

MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Board of Commissioners
Town Board Meeting Minutes
Tuesday, May 13, 2025 at 6:00 P.M.**

Attendance: Mayor Tony Lash
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Chris Carter
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, Crystal Smith, Ally Schueneman, Rodney Schueneman, Pastor Duane Jarman, John Grosvenor, Kathy & Bill Harris, Deputy T Canaday, Deputy OS Grimes, Captain M Klutz, CJ Carter, and Deputy T. Morrison.

CALL TO ORDER

Mayor Tony Lash called the meeting to order.

INVOCATION

Pastor Duane Jarman from Friendship Methodist 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

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

TOWN OF MOUNT PLEASANT

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4. Consent Agenda

- A. Minutes April 8, 2025
- B. Interlocal Agreement with Cabarrus County for Staffing Grant
- C. FY25/26 Payroll Schedule
- D. Budget Amendment #11 Account adjustments per bookkeeper
- E. AMENDED Resolution to Open Bank Acct Personnel Capital Reserve Savings Account
- F. Resolution of Support for Grant Funding to Establish a Welding Program at Mt. Pleasant High School
- G. Resolution in Opposition to North Carolina House Bill 765

Commissioner Furr made a motion to approve the Consent Agenda as submitted with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

5. Staff Reports

- A. Town Manager-Randy Holloway
- B. Town Asst. Manager- Planning & Economic Development Director - Erin Burris
Ms. Burris updated the Board concerning the Building Resilient Infrastructure and Communities (BRIC) grant. This Federal Grant program was canceled by the current Presidential administration. The North Carolina Department of Public Safety reached out to the Town soon after notification that the BRIC program ended and requested the Town apply for a Hazard Mitigation Grant to shift the proposed grant project to that program. It is due next Thursday, and applications will be reviewed during the first week in June. If received, this grant will help with the storm water and duct bank projects in the square. Staff is unclear if there is a financial match required by the Town for the grant.
- 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 update on Water Treatment Issues.

Randy Holloway updated the Board on the on-going Water Treatment issues. Water Treatment Operators have been jar testing different chemicals in the raw water to see which chemical works best to lower the Total Organic Compound's (TOC's). Staff have been looking at the Powder Activated Carbon (PAC) system from NORIT to assist in improving the TOC's. NORIT sent several types of carbon to the plant to use during the jar testing. The number of TOC's have been reduced significantly from 6.57 mg/L to 1.04 mg/L, a 69.5% decrease using carbon samples. The State wants to see at least a 50% reduction on TOC's and below 2 mg/L. Since there are currently so many TOC's going through the water process, the bleach is reacting to the TOC's which cause the elevated TTHM and HAA5 issues the last two years.

NORIT sent 4 different types of carbon and the Carbon M2474 has shown close to a 70% reduction in TOC's. After the plant is retrofitted this summer and the installation of the PAC system, numbers should go down another 15-25%. Through the jar testing, Staff feels the results from using the carbon will reduce the TOC's and help with the taste and odor.

Staff are asking the Board to approve the purchase of the NORIT PAC system which will be \$137,500 plus tax (\$9,625) and Shipping & Handling (estimated \$4,100) for a total approximate cost of \$151,225. Carbon will be ordered on a separate purchase order once the amount needed is

determined and it will be shipped at no extra cost with the PAC system. Also, a contract from Utility Services needs to be approved by the Board to maintain the clearwell at the Water Treatment Plant since this tank has never had any maintenance done and the clearwell is 50 years old. A contract for Garver Engineering was received today, but it needs to be reviewed by the Town Engineer prior to Board approval.

A motion to allow the Town Manager to authorize a Purchase Order and sign all related documents for the purchase of a Powdered Activated Carbon (PAC) system at a cost of approximately \$151,225 using funds from the State Grant Project No. SRP-D-134-0004 was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

A motion to allow the Town Manager to authorize a Purchase Order and sign all related documents for the five-year Utility Service contract to be paid from the Water & Sewer Fund each year was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

Slides presented are included in the Minute Book.

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

Randy Holloway and Erin Burris updated the Board on the Sewer line project stating Elite Infrastructure is moving along fairly well up Adams Creek from the WSACC Pump Station towards the bridge on South Main St. Elite Infrastructure is currently running on schedule.

State Utility Contractors is running a month behind the original schedule the Town received. The contractors should start paving Cook St. this week where the pavement was cut to install the new waterline. There have been a few compaction issues and State Utility Contractors is working with NCDOT to meet expectations. Posts will continue to be made on social media and the website to keep residents informed about detours and project status. The second crew from State Utility Contractors is now in Town to help with the water project.

Once the waterline is installed on N. Main St. up to Hwy 49, State Utility will go under Hwy 49 towards North Dr. The bore under Hwy 49 has already been completed to keep the project moving smoothly. Then, work on Hwy 73 will begin near Skyland Dr. towards Main St., to allow time for the Town to hear back from the Hazard Mitigation Grant which will help fund the storm water improvements and possible duct bank for burying the utility lines at the intersection of Franklin St. and Main St. Coordination of contractors and utility services will be crucial to work efficiently at the intersection of Franklin St. and Main St. and reduce the time for detours in that area.

Since a 2' waterline will be installed on Empire Drive from Hwy 49 to service the new Empire Drive Pump Station, residents along that area have been notified of the opportunity to connect to Town water. If the resident chooses to wait, the cost would be at the current tap rate.

Currently, there has only been one change order for the sewer project to add gates along the sewer easement to reduce trespassers at the request of the property owners. There is \$900,000 in the water project contingency budget and no change orders have been made. Any extra funds remaining from the contingency budgets of either the water or sewer projects can be moved to another project like the Water Treatment Plant Improvements Project. This would reduce the amount needed from Water & Sewer Fund Balance.

Information only.

C. Receive an update on the USDA Project and closing of the USDA loan.

Mr. Holloway stated that the Town has closed the loan for the USDA project. There was an enormous amount of paperwork to work through. The USDA project has a few more weeks before completion. The old Empire Drive Pump Station and Food Lion Pump Station have been decommissioned and removed. BRS, Inc has done a great job and been very easy to work with.

Amy Schueneman informed the Board that Staff received a surprise with the closing of the USDA loan. Staff knew from the start that one year's payment of \$230,000 must be set aside in a separate bank account called Debt Service Reserve Fund (DSRF), in case of emergencies, to make an annual payment. The DSRF has already been fully funded by the Town. However, in the closing paperwork, USDA is requiring another account called "Short-Lived Asset Replacement Fund (SLARF) for equipment repair/replacement totaling \$366,000. This account would require the Town to put aside \$34,734 from Water & Sewer Fund Balance per year for 10 years to meet this requirement. Since the first payment on June 1, 2025 is prorated to \$103,456.44 and the Town budgeted \$230,000 for the payment, the leftover amount from the payment could be put in the SLARF account to cover 3 years of payments. At the June 10th meeting, a Resolution to open the account and a budget amendment to move the funds will be on the agenda for the Board to approve.

7. New Business

A. Consider appointing a representative to the Water & Sewer Authority of Cabarrus County (WSACC) Board.

Randy Holloway's term on the WSACC Board expires June 30, 2025. The Town Board will need to make a new appointment or may re-appoint Mr. Holloway to WSACC's Board of Directors.

A motion to reappoint Randy Holloway as representative to the Water & Sewer Authority of Cabarrus County (WSACC) Board for a term ending June 30, 2028 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

B. Consider allowing the Town Clerk to advertise on social media and website to receive applications for Planning & Zoning Board members for expiring terms.

Planning & Zoning Board members, Whit Moose, Bridget Fowler, and Jonathon Helms have expiring terms on June 30th. Town Clerk would like to know if the Town Board would like to request applications by putting them on social media and website. This has been the normal practice for the last few years. The term is for three years and would expire on June 30, 2028.

Whit Moose and Bridget Fowler are ETJ members of the Board that are appointed by the Cabarrus County Board of Commissioners. Both have already submitted their applications to the Cabarrus County Board of Commissioners.

A motion to allow the Town Clerk to advertise on social media and website to receive applications for Planning & Zoning Board members for expiring terms was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

C. Consider allowing the Town Clerk to advertise on social media and website to receive applications for ABC Board members for expiring terms.

ABC Board members, Lisa Atwood and Lee Kluttz have expiring terms on June 30th. Town Clerk would like to know if the Town Board would like to request applications by putting them on

social media and website. This has been the normal practice for the last few years. The term is for three years and would expire on June 30, 2028.

Per the Town Board's decision on May 1, 2024 ABC Board members must be either a resident in the Town limits, a property owner in the Town limits, a resident in the ETJ, and/or a property owner in the ETJ.

A motion to allow the Town Clerk to advertise on social media and website to receive applications for ABC Board members for expiring terms was made by Commissioner Simpson with a second by Commissioner Carter. All Board Members were in favor. (5-0)

D. Consider the Town Manager's budget message, Fees & Charges Schedule, and proposed budget for Fiscal Year 2025/2026.

The Town Manager and Town Staff prepared a recommended budget for Fiscal Year 2025/2026 in the amount of \$4,614,942. The Board was asked to set a Public Hearing date of June 10, 2025 for the FY25/26 budget.

A motion to set the Public Hearing for the Fiscal Year 2025/2026 budget for the June 10, 2025 Town Board meeting was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

A copy of the Budget Message, Fees & Charges Schedule, and the proposed Fiscal Year 2025/2026 Budget is included in the Minute Book.

E. ANX 2025-01 & REZ 2025-03 Harris Mustang Supply

Ms. Burris informed the Board that William & Kathleen Harris has petitioned for voluntary non-contiguous annexation, and there is a concurrent request to rezone the property to Conditional Zoning Light Industrial (CZ I-1). The Conditional Zoning site-specific plan proposes a 12,000-square foot building with office space, retail space, and warehouse space. A Conditional Zoning District may include any of the uses permitted by right or as a Special Use within the general zoning district, as set forth in Table 4.6-1 of the Mount Pleasant Development Ordinance (MPDO). All that is needed from the Board tonight is to set a Public Hearing for June 10th.

A motion to set a Public Hearing for ANX 2025-01 & REZ 2025-03 Harris Mustang Supply on June 10th was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

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

9. Closed Session 143-318.11.(a)(#5) - Property Acquisition *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;*

A motion to come out of Closed Session 143-318.11.(a)(#5) was made by Commissioner

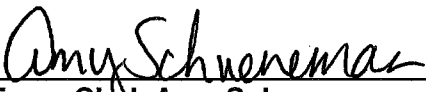
Meadows with a second by Commissioner Furr. All were in favor. (5-0)

A motion to authorize the Town Manager to offer the agreed upon number for the purchase of a piece of property was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-1 Commissioner Carter)

10. 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. (5-0)

By our signatures, the following minutes were approved as submitted on Tuesday, June 10, 2025 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor Tony Lapis

