



MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Board of Commissioners
Town Board Meeting Minutes
Tuesday, February 11, 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
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Erin Burris, Crystal Smith, Ally Schueneman, Rodney Schueneman, Deputy T. Beverly, Pastor David Snow, Chris Smith, and Deputy M. Arstark.

CALL TO ORDER

Mayor Tony Lapish called the meeting to order.

INVOCATION

Pastor David Snow of Community Church of Mount Pleasant 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 Old Business:

C. Consider approving WesTech as a "sole source" supplier for materials and repairs to the Water Treatment Plant and the associated contract in the amount of \$611,136.

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 Meadows. All Board Members were in favor. (5-0)

4. Consent Agenda

- A. Minutes January 14, 2025
- B. Records Purge List from January 28, 2025
- C. Proclamation for Black History Month

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

5. Staff Reports

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

6. Old Business

A. Receive update on Water Treatment Issues.

Randy Holloway relayed the good news that the State and Department of Environmental Quality (DEQ) came a few weeks ago to do the annual inspection of the Water Treatment Plant. DEQ was very pleased that all the suggestions given in the three-page report from last year were or are currently being addressed. This year's written report has not been received at this time.

During the update at the January 14th meeting, it was conveyed that the initial concern of the three engineering firms the Town is consulting with was the amount of water being stored in the water tanks. The longer the chlorinated water is in storage, the more time it reacts with dissolved organics in the water; however, for fire protection reasons, the storage tanks are a necessity. The plan agreed upon by the engineering firms is to lightly chlorinate the water enough to kill bacteria inside the Water Treatment Plant, then chlorinate again when the water comes back to ground storage tank with a new chlorination pump system just before it enters the distribution system including the North Drive water tank. The State is going to require the Town to do a CT (Contact Time) Study which evaluates the size of the ground storage tank, the water turnover, etc. to determine if chlorinating at the ground storage tank, which is at the end of the treatment system, will be enough time to properly chlorinate the water prior to entering the distribution system. There is an automatic system that can be installed in the ground storage tank to keep the water circulating and as it moves the water, it will be continuously sampling the water and automatically adjusting the chlorination amounts treating the water more effectively than manually treating the water. The estimated cost for this system is \$200,000, which can be covered by the \$1 million state grant. This would be in addition to WesTech (add-on item C to the agenda later in the meeting) replacing all filter media, settling tubes, etc. to bring the treatment system back to 100% efficiency for a fifty-year-old plant. The State and engineers are concerned that the Total Organic Compound (TOC's) and Dissolved Organic Compound (DOC's). The TOC's are materials that can be seen in the water and filtered out through the water treatment process. The DOC's can't be seen and are very difficult to remove without a carbon filtration system. *Mr. Holloway displayed an aerial photo of the water intake site on Dutch Buffalo Creek. The water coming into the intake pipe pulls across a low*

flowing area of the creek where sediment/muck buildups quickly instead of the faster moving water on the far side of the creek. Samples will be taken of both sides of the creek to see if the water across the creek contains fewer DOC's than on the intake side. If the opposite side of the creek contains fewer DOC's, it may be beneficial to run the intake pipe out further into the creek. The estimated cost for extending the pipe would be in the \$300,000-\$400,000 range.

The Board will be asked to approve the WesTech contract as the first step to improving water quality followed by moving the final chlorination point to the ground storage tank. Efforts are being made in phases to keep the cost for all the improvements within the \$1 million budget to avoid having to get a loan which would result in passing the cost along to residents with increased water rates. All possible options are being considered to keep the cost down.

Questions have been asked about the taste and odor of the water. The taste and odor are the result of heavy chlorination not dirt. The water is safe to drink and use. Chlorine is added to the water to make it safe to use. Residents can use water filter systems, if they choose to, to help reduce the chlorination taste and smell of the water if changed on a regular basis. A letter will be going out in the water bill to inform customers that the latest water samples are still not compliant with the recommended range. Also in the letter, Town Hall meetings will be announced for March 17th and 31st at 6pm with locations to be determined where residents can attend to hear what the Town is doing to correct the problem and expression their concerns. Town Staff will do the presentation/slide show along with the Town Engineer.

No action was taken. Information only.

Town Manager asked to move Add-on item C to the next agenda item as a continuation of A.

Add-On C. Consider approving WesTech as a "sole source" supplier for materials and repairs to the Water Treatment Plant and the associated contract in the amount of \$611,136.

Last month the Board was informed that Wes Tech provided a quote for \$346,110 to rebuild the interior workings of the water system. Staff noticed after the meeting at the top of the quote it stated for one basin, not both. Staff asked WesTech to redo the quote to include both basins being retrofitted at the same time, instead of completing one and returning later to do the other, to save on staging cost of multiple trips. This is not WesTech's normal practice, so they did not quote it that way originally since most water treatment plants need to keep operating during the replacement process. Because of the 12" water connection with the City of Concord on Hwy 73 at Cold Springs Road, the water treatment plant should be able to shut down and water continue to flow through the system. The Town will have to test the connection prior to WesTech arriving and pay Concord for the cost of the water during the repairs. Concord charges \$2.00/1,000 gallons of water more than the Town charges customers and will be covered with the State grant. Once the contract is signed it will be 12-14 weeks for build out before the repairs are made. When complete everything inside the basins will have been removed and replaced with food grade stainless steel parts and filter media.

The new quote for \$611,136 saves \$81,084 by retrofitting both basins at the same time and will be the first step to improve the water quality. The Town Engineer is still negotiating the price. This amount exceeds what is normally allowed for an informal bid contract (under \$500,000). However, § 143-129(e)(6)(ii) allows for "sole source" supplies, and this would qualify since WesTech is the original manufacturer and the only one with the original specifications that can custom build the materials to fit our system and provide the original type of filter media.

Sole-Source is defined in the General Statutes as § 143-129(e)(6) “Purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration. Notwithstanding any other provision of this section, the governing board of a political subdivision of the State shall approve the purchases listed in the preceding sentence prior to the award of the contract.”

All three engineering firms have agreed that replacing all the filter media and repairing the basins is the first step to improving the water quality. The second step is adding another chlorination point at the ground storage tank. If the first two steps do not correct the problem, an activated carbon system will be required, and it will be expensive. Town Staff met with local state legislators, Senator Paul Newton and Representative Brian Echevarria, this week to thank them for the money the State has already provided to the Town for projects and to request another \$4.5 million out of the next State budget, if available, to purchase a carbon filtration system. Senator Newton stated this year's State budget would be extremely tight, in part due to Hurricane Helene and the needs in the Western part of the state, but if funds are available, he would try to get the money for the Town of Mount Pleasant.

Commissioner Dixon asked how often the filter media should be replaced in the future. Mr. Holloway said in the past it has been a 15-year schedule, but it should change to at least every 10 years in the future. This will buy the Town the next 5 years to look at how to move forward with the water treatment plant and make some difficult decisions about where the Town is going. The water treatment facility needs to be replaced, and retrofitting the basins now will give the Town time to make those plans. Today it would cost an estimated \$20 million to replace the water plant facility and the dam in Dutch Buffalo Creek. Some people have said why doesn't the Town just put in a carbon filtration system to begin with. First, it is very expensive, approximately \$3.5 million plus engineering fees, and the Town doesn't have the funds to pay for it. Second, if the TOC's are not taken out before the carbon filtration system, the carbon would clog frequently and each time the carbon is replaced it would cost \$60,000. These are costs that would need to be passed on to water customers.

Mr. Holloway asked the Board to approve WesTech as a sole-source supplier and the contract tonight.

3 motions:

1. A motion to approve WesTech as a “sole source” supplier for materials and repairs to the Water Treatment Plant was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)
2. A motion to approve the contract with WesTech for \$611,136 to provide materials and labor to retrofit both water basins at the Water Treatment Plant simultaneously was made by Commissioner Furr with a second by Commissioner Carter. All Board Members were in favor. (5-0)
3. A motion to allow the Town Manager to execute any paperwork associated with this project was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

B. Consider implementing a “Repetitive Service Calls” charge to the Fees & Charges Schedule.

Town Staff recommends adding a "Repetitive Service Calls" charge to the Fees & Charges Schedule for more than 2 calls to a service address for the same issue. This would apply only to issues where the residents are at fault for not following guidance given by Public Works or Town Staff to prevent service issues. An example of this is a service address that continues to use "flushable wipes" when they have been instructed not to use them since they are not biodegradable to prevent sewer clogs.

Suggested for Fees & Charges Schedule:

"Repetitive Service Calls" are calls to the same address for a reason that can be corrected by resident following guidance given by Public Works or Town Staff to prevent service issues. This does not include service calls for regular usage or maintenance issues needed for trouble-free use of Town utilities within the Town's utility easement/right-of-way.

Fees for "Repetitive Service Calls" would be as follows:

- 1st call: verbal warning which will be documented on account
- 2nd call: verbal warning followed by written warning mailed to billing address
- 3rd and 4th call: \$100 fee added to utility bill for each occurrence
- 5th and following calls: \$500 fee added to utility bill for each occurrence

Public Works will only jet sewer lines that are within the Town's utility easement/right-of-way and not on private property. Water and/or sewer lines not within the utility easement or street right-of-way are considered private property and will need to be repaired by a plumber of the residents choosing at their expense."

The Board suggested if there were multiple issues at a residence and the resident was issued warnings/fines for "Repetitive Service Calls" and then the calls stop for 24 months straight, then Staff should start over on the 25th month by giving a "first call" warning on the "Repetitive Service Calls". These fees are not to recoup all the costs for going to the location, but to recover partial costs, and, hopefully, give guidance to the resident to correct the on-going issue.

A motion to add a "Repetitive Service Calls" charge to the Fees & Charges Schedule with a rolling 24-month timeline was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

7. New Business

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

Mr. Holloway and Ms. Burris reported that Town Staff, LKC Engineering, Elite Infrastructure Group, and State Utility Contractors met last week for the preconstruction meetings. The Water Distribution Improvements Project will start this week according to State Utility Contractors with three crews: Crew 1 will start on Cook St at the new Cabarrus County Library/Active Living Center on Washington St. and work towards North Main Street then moving towards North Drive while Crew 2 will start on Hwy 49 at Empire Drive working towards North Drive and then on Franklin St. Crew 3 is a tie in and restoration crew to clean-up behind the waterlines being installed. State Utility Contractors is planning to complete the entire project by the end of the year 2025. The contractors will give residents notice if there is a planned water interruption and will try to turn water off only while most people are at work/school to reduce the inconvenience; however, there may be instances where water flow is interrupted without notice. During the project North Main Street will not be completely closed to traffic but may be temporarily reduced to one lane at times. Commissioners would like to encourage people not to park on North Main Street during the construction.

Elite Infrastructure Group will begin the Lower Adams Creek Sewer Outfall Project on March 3rd and will have very little impact on residents since most of the work is away from streets. Their contractors expect to complete the project by, if not before, March of 2026. When the Lower Adams Creek Sewer Outfall Project is completed, it will decommission the Summer Street and Pasture Pump Stations since it is a gravity sewer line. This will eliminate the two biggest problems with the Town's sewer system.

8. Adjournment

With nothing else to come before the Board, Commissioner Meadows made a motion to adjourn. Commissioner Furr seconded the motion. All Board Members were in favor. (5-0)

Mayor Lapish reminded Board members that the Budget Workshop will be on Saturday, March 22nd.

By our signatures, the following minutes were approved as submitted on Tuesday, March 11, 2025 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor Tony Lapish

