



**Board of Commissioners  
Town Board Meeting Minutes  
Tuesday, June 10, 2025 at 6:00 P.M.**

**Attendance:** Mayor Tony Lapis  
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 Lapis called the meeting to order.

**INVOCATION**

Pastor John Brantley from Boger Reformed Church led the Board in prayer.

**PLEDGE OF ALLEGIANCE**

Mayor Lapis led the Pledge of Allegiance.

**1. Public Forum**

No one spoke.

**2. Conflict of Interest**

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

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

No one had a conflict of interest.

**TOWN OF MOUNT PLEASANT**

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### **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 feet 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 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

