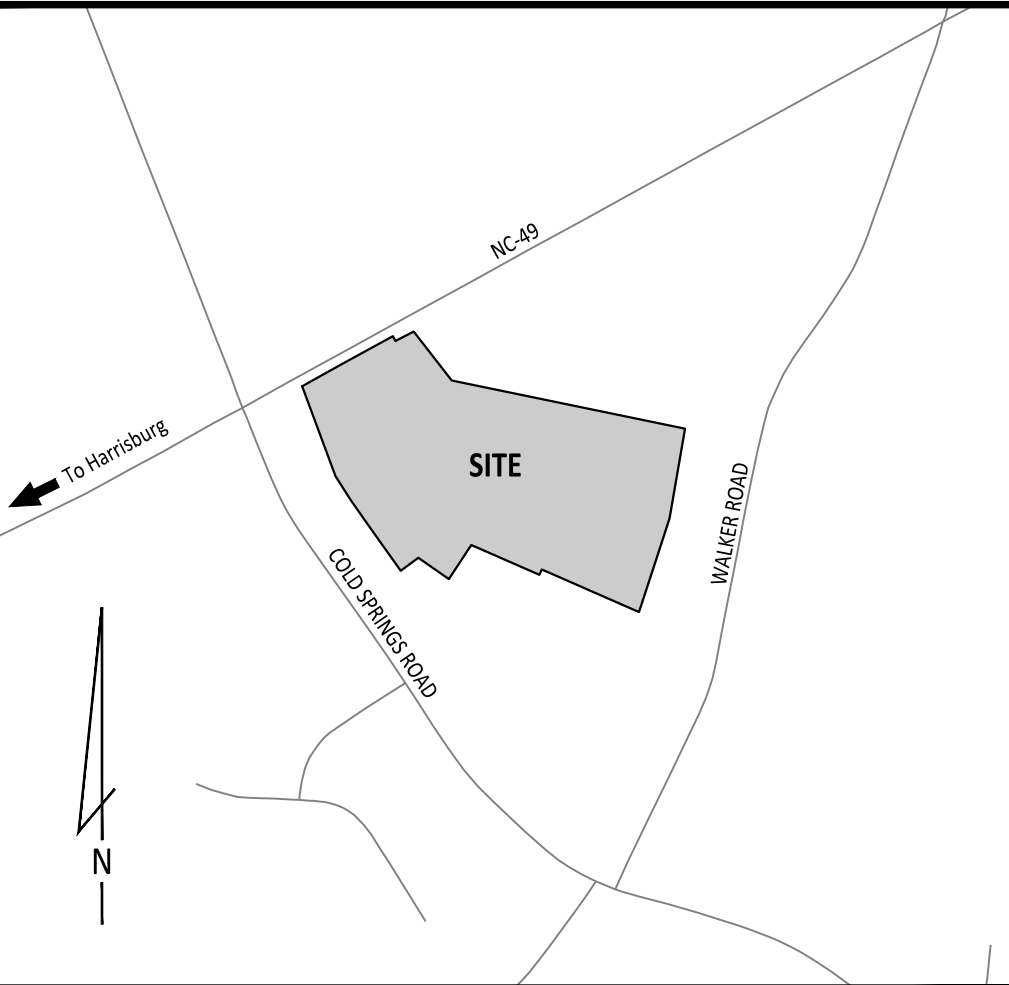
As shown in the attached allocation worksheet, there are currently 33,035gpd remaining after other allocated projects and the strategic reserve set aside. There are an additional 13,308gpd remaining in strategic reserve. Staff recommends that 11,250gpd be allocated for the first 50 lots in Phase 1 of the Pleasant Springs subdivision and an additional 8,775gpd be reserved for the remaining 39 lots in Phase 2 in accordance with the Town's Wastewater Allocation Policy. This will leave 13,010gpd of remaining allocation for non-strategic reserve projects. Allocation will be reserved for two years from this date. If Construction Plans have not been submitted for review within two years from the date of approval, then the allocation will be rescinded.

D. TOWN BOARD ACTION

The Town Board is requested to approve or deny 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.

E. ATTACHMENTS

1. Pleasant Springs Preliminary Plat
2. Town of Mount Pleasant Sewer Allocation Worksheet (reflecting request)



LOCATION MAP

SCALE: 1" = 1000'



4-8-26

NOT FOR CONSTRUCTION
OR RECORDATION

[illegible]

North Carolina
 *** 3 Days Before Digging ***
 North Carolina 811
 811 or 1-800-632-4949
 Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. AS AN EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS, REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

**COLD SPRINGS ROAD
SUBDIVISION**

5061 NC HWY 49 N
TOWN OF MT PLEASANT,
CABARRUS COUNTY, NC 28124

JOB NUMBER:
DESIGN BY:
DATE:
SHEET TITLE:

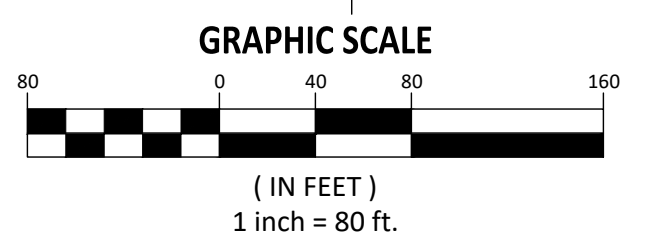
EXISTING FEATURES PLAN

SHEET NO.: **C-2**

Preliminary Plat Approval Certificate
I hereby certify that the major subdivision preliminary plat shown herein have been found to comply with the regulations of the Mount Pleasant Development Ordinance and has been approved by the Town of Mount Pleasant Planning & Zoning Board.

Development Ordinance Administrator

Date



Initial WSACC Allocation	65,430	Date
Distributions #1-#9	100,361	11/20/2023
Distribution #10	11,728	2/20/2024
Distribution #11	4,484	7/22/2024
Distribution #12	3,582	1/28/2025
Distribution #13	3,709	7/22/2025
Distribution #14	9,574	1/22/2026
Total*	133,438	

Allocation Date	Strategic Reserve (10,000 initial plus 10% of allocation received thereafter)										
11/20/2023	Strategic Reserve #1-#9								10,000		
2/20/2024	Strategic Reserve #10								1,173		
7/22/2024	Strategic Reserve #11								448		
1/28/2025	Strategic Reserve #12								358		
7/22/2025	Strategic Reserve #13								371		
1/22/2026	Strategic Reserve #14								957		
	Strategic Reserve Total								13,308		
	Total Available for Non-Strategic Allocation								120,130		
Allocation Date	Non-Strategic Reserve Projects	Development Agreement	Economic Development/ Catalyst Project	Approved Preliminary Plat/Site Plan	Acres	Residential Lots/ Units	Flow Request Year (Est.)	Allocation Reserved	Remaining Allocation	Flow Accepted by WSACC	Date Connected
									120,130		
6/17/2022	Brighton Park Subdivision, Phase 1	Yes	No	Yes	30.94	57	2023	13,680	106,450	✓	May-25
6/17/2022	Brighton Park Subdivision, Phase 2	Yes	No	Yes	56.13	22	2023	5,280	101,170	Pending	
6/17/2022	Brighton Park Subdivision, Phase 3	Yes	No	Yes	n/a	40	2023	9,600	91,570		
6/17/2022	Brighton Park Subdivision (balance of lots)	Yes	No	Yes	n/a	59	2027	14,160	77,410		
7/12/2022	Green Acres Subdivision, Single Phase	Yes	No	Yes	14.03	37	2023	8,880	68,530	✓	May-25
6/12/2023	Virginia Foil Park/Library/Senior Center (portion)	No	No	Yes	29.11	n/a	2023	14,400	54,130	✓	Oct-24
11/1/2023	Propel Church	No	No	Yes	6.91	n/a	2026	1,520	52,610	Pending	
1/22/2024	619 & 623 N. Skyland Drive	No	No	Yes	0.6	2	2023	450	52,160	✓	Jan-24
6/24/2024	Adams Creek Subdivision, Phase 1	Recommended	No	Yes	30	50	2026	11,250	40,910	Pending	
6/24/2024	Adams Creek Subdivision, Phase 2	Recommended	No	Yes	n/a	10	2027	2,250	38,660	Pending	
9/9/2025	Byrd Minor Subdivision	No	No	Yes	3.45	3	2025	675	37,985	Pending	
11/5/2025	C-Street Minor Subdivision	No	No	Yes	2.2	5	2025	1,125	36,860	Pending	
6/22/2026	N. Main Street Infill Subdivision	No	No	Yes	7.58	17	2026	3,825	33,035		
7/14/2026	Pleasant Springs Subdivision, Phase 1	Recommended	No	Yes	37.5	50	2026	11,250	21,785		
7/14/2026	Pleasant Springs Subdivision, Phase 2	Recommended	No	Yes	n/a	39	2027	8,775	13,010		
Pending Renewal	Skyland Townhomes (approved prior to policy)	No	No	Yes (Renewal)	4.33	16	2026	3,600	9,410		
Pending	James Major Subdivision, Phase 1	Recommended	No	Pending	41.87	50	2027	11,250	(1,840)		
Pending	James Major Subdivision, Phase 2	Recommended	No	Pending	38.297	32	2028	7,200	(9,040)		
			Total Acres & Residential Units		218.45	489					
		\				Allocated Projects (gpd)		87,095			
						Pending Projects (gpd)		42,075			
Total of Allocated & Pending Projects (gpd)								121,970			

Town of Mount Pleasant Wastewater Allocation Worksheet
7-9-2026

	Strategic Reserve Projects	Development Agreement	Economic Development/ Catalyst Project	Approved Preliminary Plat/Site Plan	Acres	Residential Lots/ Units	Flow Request Year (Est.)	Allocation Estimated			
Allocation Date				Strategic Reserve Total					13,308		
n/a	Highway 49 Mini Storage	No	Yes	Yes	11.00	n/a	n/a	0	13,308	n/a	n/a
6/12/2023	Virginia Foil Park/Library/Senior Center (portion)	No	Yes	Yes	29.11	n/a	2023	5,000	8,308	✓	Oct-24
TBD	Distillery Site Flex Space	No	Yes	(Sketch Plan)	10.00	n/a	2026	2,500	5,808		
TBD	Downtown Townhomes	No	Yes	(Sketch Plan)	2.60	22	2026	4,950	858		
TBD	Downtown Pizza Restaurant (60 seats)	No	Yes	(Sketch Plan)	0.84	4	2026	2,500	(1,642)		
TBD	Allman Retail Center	No	Yes	(Partial Site Plan)	17.89	n/a	2027	7,500	(9,142)		
TBD	Kindley Mill Retail	No	Yes	(Sketch Plan)	1.25	n/a	2027	2,000	(11,142)		
TBD	Hwy. 73 Light Industrial	No	Yes	(Conceptual Plan)	47.00	n/a	2028	37,500	(48,642)		
	Theater?-Existing tap										
				Total	119.69	26					
						Total Strategic GPD		61,950			

Total GPD **183,920**
Total Projected Surplus/Deficit **(48,642)**

Total Acres **338.14**
Total Dwelling Units **515**