



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

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

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

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

CALL TO ORDER

Mayor Tony Lapis called the meeting to order.

INVOCATION

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

PLEDGE OF ALLEGIANCE

Mayor Lapis led the Pledge of Allegiance.

1. Public Forum

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

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

2. Conflict of Interest

The Mayor and Commissioners are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item.

(No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under G.S. 14-234 or 160D-109(a). NC State Statute 160A-75 and no public official shall knowingly participate in making or administering a contract, including the award of money in the form of a grant, loan, or other appropriation, with any nonprofit with which that public official is associated. NC State Statute 14-234.3)

TOWN OF MOUNT PLEASANT

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No one had a conflict of interest.

3. Approve Agenda

Mayor Lapish added 3 Add-Ons:

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

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

4. Consent Agenda

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

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

5. Staff Reports

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

6. Old Business

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

A. Receive update on the status of:

-Lower Adams Creek Sewer Outfall Project

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

Water Distribution Improvements Project

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

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

Water Treatment Plant Renovation Project

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

○ Add On: Contract with Utility Services for clear well

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

○ Add On: Contract with Charles R. Underwood

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

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

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

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

7. New Business

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

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

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

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

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

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

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

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

B. Health Insurance Premium Increases

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

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

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

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

8. Adjournment

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

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

Town Clerk Amy Schueneman

Mayor Tony Lapiash

TOWN OF MOUNT PLEASANT

Budget Amendment #8 Insurance & Salary Adjustments for Premium increase					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
11-3091-900	Appropriation Fund Balance	\$ 73,821.00	\$ -	\$ 10,103.57	83,924.57
21-3091-900	Appropriation Fund Balance	\$ 39,398.00	\$ -	\$ 8,732.34	48,130.34
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
11-4015-220	FICA	\$ 8,746.00	\$ 800.66	\$ -	9,546.66
21-4015-220	FICA	\$ 11,719.00	\$ 533.77	\$ -	12,252.77
11-4015-230	NC State Retirement	\$ 11,264.00	\$ 1,262.57	\$ -	12,526.57
21-4015-230	NC State Retirement	\$ 16,928.00	\$ 841.71	\$ -	17,769.71
11-4015-232	401K	\$ 4,140.00	\$ 439.92	\$ -	4,579.92
21-4015-232	401K	\$ 6,083.00	\$ 293.28	\$ -	6,376.28
11-4015-210	State Health Plan	\$ 9,775.00	\$ 4,118.40	\$ -	13,893.40
21-4015-210	State Health Plan	\$ 16,150.00	\$ 2,745.60	\$ -	18,895.60
11-4015-110	Salaries & Wages	\$ 85,025.00	\$ 3,482.02	\$ -	88,507.02
21-4015-120	Salaries & Wages	\$ 124,494.00	\$ 4,317.98	\$ -	128,811.98
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Totals		\$407,543.00	\$18,835.91	\$18,835.91	\$445,214.82
CORRECTION Budget Amendment #8 Insurance & Salary Adjustments for Premium increa:					
Prepared by: Amy Schueneman Date: 12/9/2025 Approved by: _____					
Posted by: Amy Schueneman Date: _____					

Adjusted highlighted \$ amounts to balance in each fund.
Amy

Revenue Adjustments

Expenditure Adjustments

Totals	\$39,398.00	\$13,000.00	\$13,000.00	\$65,398.00
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Posted by: Amy Schueneman Date: _____

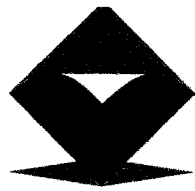
Revenue Adjustments

Expenditure Adjustments

Totals	\$637,657.00	\$15,000.00	\$15,000.00	\$667,657.00
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Prepared by: Amy Schueneman Date: 12/9/2025 Approved by: _____

Posted by: Amy Schueneman Date:



**NAPOLI
SHKOLNIK PLLC**
ATTORNEYS AT LAW

October 27, 2025

Town of Mount Pleasant
Sir/Madam
PO Box 787
Mount Pleasant, NC 28124

Re: Dupont AFFF Settlement Payment Enclosed

Dear Sir/Madam:


We are pleased to enclose a check representing your Public Water System's initial share of the settlement reached with Dupont in the Aqueous Film-Forming Foam (AFFF) Products Liability Litigation (MDL 2873).

For your reference, we have attached a **settlement statement** outlining the full breakdown of the gross award, including itemized deductions for litigation costs, attorneys' fees, and court-ordered common benefit (MDL) assessments. We are happy to schedule a call to walk through the details or answer any questions you may have.

Lastly, because your system has detected PFAS contamination, it is likely that a **specific polluter or group of polluters is responsible for releases in the vicinity of your wells**. This may give rise to additional claims under **CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act) and negligence laws**. If we have not already reached out, we will be contacting you in the near future to discuss your rights and options for pursuing these claims, including potential recovery from the polluters and their insurers.

We appreciate the opportunity to represent your system and community in this important matter. If you have any questions about this payment, the pending settlements, or next steps in identifying responsible parties, please don't hesitate to reach out

Very truly yours,



Paul J. Napoli

Enclosures



**NAPOLI
SHKOLNIK PLLC**
ATTORNEYS AT LAW

Settlement Statement

October 27, 2025

Town of Mount Pleasant
Sir/Madam
PO Box 787
Mount Pleasant, NC 28124

PWS Name	PWSID	Source Name	Award Value
MOUNT PLEASANT, TOWN OF	NC0113020	RWPS (Dutch Buffalo Creek)	\$8,778.33
MOUNT PLEASANT, TOWN OF	NC0113020	Well 3 (Lagoon)	\$2,427.31

Dupont Phase One - Gross Settlement Award

\$11,205.64

Deductions for Attorneys' Fees

Attorneys' Fees Gross @ 33%

\$3,697.86

MDL Fees @ 8%

\$896.45

Total Attorneys' Fees Minus MDL Fees

\$2,801.41

Total Fees Deductions from Client Share

\$3,697.86

Deductions for Claim Administrator

Claim Administrator Holdback

\$552.44

Total Admin Deductions from Client Share

\$552.44

Deductions for Case Expenses

Case Expenses (Rider on Next Page)

\$0.00

Total Costs Deductions from Client Share

\$0.00

Net Settlement Award

\$6,955.34

MEMORANDUM

To: Mayor and Town Board
From: Randy Holloway, Town Manager
Date: December 9, 2025

RE: Manager's report for November 2025

Please find listed below an update / overview for the month of November 2025

- Continued working with Staff, Graver Engineering and NCDEQ to keep the PAC project plans moving forward. The PAC building is ready for Duke Energy to run the power in order to obtain the final inspection from Cabarrus County. The PAC system is in the process of being assembled. We received the initial review comments from NCDEQ about the PAC project, and we worked with Garver Engineering and NCDEQ to address their concerns. We hope to have the permit for this system in early December and have the PAC system up and running by late December.
- Utility Services is currently making repairs to the Clearwell and Harper Construction will be on site December 8th to start the installation of the new pumps and piping systems. All of the work should be completed by December 19th. We hope to have the water plant back online by early January 2026.
- Continued working with Staff, LKC and State Utility to review and approve items for change orders for the water line and sewer project in order to keep the projects moving forward. The Assistant Manager has a comprehensive update in her monthly report.
- 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 worked with Staff to keep the comprehensive planning update moving forward.
- Participated in the monthly water and sewer project update meetings.
- Attended the monthly WSACC meeting remotely.
- I was out of the office for a portion of the month based on some continuing health issues. The Town Staff did a great job keeping all projects and programs moving forward without interruption.



To: Planning & Zoning Board
From: Erin Burris, AICP, Assistant Town Manager & Planning Director
Date: December 9, 2025
Re: Monthly Update for Planning, Economic Development, & Infrastructure Projects

Active Planning & Zoning Cases

ANX 2026-02 JAMES PROPERTY VOLUNTARY ANNEXATION REQUEST

Description: Property owner requests non-contiguous voluntary annexation of property into the Town limits.

Location: 2260 Mt. Pleasant Rd. S.

Cabarrus PIN: 5579-08-4903

Current Zoning: Town of Mount Pleasant RL Residential Low Density

Proposed Zoning: No zoning change proposed

Area: 35.42 acres

Current Status: Scheduled for January 13 Town Board Meeting to accept Clerk Certification and set public hearing date for February 10.

ANX 2026-01, REZ 2026-01, & SITE 2026-01 YOST PROPERTY VOLUNTARY ANNEXATION REQUEST, INITIAL ZONING, & SITE PLAN

Description: Property owner requests non-contiguous voluntary annexation of property into the Town limits. Parallel request to zone property Conditional Zoning Office & Institutional (CZ OI) for existing office use, existing single-family residential, and one additional professional office building. Preliminary site plan provided with zoning district request.

Location: 5623, 5641, & 5605 NC Hwy. 49 N

Cabarrus PIN: 5650-82-0012, 5650-81-1884, 5650-71-9774

Current Zoning: Cabarrus County Office & Institutional Special Use (OI-SU) and Countryside Residential (CR)

Proposed Zoning: Conditional Zoning Office & Institutional (CZ OI)

Area: 4.06 acres

Current Status: Scheduled for January 13 Town Board Meeting to accept Clerk Certification and set public hearing date for February 10. Planning & Zoning Board zoning district recommendation scheduled for January 26.

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

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: 5660-34-5579

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: approx. 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: Application received. Plat distributed to Technical Review Committee (TRC) for review. Will be scheduled for Planning & Zoning Board review following completion TRC review and submission of revised plat.

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: approx. 4.93 acres

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

Current Status: Construction underway.

SUB 2025-01 N. MAIN STREET INFILL SUBDIVISION

Description: Preliminary plat for proposed 15-lot infill subdivision on N. Main Street.

Location: 800 & 826 N. Main Street

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

Current Zoning: RM Residential Medium Density

Area: approx. 7.5 acres

Proposed Density: 2.0 dwelling units per acre

Estimated Sewer Capacity Usage: 3,375 gpd

Current Status: Preliminary Plat reviewed by Technical Review Committee (TRC). Comments provided to engineer April 7, 2025. No revised plan received. Has not been scheduled for Planning & Zoning Board review.

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: Zoning permit issued. Construction underway.

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: approx. 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 (58 lots) recorded. Bonded improvements being completed. Zoning Permits being issued (14 issued to date).

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 Sloop Arthur Drive and Green Acres Circle

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

Zoning: RM CZ Conditional Residential Medium Density

Area: approx. 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: Final Plat recorded. Bonded improvements are being completed. Zoning Permits being issued (29 issued to date).

Code of Ordinances

During Fiscal Year 25-26, codification and updates to Part 4 Public Works and Part 6 Licensing and Regulation will be completed.

WSACC Sewer Treatment Capacity Allocation

The WSACC Wastewater Capacity Distribution #1 Memo dated July 22, 2025 shows that Mount Pleasant has a total of 123,864gpd of allocation. Distribution #13 added 3,709gpd to Mount Pleasant's allocation. The Town's updated sewer allocation spreadsheet shows 29,421gpd of non-strategic reserve (equivalent of 130 homes) and 11,173gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion. Currently there are pending requests for 38,475gpd for residential development proposals. 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

October & November (to date) permit list is attached at 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:

EMPIRE DRIVE SEWER PUMP STATION AND SEWER LINE - COMPLETE

- **Project Description:** This project retires the old Mountainbrook and Food Lion Pump Stations and serves the new Brighton Park subdivision. Click [here](#) to see a composite map of all proposed sewer improvements.
- **Schedule:** Work is scheduled to begin in the late spring of 2024 and be completed before spring 2025.
- **Funding Source:** Portion of \$6,048,000 USDA Low Interest Loan
- **Status:** Project Complete

SEWER LINE AND MANHOLE REHABILITATION (A, B, C, WADE, AND REID STREETS) - COMPLETE

- **Project Description:** This project will replace old clay sewer lines and manholes with new sewer lines and manholes along C Street, B Street, A Street, Wade Street, and Reid Street. Click [here](#) to see a composite map of all proposed sewer improvements.
- **Schedule:** Work is expected to begin at the end of August 2024 and be completed by December 2024. Street paving is also part of this project.
- **Funding Source:** Remainder of \$6,048,000 USDA Low Interest Loan
- **Status:** Project Complete

WATER DISTRIBUTION IMPROVEMENTS (12-INCH WATER MAINS) - IN PROGRESS

- **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 by the end of the year.

- **Funding Source:** \$9,988,029 State Budget allocation from federal ARPA funds
- **Status:** In progress - Approximately 85% complete. Information about road closures and service interruptions will be posted on social media. Latest update can be viewed at:
<https://mpncfuture.com/Dev/ID/1043/Waterline-Project-Monthly-Update--October-29-2025>.

LOWER ADAMS CREEK SEWER OUTFALL - IN PROGRESS

- **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:** This project began March 3, 2025 with completion by March 2026.
- **Funding Source:** \$5,822,971 State Budget allocation from federal ARPA funds
- **Status:** In Progress - Approximately 95% complete. Latest update can be viewed at
<https://mpncfuture.com/Dev/ID/1044/Lower-Adams-Creek-Sewer-Outfall-Project-Monthly-Update-October-29-2025>
Next progress meeting to be held December 10 (delayed due to holiday)

WATER INTAKE & TREATMENT IMPROVEMENTS - IN PROGRESS

- **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 and will take place in phases as funding is available. 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:** \$1,000,000 State Budget allocation (redirected by technical correction in state budget from S. Skyland Drive/Allman Road extension water lines). Additional funding is being pursued to complete needed improvements.
- **Status:** In progress-Approximately 95% complete. Water Treatment Plant upgrades have been completed. Powder Activated Carbon (PAC) system has been delivered and building constructed. NCDEQ has approved well. Waiting on final NCDEQ approval of engineering for PAC integration. Ground storage tank has been cleaned and coated. Waiting on pump and pipe fabrication for ground storage. System still connected to Concord water due to fabrication delays. New pumps and pipes scheduled for installation on December 8. Sanitizing and testing to take place late December. Plant should be operational by end of January.

N. WASHINGTON STREET SIDEWALK - IN 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. 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 and permitting is currently underway. The project is expected to go to bid early 2026 with construction to begin in spring 2026.
- **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 is finalizing engineering plans for the N. Washington Street Sidewalk/Curb & Gutter project. Hydraulics engineer to seal final design. Engineer is preparing right-of-way acquisition exhibits. Anticipated to go to bid over the winter to begin construction by Spring 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 is being 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 requested in order to complete the E. Franklin Street sidewalk project.
- **Status:** Due to updated cost estimates, staff is currently working with NCDOT to design and administer sidewalk, curb & gutter improvements on E. Franklin Street, which will also help with stormwater issues in that area and can be coordinated with the Downtown Stormwater project.

DOWNTOWN SOUTHWEST QUADRANT PARKING – IN ENGINEERING

- **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](#)
- **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:** Town General Fund (cost estimate being prepared)
- **Status:** McAdams Engineering has prepared a revised scope of work for engineering the Downtown Southwest Quadrant Public Parking that will incorporate a portion of the engineered stormwater improvements from the Downtown Stormwater Construction Plans. Implementation of this project will ensure that all existing and new parking in the southwest quadrant of downtown is paved. Contract proposal was approved at November 10, 2025 Town Board Meeting.

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:** \$4.5-6 million. 2022 FEMA BRIC grant cancelled. Town pursuing Hazard Mitigation Fund Program (HMFP) grant due December 15.
- **Status:** Staff submitted the first draft of the Hazard Mitigation Grant application packet to the North Carolina Department of Public Safety for initial review on October 6. The draft was advanced by NCDPS. Final application is due to FEMA December 15.

November 2025 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
n/a	11/6/2025	5670-52-6522	1530	Crowell St.	Town	Letter	Family Care Home	Rosa Swinton	Zoning Verif.
Z-2025-108	11/6/2025	5670-32-6525	8750	E. Franklin St.	Town	CoC	Get My Thrift	Joy Pinto	CoC
Z-2025-109	11/13/2025	5660-82-2976	895	Mt. Pleasant Rd. W.	ETJ	Accessory	Acc. Dwelling Addition	Angela Furr, Noah Lervin	
Z-2025-110	11/13/2025	5670-91-3344	9850	NC Hwy. 73 E	ETJ	Accessory	Accessory & Home Occ.	Sam Sweely, SS Equipment	
Z-2025-111	11/13/2025	5660-72-9814	965	Mt. Pleasant Rd. W.	ETJ	Upfit	Single-family home reno.	Tom Abernathy	
Z-2025-112	11/13/2025	5660-56-2641	7111	Hallmark Lane	Town	New	Single-family home	Niblock Homes	Brighton Park
Z-2025-113	11/19/2025	5670-32-1326	1547	S. Washington St.	Town	Accessory	Storage Building	Jacob Warner	
Z-2025-114	11/19/2025	5651-70-8203	29	Wendall Lane	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-115	11/19/2025	5651-70-7196	21	Wendall Lane	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-116	11/21/2025	5651-70-7088	13	Wendall Lane	Town	New	Single-family hoe	Smith Douglas Homes	Green Acres

Financial Report as of November 30, 2025

<u>General Fund Accts</u>	General Checking	\$163,826.29
	General Fund MM at First Bank	\$192,561.19
	General Fund MM (NCCMT)	\$1,045,146.15
	General Fund 42% MM at First Bank	\$3,355.96
	General Fund 42% MM (NCCMT)	\$1,311,102.92
	Façade Grant	\$26,131.21
	Park Development (Uwharrie)	\$1,225.63
	Payroll Checking	\$160,031.66
	Powell Bill	\$73,133.30
	Retiree Insurance	\$2,580.48
	Retiree Insurance (NCCMT)	\$26,013.94
Water/Sewer accts	WS Checking	\$186,590.77
	WS Money Market	\$7,130.35
	WS Money Market (NCCMT)	\$1,028.50
	Debt Setoff (NCCMT)	\$1,130.39
	Dredging Fund (Uwharrie)	\$292.00
	USDA- Debt Service Reserve Fund (DSRF)	\$5,001.01
	USDA- (DSRF)Payment Reserve (NCCMT)	\$280,062.90
	USDA- (SLARF) Short Lived Asset Rep (NCCMT)	\$127,315.69
Capital Reserve Accts	Infrastructure & Streets	\$48,973.92
	Police Vehicles	\$24,162.33
Capital Projects	CMAQ Capital Project	\$127,621.87
	USDA Capital Project	\$142,935.06
	State Funded-Sewer Project	\$198,555.74
	State Funded Water Projects	\$100,724.17
	USDA (Uwharrie-Loan funds-savings)	\$496,309.95
	State Grant-WTP Grant	\$678,837.91
	State Grant- \$100,000 capital/equipment	\$99,157.37
	State Grant- \$2.7M for Sidewalks	\$167,556.14
	State Grant- \$2.7M for Sidewalks(NCCMT)	\$2,539,795.38
	Downtown Storm Drainage Improvement	\$2,791.57
	Parking Lot- S Main Cap Proj	\$3,001.15
Fire Dept.	Fire & Rescue Relief Fund	\$2,500.15
	Fire & Rescue Relief Fund (NCCMT)	\$51,740.74
	FD-Radio Reserves	\$11,569.16
	FD Capital Reserve -Vehicles	\$20,891.90
TOTAL		\$8,330,784.85

FY2024-2025		General Fund			
		APPROVED	MONTH	YEAR	
		FY2025-2026	TO DATE	TO DATE	REMAINING PERCENT
			(Encumbered)		
Revenues	\$3,073,588.00			\$912,400.84	\$2,161,187.16 30%
Expenditures	\$3,073,588.00		\$26,246.34	\$1,143,344.67	\$1,930,243.33 38%
		APPROVED	MONTH	YEAR	
		FY2025-2026	TO DATE	TO DATE	REMAINING PERCENT
			(Encumbered)		
Revenues	\$1,620,751.00			\$764,970.33	\$855,780.67 47%
Expenditures	\$1,620,751.00		\$10,894.21	\$696,803.11	\$923,947.89 44%

TOWN OF MOUNT PLEASANT
COMPARISON BUDGET VS ACTUAL -November 2025

	CURRENT BUDGET	YTD ACTUAL	DIFFERENCE
GENERAL GOVERNMENT			
Town Hall	114,973.00	68,820.30	46,152.70
Governing Body	40,068.00	12,487.01	27,580.99
Admin	328,155.00	115,331.37	212,823.63
Planning & Zoning	122,556.00	47,219.40	75,336.60
	605,752.00		361,893.92
PUBLIC SAFETY			
Law Enforcement	247,339.00	62,271.32	185,067.68
Fire Department	1,208,662.00	438,064.67	770,597.33
	1,456,001.00		955,665.01
PUBLIC WORKS			
Operations Center	61,840.00	21,870.18	39,969.82
Streets	240,029.00	36,912.42	203,116.58
Sanitation	173,586.00	56,269.66	117,316.34
Buildings & Grounds	95,475.00	38,402.45	57,072.55
	570,930.00		417,475.29
CULTURE/REC	94,571.00	38,563.92	56,007.08
DEBT SERVICE			
Debt Service Principal	230,543.00	67,505.84	163,037.16
Debt Service Interest	109,032.00	32,101.51	76,930.49
	339,575.00		339,575.00
TOTAL	3,066,829.00	38,563.92	2,130,616.30
WATER/SEWER			
Admin	925,515.00	203,412.59	722,102.41
Operations Center	24,140.00	10924.43	13,215.57
Water	210,280.00	104,757.42	105,522.58
Sewer	441,279.00	163,143.36	278,135.64
Water Treatment Plant	438,177.00	210,189.11	227,987.89
	2,039,391.00		2,039,391.00
DEBT SERVICE			
Debt Service Principal	109,671.00	3,105.18	106,565.82
Debt Service Interest	138,753.00	1,271.02	137,481.98
	248,424.00		248,424.00
TOTAL	2,287,815.00	4,376.20	2,283,438.80
COMBINED	5,354,644.00	42,940.12	5,311,703.88



Date: December 1, 2025
To: Mayor and Town Board of Commissioners
From: Crystal Smith, Human Resources Director / Events Coordinator

Listed below are activities for the month of November 2025.

General Business:

- Attended November Town Board meeting
- Attended EDC Communication Committee Monthly Meeting
- Attended Healthy Cabarrus Advisory Board Monthly Meeting

Customer Service Area:

- Generated 1322 bills (which includes 597 ebills) totaling \$140,546.57
- Ten (10) customers were disconnected for non-payment.
- Bill reminder notification to customers on Constant Contact: 192 customers received either email/text notification with 56 opening the notification.
- LEAD Line Surveys: The Town is partnering with a contractor, "120 Water," to identify service line materials throughout the water system as part of a new requirement from the US EPA. Contractor "120 Water" will look at the connections around Town located in the right-of-way between November 10 through December 31. Their vehicles will be marked with magnetic signs that say, "Mount Pleasant Project Contractor." Notification also stated there is no cost to the Town or our Customers for this service. This partnership will save hours of staff time.
- Update on installation of meters at Brighton Park and Green Acres Subdivisions:
 - Brighton Park – 2 homes have been sold. There are several "sold signs are in front of homes.
 - Green Acres – 17 homes have sold (out of 37 homes being built).

Human Resources Area:

- FMS system update (FMS is the financial system the Town uses)

Events Area:

- Held Pre-Christmas Parade/Tree Lighting meeting with Cabarrus County Sheriff's Department, Fire Marshal's office, MP Fire Department, Public Works. These meetings are held one month before event.
- Continued planning parade, communicating line up details to each participant

CODE ENFORCEMENT/EMERGENCY MANAGEMENT

Monthly report

The following case load was managed by Code Enforcement/Emergency Management for the month of:
November 2025

Case Status

New Cases	14
Cases Cleared	11
Monitoring	6
Referred	5

New Cases

Case #	Location	Reference	Status
025-146-C	Lee Street at South Main	Blocked fire hydrant. Contacted contractor and material was removed.	C
025-147-EM	Black Run Creek Dam – State Inspection	State inspection follow-up. Sited issues are still not addressed. Awaiting new equipment to trim growth.	O
025-148-EM	Snow Response Plan	Submitted revised snow response plan for approval prior to council presentation. Awaiting response.	O
025-149-EM	Emergency Fuel Mutual Aid	Draft mutual aid agreement to designate alternate fuel supplies in long term outages. Recommendation to begin discussions with Concord who maintains above ground tank storage with generators. Awaiting response.	O
025-150-EM	Debris Management Plan	A debris management plan allows the Town to possibly receive additional post disaster funding. It also designates debris staging areas. Submitted plan for review prior to council presentation. Awaiting response.	O
025-151-EM	Black Run Creek Dam	Revised EM portion of the plan and submitted for internal review. Awaiting completion of Inundation Study for completion. See 025-150-EM	O
025-152-C	291 North Main Street	Assisted contractor with ROW review and requirements for privacy fence.	C
025-153-C	1377 Hillside Drive	LOI for high grass/weeds.	O
025-154-C	7894 NC Hwy 49, N.	Permit violation – sign	O
025-155-C	1325 S. College Street	Abandoned vehicle. LOI sent. Ref. earlier case #: 025-130-C. New owner of	O

		the property and the vehicle still remain on the property.	
025-156-C	1674 Short Street	Vacant house. Report of a possible vagrants. LOI Sent	O
025-157-C	9115 East Franklin	Large amount of debris in ROW. LOI sent.	O
025-158-C	8325 Fisher Road.	Possible permit violation. Opened case file and initiated research.	O
025-160-EM	Christmas parade EAP	Work on EAP for the 2025 Christmas Parade.	O

DAILY OPERATIONS SUMMARY

Action	Number
Code Enforcement	18
Emergency Management	14
Golf Cart Inspection	0
Grants	1
Investigation	0
Meeting	0
Other	1
Recheck	10
Sign Sweep	0
Training	0
TOTAL	44



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

DAILY ACTIVITY LOG NOVEMBER 2025				Notes
Day	Address	Case #	Code	
04	N/A	N/A	C	Compiled the monthly report, updated and filed cases.
04	Lee Street at South Main	025-146-C	C	Blocked fire hydrant at the intersection of South Main Street and Lee Street. Reported to the construction contractors.
04	1874 Rhineland Court	025-104-C	C	Complainant called asking if we had placed a copy of the NOV in her mailbox. The Town does not mail a copy of an NOV to the complainant. She stated someone had placed it in her mailbox.
04	1325 South college street	025-130-C	R	Vehicle still parked.
04	Downtown construction area.	n/a	EM	Fire requested the status and location of the hard closures on West Franklin Street. The hard closure was located on the East side of South Halifax. Additional construction at Hillside and West Franklin Street blocking the roadway. Provided information to Fire.
04	8889 East Franklin	025-120-C	C	Check the RV at this address. Has not been moved.
04	Walker Road	n/a	C	Spoke with person requesting to fence the future property on Walker Road and graze his cattle. Forwarded to Town Manager.
05	Snow Response Plan	025-148-C	EM	Began updated of snow response submitted in 2024 but not reviewed.
05	Christmas Parade 2025	025-159-C	EM	I reviewed information for Christmas parade and attended meeting.
05	n/a	n/a	EM	Submitted request for EMS standby at Christmas Parade/Tree Lighting and received commitment from them for a unit.
05	n/a	025-160-EM	EM	Reviewed responses from engineering firms for the inundation study for Black Run Creek Dam. Submitted to Planning Director review.
05	n/a	025-140-EM	EM	Sent a follow-up response to Public Works Director regarding a Public Records Policy submitted on 10/23/25 detailing the need for a Town Policy.
05	n/a	025-147-EM	EM	Requested an update on the State Inspection of the Black Run Creek Dam. Public works is awaiting equipment to assist with removal of trees on the dam.

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9800

An equal opportunity provider, employer, and lender.

Website: www.mtpleasantnc.org Email: townhall@mtpleasantnc.us

06	Snow Response Plan	025-148-C	EM	Continued work on Snow Response Plan. Submitted a copy to the Town Manager and Assistant Town Manager for review before submitting it to council for approval.
06	Emergency Fuel Mutual Aid	025-149-C	EM	Discovered the Town does not have an emergency supply mutual aid plan for fuel in the event of a major outage while reviewing Snow EAP. Developed a draft plan and submitted it to Town Manager and Assistant Town Manager for review. Upon review I will reach out to Concord to discuss an agreement.
10	1337 Hillside	025-153-C	C	Spoke with complainant and checked the site. The yard is mowed; brush is located on a sharp bank in the ROW which the Town will not mow.
10	n/a	025-150-EM	EM	Revised/updated Debris Management Plan submitted last year for review before presentation to council.
10	n/a	025-151-EM	EM	I revised the Black Run Creek EAP and submitted it for review. This will be updated pending the inundation study.
11	25 North Main Street	025-152-C	C	Assisted contractor with information for fence installation at 25 North Main Street (intersection of North Main and North Drive.
11	n/a	n/a	O	A customer needed assistance with backflow requirements.
13	n/a	025-113-EM	EM	Submitted updated version of the Black Run Creek Plan to Town Manager, Town Engineer, Water Plant Supervisor, and Town Planning Director for review.
13	1700 Short Street	025-145-C	C	Discussion with the owner regarding the property and mowing the grass.
13	1337 Hillside Drive	025-153-C	C	Mailed a LOI to the owner of the property.
13	291 North Main Street	025-152-C	C	Assisted contract with requirements for fence installation.
17	1337 Hillside Drive	025-153-C	C	Complainant called apologizing for conduct regarding complaint. Discussed the situation.
17	7894 NC Hwy 49, N	025-154-C	C	Reviewed and determined the change in parking area of the business based on Cabarrus County GIS mapping.

18	1550 South Main Street	025-085-C	C	The certified mail NOV was returned but was given to the owner when he came in to pay an invoice.
20	9850 Hwy 73-E	025-126-C	R	Rechecked the property and requested if the fee for the permit application had been paid.
20	1674 Short Stret	025-156-C	C	Complaint about vagrants living in this vacant dwelling. Requested if the structure has recent water usage. I interviewed the complainant at her residence.
20	7894 NC Hwy 49-N	025-254-C	C	Received historical zoning information about the site and determined a permit had never been issued for the current occupancy. The site has an increase in parking area, and an additional sign has been added.
24	7894 NC Hwy 49-N	025-154-C	C	Sent a NOV to the Planning and Zoning director for review. Will mail the LOI after the review.
24	9115 East Franklin Street	025-157-C	C	Large amount of bagged debris and concrete has been "growing" in front of the building. I monitored this for several weeks and mailed a LOI to determine the status.
25	1550 South Main Street	025-085-C	C	I received another complaint relating to the goat at the property. The property has already received a Notice of Violation. Requested the next steps the Town wishes to take from Town Manager and Asst. Town Manager. Responded to complainant.
25	1325 South College Street	025-155-C 025-130-C	C	Determined the owner receiving the NOV for 025-130-C had sold the property. The car remains on the site and a new LOI was sent to the new owner.
25	1674 Short Street	025-156-C	C	Mailed LOI to property owner.
25	8325 Fisher Road	025-158-C	C	We received a complaint regarding the use of the property for business due to the large traffic volume and noise.
25	n/a	025-158-EM	EM	Updated EAP for 2025 Christmas parade. Will further update on December 3, 2025, with Wx forecast. Spoke with Event Coordinator reference Concord Tree Lighting Ceremony incident.
25	n/a	n/a	C	Requested status on outstanding golf cart inspections.
25	670 MP Road West	025-118-C	R	Checked the site and debris had been removed.

25	1550 South Main Street	025-085-C	C	Received an additional complaint from complainant regarding the situation. Responded that due process was being followed. House is for sale.
26	1874 Rhineland Court	025-104-C	R	Closing this case due to situation (unable to catch the vehicle parked at the residence during normal working hours). This is the second time this has occurred. Future instances will result in a fine.
25	n/a	025-160-EM	EM	Opened a fire for the Black Run Creek Inundation Study and updated information regarding engineering firm.
25	8625 NC Hwy 49-N	025-109-C	R	Sign has been removed and replaced with compliant sign.
25	9047 Jay Ruth Street	025-054-C	R	Rechecked the site only one vehicle was visible. Contacted neighbor who was well pleased progress.
25	Park and Washington	025-079-C	R	Drain is still blocked.
25	75 Brackenbury	025-084-C	R	Weed growth appears to be removed somewhat. Will Check with the complainant for status.
25	7913 Circle Drive	025-105-C	R	Occupant has a permit for the building, but it has not been moved.
25	1700 Short Street	025-145-C	R	Grass has been mowed.

MEMORANDUM

To: Mayor and Town Board

From: Derek Linker, Public Works

Date: December 03, 2025

Please find listed below an update / overview for the month of November, 2025

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 1 pump station alarm calls
- Responded to 0 after hour customer calls
- Picked up 8 dump truck loads of brush which equals 96 cubic yards of brush
- Started bulk leaf pickup for the season had 20 loads of leaves which equals 200 yards of leaves
- Completed work orders for various issues
- Installed more water meters in Green Acres developments
- Assisted State Utilities locating existing water lines
- Assisted with water plant project moving materials

Ongoing:

- Public works mows and maintains approximately 18 acres each week to biweekly depending on conditions as well as ground maintenance at all 8 of our sewer pump stations
- 8 pump stations are checked once a week which included 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 and consists of pulling samples from 5 different sites which change every other week
- 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 100 calls for service in November, several times having multiple calls at once that were handled by other members and mutual aid departments.

-All our yearly required service testing for hose, pumps, ground ladders, and generators was completed with no failures.

-Most of the yearly light hydrant maintenance was completed.

-Members have been doing their yearly JRPAT (job related physical agility test)

-There are no major mechanical issues to report.

As always, thank you for everything you do and for your continued support!

Dustin Sneed
Fire Chief
Mt. Pleasant Fire Dept.

Cabarrus County Sheriff's Office

253 / Mt. Pleasant

Law Calls for Service

09/01/2025 - 11/30/2025

DISPATCHED		Sep-2025	Oct-2025	Nov-2025
	Total	54	49	56
	50 B OR C	0	1	0
	ALL ANIMAL CONTROL CALLS	5	2	1
	ASSIST COUNTY FIRE DEPARTMENT	0	0	1
	ASSIST DSS	0	2	0
	ASSIST EMS	1	1	2
	ATTEMPT TO LOCATE	2	0	0
	BREAKING ENTER OF VEHICLE	2	0	0
	BURGLAR ALARM	3	4	6
	CARDIAC RESP ARREST DEATH	1	0	0
	CARELESS RECKLESS DRIVING	8	0	4
	CELL PHONE 911 HANGUP	0	0	1
	COMMITMENT PAPERS	1	0	1
	COMMUNICATING THREATS	0	1	0
	DEATH	0	0	1
	DISCHARGE FIREARMS	0	0	1
	DISPUTE (ANYONE)	3	2	4
	DOMESTIC DISTURBANCE	1	1	2
	DOT NOTIFICATION	0	1	1
	ESCORT	0	0	3
	FIGHT	0	1	0
	FOLLOW UP	1	1	0
	FRAUD / FORGERY	0	0	1
	IMPROPERLY PARKED VEH	0	1	0
	INFORMATION	1	1	0
	INTOXICATED DRIVER	1	0	0
	LARCENY	1	1	2
	LIVESTOCK	0	1	0
	LOUD (ANYTHING DESC IN NARR)	1	2	0
	OPEN DOOR	1	0	0
	PROWLER	0	1	0
	REPOSESSION	0	2	2
	SERVICE CALL LAW	3	4	3
	SEX CRIME	0	0	1

		Sep-2025	Oct-2025	Nov-2025
DISPATCHED	SRO INVESTIGATION	0	1	0
	STRANDED MOTORIST	0	1	0
	STRUCTURE FIRE	1	1	0
	SUSPICIOUS SUBJECT	3	1	3
	SUSPICIOUS VEHICLE	2	3	3
	THREATENING SUICIDE	0	0	1
	TRAFFIC ACC PROPERTY DAMAGE	.5	7	5
	TRAFFIC ACCIDENT PI	0	0	1
	TRAFFIC STOP	1	0	0
	TRESPASSING	1	0	1
	WELFARE CHECK (PERSON)	5	5	5
OFFICER-INITIATED	Total	769	858	509
	50 B OR C	0	5	0
	ALL ANIMAL CONTROL CALLS	1	0	1
	CIVIL PROCESS	3	10	4
	COMMITMENT PAPERS	1	0	0
	COMMUNITY CONTACT	2	5	1
	DIRECT TRAFFIC	0	0	1
	EVICTON	1	0	0
	FOLLOW UP	2	2	1
	FRAUD / FORGERY	0	1	0
	GOVT SECURITY CHECK	15	17	7
	INVESTIGATION	0	5	0
	LARCENY	0	1	0
	ROAD HAZARD	1	4	1
	SEARCH WARRANT	0	1	0
	SECURITY CHECK	279	280	222
	SERVICE CALL LAW	1	2	0
	SPECIAL EVENT	8	12	8
	SRO ASSIST ADMIN	103	108	46
	SRO CAMERA REVIEW	9	22	6
	SRO DARE	8	10	3
	SRO DRILL	4	4	2
	SRO DRUG INVESTIGATION	0	2	0
	SRO FIGHT/ASSAULT	0	1	0
	SRO INVESTIGATION	5	1	0
	SRO MEDICAL CALL	2	0	0
	SRO MENTOR/COUNSEL	109	126	73
	SRO PARENT MEETING	3	6	4

OFFICER-INITIATED		Sep-2025	Oct-2025	Nov-2025
	SRO SAFETY CHECK	95	77	46
	SRO SCHOOL EVENT	0	2	0
	SRO SECURITY CHECK	80	107	45
	SRO THREAT	1	0	0
	SRO THREAT ASSESSMENT	2	1	2
	SRO TRAFFIC	0	0	1
	SRO WELFARE CHECK	1	0	0
	STRANDED MOTORIST	2	3	1
	SUSPICIOUS SUBJECT	2	2	0
	SUSPICIOUS VEHICLE	4	8	4
	TRAFFIC ACC PROPERTY DAMAGE	2	2	0
	TRAFFIC STOP	22	31	30
	WARRANT	1	0	0

Event #	Date Time	Street	Case #	callsource
ALL ANIMAL CONTROL CALLS 1				
25219828	Nov 27 13:51	S HALIFAX ST		PHONE
ASSIST COUNTY FIRE DEPARTMENT 1				
25217725	Nov 24 8:35	W FRANKLIN ST	2511240002	PHONE
ASSIST EMS 2				
25204972	Nov 5 14:53	BILVERLOR CT		PHONE
25219413	Nov 26 18:16	WADE ST		PHONE
BURGLAR ALARM 6				
25202042	Nov 1 6:41	NC HWY 73 E		PHONE
25208466	Nov 10 22:08	W FRANKLIN ST		PHONE
25208472	Nov 10 23:29	NC HWY 73 E		PHONE
25216503	Nov 21 19:21	S MAIN ST		PHONE
25219893	Nov 27 17:59	W FRANKLIN ST		PHONE
25220314	Nov 28 14:47	N MAIN ST		PHONE
CARELESS RECKLESS DRIVING 3				
25203524	Nov 3 18:09	NC HWY 49 N		PHONE
25205245	Nov 5 22:05	SUMMER ST		PHONE
25217202	Nov 23 8:02	N MAIN ST/NC HWY 49 N		PHONE
CELL PHONE 911 HANGUP 1				
25206577	Nov 7 16:01	GLEN ABBEY LN		PHONE
COMMITMENT PAPERS 1				
25210805	Nov 14 13:03	REID ST		PHONE
DEATH 1				
25219359	Nov 26 15:56	REID ST	2511260010	PHONE
DISCHARGE FIREARMS 1				
25218888	Nov 25 15:49	SUMMER ST		PHONE

DISPUTE (ANYONE) 4				
25210686	Nov 14 10:50	REID ST		PHONE
25217791	Nov 24 9:54	NC HWY 49 N		PHONE
25220636	Nov 29 10:38	REID ST		PHONE
25221144	Nov 30 14:34	VALLEY ST		PHONE
DOMESTIC DISTURBANCE 2				
25202482	Nov 2 2:17	SHORT ST		PHONE
25210070	Nov 13 13:07	E FRANKLIN ST		PHONE
DOT NOTIFICATION 1				
25201963	Nov 1 0:03	NC HWY 49 N		PHONE
ESCORT 3				
25215153	Nov 20 9:23	COOK ST		PHONE
25216034	Nov 21 9:25	COOK ST		PHONE
25217843	Nov 24 10:44	COOK ST		PHONE
FRAUD / FORGERY 1				
25203037	Nov 3 9:22	ERBACH LN	2511030006	PHONE
LARCENY 2				
25202253	Nov 1 14:59	NC HWY 49 N	2511010005	PHONE
25219410	Nov 26 18:05	NC HWY 49 N	2511260014	PHONE
REPOSESSION 2				
25209098	Nov 12 9:51	S HALIFAX ST		PHONE
25212239	Nov 17 0:27	E FRANKLIN ST		PHONE
SERVICE CALL LAW 3				
25209851	Nov 13 9:15	NC HWY 49 N		PHONE
25218324	Nov 24 22:24	N WASHINGTON ST		PHONE
25219069	Nov 26 3:16	SHORT ST		PHONE
SEX CRIME 1				
25209639	Nov 12 22:21	REID ST		PHONE
SUSPICIOUS SUBJECT 3				
25204105	Nov 4 14:15	MALIBU RD		PHONE
25204424	Nov 5 2:55	E FRANKLIN ST		PHONE

25206697	Nov 7 20:03	NC HWY 49 N	PHONE
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SUSPICIOUS VEHICLE 2

25202411	Nov 1 22:44	ARNOLD WAY	PHONE
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25208080	Nov 10 13:17	E FRANKLIN ST	PHONE
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THREATENING SUICIDE 1

25217415	Nov 23 18:20	B ST	PHONE
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TRAFFIC ACC PROPERTY DAMAGE 5

25208750	Nov 11 15:32	W FRANKLIN ST	PHONE
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25212379	Nov 17 8:19	NC HWY 49 N	PHONE
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25215935	Nov 21 6:51	N MAIN ST/WALNUT ST	PHONE
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25219702	Nov 27 6:34	NC HWY 49 N	2511270004 PHONE
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25220133	Nov 28 8:59	NC HWY 49 N/N MAIN ST	2511280004 PHONE
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TRAFFIC ACCIDENT PI 1

25213978	Nov 18 20:44	WALKER RD	2511180021 PHONE
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TRESPASSING 1

25218967	Nov 25 18:32	E FRANKLIN ST	PHONE
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WELFARE CHECK (PERSON) 5

25202217	Nov 1 13:30	N SKYLAND DR	PHONE
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25202249	Nov 1 14:38	N SKYLAND DR	PHONE
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25204274	Nov 4 18:18	W FRANKLIN ST	PHONE
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25216950	Nov 22 16:46	RHINELAND CT	PHONE
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25217173	Nov 23 6:10	NC HWY 49 N	PHONE
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CARELESS RECKLESS DRIVING 1

25215737	Nov 20 19:49	NC HWY 49 N	W911
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SUSPICIOUS VEHICLE 1

25218355	Nov 25 1:06	SHORT ST	W911
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Total Disp. CFS: 56

Cabarrus County Sheriff's Office

Mt Pleasant

Traffic Stop, Citation, & Arrest Data

11/01/2025 - 11/30/2025

Traffic Stop Data with CAD Event Disposition (Zone 253)

TRAFFIC STOP	
ARREST MADE REPORT TAKEN	1
CHECK 10-4	2
CITATION ISSUED	9
REPORT TAKEN	1
VERBAL WARNING	11
WRITTEN WARNING	6
Total	30

Citation Data (Mt Pleasant)

Total # of Citations: 30

Total # of Charges: 42

	Charges
DR/ALLOW REG PL NOT DISPLAY	1
DRIVE/ALLOW MV NO REG	1
DWLR NOT IMPAIRED REV	3
EXPIRED REGISTRATION CARD/TAG	5
EXPIRED/NO INSPECTION STICKER	1
FAIL MAINTAIN LANE CONTROL	1
FAIL STOP STOPSIGN/FLSH RED LIGHT	1
FAIL TO STOP-STEADY RED LIGHT	2
IMPROPER USE DEALER PLATES	1
NO LIABILITY INSURANCE	1
NO OPERATORS LICENSE	2
POSSESS MARIJUANA < 1/2 OZ	1
REAR LAMPS VIOLATION	1
REAR SEAT BELT VIOLATION	1
RECKLESS DRIVING TO ENDANGER	1
SPEED VIOLATION	10
SPEEDING	5
UNLAWFULLY PASS EMERGENCY VEHI	2
UNSAFE LANE CHANGE	1
WINDOW TINTING VIOLATION	1
Total	42

Cabarrus County Sheriff's Office

ABC
8840 E Franklin St,
Mt Pleasant, NC

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

11/1/2025 - 11/30/2025

JOHNSON, HALEY AMAIYA - W/F 25

25-1116-0014 11/16/25 8514 NC HWY 49 N	O - ON-VIEW ARREST	PAT	CSO
35A - POSSESSION OF COCAINE-FELONY	F		
35A - SIMPLE POSSESSION SCH VI CS (M)	M		
35B - POSS OF DRUG PARAPHERNALIA	M		
9914 - DWLR NOT IMPAIRED REV	M		
9914 - NO LIABILITY INSURANCE	M		
9914 - EXPIRED REGISTRATION CARD/TAG	M		
9914 - FAIL TO CARRY REGISTRATION CARD	M		
9999 - FAIL TO SECURE PASSEN UNDER 16	M		

Cabarrus County Sheriff's Office

ABC
8840 E Franklin St,
Mt Pleasant, NC

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

11/1/2025 - 11/30/2025

Charge by Misdemeanor or Felony

	F	M	Total
DWLR NOT IMPAIRED REV	0	1	1
EXPIRED REGISTRATION CARD/TAG	0	1	1
FAIL TO CARRY REGISTRATION CARD	0	1	1
FAIL TO SECURE PASSEN UNDER 16	0	1	1
NO LIABILITY INSURANCE	0	1	1
POSS OF DRUG PARAPHERNALIA	0	1	1
POSSESSION OF COCAINE-FELONY	1	0	1
SIMPLE POSSESSION SCH VI CS (M)	0	1	1
Total	1	7	8



AGENDA ITEM:

Consider selecting a Board member to act as Mayor Pro Tem (MPT) for a 2-year term.

NARRATIVE:

North Carolina law, GS 160A-70 requires town governing boards to elect from among its members a Mayor Pro Tem. The MPT "exercises all of the functions of the mayor, including discretionary, ministerial, executive and administrative, legislative and judicial or quasi-judicial powers," when acting in place of the mayor.

RECOMMENDATION:

Motion to approve Commissioner _____ as Mayor Pro Tem until December 2027.

UNC School of Government explanation of Mayor Pro Tem responsibilities and duties is included.

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Coates' Canons NC Local Government Law

Answers to Questions About the Mayor Pro Tem.

Published: 08/27/18

Author: Frayda Bluestein

North Carolina law, GS 160A-70 requires city governing boards to elect from among its members a mayor pro tem. What powers does the mayor pro tem have? Does the mayor pro tem vote on all matters even in cities where the mayor votes only to break a tie? Does the mayor pro tem automatically become mayor if the mayor resigns? What does "pro tem" mean, anyway? Read on to learn the answers to these and other questions about mayors pro tem.

"Pro tem." sounds like some fancy Latin term. What does it mean? Pro tem. is an abbreviation of the Latin phrase *pro tempore*, which means "for the time being" or "temporary." So that's the first thing to know about the mayor pro tem. The mayor pro tem serves temporarily in place of the mayor when the mayor is absent. For efficiency, I'll substitute MPT for mayor pro tem. and I'll call GS 160A-70, the MPT statute.

How is the MPT chosen?

The MPT statute requires the council to elect the MPT from among its members. There is no statutory guidance about how to structure the election. There are two choices -- motion and vote, and nominations and ballot. You can learn more about these methods in a blog post here.

Does the MPT serve in that role for the duration of his or her term of office on the council?

Not necessarily. The MPT statute says that the MPT must be elected at the organization meeting, and that the MPT serves at the pleasure of the council. This means that the council has to choose a MPT at each organizational meeting, and that the council has the choice of reelecting the current MPT, or electing a new one. It also means that the council can, with or without cause, vote to remove the MPT at any time, and appoint a new one.

What powers does the MPT have?

The general rule nationally is that, unless state law provides otherwise, the MPT "exercises all of the functions of the mayor, including discretionary, ministerial, executive and administrative, legislative and judicial or quasi-judicial powers," when acting in place of the mayor. *3 McQuillin Mun. Corp. § 12:72 (3d ed.)*. See *State v. Thomas*, 141 N.C. 791 (1906) (*upholding a warrant issued by the mayor pro tem. Issuing warrants was one of the powers of mayors at that time.*)

The North Carolina MPT statute departs from the national rule and allows the council to confer upon the MPT "any of the powers and duties of the mayor." In the School of Government's Suggested Rules of Procedure for a City Council, 4th Ed., recommended Rule 18 delegates to the MPT the power to preside in the Mayor's absence, including all of the powers of the presiding officer as specified in Rule 17(d). As noted in my blog post here, North Carolina mayors have few statutory powers. When electing a MPT, the council should consider whether to delegate powers beyond simply presiding at meetings. It's common, for example, for mayors to have delegated authority to sign contracts, participate in agenda preparation, sign ordinances, and conduct various ceremonial functions. Should the council delegate all of those powers to the MPT? The extent of a delegation to the MPT will likely depend upon the anticipated duration of the mayor's absence. More on that below.

Are there any statutory powers that a MPT can exercise any time, even when the mayor is not absent?

Yes, at least one. GS 160A-71(b)(1) gives the MPT authority to call a special meeting. Other powers might exist in individual city charters.

Does a council member serving as mayor pro tem vote on all matters, even if the mayor only votes in a tie?

Yes. The MPT statute says, "A councilman serving as mayor pro tempore shall be entitled to vote on all matters and shall be considered a councilman for all purposes, including the determination of whether a quorum is present." This is true even when even when the MPT is presiding in the mayor's absence.

What happens if both the mayor and the MPT are both absent?

The MPT statute says that if they're both absent, the council can elect from the members present, a temporary chair to preside.

What if the mayor is absent for an extended period of time? Is there a time limit after which the board can declare the mayor's seat vacant?

There are multiple scenarios that can occur so let's look at them separately.

What if the mayor becomes physically or mentally incapable of performing the duties of the office?

The MPT statute allows the council, by unanimous vote, to declare that the mayor is incapacitated and confer any of the mayor's powers and duties on the MPT. If the mayor subsequently declares that he or she is no longer incapacitated, and a majority of the council concurs, the mayor resumes his or her powers and duties. The statute doesn't set any limit on how long this situation can persist if the mayor continues to be incapacitated.

What if the mayor continues to be incapacitated and it appears that he or she will not be able to return to the office?

One option is for the mayor to resign. Sometimes, however, the mayor is unable or unwilling to make that decision. There are no statutory provisions that allow a board to remove member of the board. Amotion is a common law mechanism for removing a member of an elected board when the member is unable or unwilling to properly carry out the duties of the office. The standard for removal of an elected board member by amotion are very high, and the process requires a hearing and presentation of evidence in support of the action. For more on amotion, see my [blog post here](#).

What if the mayor wants to take a leave of absence?

Although it's rarely used, state law allows any elected or appointed official of a city or county to obtain a leave of absence for protracted illness or "other reason satisfactory to the governing body" of the city or county. See GS 128-40 (counties) and GS 128-41 (cities). The process must be initiated by the official seeking the leave of absence and must be approved by the governing body. While on leave the official does not receive a salary but retains any sick leave to which he or she is entitled. The leave does not extend the term of office.

If the mayor takes a leave of absence, it seems likely that the council would delegate to the MPT some or all of the mayor's duties during the leave period. The statute, however, provides an alternative option:

If, by reason of the length of the period of absence or the nature of the duties of the official, the governing body deems it necessary, it may appoint any qualified citizen of the municipality as a temporary replacement for the period of the official's leave of absence. This appointee shall have all the authority, duties, perquisites, and emoluments of the official temporarily replaced. The appointee shall possess all the qualifications required by law for holding the office for which the temporary replacement official is appointed. *GS 128-41*.

What if the Mayor moves out of the city, or does something else that renders her ineligible for the office? Can the governing

board remove the mayor?

Not exactly, but they may be able to declare the office vacant. If there is documented evidence that the mayor ceases to be qualified for the office, state law provides that the office is “ipso facto” (Latin for “by the fact itself”), vacant. As described [in a blog post here](#), in this circumstance, the board can declare the office vacant and fill the vacancy.

If there is a vacancy in the mayor’s seat, does the MPT automatically become the mayor?

No. As indicated earlier, the council has authority to delegate the mayor’s duties to the MPT. But when it comes to filling a vacancy in the mayor’s seat, the council fills the seat as provided in [GS 160A-63](#). Under that statute the council can appoint the MPT, or any other council member, or any other person who is eligible to serve. If they appoint the MPT or any other council member, that creates a new vacancy and the council fills it.

What if the council wishes to leave the mayor’s seat vacant and have the MPT carry out the mayor’s duties until the next election?

It’s not entirely clear whether the council has the discretion to do this. The statute doesn’t provide any time frame within in which a vacancy on the council must be filled, but on the other hand the, the law says that the council “shall” fill the vacancy. For more on this issue see my [blog post here](#).

Do you have questions about the mayor pro tem?

Send them to me in a comment and I’ll try to answer them.



Agenda Item:

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

Narrative:

Phil Conrad of Cabarrus Rowan MPO is requesting the names for the TAC and TCC appointments by January 1, 2026. The MPO would like to know who will serve in 2026 as our designated appointees to the TAC (elected officials only), as well as the TCC (staff) appointee and alternate.

Erin Burris is currently the TCC representative with Crystal Smith as alternate. Staff is recommending reappointing Erin Burris as TCC representative and Crystal Smith as alternate.

Currently, Commissioner Simpson is serving as TAC representative for the Town with Mayor Pro Tem Lori Furr listed as alternate.

Recommendations:

1. Motion to reappoint Erin Burris as TCC representative with Crystal Smith as alternate.
2. Motion to appoint Commissioner _____ as TAC representative with Commissioner _____ as the TAC alternate.

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Agenda Item:

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

Narrative:

The Town Board must appoint 2 members to the NCSFA Relief Fund Board of Trustees each year. For the past year Mayor Tony Lash and Mayor Pro-Tem Lori Furr have been on the Board.

Typically, this Board may meet once a year. The new Board must be appointed and submitted to the state by January 15, 2026.

Recommendations:

Motion to appoint _____ and _____ to the NCSFA Relief Fund Board for 2026.

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Agenda Item:

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

Narrative:

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

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

Recommendation:

Open

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AGENDA ITEM:

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

NARRATIVE:

Each month the Town's water customers must pay the previous amount of their water/sewer bill by the 5th of each month to prevent disconnection of water services. Sewer only customers, mainly in the Fieldstone community off Cold Springs Road, do not have water services from the Town. Because sewer services are not easily disconnected, some customers will wait multiple months before paying their bill. In the past, the Finance Officer has sent a letter informing customers that a lien can be placed on the property. In most cases, customers have paid delinquent bills within a week of receiving the letter. However, water customers face a quick disconnect on the 6th of each month with a \$40 reconnection fee.

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

RECOMMENDATION:

Motion to charge a delinquent fee of \$40 starting January 6, 2026 for sewer only customers that do not pay the previous amount of the bill by the 5th of each month.

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AGENDA ITEM:

Receive update on the status of:

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

NARRATIVE:

An update on the projects listed above will be given.

RECOMMENDATION:

Open

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Regular Board Meeting
Tuesday, December 9, 2025
6:00 PM- Town Hall Commissioners Room

Call to Order- Mayor Tony Lapis
Oaths of Office for Lori Furr, Liz Poole, and Mike Steiner
Invocation- Pastor Cliff Wall of Cold Springs Global Methodist Church
Pledge of Allegiance- Mayor Tony Lapis

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 3-14)

- A. Minutes November 10, 2025 (pages 3-8)
- B. Correction to Budget Amendment #8 Insurance & Salary Adjustments for Premium Increase (page 9)
- C. Budget Amendment #10 Inundation Study for Black Run Reservoir Dam (page 10)
- D. Budget Amendment #11 DT Parking Lot-McAdams Contract (page 11)
- E. Budget Amendment #12 DT Stormwater Change Order #2 (page 12)
- F. PFAS payment #1 from Dupont (pages 13-14)

5. Staff Reports (Pages 15-41)

- A. Town Manager-Randy Holloway (page 15)
- B. Town Asst. Manager- Planning & Economic Development Director - Erin Burris (pages 16-22)
- C. Town Clerk/Finance Officer - Amy Schueneman (includes Project Cost updates pages 23-24)
- D. Human Resources/Events- Crystal Smith (page 25)
- E. Code Enforcement - Jim Sells (pages 26-31)
- F. Public Works- Derek Linker (page 32)
- G. Fire Department-Dustin Sneed (page 33)
- H. Cabarrus County Sheriff's Department (pages 34-41)

TOWN OF MOUNT PLEASANT

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6. Introduction of new Fire Department Lieutenants to Board by Fire Chief

7. New Business (Pages 42-49)

A. Consider selecting a Board member to act as Mayor Pro Tem (MPT) for a 2-year term and administer the Oath of Office. (pages 42-45)

B. Consider the 2026 appointments to the Transportation Advisory Committee (TAC) and the Technical Coordinating Committee (TCC) of the Cabarrus-Rowan Urban Area Metropolitan Planning Organization. (page 46)

C. Consider appointing 2 members to the NCSFA Relief Fund Board of Trustees for a one-year term. (page 47)

D. Consider replacement for vacant "alternate" seat on Planning & Zoning Board. (page 48)

E. Consider charging a delinquent fee of \$40 for sewer only customers if previous billed amounts are not paid by the 5th of each month. (page 49)

8. Old Business (Page 50)

A. Receive update on the status of:

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

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.