



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Board of Commissioners
Town Board Meeting Minutes
Tuesday, March 11, 2025 at 6:00 P.M.**

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

Also Present: Erin Burris, Crystal Smith, Ally Schueneman, Rodney Schueneman, Deputy M Arstark, Pastor Earl Bradshaw, Blake Plummer, Dustin Sneed, Thomas & Amanda McKenzie, Jimmy L. Hall, and Deputy Ketchie.

CALL TO ORDER

Mayor Tony Lapis called the meeting to order.

INVOCATION

Pastor Earl Bradshaw from Mount Pleasant Methodist Church led the Board in prayer. He also invited the Town Board to attend the National Day of Prayer in front of Town Hall on May 1st at noon.

PLEDGE OF ALLEGIANCE

Mayor Lapis 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.

TOWN OF MOUNT PLEASANT

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Mayor Lapish asked for a motion to excuse Commissioner Furr from the meeting since she is out of Town. A motion to excuse Commissioner Furr was made by Commissioner Meadows with a second by Commissioner Simpson. All were in favor. (4-0, Commissioner Furr absent)

3. Approve Agenda

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

4. Consent Agenda

- A. Minutes February 11, 2025
- B. Resolution Adopting the Cabarrus Stanly Union Regional Hazard Mitigation Plan
- C. Budget Amendment #10 WTP Leak under building
- D. Resolution to open savings account for FD-Personnel Capital Reserve

Commissioner Meadows made a motion to approve the Consent Agenda as submitted with a second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Furr absent)

5. Staff Reports

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

6. Public Hearing

A. REZ 2025-01 McKenzie ETJ Removal

Erin Burris presented the information from the REZ 2025-01 McKenzie ETJ Removal Packet.

The subject property is located in Town extraterritorial jurisdiction (ETJ) and is contiguous with Cabarrus County's zoning jurisdiction and AO zoning district on the northwest boundary of the property, along approximately 85 feet. The property currently has a single-family residential dwelling and associated accessory structures. The property owner has requested that the property be removed from the Town's ETJ to be subject to Cabarrus County zoning. If approved by the Town, the County would have up to 60 days to apply county zoning to the property. The property is currently zoned Town of Mount Pleasant AG. The applicant is in the process of requesting that the Cabarrus County AO zoning district be applied to property to facilitate the division of one additional parcel. If the Town votes to remove the property from its ETJ, the property will no longer be under the zoning jurisdiction of the Town, but subject to the zoning of Cabarrus County, as applied by Cabarrus County.

The Planning & Zoning Board made a recommendation to approve the ETJ removal request, finding that it was not inconsistent with the Comprehensive Plan.

(The REZ 2025-01 McKenzie ETJ Removal Packet is included in the Minute Book.)

Mayor Lapish opened the Public Hearing.

Amanda McKenzie of 375 Mount Pleasant Road North addressed the Board. Ms. McKenzie and her husband purchased this property to be able to enroll their child in the Mount Pleasant School District. The home on the property was not the right home for them; however, at the time of purchase the real estate ad stated that there was an additional home site on the property and that was their "plan B" since land is very hard to come by in Mount Pleasant. When they approached Town Hall about building on the property, they found out that it was not zoned to subdivide the property.

Ms. Burris presented an option for ETJ Removal. They would love to build their home with the correct zoning.

Mayor Lapish closed the Public Hearing.

Commissioner Simpson made a motion: "Approved and Consistent: The Town Board finds that the request to remove the subject property from the Town's extraterritorial jurisdiction (ETJ) is not inconsistent with the "Rural" land use designation on the Future Land Use Map in the Town's Comprehensive Plan, provided that a similar and/or adjacent zoning district to the Town's AG district is applied by Cabarrus County." Commissioner Meadows seconded the motion. All Board members were in favor. (4-0, Commissioner Furr absent)

7. Old Business

A. Receive update on Water Treatment Issues.

Randy Holloway stated that the Town is moving forward on finding solutions for the water quality issues. A purchase order was cut last week to WesTech for \$611,000 for total rehab of the water basins including new filter media and settling plates. The expected start time is June. There may be a change order in the \$20,000-\$30,000 range coming to repaint the inside of the tanks. Staff members have talked to Concord about being on their system while the rehab is taking place. Public Works will work with Concord to open the valve wide open at Cold Springs and Hwy 73 to run for a full day to see if it will be able to supply the Town's customers and keep the water tanks from emptying. Another option would be to automate the connection with Concord to have more control over the opening of the valve.

Town Staff met with Garver Engineering last week to discuss other options to provide better water quality. Garver suggested doing additional testing with different additives added to the water to help reduce the organics and the Water Treatment Staff are currently conducting those tests and evaluating the results. Staff is testing water at Dutch Buffalo Creek where the intake site is located, to see if the water on the opposite side of the creek contains less organics than where the water is currently entering the system. At this time, water is being pulled across accumulated debris/solids on the slow-moving side of the creek which is believed to be the reason for the high count for organics. If testing shows good results on the opposite side of the stream, it may be beneficial to move the intake pipe out to the middle of the stream. This would eliminate the need to dredge the site every five to six years costing \$36,000 each time. Powder Activated Carbon (PAC) could also be added to the system. It is a carbon powder that mixes into the water pulled from the creek as it is coming in at the intake site to help pull the organics down to the bottom of the lagoon. It would require a hopper system and 900lb totes of powdered carbon in an enclosed building at the Dutch Buffalo Creek intake site. Monroe and Gardner are using this type of system. Not only would it help reduce the number of organics, but it would also help improve taste and odor. It would run an estimated \$130,000.

A winter algae has effected taste and odor recently. Chemicals are now being added weekly to reduce the algae and improve the taste and odor issues. There is a newer type technology to help

reduce the algae in the lagoon that is being evaluated now as another option. It uses a sound wave to the water that kills the algae and would eliminate the need for the chemicals.

Staff are looking at every available option within the \$985,000 to make improvements to water quality without having to borrow money. A loan for a carbon filtration system would be a last resort since it would result in increasing the water rates.

Public information sessions are being held at 6pm on March 17th at Community Church and March 31st at Mount Pleasant Methodist Church to answer questions about the Town's water system.

Information only.

B. Receive an update concerning the Water Distribution Improvements Project and the Lower Adams Creek Sewer Outfall Project.

Both projects are currently under way. The Sewer Project will not be very noticeable to anyone since most of the work will be in the woods. The contractors are currently doing the grubbing on Adams Creek and clearing the banks near the WSACC Pump Station located behind Oldenburg Subdivision. Sewer pipes will be laid from that direction towards the Pasture and Summer Street Pump Stations. The projected finish is October or November 2025.

Carolina Thread Trail put out an announcement today on their social media stating, *"PARTIAL TRAIL CLOSURE: Buffalo Creek Preserve Trail will be temporarily closed from the suspension bridge over Adams Creek to the end of the trail, beginning Monday, March 10. This closure is for the safety of all trail users, as the Sewer and Water Authority of Cabarrus County installs new utility lines along Adams Creek. Please respect posted trail closure signs and stick to the part of the trail that is open. We expect the trail to fully reopen by July 1, but we will keep you posted as the work proceeds!"*

State Utility Contractors have started the Water Project but have already run into a few delays. The biggest one was miscommunication between NC DOT and LKC Engineering. The bid documents sent out by LKC stated the successful contractor will be able to make lane closures unrestricted. NC DOT did not agree to that and said lane closures on Hwy 73 and Main Street could not be between 7-9am and 4-6pm, which is a major issue. State Utility planned to work 7am-5:30pm. Working around this schedule would cost hundreds of thousands of dollars in downtime and delays. A recent meeting between Town Staff, LKC Engineering, and NC DOT helped work through this issue. Instead of lane closures on Main Street, Main Street will be closed from Cook Street to Hwy 49 for all except residents living along Main Street. West Franklin can't be closed at the same time as North Main Street. When work on West Franklin Street begins there will be a closure from South Halifax to North Skyland, and when that section is completed, West Franklin will close from South Halifax back to Main Street with no through traffic. East Franklin can't be closed since there is not a good detour which will require the contractor to comply with the time restrictions for performing work. Because flagging will not be required on either Main Street or West Franklin, the savings from that should cover the extra cost of the time restrictions. The challenge will be for Town Staff to effectively communicate these traffic changes to the public. The aggressive projected completion is November 2025.

Cook Street is currently closed at the intersection at Washington Street and will be closed for normal traffic for another two weeks. Issues of heavy traffic on Walnut Street were reported by residents. Signage has been adjusted to divert traffic from Cook and Walnut by instructing drivers to use Park Drive or Franklin Street. It will be two weeks out before work begins on Main Street.

Information only.

8. New Business

A. Consider setting filing fees for the 2025 November Election

Amy Schueneman received a request from the Cabarrus County Board of Elections asking the amount of the 2025 filing fees for the Town of Mount Pleasant. The current filing fee is \$25.00. We also have an estimated budget of \$8,318.00 for the 2025 elections and that will be included in the recommended FY-2025/2026 Town budget.

A motion to set the filing fee at \$25.00 for the November 2025 election was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Furr absent)

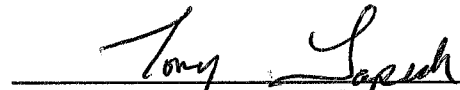
9. Adjournment

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. (4-0, Commissioner Furr absent)

Mayor Lapish reminded Board members that the Budget Workshop will be on Saturday, March 22nd.

By our signatures, the following minutes were approved as submitted on Tuesday, April 8, 2025 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor Tony Lapish

