



**Board of Commissioners  
Town Board Meeting Minutes  
Tuesday, July 15, 2025 at 6:15 P.M.  
Began at the ABC Store (8840 E Franklin St.) and ended at Town Hall Auditorium**

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

**Also Present:** ABC Board Members: Chair-Lisa Atwood, Gene Sneed, Steve McAllister, Gordon Preddy, and Eric Boulware. State ABC: Lee Dowd, Hank Bauer, and Nichole Callahan. Erin Burris, Graciela Martinez, Amy Underwood, Fatima Castro, and Brian Pope.

**CALL TO ORDER**

Mayor Tony Lapish called the meeting to order and turned it over to the ABC Board Chair Lisa Atwood.

Chair Atwood followed the ABC Boards Agenda (*included in the Minute Book*) by asking for any conflicts of interest, approving the agenda, asking all Town of Mount Pleasant Board members and Staff to introduce themselves, as well as the ABC Board, ABC Staff, and NC ABC Commission.

The ABC Board and ABC Staff discussed the condition of the current building used for the ABC Store since 1966. The store has a leaky roof that was poorly patched and rain still leaks into the building causing mold/mildew to grow along the walls and ceiling in both the storage area and sales floor. ABC Staff are concerned about their health and well-being. Water also seeps into the building under the doors and along the cracks on the concrete floor. Despite informing the landlord, these items have not been adequately repaired.

The lease for the ABC Store at a rate of \$3,500 per month expired three years ago and became a month-to-month lease at \$7,000 per month because another lease was not signed by the ABC Board. On July 1, 2025, the rate became \$8,000 per month. Hank Bauer from NC ABC stated he was made aware the Mount Pleasant ABC Store showed a low profit from the 2024 audit submitted to the State. Everything is being done correctly within the store, and sales are good, but the monthly rent prevents the store from making an annual profit which results in the Town, County, and Law Enforcement not receiving annual profit disbursements. Mr. Bauer and Mr. Dowd expressed the need for the Town Board and the ABC Board to work together in the ABC Stores relocation to benefit all. If the store does not produce a profit, the next option would be to either merge with another ABC Store or to close the store. Those options are not the desired outcomes.

**TOWN OF MOUNT PLEASANT**

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The ABC Board has an alternate building to move into for \$2,300 per month lease while waiting for the construction of the new store to be permitted and completed located at 8445 NC Hwy 49 South in the front left corner of the White Owl Building. The Town did issue a temporary use permit for the temporary location for a period of 6 months with the possibility of renewing the permit once. This will allow the ABC Store a total of up to 12 months in the temporary location. Steve McAllister said it should take 11-12 months for the White Owl site to be ready. The ABC Board will post a sign on the temporary store location for 30 days. It will take 45 days for the request to change the store location to be placed on the NC ABC Commissions agenda for final approval to move. This is the process mandated by State Statute. After 30 days ABC Staff can start moving into the temporary location. A 60-day notice is required to be given to the current landlord.

Town Manager Randy Holloway reminded everyone that in 2019 the Town Board and Town Staff helped to improve issues such as sexual harassment, Fair Labor Law practices, and guidance on payroll and budgeting with the ABC Staff. The Town Board and Town Staff are willing to assist the ABC Board to make the ABC Store profitable again.

An ABC Board member mentioned that other cities have built new stores for their local ABC Store. Unfortunately, the Town is not in a financial position to provide a building for the ABC Store to lease, nor does the Town have a suitable location available to rent.

Questions concerning the posting notices for ABC Board meetings, accessibility to find agendas and minutes on the internet, and storage/retention of minutes were asked by Town Board members. General Manager Amy Underwood and members of the ABC Board responded that meeting notices are posted on the door of the ABC Store, agendas and minutes can be accessed on the state ABC Board website, and for the last 7 years all minutes have been sent to the State to be microfilmed with the originals placed in the ABC Stores safe.

Town Attorney John Scarbrough asked if the ABC Store has an attorney to help be a go between with the landlord concerning maintenance repairs needed in the current building. The ABC Board stated they do not have an attorney. NC ABC members suggested the local ABC Board get their own attorney to help.

Mayor Lapish thanked the ABC Board and ABC Staff for having the joint meeting with the Town Board and stated the Town Board meeting will continue at the Town Hall Auditorium.

### **Continuation of Meeting at Town Hall Auditorium**

All Board members arrived at Town Hall.

#### **Closed Session 143-318.11.(a)(#5)-Property Purchase 225 Jackson St.**

*To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.*

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

A motion to come out of Closed Session was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

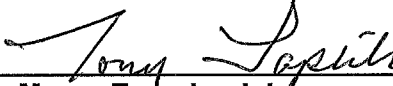
A motion to accept the aforementioned offer of \$18,000 for the land (triangular section of 225 Jackson St) at the Water Treatment Plant contingent on NC DEQ approval of the PAC project was made by Commissioner Simpson with a second by Commissioner Furr. Board Members votes were : **4-1, Yes:** Simpson, Furr, Carter, & Dixon **No:** Meadows

## 8. 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, August 12, 2025 in the Regular Meeting.

  
Town Clerk Amy Schueneman

  
Mayor Tony Lapish

