



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

Attendance: Mayor Tony Lash
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 Lash called the meeting to order.

INVOCATION

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

PLEDGE OF ALLEGIANCE

Mayor Lash 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.

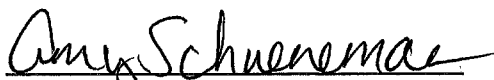
A motion to come out of Closed Session was made by Commissioner Poole with a second by Commissioner Furr. All Board Members were in favor. (5-0)

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

