



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Regular Board Meeting
Tuesday, July 8, 2025
6:00 PM- Town Hall Commissioners Room

Call to Order- Mayor Tony Lash
Invocation- Pastor Nick Newman of Propel Church
Pledge of Allegiance- Mayor Tony Lash

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 3-16)

- A. Minutes June 10, 2025 (pages 3-10)
- B. Budget Amendment #15 Year End Adjustments (page 11)
- C. ABC Budget for FY25/26 and ABC Board Appointments (*copies of emailed responses*) (pages 12-16)

5. Staff Reports (Pages 17-32)

- A. Town Manager-Randy Holloway (page 17)
- B. Town Asst. Manager- Planning & Economic Development Director - Erin Burris (pages 18-21)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 22-23)
- D. Human Resources/Events- Crystal Smith (page 24)
- E. Code Enforcement - Jim Sells (pages 25-30)
- F. Public Works- Derek Linker (page 31)

6. Old Business (Page 31)

- A. Receive Project updates. (page 31)

7. New Business (Page 32)

- A. Discuss an additional Town Board meeting on July 15th with the ABC Board (page 32)

TOWN OF MOUNT PLEASANT

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8. 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.

**Joint meeting between Town Board and ABC Board
will be held on July 15th at 6:15pm
at the ABC Store located at 8840 E Franklin St.**



**Board of Commissioners
Town Board Meeting Minutes
Tuesday, June 10, 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 (absent)
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, Deputy T Canaday, Deputy W Sellers, Captain M Klutz, Dr. John Taylor Brantley of Boger Reformed Church, Ginger Moore of Carlos Moore Architect PA, Elizabeth & Braddy Carter of Harris Mustang, Wesley Dangerfield, Gary Freeman II, Gary Freeman III, Frankie Barringer, Julia Hegele, Tom Hegele, Ethelyn Hegele, and Chris Hegele.

CALL TO ORDER

Mayor Tony Lash called the meeting to order.

INVOCATION

Pastor John Brantley from Boger Reformed 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.

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3. Approve Agenda

Mayor Lapish added an item under New Business (B)-Contract for Haney, CPA PLLC

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

4. Consent Agenda

- A. Minutes May 13, 2025
- B. Resolution to open USDA SLARF Account
- C. Resolution to rename USDA Payment Reserve account at First Bank
- D. Resolution to rename USDA Payment Reserve account at NCCMT
- E. Garver Engineering contract Work Order #2 for PAC system at Water Treatment Plant
(*Board approved previously by emailed responses 5-0, included with contract*)
- F. Budget Amendment #14 Garver Engineering Disinfection-By-Products WO#1 overage
- G. FY25/26 ABC Store Budget
- H. Budget Amendment #12 USDA payment correction on interest

Commissioner Furr asked to move item G. FY25/26 ABC Store Budget to after the Closed Session.

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

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

Erin Burris presented the request from William & Kathleen Harris to annex and rezone the property located at 6705 NC Hwy 49 N. The subject property is currently located in Mount Pleasant Fire District and Planning Area. The property is currently vacant. The property owner 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). A list of the uses for CZ I-1 were listed in the annexation and rezoning packet.

The property owner has submitted a petition for voluntary non-contiguous annexation for the subject property. The property is located within 300 feet of another non-contiguous area within the Town limits and within 4,300 feet (0.81 Miles) of the primary Town Limits.

The property is not currently served by public water or sewer. The applicant plans to utilize well and septic for the site. An on-site fire tank is shown on the plan, to meet fire code requirements according to the Fire Marshal. Water and sewer may be available within 1,000 feet in the near future with the completion of the infrastructure within Brighton Park, however, water and sewer are not currently complete and active within 1,000 of the subject property. The applicant acknowledges that the Town would not be responsible for any costs associated with extending utilities to the subject property in the future.

Based on the evaluation criteria, the proposed annexation has one (1) instance of Most Favorable, two (2) instances of being Favorable, two (2) instances of being Less Favorable, and one (1) instance of being of being Least Favorable. Staff considers this annexation to be Favorable.

Staff finds that the proposed Conditional Zoning district is consistent with the Medium Intensity land use designation, in that the office and retail (and supporting warehouse) land use types shown on the Conditional Zoning plan are consistent with the general land use types of office and retail located on thoroughfares listed under the "Medium Intensity" classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO).

Since the application involves a voluntary annexation request, the Planning & Zoning Board held an advisory hearing at its April 28 meeting and made a recommendation regarding the proposed CZ I-1 zoning district. The Planning & Zoning Board recommended approval and consistent: The Planning & Zoning Board finds that the proposed CZ I-1 zoning district is consistent with the "Medium Intensity" land use designation on the "Future Land Use Map" in the Town of Mount Pleasant Comprehensive Plan. The Board finds in that the land use types of office, retail, and supporting warehouse shown on the Conditional Zoning plan are consistent with the general land use types of office and retail on thoroughfares, as listed for the Medium Intensity classification in Table 4.3-1 of the Mount Pleasant Development Ordinance (MPDO), and that the proposed uses and site-specific plan are reasonable and in the public interest.

For all details and site maps concerning the annexation and rezoning, please refer to the ANX 2025-01 & REZ 2025-03 Harris Mustang Supply packet located in the Minute Book.

A motion to go into the Public Hearing was made by Commissioner Furr with a second from Commissioner Simpson. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

Ethelyn Hegele has property adjacent to the site and is not opposed to the business but wants to make sure that the landscaping requirements are met so that it does not detract from her property.

Ginger Moore of Carlos Moore Architecture in Concord thanked the Board for the opportunity to make the presentation tonight. The intent for the landscaping is to only disturb the land where it is necessary. A 50' buffer is required by the ordinance and the plan is to provide that and more. The owners asked for pollinators in the landscape plan to attract butterflies and help the bees. This building will be located 100' off the highway which works well for the driveway and access to the building. Also, it is agreeable to the Fire Marshall's office to allow a fire lane in front of the building. A 27,000-gallon water tank will be located on the property for fire protection. 8 or 9 employees will be needed for the business. Parking is required for 10 spaces, but 42 are planned to allow for potential car shows in the future. The building will be masonry, EIFS (Exterior Insulation Finishing System), and metal siding.

Elizabeth Carter stated her parents started Harris Mustang and she is currently running the operation with the help of her husband. The Charlotte location, where Harris Mustang was located previously, has changed in the last 30 years and it was decided to sale the location and move to the Mount Pleasant area since this is where the family lives. Many of the former employees also live in the Mount Pleasant area and the plan is to hire some of them back and a few more. Although a sales area is in the front of the building, most of the business is a warehouse that ships parts out for classic Mustangs by UPS, FedEx, and USPS. There will be some foot traffic, but not a lot.

A motion to close Public Hearing was made by Commissioner Furr with a second from Commissioner Simpson. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

A motion to approve the requested contiguous annexation was made by Commissioner Simpson with a second from Commissioner Furr. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

A motion to approve and find consistent the rezoning to CZ I-1 was made by Commissioner Simpson with a second from Commissioner Furr. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

B. Consider approving the proposed budget, budget ordinance, and fee schedule for Fiscal Year 2025-2026.

Randy Holloway stated that the General Fund budget for FY25/26 will be \$3,073,588 and the Water & Sewer budget will be \$1,591,354 for a total of \$4,664,942. The levied Ad Valorem Tax Rate will be thirty-nine (39) cents per one hundred dollars (\$100) valuation of taxable property as listed for taxes as of January 1, 2025. This rate shall be levied entirely within the General Fund.

The recommended budget for Water and Sewer includes a pass-through increase from the Water and Sewer Authority of Cabarrus County (WSACC), the increase will be \$2.50 to sewer base rates for sewer customers and flat-rate sewer customers starting July 1, 2025. The water rate will remain the same.

The Town Staff recommends the adoption of the Fees & Charges Schedule as presented at the June 10, 2025, Town Board Meeting. This includes an increase from \$3.25 to \$5.00 for waste removal fees. Additionally, extra garbage cans will increase from \$12.00 to \$15.00 per month.

A motion to go into the Public Hearing was made by Commissioner Furr with a second from Commissioner Simpson. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

No one spoke during the Public Hearing.

A motion to close Public Hearing was made by Commissioner Furr with a second from Commissioner Simpson. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

A motion to approve the presented Budget for Fiscal Year 2025-2026 at a tax rate of 39 cents per one hundred dollars and amended Fees & Charges Schedule was made by Commissioner

Simpson with a second from Commissioner Dixon. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

A motion to approve the Budget Ordinance for Fiscal Year 2025-2026 was made by Commissioner Simpson with a second from Commissioner Furr. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

C. Comprehensive Plan Update

Ms. Burris presented the Comprehensive Plan Update using a slide presentation with highlights of the updates. As required by NCGS 160D-501, Comprehensive Plans shall be reasonably maintained. After more than 7 years of implementing the strategies of the Comprehensive Plan, the Town Board of Commissioners determined that it was time to update the plan. Early in 2024, they appointed a steering committee comprised of the Planning & Zoning Board, the Mayor, and two Commissioners to oversee updating the plan.

In May 2024, a public input survey was conducted, receiving 250 survey responses. Additionally, focus groups were conducted and a public input meeting was held. The Steering Committee worked with a planning consultant and the Planning Director to compile updated census data, mapping data, and public input data in order to draft an updated plan.

The proposed 2025 Comprehensive Plan update carries forward the same vision and goals as the 2017 plan with updated strategies for implementation (*see slide presentation and staff report in the Minute Book for more information*).

A motion to go into the Public Hearing was made by Commissioner Furr with a second from Commissioner Dixon. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

No one spoke during the Public Hearing.

A motion to close Public Hearing was made by Commissioner Furr with a second from Commissioner Simpson. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

A motion to approve the Resolution of Adoption Town of Mount Pleasant, North Carolina Comprehensive Plan Update was made by Commissioner Furr with a second from Commissioner Simpson. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

7. Old Business

A. Receive update on Water Treatment Issues.

Randy Holloway stated that the Town is continuing to work on water treatment issues. The Town is under contract with Garver Engineering to help with the installation of a Powder Activate Carbon (PAC) system. A team of 9 engineers from Garver, each with a different specialty/focus, came to look over the Water Treatment Plant's system to provide a recommendation for where to install the PAC system for the best results. Possible locations for the PAC system include the raw water intake site, the lagoon, and the water treatment plant. The Town's system is unique with a very short treatment route of only 20 minutes and the carbon needs longer to react in the system before processing in the water treatment plant. Engineers are working on a plan and should have it to the Town within a few weeks. Target date to have installed would be prior to the October 2025 compliance water testing.

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

Randy Holloway informed the Board that the sewer project is moving along very smoothly and there have been very few problems, which is to be expected since most of the construction is in the woods and away from residents. The sewer line installation is near the bridge at Mt. Pleasant Road South below Oldenburg. Erin Burris informed the Board that while blasting will be occurring through the rock at the creek, Elite Infrastructure Group will start at Manhole #38 and work towards Summer Street Pump Station to lay sewer line. Once the sewer line is laid in that area, Elite will lay the sewer line to Pasture Pump Station, then go back to connect from the creek to Manhole #38. The sewer project is moving along on schedule and should be completed in October/November time frame.

The water project is a little more challenging for State Utility Contractors since it is within a NC DOT roadway. There have been issues with soil compaction because the subsoil keeps settling which means the contractors will need to use flowable fill (a concrete type of material) in the trench under the waterline. Compaction is important to provide a firm base for repaving the road. Flowable fill is the more expensive option for filling the trench area instead of the gravel the Town was hoping to use. The waterline on North Main Street from Cook Street up to Hwy 49 is almost complete. The waterline from the North Drive water tank to North Main Street and down to Hwy 49 is being installed by a second crew. Franklin Street waterlines will begin after North Main Street is completed. Tie-ins for water customers in the first section of waterline laid from Cook Street to Broad Street will be completed in June. North Main Street will be the detour for Franklin Street while Franklin Street is closed.

C. Receive an update on the USDA Project.

Randy Holloway stated the USDA Loan has closed after 6 years. The new Pump Station on Empire Drive is up and running. A meeting is scheduled for this Wednesday for final closeout. BRS, Inc has done a great job and has been easy to work with.

D. Consider recommending to the Cabarrus County Board of Commissioners two people in the ETJ to the Planning & Zoning Board with a term that expires on June 30, 2028.

Amy Schueneman informed the Board that Lauren Linker, Clerk to the Cabarrus County Board of Commissioners, had 5 applications for the 2 positions. Of the five people applying only two were eligible for the ETJ Planning & Zoning Board positions, Whit Moose and Bridget Fowler. The Town's Board of Commissioners do not make the appointments for the ETJ positions, but the Board can make recommendations on who the Town Board of Commissioners would like appointed.

A motion to recommend Whit Moose and Bridget Fowler to the Cabarrus County Commissioners as ETJ members to the Planning & Zoning Board with a 3-year term ending June 30, 2028 was made by Commissioner Furr with a second from Commissioner Dixon. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

E. Consider appointing/reappointing one person to fill the Planning & Zoning Board position expiring on June 30, 2028.

Amy Schueneman stated that one position for a Town resident on the Planning & Zoning Board is up for appointment/reappointment. Jonathan Helms reapplied for the seat he currently occupies and would like to be reappointed. An application from Bethany Peck was received by the Clerk today that was delayed in transit and the application was provided to the Board prior to the meeting.

A motion to reappoint Jonathan Helms to Planning & Zoning Board with a 3-year term ending June 30, 2028 was made by Commissioner Simpson with a second from Commissioner Furr. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

F. Consider Resolution & Budget Amendment to purchase 1443 N. Main Street from Peter & Linda Edquist.

The Board directed the Town Manager to offer Peter & Linda Edquist the requested amount of \$200,000 for their office building and property located at 1443 N. Main St. during the May 13th Board meeting. This piece of property is essential in the Comprehensive Plan to connect the Town Hall Complex to the Town Square. A contract between the Town of Mount Pleasant and Peter & Linda Edquist was signed on June 3rd. The Town will pay all closing costs, including Deed Prep. The Edquist' will pay property taxes and the excise tax (revenue stamps) from the closing proceeds. Closing on the property is scheduled for June 27th.

A motion to approve the Resolution to Purchase Property Located at 1443 N. Main St. was made by Commissioner Simpson with a second from Commissioner Dixon. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

A motion to approve Budget Amendment #13 to purchase 1443 N. Main St. was made by Commissioner Simpson with a second from Commissioner Furr. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

G. Consider appointing/reappointing two people to fill the ABC Board positions expiring on June 30, 2028.

A motion to postpone discussing this agenda item until after the Closed Session was made by Commissioner Furr with a second from Commissioner Simpson. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

8. New Business

A. Consider allowing the Town Manager to approve Year End Budget Amendments for FY2024-2025 for auditing purposes.

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

A motion to allow the Town Manager to approve Year End Budget Amendments for FY2024-2025 for auditing purposes was made by Commissioner Furr with a second from Commissioner Dixon. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

B. ADD ON-contract for Haney CPA, PLLC

Amy Schueneman informed the Board that Rick Driscoll, our bookkeeper from Sherrill & Smith, CPA, will be retiring at the end of the current contract, June 30, 2025. Mr. Driscoll has been assisting Town Staff with preparing for the audit the last several years. The audit is conducted by Tony Brewer, CPA. Once staff learned of Mr. Driscoll's retirement, a recommendation for a replacement was requested by Tony Brewer. Joe Haney of Haney CPA, PLLC was recommended by Mr. Brewer. Randy Holloway, Crystal Smith, and Amy Schueneman met with

Mr. Haney and thought Haney CPA would be a good fit for the Town. Mr. Haney would provide the same type of services as Mr. Driscoll and the contract is for less than the Town budgeted for FY25/26.

A motion to approve the contract with Haney CPA was made by Commissioner Simpson with a second from Commissioner Furr. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

A motion to go into Closed Session was made by Commissioner Dixon with a second from Commissioner Furr. All Board Members were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

9. Closed Session 143-318.11.(a)(#3) - Consult with Town Attorney *To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.*

A motion to come out of Closed Session 143-318.11.(a)(#5) was made by Commissioner Furr with a second by Commissioner Dixon. All were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

A motion to table the discussion of the ABC Board Budget and the appointment of ABC Board members until the Special Called meeting was made by Commissioner Simpson with a second by Commissioner Furr. All were in favor. (3-0, Commissioner Carter & Commissioner Meadows absent)

10. Adjournment

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

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

Town Clerk Amy Schueneman

Mayor Tony Lapish

TOWN OF MOUNT PLEASANT

Budget Amendment #15 Year End Adjustments #1					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
21-3091-900	Appropriation of Fund Balance	\$ 192,240.09	\$ 120,800.00		71,440.09
11-3091-900	Appropriation of Fund Balance	\$ 320,721.00	\$ 10,000.00	\$ -	310,721.00
11-3061-900	Investment Earnings	\$ 25,000.00	\$ -	\$ 11,147.00	36,147.00
21-3061-900	Investment Earnings	\$ 25,000.00	\$ -	\$ 35,000.00	60,000.00
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
21-4071-006	USDA Loan Principle	\$ 220,868.00	\$ -	\$ 120,800.00	100,068.00
11-4019-466	Façade Imp & Mural Program	\$ 10,000.00	\$ -	\$ 10,000.00	-
11-4022-740	FD Cap Res Vehicles	\$ 18,000.00	\$ -	\$ 18,000.00	-
11-4022-750	FD Personnel Cap Res	\$ 28,000.00	\$ -	\$ 28,000.00	-
11-4022-720	FD Cap Outlay Building	\$ -	\$ 46,000.00	\$ -	46,000.00
11-4072-007	Mun complex Loan Interest	\$ 33,492.00	\$ 3,127.00	\$ -	36,619.00
11-4072-005	Town Hall SUV Interest	\$ 1,724.00	\$ 1.00	\$ -	1,725.00
11-4071-005	Town Hall SUV Principle	\$ 7,240.00	\$ 19.00	\$ -	7,259.00
21-4071-005	PW Ford 450 Truck loan Principle	\$ 12,109.00	\$ 4.37	\$ -	12,113.37
21-4072-005	PW Ford 450 Truck loan interest	\$ 5,396.00	\$ -	\$ 4.37	5,391.63
11-4021-320	Police-Contract Ser. Cab Co.	\$ 172,652.00	\$ -	\$ 21,459.00	151,193.00
11-4021-740	Police-Cap Outlay Veh & Equip	\$ 58,500.00	\$ 21,549.00	\$ -	80,049.00
11-4033-740	Cap Outlay Bldg Grounds Equip	\$ 20,000.00	\$ 5,000.00	\$ -	25,000.00
21-4035-433	Maint & Repair Pump Stations	\$ 23,000.00	\$ 35,000.00	\$ -	58,000.00
11-4051-850	Independence Celebration	\$ 18,500.00	\$ 2,910.00	\$ -	21,410.00
Totals		\$1,192,442.09	\$244,410.37	\$244,410.37	\$1,023,136.09
BA #15 Year End Adjustments					
Prepared by: Amy Schueneman Date: 6/30/2025 Approved by: <u>T.R. Holloway</u>					
Posted by: Amy Schueneman Date: <u>7-2-2025</u>					

Amy Schueneman

From: Chris Carter
Sent: Tuesday, June 17, 2025 8:12 AM
To: Amy Schueneman
Subject: Re: RESPONSE NEEDED concerning Tabled ABC Board agenda items

Yes for the budget

Del Eudy and Lisa Atwood

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From: Amy Schueneman <amy@mtpleasantnc.gov>
Sent: Monday, June 16, 2025 4:02:56 PM
To: Chris Carter <ccarter51.cc@gmail.com>; Chris Carter <carterc@mtpleasantnc.us>; Crystal Smith <smithc@mtpleasantnc.us>; Erin Burris <burrise@mtpleasantnc.us>; John Scarbrough (jfs@sandslegal.net) <jfs@sandslegal.net>; Justin Simpson <jsimpson@multiply.church>; Justin Simpson <simpsonj@mtpleasantnc.us>; Lori Furr <furrl@mtpleasantnc.us>; Steven Dixon <dixons@mtpleasantnc.us>; Tony Lapish <lapisht@mtpleasantnc.us>; William Meadows <wmeadows@mtpleasantnc.us>
Subject: RESPONSE NEEDED concerning Tabled ABC Board agenda items

Good Afternoon,

Randy received an email today with the information below and the attachments from Lisa Atwood.

It does not cover all the questions requested by the Board; however, Lisa will be on vacation next week and cannot meet. She needs to have a special called ABC Board meeting **this week** to discuss various items and to select the new officers, etc as they are required to do by State Statutes prior to June 30th.

Randy suggested that I email this information out to our Board members and request your response for 2 Items:

1. Acceptance of the ABC budget for FY25/26
2. The selection of 2 board members

Randy will follow up on the Town Board's concerns after July 1.

Please reply to me only (to adhere to Open Meetings Law) by answering question #1 with a "Yes or No" and question #2 with two people you would like to appoint/reappoint to the ABC Board. I will need your responses by Tuesday at 4pm.

If you have any questions, please reach out to Randy on his cell phone, 704-796-3266.
Thank you!

Amy Schueneman, CMC, NCCMC

Town Clerk/Finance Officer

Phone: 704-436-9800 ext 1002

Email: amy@mtpleasantnc.gov

Web: www.mtpleasantnc.gov

Address: 8590 Park Dr.

Amy Schueneman

From: William Meadows
Sent: Tuesday, June 17, 2025 2:28 PM
To: Amy Schueneman
Subject: Re: RESPONSE NEEDED concerning Tabled ABC Board agenda items

1. Yes
2. Lisa Atwood and Gordon Preddy

From: Amy Schueneman <amy@mtpleasantnc.gov>
Sent: Monday, June 16, 2025 4:02:56 PM
To: Chris Carter <ccarter51.cc@gmail.com>; Chris Carter <carterc@mtpleasantnc.us>; Crystal Smith <smithc@mtpleasantnc.us>; Erin Burrise <burrise@mtpleasantnc.us>; John Scarbrough (jfs@sandslegal.net) <jfs@sandslegal.net>; Justin Simpson <jsimpson@multiply.church>; Justin Simpson <simpsonj@mtpleasantnc.us>; Lori Furr <furrl@mtpleasantnc.us>; Steven Dixon <dixons@mtpleasantnc.us>; Tony Lapish <lapisht@mtpleasantnc.us>; William Meadows <wmeadows@mtpleasantnc.us>
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Please reply to me only (to adhere to Open Meetings Law) by answering question #1 with a "Yes or No" and question #2 with two people you would like to appoint/reappoint to the ABC Board. I will need your responses by Tuesday at 4pm.

If you have any questions, please reach out to Randy on his cell phone, 704-796-3266.
Thank you!

Amy Schueneman, CMC, NCCMC

Town Clerk/Finance Officer

Phone: 704-436-9800 ext 1002

Email: amy@mtpleasantnc.gov

Web: www.mtpleasantnc.gov

Address: 8590 Park Dr.

PO Box 787

Mt. Pleasant, NC 28124

The Town of Mount Pleasant is an equal opportunity provider, employer, and lender.

Amy Schueneman

From: Steven Dixon
Sent: Tuesday, June 17, 2025 2:46 PM
To: Amy Schueneman
Subject: Re: RESPONSE NEEDED concerning Tabled ABC Board agenda items

Yes- to accepting the ABC 2025/2026 budget to discuss at a later date.

Lisa and Gordon for the board

thank you!

Steven Dixon

From: Amy Schueneman <amy@mtpleasantnc.gov>
Sent: Monday, June 16, 2025 4:02:56 PM
To: Chris Carter <ccarter51.cc@gmail.com>; Chris Carter <carterc@mtpleasantnc.us>; Crystal Smith <smithc@mtpleasantnc.us>; Erin Burris <burrise@mtpleasantnc.us>; John Scarbrough (jfs@sandslegal.net) <jfs@sandslegal.net>; Justin Simpson <jsimpson@multiply.church>; Justin Simpson <simpsonj@mtpleasantnc.us>; Lori Furr <furrl@mtpleasantnc.us>; Steven Dixon <dixons@mtpleasantnc.us>; Tony Lapish <lapisht@mtpleasantnc.us>; William Meadows <wmeadows@mtpleasantnc.us>
Subject: RESPONSE NEEDED concerning Tabled ABC Board agenda items

Good Afternoon,

Randy received an email today with the information below and the attachments from Lisa Atwood.

It does not cover all the questions requested by the Board; however, Lisa will be on vacation next week and cannot meet. She needs to have a special called ABC Board meeting **this week** to discuss various items and to select the new officers, etc as they are required to do by State Statutes prior to June 30th.

Randy suggested that I email this information out to our Board members and request your response for 2 Items:

1. Acceptance of the ABC budget for FY25/26
2. The selection of 2 board members

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Amy Schueneman, CMC, NCCMC
Town Clerk/Finance Officer
Phone: 704-436-9800 ext 1002
Email: amy@mtpleasantnc.gov

Amy Schueneman

From: Lori Furr
Sent: Tuesday, June 17, 2025 3:43 PM
To: Amy Schueneman
Subject: Re: RESPONSE NEEDED concerning Tabled ABC Board agenda items

1. yes
2. Lisa Atwood and Gordon Preddy

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From: Amy Schueneman <amy@mtpleasantnc.gov>
Sent: Monday, June 16, 2025 4:03 PM
To: Chris Carter <ccarter51.cc@gmail.com>; Chris Carter <carterc@mtpleasantnc.us>; Crystal Smith <smithc@mtpleasantnc.us>; Erin Burris <burrise@mtpleasantnc.us>; John Scarbrough (jfs@sandslegal.net) <jfs@sandslegal.net>; Justin Simpson <jsimpson@multiply.church>; Justin Simpson <simpsonj@mtpleasantnc.us>; Lori Furr <furrl@mtpleasantnc.us>; Steven Dixon <dixons@mtpleasantnc.us>; Tony Lapish <lapisht@mtpleasantnc.us>; William Meadows <wmeadows@mtpleasantnc.us>
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Amy Schueneman, CMC, NCCMC

Town Clerk/Finance Officer

Phone: 704-436-9800 ext 1002

Email: amy@mtpleasantnc.gov

Web: www.mtpleasantnc.gov

Address: 8590 Park Dr.

Amy Schueneman

From: Justin Simpson
Sent: Tuesday, June 17, 2025 3:58 PM
To: Amy Schueneman
Subject: Re: RESPONSE NEEDED concerning Tabled ABC Board agenda items

1. Yes.

2. Lisa Atwood and Gordon Preddy

Sent from my iPhone

On Jun 16, 2025, at 4:03 PM, Amy Schueneman <amy@mtpleasantnc.gov> wrote:

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Amy Schueneman, CMC, NCCMC
Town Clerk/Finance Officer

Phone: 704-436-9800 ext 1002
Email: amy@mtpleasantnc.gov
Web: www.mtpleasantnc.gov
Address: 8590 Park Dr.

MEMORANDUM

To: Mayor and Town Board
From: Randy Holloway, Town Manager
Date: July 8, 2025
RE: Manager's report for June 2025

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

- Participated in a meeting with Staff, Graver Engineering and NCDEQ to discuss the ongoing water treatment issues to include the PAC project. The PAC project plans are moving forward quickly, and we hope to send the permit packet to NCDEQ by July 15th.
- Worked with Staff to acquire the Edquist property with the approval of the Town Board and we closed on the purchase on June 27th.
- Continued worked with Staff to help prepare the budget for FY-25/26 and clearing out the FY-24/25 budget.
- Continued worked with Staff to keep the State funded sidewalk project and the North Washington Drive projects 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 meeting of WSACC.
- Helped with planning for and participated in the Independence Day parade and celebration.
- Worked with the ABC Board Chairperson on some relocation issues that we hope to have worked out with the assistance of the Planning Director.



**Planning, Economic Development, & Infrastructure Projects
July 9, 2025**

Active Planning & Zoning Cases

REZ 2025-04 Kluttz Property

Description: Request to rezone property to align with new property lines on portion of Miller Lumber Company property for one additional residential lot

Location: 665 Jackson Street

Cabarrus PINs: 5706-26-8428, p/o 5670-26-8661, & p/o 5670-36-0236

Current Zoning: I-1 Light Industrial & RM Residential Medium Density

Proposed Zoning: Realignment of RM and I-1 districts to follow property lines

Area: approximately 0.44 acres (I-1 to RM), 0.18 acres (I-1 to RM), & 0.13 acres (RM to I-1)

Estimated Sewer Capacity Usage: n/a-one single-family home

Current Status: Scheduled for July 28 Planning & Zoning Board meeting

CNA 2025-01 Reid Manufactured Home Replacement

Description: Request for Board of Adjustment to approve a Certificate of Nonconformity Adjustment to permit the replacement of an existing nonconforming manufactured home with a newer manufactured home

Location: 1243 Preston Drive

Cabarrus PIN: 5670-53-1970

Current Zoning: RL Residential Low Density

Area: approximately 0.46 acres

Estimated Sewer Capacity Usage: n/a-existing

Current Status: Scheduled for July 28 Board of Adjustment meeting

ANX 2025-01, REZ 2025-03, & SITE 2025-01 Harris Property

Description: Request to annex property and rezone to Town of Mount Pleasant Light Industrial (I-1 or CZ I-1) to construct a 12,000 square foot building with office, retail, and warehouse space

Location: 6705 NC Highway 49 N

Cabarrus PIN: 5660-34-5579

Current Zoning: Cabarrus County Office & Institutional (OI)

Proposed Zoning: Mount Pleasant CZ I-1 Light Industrial

Area: approx. 4.93 acres

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

Current Status: Annexation & zoning approved by Town Board at June 10 meeting. Site plan under review. Zoning Permit approval pending.

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

Estimated Sewer Capacity Usage: 3,375 gpd

Current Status: Preliminary Plat reviewed by Technical Review Committee (TRC). Engineer working on revisions. To be scheduled for Planning & Zoning Board meeting (administrative review to ensure compliance with regulations of Mount Pleasant Development Ordinance) when Preliminary Plat meets all requirements.

SITE 2024-01 Uwharrie Bank (SUP 2024-01 and ADP 2024-01-Revised)

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: Waiting on construction plans.

SITE 2022-04 Highway 49 Mini-Storage

Description: Site Plan for 10 acres of mini storage (site area 11.27 acres), including 20 storage buildings totaling 98,100 square feet

Location: 8830 NC Highway 49 N

Cabarrus County Parcel Number(s): 5670-47-4622

Current Zoning: I-1 Light Industrial

Area: 11.27 acres

Estimated Sewer Capacity Usage: 0gpd

Current Status: Zoning permit issued. Awaiting construction to begin.

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 (9 total 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 being completed. Zoning Permits being issued (10 issued to date).

Code of Ordinances

Later during 2025, codification and updates to Part 4 Public Works and Part 6 Licensing and Regulation will be completed.

Infrastructure

- The WSACC Wastewater Capacity Distribution #12 Memo dated January 28, 2025 shows that Mount Pleasant has a total of 120,155gpd of allocation. Distribution #12 added 3,582gpd to Mount Pleasant's allocation. The Town's updated sewer allocation spreadsheet shows 18,960 gpd of non-strategic reserve (equivalent of 84 homes) and 10,000gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion.
- Work has been completed on Empire Drive Sewer Pump Station and sewer line utilizing a USDA loan. Sewer line and manhole replacements on A, B, C, Wade, and Reid Streets are complete. Final punchlist is being completed. Visit www.mpncfuture.com.
- The Town's Water Distribution Line project being installed by State Utility began in February 2025 with an estimated completion by the end of year. The Lower Adams Creek Sewer Outfall project being installed by Elite Infrastructure Group began in March 2025 with an estimated completion by March 2026. Project updates will be posted on www.mpncfuture.com. Information about road closures and service interruptions will be posted on social media.
- Volkert Engineering is currently working on the engineering for the N. Washington Street Sidewalk/Curb & Gutter project. Engineering is nearing completion and under review by NCDOT. House at the corner of N. Washington Street and Hwy. 73 to be removed. Engineer is preparing right-of-way acquisition exhibits.
- Staff submitted Congestion Mitigation and Air Quality Grant (CMAQ) applications for the sidewalk projects in the Bicycle & Pedestrian Project Acceleration Plan. The two W. Franklin Street segments and E. Franklin Street segment were included in front-loaded funding requested for CMAQ/CRP funding by the MPO and the Town received a \$2.7 million directed grant from the state for sidewalk installation. Staff is currently working with NCDOT to design and administer one or more sidewalk segments on behalf of the Town.
- McAdams Engineering is 100% complete on downtown stormwater improvement plans. Cost estimates are being prepared and coordination with waterline project is underway.
- McAdams Engineering completed a draft conceptual plan for parking and streetscape improvements in the southwest quadrant of downtown. This will facilitate coordination with adjacent property owners and businesses and provide the information needed to apply for funding. McAdams Engineering has prepared scope of work for engineering that the staff has reviewed and proposed some revisions.
- The Town was selected to move forward in the FEMA Building Resilient Infrastructure and Communities (BRIC) grant process. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. The grant request is for approximately \$4.5 million. The grant match is 12%. Staff provided an updated Benefit Cost Analysis as requested by FEMA and was awaiting FEMA's response. **However, a press release was issued by FEMA stating that the BRIC program had been cancelled by the current administration, including the grant cycle years that included Mount Pleasant's project.** <https://www.fema.gov/press-release/20250404/fema-ends-wasteful-politicized-grant-program-returning-agency-core-mission>
At the request of the North Carolina Department of Public Safety, the Town has submitted the project for FEMA Hazard Mitigation Grant funding.

Comprehensive Plan Update

Updated Comprehensive Plan was adopted by the Board of Commissioners following a public hearing on June 10, 2025. The updated plan has been posted on the Town's website.

Permits

June permits attached.

June 2025 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2025-36	6/11/2025	5670-42-6218	1526	Eastover Dr.	Accessory	Swimming Pool	Common Grounds Management	
Z-2025-37	6/12/2025	5670-22-0332	1550	S. Main St.	Accessory	Pet Enclosure	Chris Swofford	
Z-2025-38	6/12/2025	5670-09-7572	118	Brackenberry Cir.	New	Single-family home	KEBLG LLC	
Z-2025-39	6/13/2025	5670-32-7005	8651	Lee St.	Upfit	Finish Garage	Corban Homes of Cabarrus Co.	
Z-2025-40	6/13/2025	5579-66-4709	2700	Long Run Farm Rd.	Accessory	Swimming Pool	Deadeye Renovations	
Z-2025-41	6/13/2025	5651-70-8574	5633	Arnold Way	New	Single-family home	Smith Douglas Homes	
Z-2025-42	6/13/2025	5651-70-5771	119	Kimble Ct.	New	Single-family home	Smith Douglas Homes	
Z-2025-43	6/16/2025	5651-70-6780	120	Kimble Ct.	New	Single-family home	Smith Douglas Homes	
Z-2025-44	6/24/2025	5670-32-7005	8853	Erbach Ln.	Upfit	Finish Garage	Kevin Buck	
Z-2025-45	6/27/2025	5660-65-9578	7230	NC Hwy. 49 N	Sign	Wall Sign-Food Lion	Rite Lite Signs	
Z-2025-46	6/27/2025	5579-47-2985	2782	Alish Tr.	Accessory	Swimming Pool	Friends Tile & Stone	
Z-2025-47	6/27/2025	5651-70-4584	5565	Arnold Way	New	Single-family home	Smith Douglas Homes	
Z-2025-48	6/27/2025	5651-70-3565	5557	Arnold Way	New	Single-family home	Smith Douglas Homes	
Z-2025-49	6/27/2025	5651-70-3409	5551	Arnold Way	New	Single-family home	Smith Douglas Homes	
Z-2025-50	6/30/2025	5651-80-0521	5649	Arnold Way	New	Single-family home	Smith Douglas Homes	
Z-2025-51	6/30/2025	5651-80-1500	5655	Arnold Way	New	Single-family home	Smith Douglas Homes	

Financial Report as of June 30, 2025

	Bank Acct Name	Balance
General Fund Accts	General Checking	\$59,134.65
	General Fund MM at First Bank	\$152,907.35
	General Fund MM (NCCMT)	\$1,567,620.01
	General Fund 42% MM at First Bank	\$3,355.53
	General Fund 42% MM (NCCMT)	\$1,284,277.87
	Façade Grant	\$26,127.92
	Park Development (Uwharrie)	\$1,224.86
	Payroll Checking	\$83,142.82
	Powell Bill	\$48,545.38
	Retiree Insurance at First Bank	\$2,580.15
	Retiree Insurance (NCCMT)	\$25,481.69
Water/Sewer accts	WS Checking	\$99,279.32
	WS Money Market	\$75,337.72
	WS Money Market (NCCMT)	\$876,794.02
	Debt Setoff (NCCMT)	\$1,107.37
	Dredging Fund (Uwharrie)	\$31,179.21
	USDA- Payment Reserve at First Bank	\$5,000.38
	USDA- (DSRF)Payment Reserve (NCCMT)	\$274,356.38
	USDA- (SLARF) Short Lived Asset Rep (NCCMT)	\$124,868.10
Capital Reserve Accts	Infrastructure & Streets	\$48,967.75
	Police Vehicles	\$24,159.27
Capital Projects	CMAQ Capital Project	\$127,605.82
	SCIF funds	\$0.00 Closed
	USDA Capital Project	\$115,527.32
	State Funded-Sewer Project	\$143,237.81
	State Funded Water Projects	\$1,176,657.87
	USDA (Uwharrie-Bond Fund)	\$0.00 Closed
	USDA (Uwharrie-Loan funds-savings)	\$495,997.31
	State Grant-WTP renovations	\$2,501.67
	State Grant- \$100,000 capital/equipment	\$99,149.07
	State Grant- \$2.7M for Sidewalks	\$205,267.75
	State Grant- \$2.7M for Sidewalks(NCCMT)	\$2,487,831.39
	Downtown Storm Drainage Improvement	\$2,525.24
	Parking Lot- S Main Cap Proj	\$3,000.90
Fire Dept.	Fire & Rescue Relief Fund (First Bank)	\$3,416.65
	Fire & Rescue Relief Fund (NCCMT)	\$44,300.66
	FD-Radio Reserves	\$11,568.18
	FD Capital Reserve -Vehicles	\$20,632.26
	FD-Personnel	\$28,004.26
TOTAL		\$9,782,671.91

FY2024-2025		General Fund			
	APPROVED	MONTH	YEAR		
	FY2024-2025	TO DATE	TO DATE	REMAINING	PERCENT
		(Encumbered)			
Revenues	\$3,424,370.00		\$3,337,964.88	\$86,405.12	97%
Expenditures	\$3,423,870.00	\$2,337.17	\$3,066,618.82	\$354,914.01	90%
		Water Sewer Fund			
	APPROVED	MONTH	YEAR		
	FY2024-2025	TO DATE	TO DATE	REMAINING	PERCENT
		(Encumbered)			
Revenues	\$1,728,860.00		\$1,551,036.17	\$177,823.83	90%
Expenditures	\$1,728,860.00	\$29,751.82	\$1,574,914.32	\$124,193.86	93%

TOWN OF MOUNT PLEASANT
COMPARISON BUDGET VS ACTUAL -June 2025

	CURRENT BUDGET	YTD ACTUAL	DIFFERENCE
GENERAL GOVERNMENT			
Town Hall	112,584.00	96,997.57	15,586.43
Governing Body	40,650.00	32,855.38	7,794.62
Admin	716,775.00	628,445.69	88,329.31
Planning & Zoning	267,559.00	172,827.10	94,731.90
	<u>1,137,568.00</u>	<u>931,125.74</u>	<u>206,442.26</u>
PUBLIC SAFETY			
Law Enforcement	242,452.00	213,820.90	28,631.10
Fire Department	1,101,000.00	914,734.91	186,265.09
	<u>1,343,452.00</u>	<u>1,128,555.81</u>	<u>214,896.19</u>
PUBLIC WORKS			
Operations Center	59,708.00	47,995.97	11,712.03
Streets	188,068.00	97,658.77	90,409.23
Sanitation	150,170.00	132,241.32	17,928.68
Buildings & Grounds	114,652.00	112,697.88	1,954.12
	<u>512,598.00</u>	<u>390,593.94</u>	<u>122,004.06</u>
CULTURE/REC	<u>84,900.00</u>	<u>69,484.07</u>	<u>15,415.93</u>
DEBT SERVICE			
Debt Service Principal	227,528.00	227,546.49	(18.49)
Debt Service Interest	117,824.00	120,852.41	(3,028.41)
	<u>345,352.00</u>	<u>348,398.90</u>	<u>(3,046.90)</u>
TOTAL	3,423,870.00	2,868,158.46	555,711.54
WATER/SEWER			
Admin	310,772.00	250,798.75	59,973.25
Operations Center	24,853.00	24,141.25	711.75
Water	208,614.00	192,599.63	16,014.37
Sewer	439,440.00	423,245.83	16,194.17
Water Treatment Plant	498,233.00	437,678.23	60,554.77
	<u>1,481,912.00</u>	<u>1,328,463.69</u>	<u>153,448.31</u>
DEBT SERVICE			
Debt Service Principal	232,977.00	108,113.67	124,863.33
Debt Service Interest	13,970.00	13,966.03	3.97
	<u>246,947.00</u>	<u>122,079.70</u>	<u>124,867.30</u>
TOTAL	1,728,859.00	1,572,623.09	156,235.91
COMBINED	5,152,729.00	4,440,781.55	711,947.45



To: Mayor and Town Board of Commissioners

From: Crystal Smith, Human Resources Director

Date: July 2025

Listed below are activities for the month of June 2025

- Final details sent to Hilb Group for dental/vision insurance, effective July 1, 2025
- Attended June Board meeting
- Attended the Cabarrus County Community Planning final meeting on June 17, 2022. The group voted on our top 3 concerns: Transportation, housing, and behavioral health needs.
- Independence Celebration: final details communicated to participants.
- Attended a meeting with Joe Haney, who will be preparing the books for FY 2024/2025 audit.
- Zoom webinar with Empower, who administers our 401k, for new fiscal year changes.

Customer Service Area:

- Generated 1292 bills (which includes 600 ebills) totaling \$115,011.32
- Twenty (12) customers were disconnected for non-payment.
- Reminder notification to customers on Constant Contact: 84 customers received either email/text notification with 58 opening the notifications.
- LEAD Line Surveys: We are holding this project until after the water line project is finished. The deadline to have LEAD line surveys completed is the end of 2026.

Human Resources Area:

Events:

- Independence Celebration update: 76 units were in the parade, and an estimated 1000 in attendance.

CODE ENFORCEMENT/EMERGENCY MANAGEMENT

Monthly report

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

Case Status

New Cases	22
Cases Cleared	16
Monitoring	6

New Cases

Case #	Location	Reference	Status
025-048-C	7921 W. Franklin Street	Junk/Abandoned vehicle	C
025-049-C	8500 Broad Street	Work Order - Grass	C
025-050-C	100 Brackenbury Circle	Junk/Abandoned vehicle	C
025-051-C	225 Pine Street	Junk/Abandoned vehicle	C
025-052-EM	Town	Severe Weather	O
025-053-C	North Main Street	Work Order – Grass	C
025-054-C	9047 J Ruth Street	Junk/Abandoned vehicle	O
025-055-C	1000 Page Street	Work Order – Blocked storm drain	C
025-056-C	1727 East Over	Blocked ditch – leaves	C
025-057-C	1190 Summer Street	Grass	C
025-058-C	1530 Crowell Street	RV	C
025-059-C	8889 E. Franklin Street	RV	C
025-060-C	1530 Crowell Street	Grass	O
025-061-C	7913 W. Franklin Street	Accessory Building	O
025-062-C	Summer Street Pump Station	Sewage spill	C
025-063-C	8801 E. Franklin Street	RV	C
025-064-C	Parking on Jackson Street	Parking	O
025-065-C	8861 Wood Street	Grass/Addressing	O
025-066-C	1200 North College Street	Tree	C
025-067-C	Sign Information for Food Lion	Information	C
025-068-C	6705 Hwy 49N	Open Burning	C
026-069-C	Special Event	Parade route construction hazards	C

Route Card Summary

Action	Number
Code Enforcement	40
Emergency Management	3
Golf Cart Inspection	3
Grants	0
Investigation	0
Meeting	2
Other	4
Recheck	19
Sign Sweep	0
Training	1
TOTAL	72

Route Card

Day	Activity	Code	Notes
02	Monthly Report	O	
02	025-047-C 105 Brackenbury Circle Vehicle CLOSED	C	Met with owner regarding abandoned vehicle, stated it was not his.
02	025-050-C 100 Brackenbury Circle Vehicle	C	Researched ownership of property. The owner had a previous non-payment for the water bill. Called CCSD Deputy and left request for assistance – no response.
02	025-050-C 8500 Boad Street (Jackson Street) Grass/Brush	C	Complaint from Public Works regarding growth in the ROW. Checked property and discovered this involved 2 properties: 8500 Broad and 817 N. Main Street.
02	1200 North College Street – No case started REFERRED	C	Complaint from occupant regarding the condition of trees after trimming. Advise this was a contractor for Duke Energy.
02	025-058-C 1530 Crowell Drive RV	C	Checked a large camping trailer which has been pulled in beside the residence. Possibly to be used during refit? Will monitor.
02	025-031-C 8424 U.S. Highway 49 Building	C	Spoke with the owner regarding the condition of property and ask if he would sign consent for inspection. Awaiting return of Consent Form.
02	025-048-C 7921 NC Hwy 73 abandoned/junk vehicle	C	Check what appears to be an abandoned vehicle left on property. Documented.
02	025-058-C 1530 Crowell Drive	M	Documented RV parked at residence.
03	Brighten Park	C	Spoke with contractor regarding pre-pour inspections and referred to Public Works.
03	100 Brackenberry Circle	C	Posted vehicle and documented posting. Sent the VIN to CCSD to determine

			ownership. The Vehicle does not display a tag.
03	025-050-C Boad Street (Jackson Street) Grass/Brush	C	Spoke with PW and decided to spray the overgrowth due to the amount and size. Will monitor for future maintenance by owners.
03	025-050-C Fisher Road Vehicle	R	The yard had been mowed. Vehicle still on the site.
03	025-048-C 7921 NC Hwy 73 abandoned/junk vehicle	C	Mailed LOI to the owner.
03	100 Brackenberry Circle – Abandoned/junk vehicle	R	Received owner information from CCSD. Posted vehicle with Abandoned Vehicle Notice. Mailed NOV. Attempted to contact owner and left message.
03	025-059-C 8889 E. Franklin Street RV	M	Monitoring RV parked at left rear of residence with slides deployed.
03	025-050-C 8500 Broad Street Grass	C	Vegetative growth into Jackson Street. Created Work Order for Public Works.
04	025-051-C 225 Pine Street Vehicle	C	Received complaint from Jeffifer Blake.
05	025-052-EM Response to severe weather event – flooding.	EM	Severe storm and flooding. Documented impact and identified clogged storm water system sites.
06	025-051-C 225 Pine Street	C	Checked the site to document vehicles in the rear yard.
06	025-055-C 1000 Page Street	C	Checked and verified issue with storm drain. The drain was covered by storm debris.
09	025-051-C 225 Pine Street	C	Checked the site again and vehicles had not been moved indicating possibly abandoned.
10	025-053-C North Main Street - GRASS	C	Received a request for an investigation regarding growth and a tree limb impeding the sidewalk around 857-901 North Main Street. Checked site and issued a work order to clear obstructions/grass.
10	025-054-C 9047 Jay Ruth Street - Vehicles	C	Received a request for an investigation regarding junk/abandoned vehicles at the address. Went to site and documented.
10	025-055-C 1000 Page Street – Blocked storm drain	C	Created work order for blocked storm drain.
10	025-056-C 1727 East Over Drive	C	Debris in ditch blocking run-off. Sent a letter of inquiry regarding proper disposal of leaves.
10	1101 North Main Street Golf Cart Inspection	GCI	GCI
12	735 North Main Street Golf Cart Inspection	GCI	GCI – cart failed.
12	025-058-C 1530 Eastover CLOSED	C	Mailed PSA to RV owner.

12	025-059-C 8889 E. Franklin Street RV	C	Mailed PSA to RV owner.
12	025-055-C 1000 Page Street, blocked storm drain. CLOSED.	R	The drain has been cleared.
12	025-057-C 1190 Summer Street – Grass	C	Complaint about high grass. Mailed LOI.
12	Report of flooding at old Kindly Cotton Mill	O	Met with NCDOT at the site. Storm water from the flooding on June 5 has caused damage around the storm drain. Debris from the storm is blocking drain. NCDOT will be working with owner.
14	Call requesting information on Town Code	C	I received a call requesting information on adding a building to a piece of property.
16	025-054-C 9047 Jay Ruth Street	C	Spoke with the owner and will follow up on 06/30. Asked for some additional time.
16	025-053-C North Main Street CLOSED	R	Rechecked and grass/obstructions cleared.
16	025-050-C 8500 Broad Street (Jackson Street). CLOSED	R	Rechecked the street and grass had been mowed.
16	025-052-C 225 Pine Street	C	Mailed LOI
16	025-060-C 1530 Crowell Street Grass	C	Visited scene, documented, mailed LOI
16	025-050-C 100 Brackenbury	R	The vehicle is still on site. Attempted to contact the owner, voicemail was full. The certified mail was not signed for.
16	025-061-C 7931 W. Franklin Street – Accessory Building	C	Noted a small accessory building had been moved onto the lot. This is the same location where the junk/abandoned vehicle had set in case #025-048-C. Documented site.
16	Check possible addition to a drive on Lee Street w/o a permit	O	Checked a driveway being widened on Lee Street.
16	025-036-C 1550 S. Main Street Building w/o permit CLOSED	R	Planning provided documentation of zoning approval for new accessory structure which had been built. No evidence of reported animals.
17	025-052-C 225 Pine Street	C	Owner contacted Town by phone and explained situation. Will verify status on 06/30.
17	025-061-C 7913 Franklin Street	C	Mailed LOI
17	025-062-C Summer Street Pump Station. CLOSED	C	I received an email from Cabarrus County EM relaying a complaint regarding this pump station from North Carolina EM. Initiated an investigation. Staff found using a waste container to dispose of “waste towels” from a grate in the system for disposal. The container had a hole and heavy rain resulted in a spill. The waste

			container will no longer be used and material taken to Public Works for disposal.
17	025-063-C 8801 E. Franklin Street RV	C	Complaint of RV behind residence with slides deployed. PSA sent to owner.
17	Severe Weather Spotter Class	EM	Spoke with the National Weather Service about hosting a community Severe Weather Spotter Class. Check back later in the year.
19	025-064-C Parking on Jackson Street	C	Received a complaint of parking on Jackson Street.
20	025-064-C Parking on Jackson Street CLOSED	C	Documented that Jackson Street has no signage restricting parking. The residence has many cars parked in the drive and front yard, including the vehicle on the road.
20	025-050-C 100 Brackenbury	C	I received a call from the owner. The car and the lawnmower will be removed today.
23	025-065-C 8861 Wood Street	C	A complaint of high grass and weeds encroaching on the drive to the apartments from adjoining property. Visited site and documented. The drive is a ROW through the adjacent property. Also noted the apartments did not have addresses visible from Wood Street. This is a unique situation as the Apartments are part of Retirement home addressed on Page Street. Will continue the appropriate route to address the situation.
23	025-050-C 100 Brackenbury CLOSED	R	The vehicle and lawnmower have been removed.
23	025-069-C 6705 Hwy 49N	C	Open burning. Property had been voluntarily annexed into the Town. Town ordinance does not allow for open burning. Burn is over 100 feet from residential property and would require a permit from NC Forestry Service requiring 500 feet from occupied residents and 250 from roadway. The burn was around 420 feet. Burn was clean. Allowed to continue unless complaints are received and no additional brush could be placed on the pile.
23	Annual Crowd Management Training	T	Annual Crowd Management Training and certification.
24	025-066-C 1200 North College Street	C	A complaint reference to a tree limb hanging into roadway striking vehicles.
24	025-067-C Food Lion sign requirements request CLOSED	C	Received a request from Food Lion relating to requirements for a sign. Forwarded the information to Planning.
25	025-066-C 1200 North College Street Tree limb. CLOSED	R	Spoke with the owner and stated I would attempt to remove the limb which appears

			to be broken off. If unable to he would trim by the end of the week.
26	025-068-C 6705 Hwy 49-N Open burning.	C	Received additional complaints about the open burning. The fire department was sent to extinguish the fire. Will bill the contractor for water used.
26	735 N. Main Street Golf Cart Inspection	GCI	Golf Cart passed re-inspection
26	025-069-C Parade Route Construction Hazards	EM	Reconnoitered the Independence Parade route from Cook Street to NC 49. Documented hazards and provided information to Planning/Town Manager.
27	025-069-C Parade Route Construction Hazards	R	Rechecked the route and found many of the issues reported had not been corrected, including barricading of the "trench area", potholes, and several metal pipes extending from the ground. Reported to Planning.
28	Final check of the parade route and Parade.	R	Rechecked the route again. Staffed cooling station at Community Church. Severe weather event during parade.
30	025-052-C 225 Pine Street CLOSED	R	The truck has been removed. Closing case and allowing 60 days for work van.
30	025-054-C 9047 Jay Ruth Street	R	Vehicles remain on site.
30	025-056-C 1717 East Over Street CLOSED	R	Leaves have been cleared.
30	025-057-C 1190 Summer Street CLOSED	R	Grass has been mowed.
30	025-059-C 8889 E. Franklin Street RV CLOSED	R	Slides have been retracted.
30	025-060-C 1530 Crowell Drive Grass	R	Grass has not been mowed
30	025-063-C 8801 E. Franklin Street CLOSED	R	The slides had been retracted.
30	025-068-C 6705 Hwy 49, N. Open burning. CLOSED	R	No active open burning. The debris has been removed from the site.
30	7921 W. Franklin Street – vehicle CLOSED	R	The vehicle has been moved.
30	Took new vehicle to repair garage	O	AC not working

MEMORANDUM

To: Mayor and Town Board

From: Derek Linker, Public Works

Date: July 8, 2025

Please find listed below an update / overview for the month of June 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 13 dump truck loads of brush which equals 156 cubic yards of brush
- Completed 28 work orders for various issues
- Repaired water service leak at 9820 Hwy. 73
- Started locating and surveying raw water main near the intake
- Had an increased number of NC811 locates for Duke Energy changing poles out

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



AGENDA ITEM:

Receive update on the status of:

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

NARRATIVE:

Randy Holloway will give an update on the projects listed above.

RECOMMENDATIONS:

Open

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AGENDA ITEM:

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

NARRATIVE:

Chairperson Alesia Atwood from the ABC Board responded to the Town Boards request to meet to answer questions concerning the ABC Store. Ms. Atwood has asked the Town Board to come to the ABC Store located at 8840 E. Franklin St. to meet with members of the ABC Store, Store Manager, and Staff on July 15th at 6:15pm.

To comply with Open Meeting Laws the change to the Town Board's meeting schedule needs to be posted 7 days prior to the meeting on the website and the Town Hall bulletin board. Notification will be sent to individuals on the Sunshine List.

RECOMMENDATIONS:

Information Only

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