



Regular Board Meeting
Tuesday, September 8, 2026
6:00 PM- Town Hall Commissioners Room

Call to Order- Mayor Tony Lapish

Invocation- Pastor Todd Davis from St. James Anglican Church

Pledge of Allegiance- Mayor Tony Lapish

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)

REMOVE #6 Introduction to John Eller Cabarrus County Manager
ADD Old Business D. Mount Pleasant Dixie Youth Baseball use of
McAllister Field

4. Consent Agenda (Pages 3-16)

- A. Minutes for August 11, 2026 (pages 3-7)
- B. Proclamation for 25th Anniversary of September 11, 2001 (page 8)
- C. PFAS Class Action Settlement Payment (pages 9-10)
- D. McAdams Engineering contract Change Order #1 for Town Parking Lot (page 11-12)
- E. NC General Warranty Deed from CBS Development Group LLC for Green Acres Sewer Line extension/connection pending Title Search (pages 13-16)

5. Staff Reports (Pages 17-46)

- A. Town Manager-Randy Holloway (page 17)
- B. Town Asst. Manager- Planning & Economic Development Director - Erin Burris (pages 18-26)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 27-28)
- D. Human Resources/Events- Crystal Smith (page 29)
- E. Code Enforcement - Jim Sells (pages 30-34)
- F. Public Works- Derek Linker (page 35)
- G. Fire Department-Dustin Sneed (page 36)
- H. Cabarrus County Sheriff's Department (pages 37-46)
- I. Questions from the Board

TOWN OF MOUNT PLEASANT

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J. Request for future agenda items

6. REMOVE Introduction to John Eller Cabarrus County Manager

7. Old Business (Page 47-61)

A. Receive update on the status of (pages 47-50):

- Lower Adams Creek Sewer Outfall Project
 - Hillside Drive paving
- Water Distribution Improvements Project
- Water Treatment Plant Renovation Project
 - Amended Grant Project Ordinance

B. Amendments to Code of Ordinances Part 7 (pages 51-59)

C. Consider declaring 1075 Circle Drive a Public Nuisance (pages 60-61)

D. **ADD ON:** Mount Pleasant Dixie Youth Baseball use of McAllister Field

8. 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.

9. 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.



**Board of Commissioners
Town Board Meeting Minutes
Tuesday, August 11, 2026, at 6:00 P.M.**

Attendance: Mayor Tony Lapish
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Steven Dixon
Commissioner Liz Poole
Commissioner Mike Steiner
Commissioner Justin Simpson
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Crystal Smith, Erin Burris, Jim Sells, Dustin Sneed, Nick Newman, Jeff & Marie Marus, and Taylor Beverly.

CALL TO ORDER

Mayor Tony Lapish called the meeting to order.

INVOCATION

Pastor Nick Newman from Propel Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Lapish led the Pledge of Allegiance.

1. Public Forum

Jeff Marus from the Fieldstone community asked the Board about the mowing schedule for the Fairmead Pump Station at 3255 Fairmead Dr., Concord. He was concerned about grass hanging over the sidewalk and would like it to be mowed more often. Photos of the issue were given to the Town Manager for him to investigate.

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.

*A correction from the Town Clerk concerning the agenda was noted: MP Literacy Festival should be MP Literary Arts Festival for Old Business B.

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3. Approve Agenda

**ADD Ons : New Business C. : Declare Public Nuisance at 1075 Circle Dr.
Closed Session #2: North Dr. Ballfield Agreement
Closed Session #3: Consult with Town Attorney**

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

4. Consent Agenda

- A. Minutes for July 14, 2026
- B. Budget Amendment #3 AIA Grants (carry over from FY25/26)
- C. Budget Amendment #4 Town Hall Parking Lot Repaving (overages)
- D. Public Records Request Policy

Commissioner Furr made a motion to approve the Consent Agenda with a second by Commissioner Dixon. 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
Town Property Discussion- Erin Burris updated the Board on the status of several Town owned properties: 1. The Public Works Building is not within the Town limits and is zoned Residential Low Density (RL) with a Special Use permit issued in 2008 to allow it to be permissible in that location. It needs to be rezoned as Office & Institutional (OI) like all other Town property. It would go before the Planning & Zoning Board for approval after neighbors were notified and a Public Hearing was held. Then, the annexation into Town limits would come before the Town Board for approval. 2. The North Drive Ballfields were recently deeded over to the Town by Cabarrus County and are zoned Office & Institutional (OI) but will need to be annexed into Town limits 3. The Walker Road property that was purchased for a future emergency services tract was annexed. However, the property is zoned Residential Low Density (RL) and will need to be rezoned as Office & Institutional (OI). The Board consensus was to move forward with these items.

Commissioner Furr asked for the status of Mount Pleasant High School being annexed into the Town. Ms. Burris said the property is in Cabarrus County's name and they would need to be the one requesting the annexation or have the county place the property in the school system's name and they could submit the request.

- 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 the status of:

Lower Adams Creek Sewer Outfall Project

Erin Burris said this project is basically completed. The sewer line on Hillside Drive has been replaced and the manholes in that area rehabbed. The Town has requested Hillside Drive be resurfaced if there are sufficient remaining funds from the grant and if it was permissible from NC DEQ. The street was not in the best condition prior to the construction and now needs attention. LKC Engineering, and DEQ are working on a final punch list for Elite Infrastructure to complete

the project. A DEQ representative will be here tomorrow to do an inspection of the Lower Adams Creek Outfall. This project eliminated the Pasture and Summer St. Pump Stations.

Water Distribution Improvements Project

Ms. Burris reported the Jackson Street/NC Hwy 49 waterline is underway. State Utility Contractors will begin work after 8:30am to reduce interference with school traffic. This part of the project should move quickly since most of it is not in the DOT right-of-way. Once this section is completed, the contractors will move to Allman Extension Road to install waterline in that area. The grant funds will be exhausted prior to completing the entire waterline on Allman Ext and Seneca. LKC Engineering will be able to give a better estimate of the out-of-pocket cost to complete the remaining part of the waterline by the September meeting.

Paving of North Main Street and Franklin Street will begin sometime in September according to the contractor, NJR. NJR is waiting until the stormwater line is finished on Franklin Street at Barringer Street.

Water Treatment Plant Renovation Project

Randy Holloway stated that unfortunately the disinfecting-by-products water test did not pass in July. However, it was much better than July of 2025. The reasons for the bad test results were high water temperatures and muddy water from the Dutch Buffalo Creek causing high amounts of disinfecting-by-products in the water. The well permit has been reviewed by the Mooresville DEQ office and sent to Raleigh for final approval. DEQ has 45 days to review the permit request. The well will provide 40% of the amount of water needed each day for the Town. The well water will help dilute the disinfecting-by-products in the lagoon prior to treatment and once the well is operational, the PAC system can be used. Another option is being discussed to help improve water quality and will be discussed at the September meeting.

B. Consider supporting the Mount Pleasant Literary Arts Festival.

Commissioner Poole stated that the festival brings well-known writers and people from all areas into the Town for the event. Tourists spend time in the downtown area helping the economy, and word is getting out about the event. An article was in South Park magazine about the "hidden gem" of Mount Pleasant. Commissioner Poole recommended the Town give a \$500 donation to the event and going forward it would be part of the yearly budget as long as the festival is held.

The Town Clerk informed the Board that tax money could not be donated to all causes, but the Mount Pleasant Literary Arts Festival is covered as a permitted donation by the Town under NC §160A-488 for museums and the arts. There is currently \$1,300,000 available in undesignated fund balance above the 42% held in reserve.

A motion to donate \$500 to the Mount Pleasant Literary Arts Festival, approve Budget Amendment #5 to use money from appropriation of fund balance, and to budget funds for this donation each year as long as the festival continues was made by Commissioner Poole with a second by Commissioner Furr. All Board Members were in favor. (5-0)

7. New Business

A. Consider adding Commissioner Comment Period to future agendas.

The Board members discussed the best way to work this into future agendas and determined most of the questions/comments arise from Staff Board Reports. It was decided that a question time would be at the end of staff reports and a spot for the Board to request items to be added to future agendas which would allow time for staff to gather information about the topic. Also, each Board member would have 3 minutes to discuss an item during this time.

Commissioner Steiner asked to keep the extension of the 45mph speed limit zone on Hwy 49 on the agenda.

B. Consider approving the agreements for North Dr. Ballfields and McAllister Field

Randy Holloway reported that the Town now owns the North Dr. Ballfields property since Cabarrus County deeded them over to the Town. Because the agreement has some legal issues that the Town Attorney would like to address in Closed Session, it has been added to the agenda tonight. Ms. Burris will give a brief explanation, and more information will be presented in Closed Session.

Erin Burris reviewed and modified the agreements prepared by the Town Attorney, then sent them to Stacy Berry, President of Mount Pleasant Dixie Youth Baseball. The agreements are for both North Drive Ballfields and McAllister Field. The Town has allowed Mount Pleasant Dixie Youth to use McAllister Fields for many years without any type of written agreement. When the Town accepted the North Drive Ballfields, it was with the understanding that Mount Pleasant would allow Dixie Youth to continue using the ballfields if all maintenance and utilities were their responsibility. The Town does not have the staff or budget to maintain the property at this time. The Town accepted the property so that Mount Pleasant Dixie Youth could continue to provide high-quality youth sports in the Town of Mount Pleasant. The terms in the agreements state North Drive Ballfields are 100% responsibility of Mount Pleasant Dixie Youth as far as maintenance, and McAllister Field could potentially have exclusive use as well if they were able to pay a \$4,000 annual fee to help pay utilities. A late afternoon email with questions was received today and will be discussed in Closed Session.

C. ADD ON: Declare Public Nuisance at 1075 Circle Dr.

Code Enforcement Officer Jim Sells asked the Board to declare 1075 Circle Dr., which is in the ETJ, a public nuisance due to noxious weeds. Mr. Sells has sent letters and notices of violation to the address on record for the owner of the property. The letters have been returned without a forwarding address. The neighbors are complaining about mosquitos, rats, and insects around the property and the overgrowth of weeds including poison oak (considered a noxious weed). A small pond in the backyard is breeding mosquitos and with West Nile Virus cases being reported in Cabarrus County this week, it is also an issue needing to be addressed. Mr. Sells provided the actions he has taken and reasons behind the request. This item was added on to the agenda under Closed Session to allow the Board to consult with the Town Attorney on how to proceed.

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

8. Closed Session 143-318.11.(a)(#6) 1. Personnel

To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.

ADD ONS: Closed Session 143-318.11.(a)(#3) 2. North Dr. Ballfield Agreement and 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 was made by Commissioner Poole with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A motion to approve the agreements with Mount Pleasant Dixie Youth Baseball with the provisions discussed was made by Commissioner Simpson with a second by Commissioner Poole. All Board Members were in favor. (5-0)

9. 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. (5-0)

By our signatures, the following minutes were approved as submitted on Tuesday, September 8, 2026 in the Regular Meeting.

Town Clerk Amy Schueneman

Mayor Tony Lapish



25th Anniversary of September 11, 2001 Proclamation

WHEREAS, on September 11, 2001, our Nation was subjected to unprovoked, senseless, and cowardly acts of terrorism that claimed nearly 3,000 innocent lives at the World Trade Center in New York City, at the Pentagon in Arlington, Virginia, and aboard United Airlines Flight 93 in Shanksville, Pennsylvania; and

WHEREAS, we honor the courage and sacrifice of the firefighters, law enforcement officers, emergency medical personnel, military members, and citizens who responded without hesitation, including those who made the ultimate sacrifice and those who continue to suffer from illnesses and injuries resulting from their service; and

WHEREAS, in the days and months following the attacks, Americans came together in a spirit of unity, compassion, patriotism, and service, demonstrating the strength and resilience of our nation in the face of unimaginable tragedy; and

WHEREAS, as a new generation comes of age with no personal memory of September 11, 2001, we have a responsibility to preserve the history of that day and ensure that the lives lost, and acts of courage and heroism are never forgotten; and

WHEREAS, on this 25th anniversary, the Town of Mount Pleasant joins communities throughout our Nation in solemn remembrance and reaffirms the enduring promise to ***Never Forget***.

NOW, THEREFORE, I, Tony Lapish, Mayor of the Town of Mount Pleasant, North Carolina, on behalf of the Town of Mount Pleasant Board of Commissioners and our citizens, do hereby proclaim September 11, 2026, as A Day of Remembrance in the Town of Mount Pleasant, and encourage all citizens to pause in remembrance of the lives lost on September 11, 2001; to honor the bravery and sacrifice of our first responders, military personnel, and all who answered the call to serve; and to carry forward the spirit of unity, compassion, and patriotism that brought our Nation together in the aftermath of that tragic day.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Mount Pleasant to be affixed this 8th day of September 2026.

Tony Lapish, Mayor

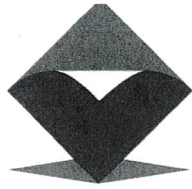
SEAL

Attest: Amy Schueneman, Town Clerk

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**NAPOLI
SHKOLNIK PLLC**
ATTORNEYS AT LAW

Settlement Statement

July 22, 2026

Town of Mount Pleasant
Sir/Madam
PO Box 787
Mount Pleasant, NC 28124

PWS Name	PWSID	Source Name	Award Value
MOUNT PLEASANT, TOWN OF	NC0113020	RWPS (Dutch Buffalo Creek)	\$12,851.40
MOUNT PLEASANT, TOWN OF	NC0113020	Well 3 (Lagoon)	\$3,553.58

3M Phase One – Third Payment Gross Settlement Award

\$16,404.98

Deductions for Attorneys' Fees

Attorneys' Fees Gross @ 33%

\$5,413.64

MDL Fees @ 8%

\$1,312.40

Total Attorneys' Fees Minus MDL Fees

\$4,101.24

Total Fees Deductions from Client Share

\$5,413.64

Deductions for Claim Administrator

Claim Administrator Holdback

\$330.17

Total Admin Deductions from Client Share

\$330.17

Deductions for Case Expenses

Case Expenses

\$0.00

Total Costs Deductions from Client Share

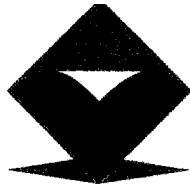
\$0.00

Net Settlement Award

\$10,661.17

* Total amount received to Date \$70,371.08

All funds received are deposited into the water/sewer fund



**NAPOLI
SHKOLNIK PLLC**
ATTORNEYS AT LAW

July 22, 2026

Town of Mount Pleasant
Sir/Madam
PO Box 787
Mount Pleasant, NC 28124

Re: 3M AFFF Settlement Payment Enclosed

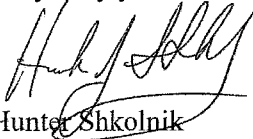
Dear Sir/Madam:

We are pleased to enclose a check representing your Public Water System's share of the settlement reached with 3M in the Aqueous Film-Forming Foam (AFFF) Products Liability Litigation (MDL 2873). This payment reflects the Third installment approximately **15.74% of your total gross award** in the 3M settlement.

For your reference, we have attached a **settlement statement** outlining the full breakdown of the gross award, including itemized deductions for litigation costs, attorneys' fees, and court-ordered common benefit (MDL) assessments. We are happy to schedule a call to walk through the details or answer any questions you may have.

We appreciate the opportunity to represent your system and community in this important matter. If you have any questions about this payment, the pending settlements, or next steps in identifying responsible parties, please don't hesitate to reach out

Very truly yours,



Hunter Shkolnik

Enclosures



2100 South Tryon Street
Suite 400
Charlotte, NC 28203
704. 527. 0800

TMP24001.05

Amendment to Agreement for Professional Services:

BETWEEN Town of Mount Pleasant (Client) AND McAdams

Original Agreement Dated	<u>11/12/2025</u>	Date	<u>8/20/2026</u>
Project Name	<u>Downtown Parking Construction Drawings</u>	Project Location	<u>Mount Pleasant, NC</u>
Project Number	<u>TMP24001.05</u>	Change Order Number	<u>1</u>
Client Contact	<u>Erin Burris, AICP</u>		

We hereby amend the Agreement for the above-referenced project, as follows:

Client authorizes McAdams to perform the following additional services:

J2.10 ADDITIONAL TOPOGRAPHIC/LOCATION SURVEY:

FEE: \$9,800

Conduct a field survey of an additional 1.7 acres at the northwest corner of South Main Street and Barringer Drive, including to the opposite side of South Main and Barringer Drive. Update the existing conditions drawing. Contours will be mapped at 1-foot intervals. Locations of underground utilities will be based on visible above ground structures and utility markings, if provided. For storm drainage and sanitary sewer systems rims, pipe inverts, pipe material and sizes will be located. Location of individual trees is not included. Boundary lines for parcels 56702209560000 and 56702208860000 are also included.

B12.31 ADDITIONAL SUBSURFACE UTILITY INVESTIGATION (LEVEL B – MARKINGS):

FEE: \$3,400

McAdams SUE team will utilize both Electromagnetic (EM) and Ground Penetrating Radar (GPR) equipment to designate utilities and identify the horizontal location of the utilities within the project area. Utilities will be designated and marked using the APWA guidelines with marking paint and/or pin flags. All Subsurface Utility Engineering (SUE) will be completed in accordance with the ASCE 38-22 standards.

The Fee for these additional services shall be:

\$13,200

The Terms and Conditions of the original Agreement shall apply to this amendment.

Client

By:

Terry R. Holloway *ACL*

Printed Name:

Terry R Holloway

Title:

Town Manager

Date:

9/3/2026

McAdams

By:

[Signature]

Printed Name:

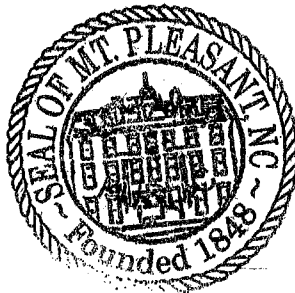
Brandon G. Plunkett, PE

Title:

Group Manager, Commercial

Date:

8/20/2026



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -0-

Parcel Identifier No. 5650-79-7003 and 5650-78-5537

Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: John Scarbrough, Scarbrough & Scarbrough, 145 Union Street S, Suite 105, Concord, NC 28025

This instrument was prepared by: Scarbrough & Scarbrough PLLC

Brief description for the Index: 2 tracts south side Hwy 73E

THIS DEED made this _____ day of _____, 2026, by and between

GRANTOR

CBS Development Group, LLC
a North Carolina limited liability company
248 Market Street
Locust, NC 28097

GRANTEE

TOWN OF MOUNT PLEASANT,
a N.C. Municipal Corporation
8950 Park Drive, Mt. Pleasant, NC 28124

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Mount Pleasant, No. 8 Township, Cabarrus County, North Carolina and more particularly described as follows:

See Attached Exhibit A for description of two tracts on the south side of Hwy 73E

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16083 page 311.

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Ad valorem taxes for the current tax year

General utility easements of record

(SIGNATURE ON THE NEXT PAGE)

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

CBS Development Group, LLC

By: _____

Print/Type/Name and Title: _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
_____ personally came before me this day and acknowledged that he is the
_____ of CBS Development Group, LLC, a North Carolina limited liability company, and that by
authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.
_____, Notary Public

Notary's Printed or Typed Name

My Commission Expires: _____
(Affix Seal)

Exhibit A

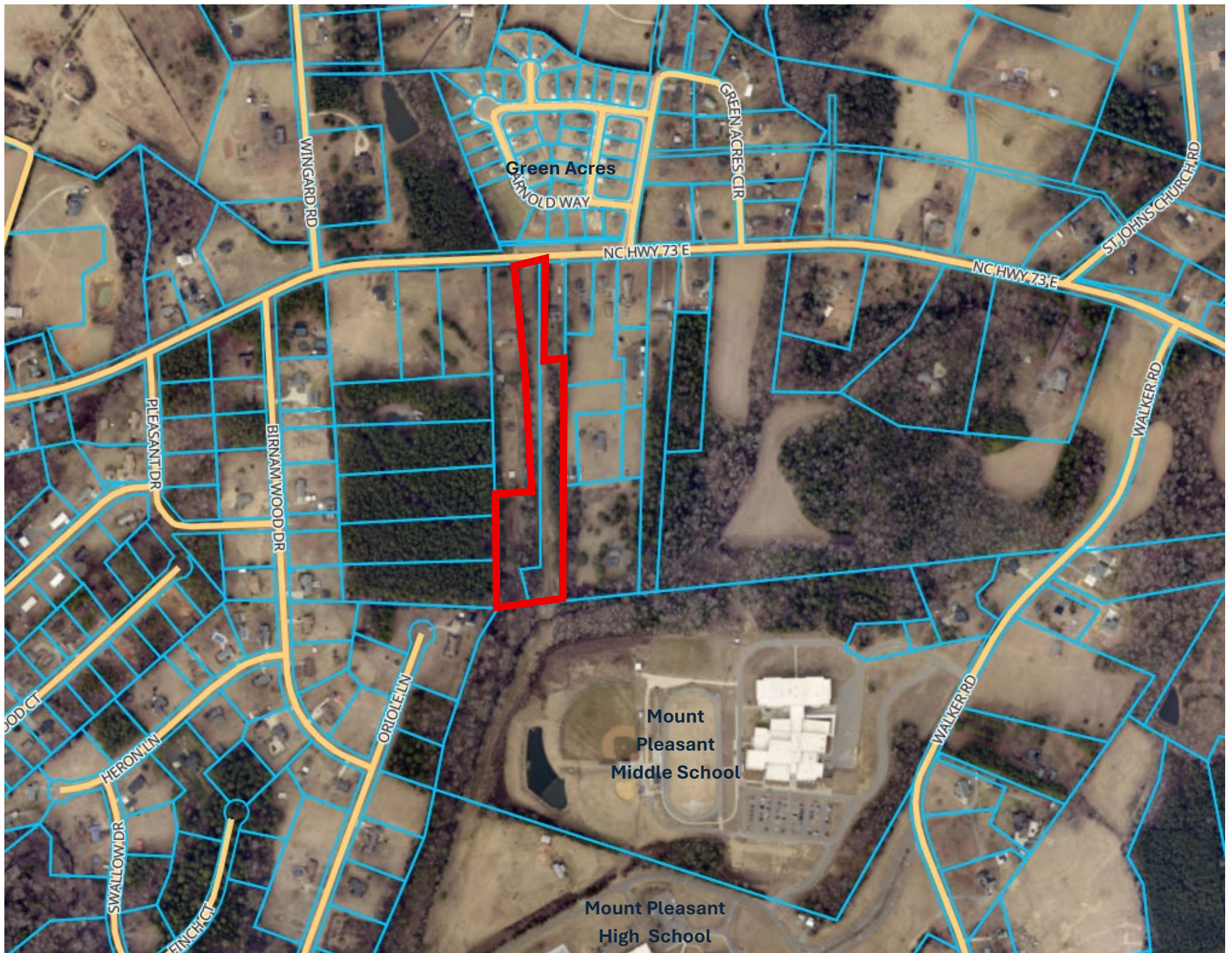
(CBS Development Group, LLC to Town of Mount Pleasant)

2.5 ACRES – PARCEL 5650-79-7003-0000

LYING AND BEING IN THE NUMBER 8 TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA, AND BEING LOT NUMBER 5 IN THE DIVISION OF PAUL R. MILLER'S LAND BETWEEN HIS CHILDREN, AS SURVEYED AND PLATTED BY M.G. LENTZ, SURVEYOR ON JUNE 29, 1936. LYING AND BEING ON THE SOUTH SIDE OF THE CONCORD-MT, PLEASANT HIGHWAY: (OLD DESCRIPTION) BEGINNING AT A POINT IN THE HIGHWAY IN LEE'S LINE, CORNER OF LOT NUMBER 5 (IRON STAKE ON SOUTH BANK OF ROAD), AND RUNS SOUTH 2 ¼ WEST 88 7/8 POLES TO AN IRON STAKE HEINTZ'S LINE; THENCE NORTH 84 ¾, WEST 7 AND 20 LINKED TO A POINT IN THE CENTER OF THE BRANCH; THENCE UP THE BRANCH AS IT MEANDERS ABOUT 14 POLES TO A POINT IN THE CENTER OF THE BRANCH, WHERE THE DITCH ENTERS; THENCE SOUTH 84 ½ EAST 5 1/3 POLES TO AN IRON STAKE; THENCE NORTH 2 EAST 75 ¾ POLES TO A POINT IN THE HIGHWAY; THENCE WITH THE HIGHWAY NORTH 85 ¼ EAST 6 POLES AND 20 LINKS TO THE BEGINNING, CONTAINING 3 ½ ACRES, MORE OR LESS. LESS AND EXCEPT ONE (1.00) ACRE, MORE OR LESS, OF LAND TRANSFERRED BY AND MORE PARTICULARLY DESCRIBED IN THAT QUIT CLAIM DEED BETWEEN KIMBERLY S. LAHR AND HUSBAND STEPHEN C. LAHR, GRANTORS, AND AURORA LOAN SERVICES, LLC, C/O KELLAM & PETTIT, P.A., GRANTEE DATED JULY 14, 2008 AND RECORDED ON JULY 18, 2008 IN BOOK 8344 AT PAGE 162 IN THE CABARRUS COUNTY PUBLIC REGISTRY.

3.87 ACRES- PARCEL: 5650-78-5537-0000

LYING AND BEING IN THE NUMBER 8 TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA, AND BEING LOT NUMBER 6 IN THE DIVISION OF PAUL R. MILLER'S LAND BETWEEN HIS CHILDREN, AS SURVEYED AND PLATTED BY M.G. LENTZ, SURVEYOR ON JUNE 29, 1936. LYING AND BEING ON THE SOUTH SIDE OF THE CONCORD-MT, PLEASANT HIGHWAY: (OLD DESCRIPTION) BEGINNING AT A POINT IN THE HIGHWAY IN LEE'S LINE, CORNER OF LOT NUMBER 5 (IRON STAKE ON SOUTH BANK OF ROAD), AND RUNS SOUTH 2 WEST 75.75 POLES TO AN IRON STAKE: THENCE NORTH 84 ½, WEST 5 1/3 POLES TO A POINT IN THE CENTER OF THE BRANCH, WHERE THE DITCH INTERSECTS; THENCE DOWN THE BRANCH AS IT MEANDERS ABOUT 14 POLES TO AN IRON STAKE, MRS. WINGARD'S CORNER; THENCE DUE NORTH 30 POLES TO AN IRON STAKE; THENCE DUE EAST 8 POLES TO A POINT IN THE CENTER OF THE BRANCH; THENCE UP THE BRANCH AS IT MEANDERS ABOUT 56 POLES TO A POINT IN THE CENTER OF THE BRANCH; THENCE DUE NORTH 3.5 POLES TO A POINT IN THE HIGHWAY; THENCE WITH THE HIGHWAY NORTH 85 ½ EAST 6 POLES AND 20 LINKS TO THE BEGINNING, CONTAINING 3 7/8 ACRES, MORE OR LESS.



MEMORANDUM

To: Mayor and Town Board

From: Randy Holloway, Town Manager

Date: September 8, 2026

RE: Manager's report for August 2026

Please find listed below an update / overview for the month of August 2026

- Continued working with Staff, Graver Engineering and NCDEQ to keep the PAC project plans moving forward. We had anticipated the well being approved by the week of July 13th, however, the plans, test results, etc. are being reviewed for a second time by the NCDEQ office in Raleigh. We have reached out to that office to request that they please consider expediting the review process. We plan to start running the well water into the lagoon to help with water quality as soon as the Town receives the well permit. We are still working with NCDEQ to get the PAC system permitted.
- Continued working with Staff and the water plant operators to try and prevent taste and odor issues. So far, we have had very few complaints about taste and odor issues this season.
- The Jackson Street water line project is on schedule and should be finished by the end of September.
- Continued working with Staff to keep the State funded sidewalk project and the North Washington Drive projects moving forward.
- Continued working with Staff to keep the proposed Town parking lot behind Buddy's restaurant moving forward.
- Continued working with Staff and Cabarrus County to make the transfer of the ownership of the old ball fields on North Drive as smooth as possible.
- Continued working with LKC Engineering to work on engineering for the replacement of the 2-inch waterline on a portion of S. Skyland and Allman Circle with a new 6-inch waterline.
- Attended the monthly water project meeting with other staff members.
- Participated in the monthly Leadership Team meeting.
- Had a very productive meeting with the new County Manager, John Eller.
- Participated in the regional Centralina Manager's meeting.
- Participated in a meeting with Staff on succession planning.



To: Planning & Zoning Board
From: Erin Burris, AICP, Assistant Town Manager & Planning Director
Date: September 8, 2026
Re: Monthly Update for Planning, Economic Development, & Infrastructure Projects

Active Planning & Zoning Cases

ANX 2026-03 Town-owned Public Works Facility Property

Description: Voluntary annexation request of existing Town-owned public works facility property.

Location: 60 and 90 N. Main Street

Cabarrus County Parcel Number(s): 5671-10-0251 & 5671-10-5166

Current Zoning: OI Office & Institutional

Area: 11.19 acres

Estimated Sewer Capacity Usage: n/a-existing facility

Status: Petition pending. Certificate of Sufficiency and Resolution to set Hearing tentatively scheduled for October 13 Town Board meeting.

ANX 2026-04 Town-owned North Drive Ballfield Property

Description: Voluntary annexation request of existing Town-owned North Drive ballfield property.

Location: 8371 North Drive

Cabarrus County Parcel Number(s): 5670-18-8763

Current Zoning: OI Office & Institutional

Area: 4.711 acres

Estimated Sewer Capacity Usage: n/a-existing facility

Status: Petition pending. Certificate of Sufficiency and Resolution to set Hearing tentatively scheduled for October 13 Town Board meeting.

REZ 2026-05 Office & Institutional (OI) Zoning for Town-Owned Property-Public Works Facility

Description: Town-initiated zoning map amendment for Town-owned Public Works Facility.

Location: 60 and 90 N. Main Street

Cabarrus County Parcel Number(s): 5671-10-0251 & 5671-10-5166

Current Zoning: RL Residential Low Density (with Special Use Permit)

Proposed Zoning: OI Office & Institutional

Area: 11.19 acres

Estimated Sewer Capacity Usage: n/a-existing facility

Status: Neighborhood Meeting held August 18. Planning & Zoning Board held legislative public hearing at their August 24 meeting. Planning & Zoning Board voted to approve the rezoning.

REZ 2026-06 Office & Institutional (OI) Zoning for Town-Owned Property-Emergency Services Tract

Description: Town-initiated zoning map amendment for Town-owned property for Emergency Services Facility

Location: 777 Walker Road

PIN: 5650-96-8496

Current Zoning: RL Residential Low Density

Proposed Zoning: OI Office & Institutional

Area: 8.0 acres

Estimated Sewer Capacity Usage: TBD-50gpd per person per shift (1,000gpd estimate)

Status: Neighborhood Meeting held August 18. Planning & Zoning Board held legislative public hearing at their August 24 meeting. Planning & Zoning Board voted to approve the rezoning.

REZ 2026-07 Pleasant Hill Baptist Church

Description: Standard rezoning request to reflect current and historic use of the property as a church and its associated uses.

Location: 425 Mt. Pleasant Rd. N.

Cabarrus County Parcel Number: 5671-12-0240

Current Zoning: AG Agricultural

Proposed Zoning: OI Office & Institutional

Area: 2.5 acres

Estimated Sewer Capacity Usage: n/a-existing facility

Status: Neighborhood Meeting held August 18. Planning & Zoning Board held legislative public hearing at their August 24 meeting. Planning & Zoning Board voted to approve the rezoning.

SUB 2026-02 HERITAGE CREEK

Description: Proposed major subdivision preliminary plat for 82-lot single-family residential conservation development. Property was voluntarily annexed into Town Limits in February of 2026. Property was previously in ETJ and zoned RL. No zoning change is proposed.

Location: 2260 Mt. Pleasant Road S.

Cabarrus County Parcel Number: 5579-08-4912

Zoning: RL Residential Low Density

Area: 38.297ac (17.92 acres of open space proposed for conservation design-47% open space)

Proposed Density: 2.14 DUA (bonus for 47% open space-7 units for additional 7% open space) per section 6.7 of MPDO)

Estimated Sewer Capacity Usage: 18,450gpd

Current Status: Technical Review Committee (TRC) has conducted initial review of Preliminary Plat, and comments have been provided to project engineer. Will not be scheduled for Planning & Zoning Board administrative review until all comments are addressed.

SITE 2023-01 PROPEL CHURCH

Description: Site plan for religious institution

Location: 7801 NC Highway 73 E

Cabarrus County Parcel Number(s): 5660-96-0201

Zoning: OI Office & Institutional

Area: approx. 6.8 acres

Estimated Sewer Capacity Usage: 1,520gpd (5gal per seat)

Current Status: Final review comments provided. Waiting on NCDOT Driveway Permit, Copy of NCDEQ approval and final submittal.

SUB 2024-01 ADAMS CREEK SUBDIVISION

Description: Major subdivision construction plans for 60-lot single-family residential subdivision. Property annexed and zoned in 2020 and rezoned with Preliminary Plat approval in 2024.

Location: 929, 941, and 827 Walker Road

Cabarrus PIN: 5650-95-6345, 5660-05-0225, & 5650-95-8958

Current Zoning: CZ RM Conditional Zoning Residential Medium Density

Area: approx.. 30 acres

Proposed Density: 2.0 dwelling units per acre

Estimated Sewer Capacity Usage: 13,500gpd (Town Board approval needed for allocation)

Current Status: Technical Review Committee (TRC) has conducted initial review of Construction Plans, and comments have been provided to project engineer. Development Agreement being prepared to facilitate sewer outfall installation and waterline extension by the developer and engineering and grading for Town Emergency Services tract to the north.

SUB 2026-01 PLEASANT SPRINGS SUBDIVISION (& REZ 2026-03)

Description: Proposed major subdivision preliminary plat for 89-lot single-family residential development. Property was initially annexed into the Town limits in 2019 and zoned RH and C-2. Applicant proposes rezoning 7.3 acres of C-2 zoning to RH zoning.

Location: 5122 & 5130 NC Highway 49 N (near intersection of Hwy. 49 and Cold Springs Rd.)

Cabarrus PIN: 5559-69-1561

Current Zoning: RH Residential High Density (approx. 31.5 acres) & C-2 General Commercial (approx. 7.3 acres)

Proposed Zoning: Request to rezone 7.34 acres of C-2 to RH. All other zoning to remain the same

Area: 38.8 acres

Proposed Density: 2.3 dwelling units per acre

Estimated Sewer Capacity Usage: 20,025 gpd (Town Board approval required for allocation)

Current Status: On June 22, Planning & Zoning Board voted to approve rezoning of front portion of property to match the rest of the property. Planning & Zoning Board conducted administrative review and approved the preliminary plat finding all requirements of the MPDO had been met. Sewer capacity allocation was approved at July 14 Town Board of Commissioners meeting. Awaiting construction plans.

SUB 2025-01 N. MAIN STREET INFILL SUBDIVISION (revised)

Description: Preliminary plat for proposed 17-lot infill subdivision on N. Main Street.

Location: 816 N. Main Street

Cabarrus PINs: 5670-16-6055 & 5670-15-7981

Current Zoning: RM Residential Medium Density

Area: 7.90 acres

Proposed Density: 2.15 dwelling units per acre

Estimated Sewer Capacity Usage: 3,825 gpd

Current Status: On June 22, Planning & Zoning Board conducted administrative review and approved the preliminary plat finding all requirements of the MPDO had been met. Awaiting construction plans.

SITE 2025-01 HARRIS MUSTANG SUPPLY

Description: Request construct a 12,000 square foot building with office, retail, and warehouse space

Location: 6705 NC Highway 49 N

Cabarrus PIN: 5660-34-5579

Zoning: CZ I-1 Light Industrial

Area: 4.93 acres

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

Current Status: Construction underway.

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: 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 (57 lots) recorded. Bonded improvements are being completed. Zoning Permits being issued (18 issued to date, 39 remaining in Phase 1). Recreation Amenity Center/Pool site plan submitted and under review. Phase 2 construction plans being prepared.

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 Green Acres Circle

Cabarrus County Parcel Number(s): 5651-70-6355

Zoning: RM CZ Conditional Residential Medium Density

Area: 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: Inspection report issued on July 6. Waiting on corrections and final layer of asphalt. Conveyance of lots south of Hwy. 73 needed to close out development agreement.

Code of Ordinances

During 2026, codification and updates to Part 4 Public Works, Part 6 Licensing and Regulation, and Part 9 Minimum Housing are scheduled for completion.

WSACC Sewer Treatment Capacity Allocation

The WSACC Wastewater Capacity Distribution #15 (August 2026) added 2,854 gpd to Mount Pleasant's allocation (for a total of 136,292gpd since November 20, 2023). The Town's sewer allocation spreadsheet currently shows 106,431 gpd of non-strategic reserve allocated, 42,075gpd of pending non-strategic reserve, and 13,699gpd of non-strategic reserve and 8,308gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion. Allocation expires after two years, if developments have not moved forward with construction plans. WSACC flow acceptance expires after two years following construction plan approval.

Permits

August permits attached at end of report.

Active Infrastructure Projects

Information on all infrastructure projects is provided on the Town's project website at <https://mpncfuture.com/> Below is a summary of project descriptions, overall schedule, funding sources, and status from the website:

WATER DISTRIBUTION IMPROVEMENTS (12-INCH WATER MAINS) – NEARING COMPLETION

- **Project Description:** This project will replace old 6-inch water lines (most installed in 1937) with new 12-inch water mains along Main Street (North Drive to Lee Street), Franklin Street (Skyland Drive to Blueberry Street), Cook Street (Main Street to N. Washington Street), and Highway 49 (Main Street to Highway 73 interchange). This is a total of approximately 4 miles of waterline. This project will improve both water quality and fire flow throughout the Town. Click [here](#) to view the proposed improvements map.
- **Schedule:** This project began February 10, 2025 with substantial completion scheduled by the end of 2025. Contracted completion date is May 6, 2026.
- **Funding Source:** \$9,988,029 State Budget allocation from federal ARPA funds

- **Status:** Original project scope completed. Two new segments added to project due to available funds. Latest update can be viewed at:
<https://mpncfuture.com/Dev/ID/1062/Waterline-Project-Monthly-Update--September-2-2026>

LOWER ADAMS CREEK SEWER OUTFALL (& HILLSIDE DRIVE SEWER LINE, RIDGE AVENUE MANHOLES) – NEARING COMPLETION

- **Project Description:** This project was originally planned to be completed by the Water and Sewer Authority of Cabarrus County (WSACC) in 2009. The project never came to fruition, so the Town is picking up the project where it left off. This project will retire the Summer Street and Pasture pump stations. Click [here](#) to view the proposed Lower Adams Creek Sewer Outfall map. Click [here](#) to see a composite map of all proposed sewer improvements.
- **Schedule:** Original project scope completed. Hillside portion of project expected to begin in July 2026.
- **Funding Source:** \$5,822,971 State Budget allocation from federal ARPA funds
- **Status:** Original project scope complete. Replacing 215ft of 6” sewer line with 8” sewer line and 3 manholes on Hillside Drive has been added to the project due to available funds. This work was completed in July 2026. Contract engineer received approval from NCDEQ to use project funds to resurface Hillside Drive since more than 50% of the width of the roadway was impacted. Town is working to supplement remaining funds to complete paving of Hillside Drive. Work should be complete in September 2026.

WATER INTAKE & TREATMENT IMPROVEMENTS – NEARING COMPLETION

- **Project Description:** The Town worked with the North Carolina Department of Environmental Quality (NCDEQ) and three different consulting engineers to determine the necessary water intake and treatment upgrades and changes to improve drinking water quality and bring disinfection byproduct levels into compliance. All internal components and filter media the Water Treatment Plant are being replaced, a new Powder Activated Carbon (PAC) system is being installed, and the ground storage tank will be cleaned and coated and have new pipes and pumps installed. The Town plans to utilize a well to feed the PAC system and supplement the water from Dutch Buffalo Creek.
- **Schedule:** Recommendations from engineering firms were provided in February 2025. The implementation and installation of improvements began March 2025. The water treatment plant will be shut down to complete water treatment plant, PAC, and ground storage improvements August through December of 2025. Water will be purchased from the City of Concord during this time.
- **Funding Source:** Approximately \$2,000,000 total cost, utilizing \$1,000,000 State Budget allocation (redirected by technical correction in state budget from S. Skyland Drive/Allman Road extension water lines). Approximately \$1,000,000 to be used from Water/Sewer fund balance.
- **Status:** Nearing Completion-Approximately 99% complete. Water Treatment Plant, ground storage, and clear well upgrades and testing have been completed. Water Treatment Plant started producing water the week of March 4, 2026. Powder Activated Carbon (PAC) system building has been constructed and system has been set up. NCDEQ has approved well location. Well has been installed and tested. Waiting on final NCDEQ approval of engineering for PAC integration. PAC system should be active this fall.

N. WASHINGTON STREET SIDEWALK – ENGINEERING COMPLETE

- **Project Description:** The Town adopted an NCDOT-funded Pedestrian Project Acceleration Plan in 2020 and has been pursuing funding to complete priority sidewalk segments since that time. The first sidewalk project will complete 900 feet of sidewalk, curb & gutter on the southern end of N. Washington St. between Park Drive and E. Franklin Street. This also includes a new stormwater culvert and slightly wider travel lanes. Phase 2 on S. Washington Street is not included in this project.
[N. Washington Street cut-sheet excerpt from Project Acceleration Plan](#)
- **Schedule:** Engineering is complete. Final approvals are underway. Right-of-way acquisition is underway. The project is expected to go to bid in spring of 2026 with construction to begin mid-year.

- **Funding Source:** In the state's 2023 budget, \$2.7 million was directed to the Town of Mount Pleasant to complete priority sidewalk segments.
- **Status:** Volkert Engineering has completed engineering plans. Right-of-way acquisition underway. Waiting on NCDOT encroachment approval. Should go to bid by end of summer 2026.

FRANKLIN STREET SIDEWALKS - IN PRELIMINARY ENGINEERING

- **Project Description:** The Town adopted an NCDOT-funded Pedestrian Project Acceleration Plan in 2020 and has been pursuing funding to complete priority sidewalk segments since that time. There were three segments identified on Franklin Street: Duchess Drive to Halifax Street, Halifax Street to Main Street, and Main Street to Blueberry Street. The Town worked with NCDOT to design a project for one or more of these segments to stay within available funds. Click here for excerpts from the Project Acceleration Plan. Each segment was evaluated for feasibility with available funds.

[Franklin Street \(Duchess Drive to Halifax Street\) cut-sheet from Project Acceleration Plan](#)

[Franklin Street \(Halifax Street to Main Street\) cut-sheet from Project Acceleration Plan](#)

[Franklin Street \(Main Street to Blueberry Street\) cut-sheet from Project Acceleration Plan](#)

After getting cost estimates from NCDOT, it was determined that only the E. Franklin Street section of sidewalk, curb & gutter between Main Street and Blueberry Street could be completed with available funding. This segment was chosen because it will also be able to correct several stormwater issues along the corridor.

- **Schedule:** NCDOT provided a timeline that shows completion of E. Franklin Street sidewalk during 2029. There is currently no funding source identified for completion of sidewalk on W. Franklin Street.
- **Funding Source:** Estimated project cost-\$3.2 million. Funding from remainder of \$2.7 million state directed grant (after completion of N. Washington Street) as min. 20% match with federal CMAQ/CRP grant funding. A grant deadline extension has been approved by the state. Grant matching funds will be remitted to NCDOT prior to June 30, 2027.
- **Status:** Project approved by State Board of Transportation. Contract approved in May 2026. Engineering matching funds sent to NCDOT. In discussions with NCDOT to replace sections of existing sidewalk for ADA compliance.

DOWNTOWN SOUTHWEST QUADRANT PARKING AND STORMWATER IMPROVEMENTS – ENGINEERING NEARING COMPLETION

- **Project Description:** The Town's Comprehensive Plan, adopted in 2017 and updated in 2025 includes a strategy to improve downtown parking. McAdams Engineering prepared a conceptual parking plan for the southwest quadrant of downtown which will provide approximately 160 parking spaces when complete. [Downtown Southwest Quadrant Parking Conceptual Plan](#). The plan will also implement half of the recommendations from the Downtown Stormwater Study.
- **Schedule:** Project engineering is scheduled to begin in November 2025 with estimated completion of Phase 1 parking by the end of 2026. Completion of other phases depends on cost estimates.
- **Funding Source:** Estimated project cost is \$1,700,000 (in three phases). Funding of Phase 1 will come from the Town General Fund. The Town is currently seeking funding for Phase 2 and Phase 3.
- **Status:** Engineering is nearing completion. Project expected to go to bid by end of 2026.

DOWNTOWN STORMWATER MITIGATION & UTILITY DUCT BANK - IN ENGINEERING / GRANT APPLICATION

- **Project Description:** Since Hurricane Florence in 2018, the Town has been working with NCDOT, Duke Energy, Windstream, Spectrum and contract engineers to implement necessary improvements to the Downtown stormwater system and place overhead utilities into underground duct bank. In 2020, the Town received a federal grant to study the stormwater issues in downtown and to update the Mount Pleasant National Register Historic District documentation in an effort to protect historic buildings. Following the completion of the study, it was determined that stormwater inlets and conveyances in downtown were

undersized. The utility duct bank installation was an identified strategy in both the 2017 Comprehensive Plan and the update of the plan adopted in 2025 in order to achieve the goal to "cultivate a vibrant and attractive downtown atmosphere that residents and visitors enjoy while enhancing community character through the preservation of historic resources." The project involves the installation of properly sized inlets and conveyances along N. Main Street, W. Franklin Street, beside and behind the Old Barringer Motors building, and under Barringer Drive as well as the installation of underground utility duct bank within one block each direction of the Square (intersection of Highway 73 and Main Street).

[Downtown Stormwater Study Existing Conditions](#) [Utility Duct Bank Schematic](#)
[Comprehensive Plan Illustration](#)

- **Schedule:** The project had originally been scheduled to run concurrently with the waterline project. However, the FEMA Building Resilient Infrastructure in Communities (BRIC) grant program, which the project had been selected for, was cancelled in April of 2025 by the current federal administration. Click [here](#) to view article about cancellation. The Town is now attempting to apply for a FEMA Hazard Mitigation Fund Grant through the NC Department of Public Safety while the state of North Carolina is pursuing the reinstatement of the BRIC grant through the courts. This pushes the original timeline back approximately four years, with an estimated completion date of 2029, if the Town is able to secure funding. The Town will attempt to work with NCDOT to complete the portion of the project that is located within the state right-of-way concurrently with the E. Franklin Street sidewalk project. The Town will attempt to complete the portions not within the state right-of-way concurrently with the downtown southwest quadrant parking lot project in 2026.
- **Funding Source:** Total cost estimate - \$5.44 million. Town is pursuing Hazard Mitigation Fund Program (HMFP) grant. 2022 FEMA BRIC grant cancelled (however State Attorney General's office recently won lawsuit in federal court to reinstate funding-waiting on how this might affect project).
- **Status:** Staff submitted the Hazard Mitigation Grant application packet to the North Carolina Department of Public Safety for initial review on December 15, 2025. Department of Public Safety sent a request for information. Staff submitted additional information in mid-February 2026 and is waiting to hear back.

TOWN STREET PAVING - ONGOING

- **Project Description:** In 2023, the Town Engineer and Public Works Department surveyed each town-maintained street as identified on the Town's Powell Bill Map to determine the pavement condition rating (PCR) of each street to prioritize paving. Streets were grouped together by pavement condition and geography in the Capital Improvements list to keep mobilization costs low. The Town maintains approximately 8 miles of Powell Bill eligible streets and 0.85 miles of non-eligible streets. All other streets in the Town limits are either state-maintained or private.
- **Schedule:** The following streets are tentatively scheduled for the identified fiscal year based on available funds. Streets will be reassessed regularly to determine any needed changes in this list.
 - FY2023-24: Westerholt Court, Silverlor Court, Lorilei Street, Rhineland Court, Alish Trail, Lee Street, Jackson St. (North of Hwy. 49) - **COMPLETE**
 - FY2024-25: A Street, B Street, C, Street, Wade Street, Reid Street (covered by funds from USDA sewer line project) - **COMPLETE**
 - FY2025-26: Erbach Lane, Oberhaus Street, Waldeck Court, and Marksburg Court (due to need for base repair and increase in asphalt price, costs exceeded funds for FY2025-26 and had to utilize three fiscal years of funding) – **COMPLETE**
 - FY2026-27: Park Drive & Municipal Complex Parking (partially funded by state grant with remaining portion funded by general fund balance since Park Drive is not a Powell Bill street)-**COMPLETE**
 Hillside Drive (to be paved as part of Lower Adams Creek Sewer Outfall project)-Scheduled for Sept. 2026
 N. Washington St. & Cook Street (to be paved as part of N. Washington Street sidewalk project)-Scheduled for 2027
 - FY2027-28: Ridge Street, Ludwig Street, Summer Street, New Street, S. College Street

- FY2028-29: Jackson Street (south of Hwy. 49), Broad Street, Kluttz Street, Walnut Street (west), Elm Street
- FY2029-30: Abbott Street, Eagle Street, Wood Street, Page Street
- FY2030-31: Crestwood Drive (east & west), Pine Street, Circle Drive, Valley Street, Foil Street
- FY2031-32: S. Washington Street, Eastover Drive, Enchanted Lane
- FY2032-33: N. College Street, MPCl, Walnut Street (east)
- **Funding Source:** Annual Powell Bill funds from the state and transportation reserve from the Town of Mount Pleasant fund town street paving. The Town has a goal of matching Powell Bill funds (state funds provided to municipalities based on population and linear miles of street that meet specific criteria for municipal street maintenance) with Town funds to pave 3-4 streets every two years to eventually achieve a 10-year paving rotation. Annual Powell Bill funds currently average approximately \$60,000. Matching these funds with an additional \$60,000 would make approximately \$120,000 available for paving each year or \$240,000 biennially. Click [here](#) to view the list of Powell Bill eligible and ineligible Town-maintained streets. If a street is not listed, that means it is either state-maintained or private.

August 2026 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2026-50	8/7/2026	5660-13-8021	6300	NC Hwy. 49	Town	CoC, Sign	Facile Auto Sales	Marcio Costa	Coc-At Gmax
Z-2026-51	8/17/2026	5670-28-3262	379	N. Main St.	Town	Accessory	Swimming Pool	Osterhus Outdoors	
Z-2026-52	8/17/2026	5670-32-6225	8750	E. Franklin St.	Town	CoC	Be Still & Relax Massage Therapy	Teresa Still	CoC-Suite B6
Z-2026-53	8/19/2026	5660-72-7288	1097	Mt. Pleasant Rd. W.	ETJ	Accessory	Storage Shed	Seth Burris	
Z-2026-54	8/25/2026	5670-31-7636	1674	Short S.	Town	Demo.	Demolition of house	Justin Bruce	
Z-2026-55	8/28/2026	5670-27-4730	8425	NC Hwy. 49	Town	Upfit	Replace fuel tanks	Circle K	

6 Zoning Permits

Financial Report as of August 31, 2026

	Bank Acct Name	Balance
General Fund Accts	General Checking	\$62,510.07
	General Fund MM at First Bank	\$104,512.96
	General Fund MM (NCCMT)	\$1,032,595.11
	General Fund 42% MM (NCCMT)	\$1,404,195.03
	Façade Grant (NCCMT)	\$26,243.66
	Park Development (Uwharrie)	\$6,227.93
	Payroll Checking	\$148,459.65
	Powell Bill	\$2,500.11
	Retiree Insurance (NCCMT)	\$29,314.53
Water/Sewer accts	WS Checking	\$76,442.57
	WS Money Market	\$61,655.06
	WS Money Market (NCCMT)	\$76,922.68
	Debt Setoff (NCCMT)	\$1,006.27
	Dredging Fund (Uwharrie)	\$304.56
	USDA- Debt Service Reserve Fund (DSRF)	\$3,000.09
	USDA- (DSRF)Payment Reserve (NCCMT)	\$318,814.77
	USDA- (SLARF) Short Lived Asset Rep (NCCMT)	\$130,785.58
Capital Reserve Accts	Infrastructure & Streets	\$4,934.99
	Police Vehicles	\$24,167.81
Capital Projects	CMAQ Capital Project	\$127,650.61
	State Funded-Sewer Project	\$246,492.54
	State Funded Water Projects	\$163,661.04
	State Grant-WTP Grant	\$61,135.05
	State Grant- \$100,000 capital/equipment	CLOSED
	State Grant- \$2.7M for Sidewalks	\$26,362.52
	State Grant- \$2.7M for Sidewalks(NCCMT)	\$2,609,015.50
	Downtown Storm Drainage Improvement	\$2,500.51
	Parking Lot- S Main Cap Proj	\$8,997.61
Fire Dept.	Fire & Rescue Relief Fund (NCCMT)	\$56,028.33
	FD-Radio Capital Reserves	\$36,571.77
	FD Capital Reserve -Vehicles	\$39,032.36
	FD Capital Reserve -Facilities (NCCMT)	\$1,004.23
TOTAL		\$6,893,045.50

FY2024-2025		General Fund				
		APPROVED	MONTH	YEAR		
		FY2026-2027	TO DATE	TO DATE	REMAINING	PERCENT
			(Encumbered)			
Revenues	\$3,612,199.00			\$334,882.98	\$3,277,316.02	9%
Expenditures	\$3,612,199.00		\$40,713.93	\$785,314.83	\$2,826,884.17	23%
		Water Sewer Fund				
		APPROVED	MONTH	YEAR		
		FY2026-2027	TO DATE	TO DATE	REMAINING	PERCENT
			(Encumbered)			
Revenues	\$1,976,208.00			\$301,807.82	\$1,674,400.18	15%
Expenditures	\$1,976,208.00		\$57,855.56	\$271,955.94	\$1,704,252.06	17%

TOWN OF MOUNT PLEASANT
COMPARISON BUDGET VS ACTUAL -September 2026

	CURRENT BUDGET	YTD ACTUAL	DIFFERENCE	
GENERAL GOVERNMENT				
Town Hall	118,592.00		118,592.00	0%
Governing Body	40,716.00		40,716.00	0%
Admin	332,560.00		332,560.00	0%
Planning & Zoning	131,873.00		131,873.00	0%
	623,741.00	-	623,741.00	0%
PUBLIC SAFETY				
Law Enforcement	261,488.00		261,488.00	0%
Fire Department	1,373,401.00		1,373,401.00	0%
	1,634,889.00	-	1,634,889.00	0%
PUBLIC WORKS				
Operations Center	82,000.00		82,000.00	0%
Streets	460,469.00		460,469.00	0%
Sanitation	207,342.00		207,342.00	0%
Buildings & Grounds	149,439.00		149,439.00	0%
	899,250.00	-	899,250.00	0%
CULTURE/REC	120,020.00		120,020.00	0%
DEBT SERVICE				
Debt Service Principal	232,086.00		232,086.00	0%
Debt Service Interest	101,712.00		101,712.00	0%
	333,798.00	-	333,798.00	0%
TOTAL	3,611,698.00	-	3,611,698.00	0%
WATER/SEWER				
Admin	600,394.00		600,394.00	0%
Operations Center	27,256.00		27,256.00	0%
Water	181,739.00		181,739.00	0%
Sewer	441,939.00		441,939.00	0%
Water Treatment Plant	476,454.00		476,454.00	0%
	1,727,782.00	-	1,727,782.00	0%
DEBT SERVICE				
Debt Service Principal	110,259.00		110,259.00	0%
Debt Service Interest	138,165.00		138,165.00	0%
	248,424.00	-	248,424.00	0%
TOTAL	1,976,206.00	-	1,976,206.00	0%
COMBINED	5,587,904.00	-	5,587,904.00	0%



Date: September 1, 2026
To: Mayor and Town Board of Commissioners
From: Crystal Smith, Human Resources Director/Event Coordinator

Listed below are activities for the month of August 2026

General Business

- Attended August Town Board meeting
- Attended Leadership Team meeting

Customer Service:

- Twelve (12) customers were disconnected for non-payment (\$480 reconnect fees)
- Five hundred eighty (580) customers were drafted (\$57,681.22)
- One hundred twenty one (121) customers received late fees (\$1210)
- Generated 1360 bills (which includes 657 ebills) totaling \$137,076.46
- Bill reminder notification to customers on Constant Contact:
- Update on installation of meters at Brighton Park
 - Brighton Park – 15 homes have been sold (out of 178 homes being built)
- 120Water Update: Waiting to hear an update from 120Water. The last communication said work would begin mid-to-late 3rd Qtr. 2026.

Human Resources:

- Attended Succession Planning meeting
- Attended a Zoom webinar: (changes to 401k reporting system)
- NCLM ADA Website Compliance: working with Granite Sky on websites

Events:

- Scheduled Fall Festival IAP Meeting with Cabarrus County Sheriff's Department, EMS, Fire Department, Public Works, and Safety Coordinator
- Continued working with Cabarrus Health Alliance on Food Vendor's
- Processing Craft Vendor applications / payments
- Fall Festival social media posting
- **Fall Festival – Saturday, October 3, 2026, 10am-3:30pm** – Festival will be held at Town Hall Complex, and we have approximately 45 craft vendors and 10 food vendors.
- **Christmas Parade/Tree Lighting – Saturday, December 5**
 - Parade @ 3:30pm
 - Tree Lighting @ 5:30pm

CODE ENFORCEMENT

Monthly report

The following case load was managed by Code Enforcement for the month of:

August 2026

Case Status

New Cases	17
Cases Cleared	100
Referred	02

New Cases

Case #	Location	Reference	Status
026-110-C	8424 NC Hwy 49-N	Accessory buildings	O
026-111-C	520 North Main Street	Building	O
026-112-C	7979 W. Franklin Street	Signson utility pole– Mikey Concrete	O
026-113-C	7979 W. Franklin Street	Signs on utility pole – Buzz Comics	O
026-114-C	7979 W. Franklin Street	Sign on utility pole -Home Remodeling	O
026-115-C	7979 W. Franklin Street	Sign on utility pole – Dog for sale	O
026-116-C	1190 Summer Street	Grass	M
026-117-C	1750 Short Street	Animals	R
026-118-C	Community Church	Informational letter for signs	C
026-119-C	8705 Crest Drive	RV	C
026-120-C	1470 S. Main	Person reported scaring pedestrians	R
026-121-EM	N/A	Parade Policy review	O
026-122-GCI	8370 Crestwood Drive	Golf Cart Inspection	C
026-123-EM	N/A	Special Events Plan/Policy	O
026-124-EM	N/A	Mt. Pleasant Fall Festival	O
026-125-C	1483 South Main Street	Grass/Weeds	O
026-126-C	1525 Pinto Place	Vehicle for sale	C

Route Card Summary

Action	Number
Code Enforcement	32
Emergency Management	4
Golf Cart Inspection	2
Grants	0
Investigation	0
Meeting	6
Other	2
Recheck	13
Sign Sweep	0
Training	0
Hazardous Condition	0
TOTAL	59

Route Card

Day	Activity	Code	Notes
03	Meeting with Zoning Director	M	Discussed a situation on Washington Street with storage vehicle, sign at Radcliff and 73 will send owner LOI, discussed situation at Well Doctor and buildings at N. Main and 73. Discussed issues with golf carts without permits – CCSD issue.
03	026-096-C 8424 Hwy 49, N	R	Signs on utility pole were removed. ProDev Construction, LLC CLOSED
03	026-095-C 8424 Hwy 49, N	R	Signs on utility pole were removed by owner. Uwharrie Crawlspace. CLOSED
03	026-097-C 1700 Short Street	R	Grass has been mowed. CLOSED
03	026-105-M Green Acres Sub-division	M	Meeting with Green Acres Home Owners Association to discuss code issues. CLOSED
03	026-107-C 400 North Main Street	R	Flag signs - CLOSED
03	026-101-C Radcliff at 49	C	Billboard added onto w/o permit OPEN-LOI
03	Other	M	Telephone discussed adding a drive to the home at 8811 East Franklin.
03	026-110-C 8424 Hwy 49, N	C	Accessory Building – initiated investigation into the situation. Two additional buildings have been added to the property (Cargo Trailers) OPEN
04	026-110-C 8424 Hwy 49, N	C	Telephone conversation with the business regarding the new trailers. He has been hospitalized since early 2026 and recently was released. Trailers are for the removal of storage from the building and old trailers. Old trailers will be removed by a towing company when empty. Property owner is allowing until 01/2026 to have items removed and trailers. Property owner has not replied to the Letter of Inquiries.
04	026-106-C North Washington Street	C	Requested to investigate the source of water standing in the driveway. Noted no flowing water. Standing water most likely from recent heavy rains CLOSED
04	026-111-C 520 North Main Street	C	Researched and documented the conditions of this building. This is part of a complex of buildings which will need to be addressed. Emailed Cabarrus County Fire Marshal for copies of inspections. Their response was for other occupancies including some Midland but not on the subject property. OPEN
06	026-076-C 1075 Circle Drive	C	Spoke with neighbors regarding the condition of the building and history of the property. OPEN
06	026-112-C 7979 W. Franklin Street	C	Mikey Concrete sign attached to utility pole. LOI - OPEN
06	026-113-C 7979 W. Franklin Street	C	Buzz Comics sign attached to utility pole. LOI - OPEN
06	026-114-C 7979 W. Franklin Street	C	Home Remodeling sign attached to utility pole. LOI – OPEN
06	026-115-C 7979 W. Franklin Street	C	Dog for Sale sign attached to utility pole. LOI – OPEN.

Day	Activity	Code	Notes
10	8416 East Franklin Street	O	Informational request regarding 8416 East Franklin Street for commissioner.
10	026-087-C 8791 E. Franklin	C	Owner called and stated that the conditions were addressed. Stated I will follow-up during monthly rechecks.
10	026-116-C 1190 Summer St.	C	Received a complaint regarding high grass along W. Franklin Street. Grass was found to be high west of Summer Street, but was mow/sprayed before LOI was issued. Will monitor site. CLOSED
10	026-076-C 1025 Circle Drive	C	Checked with USPS for forwarding address for the occupants since regular and certified mail was being returned. Will send a request to the Charlotte Post Master for a possible forwarding address.
10	026-076-C 1025 Circle Drive	C	Spoke with the occupant at 1045 Circle Drive and received permission to take photographs from his property of 1025 Circle Drive.
10	026-076-C 1025 Circle Drive	C	Discussed the situation with Cabarrus County Health Alliance Environmental regarding the weeds/grass/stagnant water. Advised they only do sewage.
10	1074 S. Main Street	C	Requested to check the status of the tires behind the tire store due to recent West Nile virus found in NC. No tires were present at this time. Monitor.
10	026-094-C	R	Checked the POD on Crowell Drive. Still has not moved and no permit issued. OPEN
10	7946 W. Franklin Street	R	The grass has been mowed, but the car remains. OPEN
11	026-076-C 1025 Circle Drive	C	Prepared council item regarding the situation including recommendation.
11	1190 Summer Street	M	Spoke with Zoning Director regarding the property. Limbs could not be found and the grass along the sidewalk had been mowed/sprayed by the Town. Will continue to monitor.
11	026-124-EM Fall Festival	EM	Met with Events and began developing EAP for the event.
11	026-226-C 1190 Summer Street	C	Opened a case to monitor the situation. The house appears in the process of remodeling though the yard is not being maintained.
11	Council Meeting	M	Attended council meeting for presentation of Circle Drive Case.
17	026-076-C 1025 Circle Drive	C	Continued research into the location of the owner in order to meet due process.
17	036-117-C 1750 Short Street	C	Complaint regarding a large number of cats defecating on the complainant house and hanging out in his yard to the extent they cannot enjoy being outside. Went to the site but found no cats (most likely due to the heat). Researched Town authority and this has been regulated to Cabarrus County Animal Control. A Case Referral has been sent to their attention.

Day	Activity	Code	Notes
18	026-076-C 1075 Circle Drive	C	Completed a status report regarding determining owner and procedure for determining nuisance based on prejudicial harm to Town Manager, Assistant Town Manager and Attorney.
18	Code Enforcement Corner	O	Developed information for the newsletter on mowing requirements.
18	026-117-C 1750 Short Street	C	Owner requested a copy of the report in reference to the case. Mailed a copy.
18	026-118-C Sign Informational Letter	C	Started an informational letter about signs for Community Church. OPEN
19	026-119-C 8705 Crestwood Drive	C	Received a call at 1329 regarding a camper parked in front of this residence. OPEN
19	026-120-C 1470 S. Main Street (rear)	C	Received a call at 2015 reference to a report of someone in a mask scaring people behind Buddies Restaurant. Responded to the site, I found a silver BMW SUV parked behind the business with two mask over the head rests of the front seats. Observed the site for and did only saw employees emptying trash. This vehicle has been involved in other cases ref. sleeping in a vehicle. CLOSED
20	026-119-C 8705 Crestwood Drive	C	Documented the camper parked on a concrete driveway Infront of the residence which meets Town ordinances. Could not determine the length for final determination. Mailed LOI. OPEN
20	026-120-C 1470 S. Main Street	C	Referred case to CCSD. CLOSED
20	026-119-C 1075 Circle Drive	C	Respond to attorney's question regarding the case. OPEN
21	026-117-C 1750 Short Street	C	Complainant provided additional photographic evidence. Discussed the authority of the Town vs Animal Control's jurisdiction to address the matter. CLOSED
24	026-118-C Informational Letter	C	Finalized the informational letter regarding signs and sent to Zoning Director for review. OPEN
24	026-119-C 870 Crestwood Drive	C	Spoke with the owner and based on the requirements the camper can park in front of the residence on the concrete drive. Code reference is not clear and will be address. Sent a LOI requesting additional information on the trailer length. Awaiting response before final determination of camper length before closing case. OPEN
24	026-121-EM Parade Policy	EM	Revised the parade policy based on the last parade and issues regarding applicability to animals. Sent copy to TM, ATM, and Events for review.
24	Resident meeting	M	Met with a resident of Skyland Drive regarding the condition of property in the area. This involves several properties along W. Franklin Street and Skyland Drive.

Day	Activity	Code	Notes
25	026-122-GCI	GCI	Spoke with a resident regarding the requirements for operating a golf cart on municipal streets. Set an appointment for an inspection.
25	026-123-EM Special Events Plan	EM	Started work on a special events plan which will incorporate the parade plan and also address Town events like the Fall Festival. Sent a copy to the Town Manager for review. OPEN
25	026-124-EM Fall Festival	EM	Requested a EMS unit for standby at the Fall Festival and sent the draft plan to Events Manager for review. OPEN
28	026-222-GCI	GCI	Golf Cart inspection at Town Hall. CLOSED
28	026-125-C 1483 South Main	C	Grass. Received a complaint reference overgrowth of grass/weeds in the natural section of a developed parcel including a parking lot. LOI. OPEN
31	026-083-C 8432 E Franklin St.	R	Grass has been mowed. CLOSED
31	026-085-C 400 North Halifax	R	Light blinding vehicles. CLOSED
31	026-094-C 1545 Crowell Drive	R	POD. Unit still on site. Will sent a NOV.
31	026-101-C 7828 NC Hwy 73-E	R	Billboard has not been addressed. Drafted a NOV for Zoning Director to approve due to situation. OPEN
31	026-108-C 7946 W. Franklin	R	Grass has been mowed and vehicle removed. CLOSED
31	026-109-C 7670 NC 73-E	R	Grass has not been mowed. Sent a letter to abate. OPEN
31	026-119-C 8705 Crestwood Drive	R	Received documentation of the camper length which is less than 30 feet and can be parked as located. CLOSED
31	Code Enforcement Policy	C	Begin development of a standard operational policy for Code Enforcement as not current policy exists.

MEMORANDUM

To: Mayor and Town Board

From: Derek Linker, Public Works

Date: August 8, 2026

Please find listed below an update / overview for the month of August, 2026

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 0 pump station alarm calls
- Responded to 0 after hour customer calls
- Picked up 12 dump truck loads of brush which equals 144 cubic yards of brush
- Completed work orders for various issues
- Changed 75 water meters that had quit reading
- Trimmed low hanging limbs at town hall for mowing
- Worked on mulching the brush pile located behind the shop

Ongoing:

- Public works mows and maintains approximately 18 acres each week to biweekly depending on conditions as well as ground maintenance at all 5 of our sewer pump stations
- 5 pump stations are checked once a week which includes 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 & Fridays and consists of pulling samples from 3 different test sites
- Due to the volume of brush/yard debris collection typically takes 1 to 1.5 days of the week especially during leaf season

Mayor and Commissioner's,

- We responded to 114 calls in July.
- Started testing the new 5" hose for engine 2.
- Members are continuing pre-plans.
- Tower 19 is in the shop to get a few hydraulic cylinders repaired; it should be back this week.
- Engine 19 was having emissions issues again and had to have a sensor and turbo actuator replaced. It is back in service.
- Tanker 19 just went to the shop to have emission issues repaired.
- We will be assisting Concord Fire Dept with the opening ceremony for the fair in September 11th.
- We were having some ceiling leaks in the station from the heavy rains, and I believe that has been resolved. We will know for sure once it rains hard again.

As always thank you for your continued support!

Dustin Sneed
Fire Chief
Mt. Pleasant Fire Dept.
1415 N Main St Mt. Pleasant NC

Cabarrus County Sheriff's Office

253 / Mt. Pleasant

Law Calls for Service

06/01/2026 - 08/31/2026

		Jun-2026	Jul-2026	Aug-2026
DISPATCHED	Total	50	46	57
	50 B OR C	0	1	0
	ALL ANIMAL CONTROL CALLS	2	2	5
	ANIMAL ATTACK	0	0	1
	ASSIST EMS	1	1	3
	ATTEMPT TO LOCATE	1	0	0
	BANK ALARM	0	1	1
	BARKING DOG	1	0	0
	BURGLAR ALARM	3	3	4
	CAC BITE	1	0	0
	CAC WELFARE CHECK	1	1	0
	CARDIAC RESP ARREST DEATH	0	1	0
	CARELESS RECKLESS DRIVING	2	3	1
	CELL PHONE 911 HANGUP	0	1	0
	CIVIL PROCESS	0	0	1
	COMMITMENT PAPERS	0	1	1
	COMMUNICATING THREATS	0	0	1
	DEATH	0	0	1
	DIRECT TRAFFIC	0	1	0
	DISCHARGE FIREARMS	0	1	0
	DISPUTE (ANYONE)	4	4	3
	DOMESTIC ASSIST	0	0	1
	DOMESTIC DISTURBANCE	2	2	2
	ESCORT	1	2	0
	FOLLOW UP	0	1	1
	FRAUD / FORGERY	2	0	1
	GUNSHOT WOUND	1	0	0
	INFORMATION	0	0	1
	INTOXICATED DRIVER	0	1	2
	INVESTIGATION	1	0	0
	LARCENY	0	1	2
	LOUD (ANYTHING DESC IN NARR)	2	1	0
	MISSING PERSON OR RUNAWAY	1	0	0
	OVERDOSE / POISONING	0	1	1

		Jun-2026	Jul-2026	Aug-2026
DISPATCHED	PROPERTY DAMAGE	1	0	0
	REPOSESSION	1	0	0
	ROAD HAZARD	0	0	1
	SERVICE CALL LAW	3	5	4
	SRO INVESTIGATION	1	0	0
	SUICIDE / PSYCHIATRIC / ABNOR	0	0	1
	SUSPICIOUS SUBJECT	7	3	1
	SUSPICIOUS VEHICLE	3	0	2
	THREATENING SUICIDE	0	0	1
	TRAFFIC ACC PROPERTY DAMAGE	4	4	8
	TRAFFIC ACCIDENT PI	0	0	2
	TRAFFIC STOP	0	1	0
	TRESPASSING	0	0	2
	WELFARE CHECK (PERSON)	4	3	2
OFFICER-INITIATED	Total	325	289	582
	50 B OR C	4	3	1
	ALL ANIMAL CONTROL CALLS	1	0	1
	ANIMAL CONTROL FOLLOW UP	3	1	1
	CAC BITE	1	1	0
	CARELESS RECKLESS DRIVING	0	0	1
	CIVIL PROCESS	6	8	18
	COMMUNITY CONTACT	1	0	6
	CRIMINAL SUMMONS	1	1	0
	FOLLOW UP	4	3	2
	FRAUD / FORGERY	0	0	1
	GOVT SECURITY CHECK	3	0	11
	INFORMATION	0	1	1
	INVESTIGATION	2	1	1
	NOTIFICATION / DEATH OR OTHER	0	0	1
	SECURITY CHECK	270	245	247
	SERVICE CALL LAW	0	0	1
	SEX OFFENDER CHECK	0	1	0
	SPECIAL EVENT	3	8	4
	SRO ASSIST ADMIN	0	0	58
	SRO DARE	0	0	8
	SRO DRILL	0	0	2
	SRO DRUG INVESTIGATION	0	0	2
	SRO MENTOR/COUNSEL	0	0	69
	SRO PARENT MEETING	0	0	3

		Jun-2026	Jul-2026	Aug-2026
OFFICER-INITIATED	SRO SCHOOL EVENT	0	0	1
	SRO SECURITY CHECK	0	0	124
	SRO THREAT ASSESSMENT	0	0	3
	STRANDED MOTORIST	3	0	2
	SUSPICIOUS SUBJECT	1	1	1
	SUSPICIOUS VEHICLE	1	2	3
	TRAFFIC ACC PROPERTY DAMAGE	1	0	0
	TRAFFIC STOP	13	12	8
	TRESPASSING	3	0	0
	WARRANT	4	1	1

Event #	Date Time	Street	Case #	callsource
ALL ANIMAL CONTROL CALLS 5				
26139891	Aug 3 9:39	PINTO PL		PHONE
26143411	Aug 9 8:16	CIRCLE DR	2608090006	PHONE
26145217	Aug 12 7:22	ROSS CIR		PHONE
26149296	Aug 17 19:55	N MAIN ST		PHONE
26157607	Aug 28 10:14	W FRANKLIN ST		PHONE
ANIMAL ATTACK 1				
26143260	Aug 8 20:56	CIRCLE DR	2608080009	PHONE
ASSIST EMS 3				
26150608	Aug 19 10:03	OBERHAUS ST		PHONE
26153900	Aug 24 8:00	LEE ST		PHONE
26158492	Aug 29 19:00	W FRANKLIN ST		PHONE
BANK ALARM 1				
26157522	Aug 28 9:02	W FRANKLIN ST		PHONE
BURGLAR ALARM 4				
26140454	Aug 4 7:35	W FRANKLIN ST		PHONE
26152621	Aug 21 13:49	COOK ST		PHONE
26153469	Aug 23 6:09	NC HWY 49 N		PHONE
26157295	Aug 27 19:59	W FRANKLIN ST		PHONE
CARELESS RECKLESS DRIVING 1				
26156456	Aug 26 21:49	W FRANKLIN ST/PAGE ST		PHONE
CIVIL PROCESS 1				
26140710	Aug 4 13:22	NC HWY 49 N		PHONE
COMMITMENT PAPERS 1				
26155486	Aug 25 17:34	SUMMER ST		PHONE
COMMUNICATING THREATS 1				
26146386	Aug 13 12:22	COOK ST		PHONE

DEATH 1				
26158325	Aug 29 11:18	OBERHAUS ST	2608290007	PHONE
DISPUTE (ANYONE) 3				
26139566	Aug 2 17:29	NEW ST		PHONE
26155370	Aug 25 15:44	SUMMER ST		PHONE
26157291	Aug 27 19:56	ROSS CIR		PHONE
DOMESTIC ASSIST 1				
26146539	Aug 13 14:27	N MAIN ST		PHONE
DOMESTIC DISTURBANCE 2				
26139448	Aug 2 11:40	NC HWY 49 N		PHONE
26144391	Aug 10 23:49	N MAIN ST	2608110001	PHONE
FOLLOW UP 1				
26142224	Aug 6 22:11	EASTOVER DR		PHONE
FRAUD / FORGERY 1				
26143966	Aug 10 9:59	W FRANKLIN ST		PHONE
INFORMATION 1				
26153275	Aug 22 17:32	NC HWY 49 N		PHONE
INTOXICATED DRIVER 2				
26141414	Aug 5 15:30	E FRANKLIN ST		PHONE
26158458	Aug 29 17:31	N MAIN ST/W FRANKLIN ST		PHONE
LARCENY 2				
26141565	Aug 5 20:17	EASTOVER DR	2608050013	PHONE
26145878	Aug 12 17:45	S MAIN ST	2608120018	PHONE
OVERDOSE / POISONING 1				
26159958	Aug 31 22:55	LEE ST		PHONE
ROAD HAZARD 1				
26152923	Aug 21 20:02	N MAIN ST		PHONE

SERVICE CALL LAW 4

26140864	Aug 4 18:36	B ST	PHONE
26143280	Aug 8 21:59	NC HWY 49 N	PHONE
26149818	Aug 18 12:19	NEW ST	PHONE
26155199	Aug 25 13:41	SUMMER ST	PHONE

SUICIDE / PSYCHIATRIC / ABNOR 1

26148034	Aug 15 20:59	OBERHAUS ST	PHONE
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SUSPICIOUS SUBJECT 1

26144328	Aug 10 20:53	W FRANKLIN ST	PHONE
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SUSPICIOUS VEHICLE 2

26148505	Aug 17 3:06	NC HWY 49 N	PHONE
26151157	Aug 19 18:01	OLDENBURG DR	PHONE

THREATENING SUICIDE 1

26151152	Aug 19 17:55	MALIBU RD	PHONE
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TRAFFIC ACC PROPERTY DAMAGE 8

26140809	Aug 4 16:01	NC HWY 49 N	PHONE
26141513	Aug 5 18:31	BARRINGER DR/S MAIN ST	PHONE
26146720	Aug 13 16:58	PINTO PL	2608130015 PHONE
26151696	Aug 20 12:39	W FRANKLIN ST/ABBOTT ST	2608200007 PHONE
26156712	Aug 27 9:16	NC HWY 49 N	2608270006 PHONE
26157736	Aug 28 12:56	OLDENBURG DR	PHONE
26158248	Aug 29 8:09	NC HWY 49 N	PHONE
26158354	Aug 29 12:26	W FRANKLIN ST/N MAIN ST	2608290008 PHONE

TRAFFIC ACCIDENT PI 2

26152749	Aug 21 15:28	S MAIN ST	2608210016 PHONE
26155674	Aug 26 6:08	N MAIN ST/ELM ST	2608260002 PHONE

TRESPASSING 2

26148700	Aug 17 9:28	NEW ST	PHONE
26149501	Aug 18 7:38	NEW ST	PHONE

WELFARE CHECK (PERSON) 2

26144783	Aug 11 13:57	WADE ST	PHONE
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Total Disp. CFS: 57

Cabarrus County Sheriff's Office

Mt Pleasant

Traffic Stop, Citation, & Arrest Data

08/01/2026 - 08/31/2026

Traffic Stop Data with CAD Event Disposition (Zone 253)

TRAFFIC STOP	
VERBAL WARNING	6
WRITTEN WARNING	2
Total	8

Citation Data (Mt Pleasant)

Total # of Citations: 12	Total # of Charges: 16
	Charges
DRIVE/ALLOW MV NO REG	1
DWLR NOT IMPAIRED REV	2
EXPIRED REGISTRATION CARD/TAG	1
FAIL STOP STOPSIGN/FLSH RED LIGHT	1
FAILURE TO REDUCE SPEED	1
FICT/CNCL/REV REG CARD/TAG	1
NO OPERATORS LICENSE	1
POSSESS MARIJ PARAPHERNALIA	1
SIMPLE POSSESSION SCH VI CS (M)	1
SPEED VIOLATION	4
SPEEDING	1
WINDOW TINTING VIOLATION	1
Total	16

Arrest Data (Mt Pleasant)

Case #	Charge	City
--------	--------	------

Cabarrus County Sheriff's Office

ABC
8840 E Franklin St,
Mt Pleasant, NC

Arrest & Citation Data
LAW ENFORCEMENT USE ONLY - DO NOT RELEASE

8/1/2026 - 8/31/2026

HONEYCUTT, DUSTIN WHITLEY - W/M 34				
26-0811-0001	08/13/26	612 N MAIN ST	T - WARRANT FOR ARREST	CID CSO
13B - MISD CRIME OF DOMESTIC VIOLENCE		M		

Cabarrus County Sheriff's Office

ABC
8840 E Franklin St,
Mt Pleasant, NC

Arrest & Citation Data
LAW ENFORCEMENT USE ONLY - DO NOT RELEASE

8/1/2026 - 8/31/2026

Charge by Misdemeanor or Felony

	M	Total
MISD CRIME OF DOMESTIC VIOLENCE	1	1
Total	1	1



AGENDA ITEM:

Receive update on the status of:

- Lower Adams Creek Sewer Outfall Project
 - Hillside Drive paving
The quote for repaving Hillside Drive after installing a new sewer line and updating the manholes is \$39,760. There is \$22,091.82 remaining in the Sewer ARP Grant to help cover the expenses. The Town will need to pay the remainder, \$17,668.18, out of Powell bill funds.
Motion to use the remaining State Grant Funds in the Lower Adams Creek Sewer Outfall Project Funds \$22,091.82 and approve using Powell Bill Funds, \$17,668.18, to pave Hillside Drive.
- Water Distribution Improvements Project
- Water Treatment Plant Renovation Project
 - Amended Grant Project Ordinance
As Staff has prepared for the FY25/26 audit, it was discovered that the Grant Project Ordinance for the Water Treatment Plant has not been amended to cover the cost exceeding the grant funds of \$985,000. The ordinance shows the current expenses paid and the amount of Water/Sewer Fund Balance used to continue the project.
Motion to approve the amended Grant Project Ordinance for the Water Treatment Plant.

NARRATIVE:

An update on the projects listed above will be given.

RECOMMENDATION:

2 motions:

1. Motion to use the remaining State Grant Funds in the Lower Adams Creek Sewer Outfall Project Funds \$22,091.82 and approve using Powell Bill Funds, \$17,668.18, to pave Hillside Drive.
2. Motion to approve the amended Grant Project Ordinance for the Water Treatment Plant.

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ELITE INFRASTRUCTURE GROUP

To: Mount Pleasant, NC	Contact:
Address: 8950 Park Drive	Phone:
Mount Pleasant, NC 28124	Fax:
Project Name: Lower Adams Creek - Hillside Drive Overlay	Bid Number:
Project Location:	Bid Date:

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Hillside Drive Overlay					
1	Mobilization	1.00	LS	\$5,000.00	\$5,000.00
2	Hillside Drive Overlay (2") S9.5C	83.00	TON	\$370.00	\$30,710.00
3	Variable Milling	135.00	SY	\$30.00	\$4,050.00
Total Price for above Hillside Drive Overlay Items:					\$39,760.00

Bid Price Subtotal: \$39,760.00

Total Bid Price: \$39,760.00

Notes:

- Estimate is based upon a 50 hour work week, Monday-Friday, 7am-5pm. Any work required as overtime, night work, weekend work, holidays, or other than agreed upon schedule will be extra
- Excludes removal and/or relocation of above grade or underground utilities. Elite will not be responsible for damage to unlocated or improperly installed utilities.
- "Due to the level of volatility in the petroleum markets at this time, we must index our pricing on this project. The above pricing reflects the NCDOT liquid binder index for (August 1 2026) of \$741.53. Adjustments will be made when paving is completed and invoiced in accordance with NCDOT specifications. <https://connect.ncdot.gov/projects/construction/Pages/Pavement-Construction-Prices.aspx>
- This quote includes one mobilization for each phase. Additional mobilizations will be charged at a rate of \$5,000 each.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: Your Company Name Authorized Signature: _____ Estimator: _____
---	--



Amended Capital Project Ordinance for Water Distribution Improvements Project # SRP-D-134-0004

Be it ORDAINED by the Governing Board of the Town of Mount Pleasant, North Carolina, that pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Project Ordinance hereby amends the original Capital Project Ordinance adopted October 28, 2025.

Section 1: The Project authorized is the Mount Pleasant Water Treatment Plant-DBP (Project # SRP-D-134-0004) to be financed by Directed Projects Grant from 2023 Appropriations Act, Session Law 2023-134.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the board resolution, grant documents and the budget contained herein.

Section 3: The following original amounts appropriated for the project:

Engineering	\$ 95,275.50
Construction	\$721,118.10
Equipment Repair & Replacement	<u>\$168,606.40</u>
TOTAL	\$985,000.00

The amended amounts appropriated for the project:

Engineering	\$ 276,273.29
Construction	\$ 725,054.63
Equipment Repair & Replacement	\$ 635,616.85
Miscellaneous/Water Purchased	\$ 463,055.23
TOTAL	\$2,100,000.00

Section 4: The following revenues originally anticipated to be available to complete this project:

Directed Projects Grant	\$985,000.00
-------------------------	--------------

The amended revenue amounts designated for the project:

Directed Projects Grant	\$ 985,000.00
Water/Sewer Fund Balance	\$1,115,000.00
TOTAL	\$2,100,000.00

Section 5: The Finance Officer is hereby directed to maintain within the capital project fund sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations. The terms of the bond resolution also shall be met.

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Section 6: Funds may be advanced from the Water/Sewer Fund for the purpose of making payments as due. Disbursement requests should be made to the grantor agency in an orderly and timely manner.

Section 7: The Finance Officer is directed to report, on a quarterly basis, on the financial status of each project element in section 3 and on the total grant/loan revenues received or claimed.

Section 8: The Finance Officer is directed to include a detailed analysis of past and future costs and revenues for this capital project in every budget submission made to this board.

Section 9: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 10: The Town Manager, Terry R. Holloway, Finance Officer, Amy Schueneman, and successors so titled, are hereby authorized to execute any necessary contracts and/or forms on behalf of the Town of Mount Pleasant for the grant to aid in the construction of the project described above. In addition, if grant funds are exceeded, the Town Manager can authorize using Water/Sewer Fund Balance to continue the project until the water quality from the Water Treatment Plant meets NC DEQ specifications. All contracts, agreements, applications, certifications, and forms relating to the grant and the project described above that were executed by the Town Manager and/or the Finance Officer on behalf of the Town of Mount Pleasant prior to the adoption of this Amended Capital Project Ordinance are hereby ratified, confirmed, approved, and validated in all respects, and the prior execution of each such contract and form is hereby authorized and adopted as the act of the Town of Mount Pleasant to the same extent as if the authorization set forth in this Section had been in full force and effect at the time of execution. This ratification applies only to actions taken within the scope of the grant and the project described above.

Duly adopted this 8th day of September, 2026.

Tony Lapis, Mayor

SEAL

Amy Schueneman, Town Clerk



Town Board of Commissioners Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Mayor & Town Board of Commissioners

From: Erin S. Burris, AICP, Planning & Economic Development Director

Date: September 8, 2026

Subject: Amendments to Code of Ordinances Part 7

A. BACKGROUND

Part 7 of the Code of Ordinance was updated in September of 2022 and last amended April 8, 2025. All speed limits in the Town limits are 35mph unless otherwise posted and outside the Town limits are 55pmh unless otherwise posted. The following amendments are proposed, as requested by the Town Board of Commissioners, to encourage NCDOT to change speed limits on specified road segments:

- Add “downtown district” to 20mph zone for clarification.
- Clarify that the 45mph zone on Highway 49 is between the western end and eastern end of North Drive.
- Adding a 45mph zone on NC Highway 73 from Green Acres Circle to the NC Highway 49 interchange between satellite corporate limits
- Adding a 45mph zoned on NC Highway 73 from Blueberry Street to Dutch Road between satellite corporate limits
- Adding Walker Road to the 45mph list due to satellite corporate limits. Walker Road is already a marked 45mph zone.

B. STAFF RECOMMENDATION

Staff recommends review and approval of the proposed amendments.

C. ACTION REQUESTED

Following the public hearing, the Town Board of Commissioners is requested to review and take action on one of the following items:

- **Approve amendments to Code of Ordinances Part 7 amendments as presented.**
- **Approve amendments to Code of Ordinances Part 7 amendments with changes.**
- **Disapprove amendments to Code of Ordinances Part 7 amendments.**
- **Defer/Table Code of Ordinance amendments to allow additional time for consideration.**

D. ATTACHMENTS

1. Code of Ordinances Part 7 proposed amendments
2. Letter to NCDOT requesting speed limit changes
3. Map of requested speed limit zones.

CHAPTER 5: MOTOR VEHICLE SPEED AND MOVEMENT REGULATIONS

Section 7-5.1 General

Except as otherwise provided in this Chapter, it shall be unlawful to operate a vehicle in excess of thirty-five (35) miles per hour inside the municipal corporate limits.

Section 7-5.2 Exceptions; Speed limit set for specific streets

It shall be unlawful to operate a vehicle in excess of the speeds listed below upon the streets or portions of streets designated below:

A. Ten (10) miles per hour

1. Park Drive
2. Enchanted Lane

B. Twenty (20) miles per hour

1. Main Street between Walnut Street and Lee Street ([downtown district](#))
2. Franklin Street between College Street and Washington Street ([downtown district](#))

C. Twenty-five (25) miles per hour:

1. A Street
2. B Street
3. C Street
4. Abbott Street
5. Alish Trail
6. Barringer Drive
7. Barringer Street
8. Silverlor Court
9. Broad Street
10. Circle Drive
11. College Street (North & South)
12. Cook Street
13. Crestwood Drive
14. Crowell Street
15. Eagle Street
16. Eastover Drive
17. Elm Street
18. Erbach Lane
19. Foil Street
20. Hillside Drive
21. Historic Hill Drive
22. Jackson Street
23. Kluttz Street
24. Lee Street
25. Lorelei Court

26. Ludwig Street
27. MPCI Street
28. Marksburg Court
29. New Street
30. Oberhaus Street
31. Oldenburg Drive
32. Page Street
33. Pine Street
34. Reid Street
35. Rhineland Court
36. Ridge Avenue
37. Short Street
38. Skyland Drive (North & South)
39. Summer Street
40. Valley Street
41. Wade Street
42. Waldeck Court
43. E. Walnut Street
44. W. Walnut Street
45. N. Washington Street
46. S. Washington Street
47. Westerholt Court
48. Wood Street
49. All new streets within residential subdivisions constructed after the adoption of this Chapter

D. Forty-five (45) miles per hour

1. NC Highway 49 ~~within the corporate limits~~ between North Drive (western end) and North Drive (eastern end) (but not further west than the west end of North Drive)
2. NC Highway 73 within the satellite corporate limits between Green Acres Circle and NC Highway 49 interchange
3. NC Highway 73 within the satellite corporate limits between Blueberry Street and Dutch Road
4. Walker Road within the satellite corporate limits between NC Highway 73 and NC Highway 49

Section 7-5.3 Controlled access

No person shall drive a vehicle onto or from any controlled-access roadway except at such entrances and exits as are established by public authority.

Section 7-5.4 Vehicles shall not be driven on a sidewalk

The driver of a vehicle shall not drive within any sidewalk area except as a on a designated permanent or temporary driveway, as approved by the Town or the North Carolina Department of Transportation.

Section 7-5.5 Limitations on backing

The driver of a vehicle shall not back the same into any intersection, or over a crosswalk, and shall not in any event, or at any place, back a vehicle unless such movement can be made in safety and he shall have given ample warning to those who may be behind by hand and horn or other signal.



September 1, 2026

North Carolina Department of Transportation
Division of Highways
Division 10, District 1
716 West Main Street
Albemarle, NC 28001

Re: Request to Adjust Speed Zones within the Town Limits of Mount Pleasant

Dear North Carolina Department of Transportation Representatives:

Following up on a meeting that Town representatives held with NCDOT representatives on June 24, 2026, and at the direction of the Town Board of Commissioners, the Town of Mount Pleasant is formally requesting adjustments to speed zones on state-maintained roads within the Town's jurisdiction in accordance with the speed limits set forth in the Town's Code of Ordinances, as follows:

20mph Zone (Downtown District)

1. Main Street (Walnut Street and Lee Street)
2. Franklin Street (College Street and Washington Street)

25mph Zone

1. Barringer Street
2. Eagle Street
3. Lee Street
4. Pinecrest Drive
5. Short St.
6. Skyland Drive (North & South)

35mph Zone

1. Remainder of Main Street not within 20mph zone (Fisher Road to Malibu Road)
2. Remainder of Franklin Street not within 20mph zone (NC Hwy. 49 interchange to Blueberry Street)
3. North Drive

45mph Zone

1. NC Hwy. 73 (St. John's Church Rd. to NC Hwy. 49 Interchange)
2. NC Hwy. 73 (Blueberry Street to Dutch Road)
3. NC Hwy. 49 (Just before 4-lane to 2 lane transition at N. Skyland Drive to just past eastern end of North Drive across from Piedmont Hardwoods)

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Website: www.mtpleasantnc.gov **Email:** townhall@mtpleasantnc.gov

These roadway segments are located within the Town of Mount Pleasant corporate and satellite limits with significant pedestrian, residential, commercial, and community activity. The Town believes that the requested posted speed limits would better reflect the character and use of these portions of the roadway and would enhance safety for motorists, pedestrians, and other roadway users. The requested speed limits are intended to encourage slower vehicle speeds and improve safety. The Town respectfully asks that NCDOT conduct the appropriate investigation and consider establishing the posted speed limits requested.

The Town appreciates NCDOT's consideration of this request and its continued partnership with the Town of Mount Pleasant in promoting safe and appropriate transportation conditions. Please contact the Town if additional information is needed.

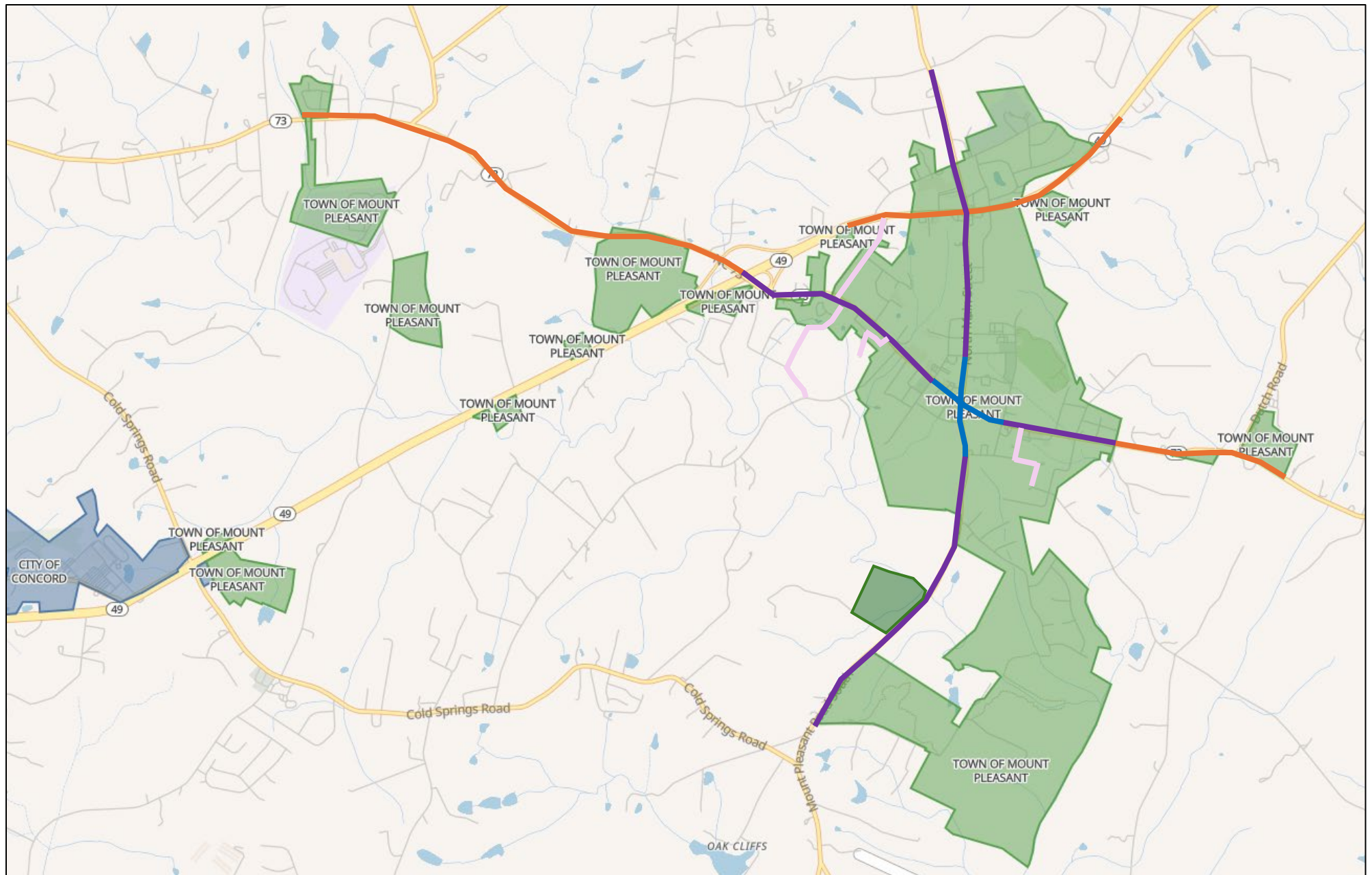
Sincerely,



Erin S. Burris, AICP
Assistant Town Manager/Planning Director

Attachment: Requested Speed Limits Map

CC: Jason S. Faulkner, NCDOT Assistant District Engineer
Michael A. Mariano, NCDOT Division Maintenance Engineer
Laura H. Jean, NCDOT Traffic Maintenance Engineer
Richard McMillan, Town Engineer
Randy Holloway, Town Manager
Amy Schueneman, Town Clerk
John Scarbrough, Town Attorney
Town Board of Commissioners



Town of Mount Pleasant Requested Speed limits on State-Maintained Roads

- 20 mph
- 25mph
- 35mph
- 45mph



September 1, 2026

North Carolina Department of Transportation
Division of Highways
Division 10, District 1
716 West Main Street
Albemarle, NC 28001

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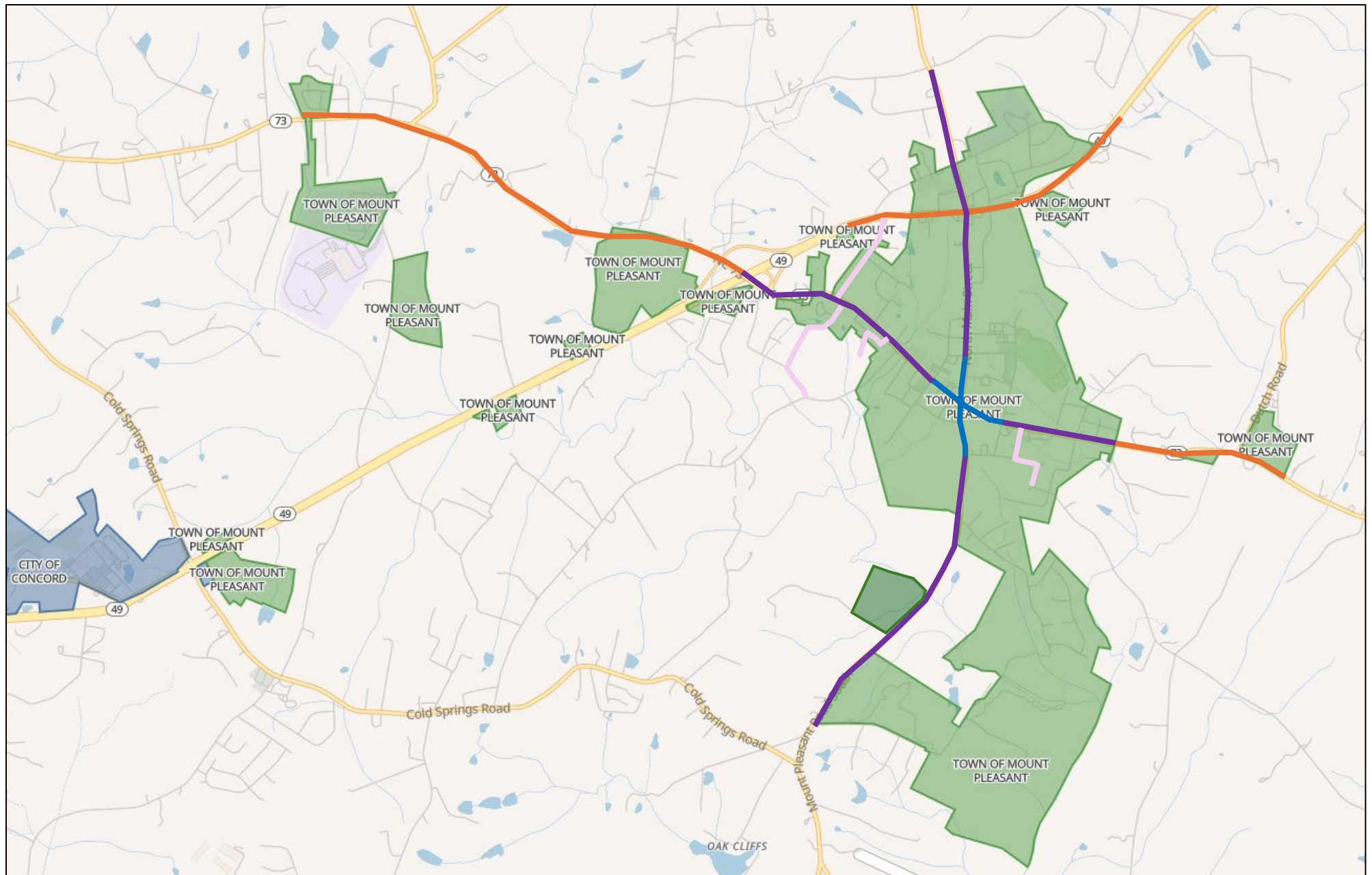
Sincerely,



Erin S. Burris, AICP
Assistant Town Manager/Planning Director

Attachment: Requested Speed Limits Map

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Michael A. Mariano, NCDOT Division Maintenance Engineer
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Richard McMillan, Town Engineer
Randy Holloway, Town Manager
Amy Schueneman, Town Clerk
John Scarbrough, Town Attorney
Town Board of Commissioners



Town of Mount Pleasant Requested Speed limits on State-Maintained Roads

- 20 mph
- 25mph
- 35mph
- 45mph



Code Enforcement

BOARD OF COMMISSIONERS DECLARATION OF PUBLIC HEALTH NUISANCE 1075 Circle Drive, Mount Pleasant, North Carolina

For Board Consideration:	September 8, 2026
Property Address:	1075 Circle Drive, Mount Pleasant, NC 28124
PIN:	56606446780000
Property Real ID:	08-023A-0042.00
Recorded Owner:	Emily Marie Fincher (per Cabarrus County tax records)
Case #:	026-076-C
Jurisdiction:	Mount Pleasant Extraterritorial Jurisdiction (ETJ)
Action Requested:	Property-specific declaration of a public health nuisance and authorization of the notice/abatement process

RECITALS AND FINDINGS

WHEREAS, N.C.G.S. § 160A-193 authorizes a municipality to remove, abate, or remedy conditions within the municipal limits or within one mile thereof that are dangerous or prejudicial to public health or public safety, and authorizes recovery of the reasonable expense of abatement as provided by law; and

WHEREAS, Town Code §§ 8-5.3 and 8-5.4 establish notice, appeal, abatement, and cost-recovery procedures for public health nuisances; and

WHEREAS, the Board has reviewed the Code Enforcement case record, staff findings, photographs, service history, and other information concerning the property at 1075 Circle Drive and makes the following findings:

1. The subject property is a vacant residential property located within one mile of the Town of Mount Pleasant limits and subject to N.C.G.S. § 160A-193.
2. Town field observations and photographic documentation show extensive uncontrolled grass, weeds, brush, vines, and other vegetation across portions of the property, including vegetation identified during field inspection as poison oak or similar noxious vegetation growing directly against and up portions of the dwelling.
3. The noxious vegetation creates a foreseeable risk of harmful contact to persons who must enter, inspect, maintain, repair, or otherwise work near the affected areas and interferes with safe access and ordinary exterior maintenance.
4. The excessive height, density, and extent of the uncontrolled vegetation provide or contribute to harborage and habitat favorable to rodents, vermin, insects, ticks, and other pests or vectors, limit visibility and safe access, and impede identification and control of the noxious vegetation. The Board's finding is not based solely upon grass height, appearance, or routine lawn-maintenance considerations.
5. The Cabarrus Health Alliance ("CHA") has recently identified active cases of West Nile Virus in Cabarrus County. West Nile Virus is transmitted by mosquitos. An ornamental/goldfish pond or similar small water feature on the

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property contains stagnant or inadequately maintained water capable of supporting mosquito breeding. The public-health concern is the stagnant-water/vector condition, not the mere existence of the ornamental pond.

6. The noxious vegetation, excessive uncontrolled vegetation and pest/vector harborage, and stagnant-water/mosquito-breeding condition, considered together, are prejudicial to public health or public safety and constitute a public health nuisance under N.C.G.S. § 160A-193.
7. The responsible party will receive notice of this declaration and shall be given 10 days to abate the public health nuisance, and if not abated, the Town will proceed with abatement.
8. The separate Minimum Housing Code investigation concerning the dwelling, roof, and other building conditions is distinct from public-health nuisance described herein and is not resolved by this declaration.

DECLARATION AND AUTHORIZATION

NOW, THEREFORE, BE IT DECLARED AND RESOLVED by the Board of Commissioners of the Town of Mount Pleasant, North Carolina, as follows:

1. Declaration of Public Health Nuisance. The Board hereby finds and declares that the poison oak and associated noxious or health-detrimental vegetation, the excessive uncontrolled vegetation to the extent it provides or contributes to rodent/vermin/pest or vector harborage and interferes with safe access and control of noxious vegetation, and the stagnant-water condition in the ornamental/goldfish pond capable of supporting mosquito breeding at 1075 Circle Drive collectively constitute conditions dangerous or prejudicial to public health or public safety and therefore constitute a public health nuisance under N.C.G.S. § 160A-193.

2. Notice to Abate. The Code Enforcement Officer is authorized, in consultation with the Town Manager and Town Attorney, to issue and lawfully serve a Notice to Abate Public Health Nuisance identifying the conditions declared above and requiring correction within ten (10) days after legally sufficient service, with the appeal rights and procedures required by the applicable Town ordinance and law.

3. Scope of Authorized Abatement. If no timely appeal is filed, the notice and appeal periods have expired, and the nuisance remains uncorrected, Town Staff is authorized to obtain a qualified contractor and undertake only the reasonable and necessary work required to abate the declared nuisance. Such work may include removal of poison oak or other noxious vegetation; cutting and removal of excessive grass, weeds, brush, vines, and other uncontrolled vegetation to the extent reasonably necessary to eliminate or reduce pest/vector harborage, provide safe access, and accomplish removal of the noxious vegetation; and correction of the stagnant-water/mosquito-breeding condition by draining, cleaning, restoring circulation or maintenance, filling, or another effective method. Removal of the ornamental pond itself is not authorized by this declaration unless separately determined to be necessary and legally supported.

4. Costs and Recovery. The Town is authorized to charge the actual and reasonable expense of any municipal abatement to the person in default and to pursue collection and any lien remedy authorized by N.C.G.S. § 160A-193, Town Code, and other applicable law, subject to review by the Town Attorney.

5. Effective Date. This declaration is effective upon adoption by the Board of Commissioners.

BOARD ACTION

Adopted by the Town of Mount Pleasant Board of Commissioners this 8th day of September, 2026.

Tony Lapish, Mayor

Amy Schueneman, Town Clerk

Motion: _____

Second: _____

Vote: Ayes _____ Nays _____ Absent/Excused _____

Prepared by: Jim Sells, Code Enforcement Officer

Reviewed as to form: _____ Town Attorney

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