



NORTH CAROLINA
Board of Commissioners
Town Board Meeting Minutes
Tuesday, August 12, 2025 at 6:00 P.M.

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

Also Present: Erin Burris, Crystal Smith, Fire Chief Dustin Sneed, Ally Schueneman, Rodney Schueneman, Deputy T Beverly, Ashley Starnes, Lucas Starnes, State Representative Brian Echevarria, Cynthia Echevarria, Olivia Echevarria, and Pastor Nile Sandeen.

CALL TO ORDER

Mayor Tony Lapish called the meeting to order.

INVOCATION

Pastor Nile Sadeen from Lutheran Church of the Holy Trinity led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Lapish 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 Lapish added an item to the Agenda: Old Business B. PFAS Settlement Update

TOWN OF MOUNT PLEASANT

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

4. Consent Agenda

- A. Minutes July 8, 2025
- B. Minutes July 15, 2025 from joint ABC Board meeting
- C. Budget Amendment #1 Repair Pump #2 Cold Springs Pump Station
- D. Budget Amendment #3 Helical Piers at water intake building

Commissioner Furr made a motion to approve the Consent Agenda as presented with a second by Commissioner Carter. All Board Members were in favor. (4-0, Commissioner Simpson 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. Presentation by State Representative Brian Echevarria

State Representative Brian Echevarria thanked the Board for allowing him to speak tonight. A flag that previously flew over the North Carolina State Legislative Building on June 22nd in Raleigh was presented to Fire Chief Dustin Sneed for the challenges firefighters endure to keep people and property safe. State Legislators increased firefighter's retirement by \$5 and benefit coverage for more specific types of cancer.

7. Old Business

A. Receive Project updates

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

Lower Adams Creek Sewer Outfall:

On Wednesday, July 30 the Town held its monthly project meeting with Elite Infrastructure to receive updates on the Lower Adams Creek Sewer Outfall project. Here is a summary of the work that has been completed since last month and work that is currently underway. The Town has been providing the information it has been given by contractors and engineers working on the project:

- Subcontractor Young Construction is diligently working to bore under Mt. Pleasant Road and has completed 25 linear feet as of July 28, 2025. This bore is approximately 75 linear feet in total, and completion is anticipated in 10-15 working days.
- Subcontractor Palmetto is currently blasting rock on both sides of Mt. Pleasant Road, preparing for Elite Infrastructure to return and finish those sections.
- Elite Infrastructure is nearly finished with the installation of 8-inch line of the branches to the Summer Street Pump Station location and the Pasture Pump Station location (these pump stations will be decommissioned after the line is complete).
- Catawba Lands Conservancy has reopened the portion of the Buffalo Creek Preserve Trail that had been closed on the north side of Adams Creek. Seeding of this area will take place toward the end of September.
- Roughly 90% of what has been installed has been tested and has not encountered any issues so far.
- Elite Infrastructure is working on ordering gates to install where the easement meets Mt. Pleasant Road S.

Water Distribution Improvements:

State Utility reported that the new 12-inch N. Main Street waterline between Cook Street and Hwy. 49 and up to North Drive is completely installed, pressure tested, and chlorinated. They also installed a new 6-inch line on Crestwood at the Whiteowl Antique Mall to complete a loop and improve fire flow. They are working on completing pavement restoration in these areas and have started service tie-ins. Work on tie-ins in this section will continue for the next two weeks. They are notifying individual residents as each tie-in is made, and brief service interruptions may occur as each tie-in is completed. The plan is to have N. Main Street from Cook Street to Highway 49 accessible by the third week of August.

The contractor made some adjustments to the original project schedule. State Utility informed the Town that rather than moving to Franklin Street and coming back to N. Main Street later, they would continue to work on the southern end of N. Main Street between Cook Street to Franklin Street. This week a crew began to work southward on N. Main Street from Cook Street to Park Drive. A second crew will join them in August to speed up the completion of this section, which is planned to be completed around the end of September. The overall N. Main Street through traffic detour will remain in place.

Crews have nearly completed the Highway 49 waterline installation between Main Street and Highway 73. A subcontractor will be boring under Highway 73 to connect to the existing 12-inch waterline at that location. Affected sidewalk will be replaced before the end of the project.

A 2-inch waterline that was originally scheduled to begin in June is being installed on Empire Drive this week. They encountered rock, which caused delays, and necessitated blasting. The work on Empire Drive should be completed by mid-August.

Beginning in mid-August, a crew will be working on the new 12-inch waterline on E. Franklin Street. This section of road has a wider cross section to work in and will utilize lane closures and flagging. This will cause some delays in travelling on the east side of town, so please plan accordingly. Work on E. Franklin Street is currently scheduled from mid-August to mid-October.

An open cut across Highway 73 is planned for the square at Main Street. An open cut is necessary due to the complexity of the infrastructure at this location and the high cost of a directional bore. As crews approach this area, the contractor is going to work closely with NCDOT on timing and logistics to reduce disruption as much as possible. Every effort is being made to avoid this area during the holiday season.

The contractor currently has the 12-inch waterline on W. Franklin Street scheduled from September to early November. The waterline will be located along the southern shoulder of W. Franklin Street from Skyland Drive to S. Halifax Street. The waterline is located along the northern edge of pavement of W. Franklin Street from S. Halifax Street to Main Street. The original NCDOT approved encroachment allowed for lane closures and flaggers on W. Franklin St. section of the project. However, NCDOT is now requiring a detour with moving closures along W. Franklin Street. The project engineers, utility contractors, and NCDOT are discussing which sections of W. Franklin Street would be required to be closed during this portion of the project. Access to businesses and residents will be maintained, while through traffic will be detoured where closure is required by NCDOT. N. Main Street will be completely reopened before any closures would occur on W. Franklin St.

Water Treatment Plant Improvements:

The Plant has been shut down for several weeks. The connection with Concord water is working well. Randy Holloway reached out to the City Manager in Concord to see if Concord would reduce the water rate Concord is charging the Town. The difference is \$2.00 more than what the Town is charging the residents. The City Manager planned to put it on the agenda for the City

Board meeting on August 14th. The City Manager did not think it would be a problem to reduce the rate. If it works out, it would save the Town \$30,000-\$40,000.

Work at the plant performed by WesTech is going well and the water basin repairs should be completed by the end of next week. Utility Services was contracted to inspect and provide any needed maintenance to the ground storage tank which was constructed in 1970 and has never been inspected as far as the Town can tell. Cost for Utility Services was approximately \$174,000. Payment for the service was set up for 4 payments over the next 4 years to make it more affordable for the Town. While the crew was sandblasting the inside of the tank, one gentle pass over the piping caused the pipe to crumble. Gopher Utilities will provide a quote this week to replace just the piping and another quote to replace the piping and the pumps, since everything is from 1970.

This project will exceed the \$985,000 State Grant the Town received. Originally, the funds were to be used for South Skyland water lines. Because of the water quality issues, DEQ allowed the Town to redirect the funds to the Water Treatment Plant Renovation. With the installation of the PAC System and the building to house it, expenses are expected to exceed the grant by approximately \$300,000. Since the Town has not received a quote for the piping, the estimated overage will increase. The Town has fund balance to cover the overage, but Staff has also reached out to the State for additional funding sources to help cover the project, if available. The ground storage tank is a key piece of the water system and must be repaired before the plant can be back online.

Mr. Holloway submitted a request for the permitting of the PAC System to DEQ. Jar testing of the PAC appears to significantly reduce the total carbons and the dissolved organics. There is no reason DEQ should not approve permitting. Payment for the PAC System will be sent out tomorrow and when DEQ permitting is issued, Public Works will be able to install and activate the PAC System quickly. Waiting will affect the October test results which affect the 12-month rolling average. The sooner testing results come down to within allowable limits, the sooner Town Staff can stop sending out the Notice of Violation letters to water customers.

Motions to approve the Resolution to purchase a portion of 225 Jackson St. and to contract with LCJ Construction were not made until after the Closed Session since Staff forgot to bring up for approval at this time.

B. ADD-ON PFAS Settlement Update

Amy Schueneman informed the Board the first payment for the PFAS ("forever chemicals") Class Action Lawsuit came in this week in the amount of \$11,714.68. In June 2023 the Town Board agreed to become part of the lawsuit since it would require no funds from the Town unless a settlement was reached. The attorney's office will deduct 33% for attorney's fees plus expenses from each distribution made to the Town. This check was for 20% of the 3M portion of the settlement. Based on the paperwork received with the check, the gross award amount will be \$175,473.43 from 3M, DuPont, BASF, and Tyco. Funds resulting from this lawsuit will be deposited into the Water & Sewer enterprise fund.

Town Attorney John Scarbrough reminded the Town Board that no strings were attached to the settlement proceeds and the money can be used any way that the Town chooses.

Information only.

8. New Business

A. Discuss revising the Town of Mount Pleasant's Golf Cart Policy to include Golf Cart Renewal information. There have been questions recently about the renewal process. Erin Burris stated that a simple adjustment was made to the Golf Cart Policy to clarify the renewal

process due to questions from residents.

"13. Renewal: Golf Carts must be renewed and inspected each year. A renewal letter will be sent a month in advance of expiration. Once the letter is received, the applicant is to call 704-436-9800 to set up an inspection appointment. Renewal fee is \$30."

A copy of the modified Golf Cart Application is included in the Minute book.

A motion to approve the addition of "Renewal" information to the current Golf Cart Policy was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Simpson absent)

B. Discuss revising the Town of Mount Pleasant's Personnel Policy approved December 9, 2024, to include full-time Firefighter Vacation, Sick, and Holiday leave accruals. Also further clarify the definition of full-time non-fire department employee to 40 hours (pages 7, 14, 26, and 27). All recommended additions are listed in red, and changes are crossed out with a blue mark.

HR Director Crystal Smith reviewed the changes made to the Personnel Policy to include the accrual schedules for the Full-Time Firefighters which will be hired soon with a start date of September 14th. Because firefighters work a 48 hours on and 96 hours off schedule, the accrual rate is 40% higher than a 40-hour week full-time employee of the Town. The policy was modified to reflect the differences between a regular full-time employee and a firefighter full-time employee. Also, discrepancies in the number of hours worked by a Town employee to be considered full-time was changed to 40 hours per week. Previously, 30, 32, and 35 hours were stated as full-time in different areas of the policy.

A motion to approve the recommended additions and revisions to the current Personnel Policy was made by Commissioner Furr with a second by Commissioner Carter. All Board Members were in favor. (4-0, Commissioner Simpson 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...

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

Motions concerning the Water Treatment Project overlooked earlier in the meeting:

A motion to approve Resolution to Purchase the rear portion of Property Located at 225 Jackson St with road frontage on Circle Drive was made by Commissioner Furr with a second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Simpson absent)

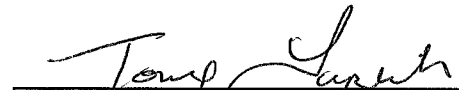
A motion to approve contract with LCJ Construction to construct building for the PAC System at the northern end of the lagoon using funds from the \$985,000 State Grant for Water Treatment Plant improvements was made by Commissioner Furr with a second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Simpson absent)

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. (4-0, Commissioner Simpson absent)

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


Town Clerk Amy Schueneman


Mayor Tony Lapis

