



**Board of Commissioners
Town Board Meeting Minutes
Tuesday, July 8, 2025 at 6:00 P.M.**

Attendance: Mayor Tony Lash
Mayor Pro-Tem/Commissioner Lori Furr
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: Erin Burris, Ally Schueneman, Rodney Schueneman, Deputy T Canaday, Deputy W Sellers, Captain M Klutz, and Pastor Nick Newman

CALL TO ORDER

Mayor Tony Lash called the meeting to order.

INVOCATION

Pastor Nick Newman from Propel Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Lash led the Pledge of Allegiance.

1. Public Forum

No one spoke.

2. Conflict of Interest

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

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

No one had a conflict of interest.

3. Approve Agenda

Mayor Lash added an item to the Agenda: Closed Session-Property Purchase

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

4. Consent Agenda

- A. Minutes June 10, 2025
- B. Budget Amendment #15 Year End Adjustments
- C. ABC Budget for FY25/26 and ABC Board Appointments (*copies of emailed responses*)

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

5. Staff Reports

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

6. Old Business

A. Receive Project updates

Randy Holloway and Erin Burris provided updates to each of the projects:

Lower Adams Creek Sewer Outfall: Project is currently moving along. There have been very few calls from residents concerning this project. It appears the project is running on schedule.

Water Distribution Improvements: Schedules received from contractors have been inaccurate, which makes it difficult to inform the public about the project timelines. N. Main Street is supposed to be completed, according to the schedule, on July 15th. Based on the status of the project, it will be after that before it is completed. Tie ins to the customers along Cook St. and N Main Street have currently not taken place. Waterlines are moving quickly along Hwy 49 from Main St. to North Dr. heading towards Hwy 73. Pressure testing will take place soon on N Main St between Hwy 49 and North Dr. The Empire Dr 2-inch waterline has been delayed for the third time while waiting for a piece of equipment to become available.

Maps (*copies are in the Minute Book*) were presented to the Board showing the locations of the water system's old Pressure Reducing Valves (PRV) and the planned locations of the new PRVs on the 12-inch water line. All five of the old PRVs will be removed according to the map and two new PRVs will be added at new locations. Based on the location of the new PRVs it would increase the water pressure by an additional 35psi in the area between S. Halifax to Washington St. and Park Dr. to Lee St. This could mean a total PSI of up to 117psi. The increase in water pressure could cause potential leaks to old plumbing. Any home/business built after 2007 would not necessarily have a PRV installed behind the water meter which would be the simplest solution to correct the problem. Depending on the final decision by the engineer, the Town may need to send a letter to the roughly 100 customers affected by the increased psi letting them know the situation and suggesting they have a PRV installed directly behind the water meter, and the Town could offer a reimbursement to the customer up to "\$X" amount with receipts showing the PRV installation. More conversations will be held with the engineer before moving forward.

LKC Engineering and McAdams Engineering are coordinating the water project with the stormwater project to help with completing the two projects quickly at the square. NC DOT will assist with materials for the stormwater project.

Water Treatment Plant Improvements: The plant is still scheduled to go offline on July 22nd for WesTech to refurbish the plant equipment. All the materials have been delivered to the plant. Utility Services is at the plant today to paint the outside of the ground storage tank and will clean/paint the inside of the tank while the plant is offline. A building was originally planned to be built on the lower end of the lagoon for the Powder Activated Carbon (PAC) system in order to work around an existing well. Research into all the records at Town Hall and Water Treatment Plant have not uncovered permits issued for any of the four wells at the lagoon. Therefore, DEQ will not allow the wells to be used and the wells will have to be abandoned. A permit request to install a new well at the north end of the lagoon has been submitted to DEQ for approval. Morgan Well will install the new well at 500ft to reach a flow rate of 60-70 gallons per minute. The PAC system would be located near the new well to dispense a slurry into a floating curtained area of the lagoon to allow the aerator to stir the carbon for 30 minutes to reduce the disinfection-by-products in the water before going into the plant. A quote to build the building for the PAC system has already been received. Access to that area of the lagoon is very difficult and will be discussed in closed session. All indications are that after the PAC system is installed and the plant renovated the disinfection-by-product numbers will go way down and bring the water quality back into compliance. The Town is pushing to have everything completed prior to the October quarterly water test to bring the quarterly number into compliance. Letters may still need to be sent to customers because the numbers are based on a yearly average not quarterly and may not comply due to the yearly average, but it will lower the disinfection-by-products average to bring the number closer to compliance for the next quarter.

Information only.

7. New Business

A. Discuss an additional Town Board meeting on July 15th with the ABC Board

Notice of the joint meeting between the Town Board and ABC Board has been posted on the Town bulletin board, sent to the Sunshine List, and announced in this meeting. This covers the Open Meeting Law requirements since this meeting was not on the original meeting schedule approved by the Town Board for 2025. The meeting will take place in the storage area of the ABC Store on July 15th at 6:15pm.

Information only.

ADD On: Closed Session 143-318.11.(a)(#5)-Property Purchase

To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

A motion to go into Closed Session was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter absent)

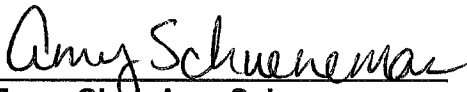
A motion to come out of Closed Session was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter absent)

A motion to authorize the Town Manager to offer the predetermined price and to get the property appraised at 225 Jackson St. was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Carter absent)

8. Adjournment

With nothing else to come before the Board, Commissioner Meadows made a motion to adjourn. Commissioner Furr seconded the motion. All Board Members were in favor. (4-0, Commissioner Carter absent)

By our signatures, the following minutes were approved as submitted on Tuesday, August 12, 2025 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor Tony Lapish

