



**Regular Board Meeting**  
**Tuesday, April 8, 2025**  
**6:00 PM- Town Hall Commissioners Room**

Call to Order- Mayor Tony Lapisch  
Invocation- Pastor Cliff Wall from Cold Springs Global Methodist Church  
Pledge of Allegiance- Mayor Tony Lapisch

**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)**

**4. Consent Agenda (Pages 3-15)**

- A. Minutes March 11, 2025 (pages 3-7)
- B. Minutes from March 22, 2025 Budget Workshop (pages 8-11)
- C. Contract for HVAC engineering services for Fire Department (pages 12-13)
- D. Sign-in sheets for Town Hall meetings concerning water quality (pages 14-15)

**5. Staff Reports (Pages 16-38)**

- A. Town Manager-Randy Holloway (page 16)
- B. Town Asst. Manager- Planning & Economic Development Director - Erin Burris (pages 17-20)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 21-22)
- D. Human Resources/Events- Crystal Smith (pages 23-24)
- E. Code Enforcement - Jim Sells (pages 25-27)
- F. Public Works- Derek Linker (page 28)
- G. Fire Department-Dustin Sneed (page 29)
- H. Cabarrus County Sheriff's Department (pages 30-38)

**6. Old Business (Pages 39-44)**

- A. Receive update on Water Treatment Issues. (page 39)
- B. Receive an update concerning the Water Distribution Improvements Project and the Lower Adams Creek Sewer Outfall Project. (page 40)

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C. Consider receiving an update on the North Washington Street widening project.  
(pages 41-44)

## **7. New Business (Page 45-46)**

A. Discuss traffic concerns on Walnut St. (page 45)

B. Consider changing Planning & Zoning Board stipend from a quarterly stipend to a pay-per-meeting stipend. (page 46)

## **8. Mini-Budget Session (page 47)**

Items for discussion from Budget Workshop:

- Fall Festival
- Listing 18 acres at the reservoir as surplus property
- 42% capital reserve amount for emergencies

**9. Closed Session 143-318.11.(a)(#5) - Property Acquisition** *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;*

**Closed Session 143-318.11.(a)(#3)- To receive legal advice from 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.*

## **10. 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, March 11, 2025 at 6:00 P.M.**

**Attendance:** Mayor Tony Lapisch  
Mayor Pro-Tem/Commissioner Lori Furr (absent, excused)  
Commissioner Chris Carter  
Commissioner Steven Dixon  
Commissioner William Meadows  
Commissioner Justin Simpson  
Town Administrator Randy Holloway  
Town Attorney Jim Scarbrough  
Town Clerk Amy Schueneman

**Also Present:** Erin Burris, Crystal Smith, Ally Schueneman, Rodney Schueneman, Deputy M Arstark, Pastor Earl Bradshaw, Blake Plummer, Dustin Sneed, Thomas & Amanda McKenzie, Jimmy L. Hall, and Deputy Ketchie.

**CALL TO ORDER**

Mayor Tony Lapisch called the meeting to order.

**INVOCATION**

Pastor Earl Bradshaw from Mount Pleasant Methodist Church led the Board in prayer. He also invited the Town Board to attend the National Day of Prayer in front of Town Hall on May 1<sup>st</sup> at noon.

**PLEDGE OF ALLEGIANCE**

Mayor Lapisch led the Pledge of Allegiance.

**1. Public Forum**

No one spoke.

**2. Conflict of Interest**

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

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

No one had a conflict of interest.

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Mayor Lapish asked for a motion to excuse Commissioner Furr from the meeting since she is out of Town. A motion to excuse Commissioner Furr was made by Commissioner Meadows with a second by Commissioner Simpson. All were in favor. (4-0, Commissioner Furr absent)

### **3. Approve Agenda**

A motion to approve the Agenda as presented was made by Commissioner Simpson with a second by Commissioner Carter. All Board Members were in favor. (4-0, Commissioner Furr absent)

### **4. Consent Agenda**

- A. Minutes February 11, 2025
- B. Resolution Adopting the Cabarrus Stanly Union Regional Hazard Mitigation Plan
- C. Budget Amendment #10 WTP Leak under building
- D. Resolution to open savings account for FD-Personnel Capital Reserve

Commissioner Meadows made a motion to approve the Consent Agenda as submitted with a second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Furr absent)

### **5. Staff Reports**

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

### **6. Public Hearing**

#### **A. REZ 2025-01 McKenzie ETJ Removal**

Erin Burris presented the information from the REZ 2025-01 McKenzie ETJ Removal Packet.

The subject property is located in Town extraterritorial jurisdiction (ETJ) and is contiguous with Cabarrus County's zoning jurisdiction and AO zoning district on the northwest boundary of the property, along approximately 85 feet. The property currently has a single-family residential dwelling and associated accessory structures. The property owner has requested that the property be removed from the Town's ETJ to be subject to Cabarrus County zoning. If approved by the Town, the County would have up to 60 days to apply county zoning to the property. The property is currently zoned Town of Mount Pleasant AG. The applicant is in the process of requesting that the Cabarrus County AO zoning district be applied to property to facilitate the division of one additional parcel. If the Town votes to remove the property from its ETJ, the property will no longer be under the zoning jurisdiction of the Town, but subject to the zoning of Cabarrus County, as applied by Cabarrus County.

The Planning & Zoning Board made a recommendation to approve the ETJ removal request, finding that it was not inconsistent with the Comprehensive Plan.

*(The REZ 2025-01 McKenzie ETJ Removal Packet is included in the Minute Book.)*



Mayor Lapish opened the Public Hearing.

Amanda McKenzie of 375 Mount Pleasant Road North addressed the Board. Ms. McKenzie and her husband purchased this property to be able to enroll their child in the Mount Pleasant School District. The home on the property was not the right home for them; however, at the time of purchase the real estate ad stated that there was an additional home site on the property and that was their “plan B” since land is very hard to come by in Mount Pleasant. When they approached Town Hall about building on the property, they found out that it was not zoned to subdivide the property.

Ms. Burris presented an option for ETJ Removal. They would love to build their home with the correct zoning.

Mayor Lapish closed the Public Hearing.

Commissioner Simpson made a motion: “Approved and Consistent: The Town Board finds that the request to remove the subject property from the Town’s extraterritorial jurisdiction (ETJ) is not inconsistent with the “Rural” land use designation on the Future Land Use Map in the Town’s Comprehensive Plan, provided that a similar and/or adjacent zoning district to the Town’s AG district is applied by Cabarrus County.” Commissioner Meadows seconded the motion. All Board members were in favor. (4-0, Commissioner Furr absent)

## **7. Old Business**

### **A. Receive update on Water Treatment Issues.**

Randy Holloway stated that the Town is moving forward on finding solutions for the water quality issues. A purchase order was cut last week to WesTech for \$611,000 for total rehab of the water basins including new filter media and settling plates. The expected start time is June. There may be a change order in the \$20,000-\$30,000 range coming to repaint the inside of the tanks. Staff members have talked to Concord about being on their system while the rehab is taking place. Public Works will work with Concord to open the valve wide open at Cold Springs and Hwy 73 to run for a full day to see if it will be able to supply the Town’s customers and keep the water tanks from emptying. Another option would be to automate the connection with Concord to have more control over the opening of the valve.

Town Staff met with Garver Engineering last week to discuss other options to provide better water quality. Garver suggested doing additional testing with different additives added to the water to help reduce the organics and the Water Treatment Staff are currently conducting those tests and evaluating the results. Staff is testing water at Dutch Buffalo Creek where the intake site is located, to see if the water on the opposite side of the creek contains less organics than where the water is currently entering the system. At this time, water is being pulled across accumulated debris/solids on the slow-moving side of the creek which is believed to be the reason for the high count for organics. If testing shows good results on the opposite side of the stream, it may be beneficial to move the intake pipe out to the middle of the stream. This would eliminate the need to dredge the site every five to six years costing \$36,000 each time. Powder Activated Carbon (PAC) could also be added to the system. It is a carbon powder that mixes into the water pulled from the creek as it is coming in at the intake site to help pull the organics down to the bottom of the lagoon. It would require a hopper system and 900lb totes of powdered carbon in an enclosed building at the Dutch Buffalo Creek intake site. Monroe and Gardner are using this type of system. Not only would it help reduce the number of organics, but it would also help improve taste and odor. It would run an estimated \$130,000.

A winter algae has effected taste and odor recently. Chemicals are now being added weekly to reduce the algae and improve the taste and odor issues. There is a newer type technology to help

reduce the algae in the lagoon that is being evaluated now as another option. It uses a sound wave to the water that kills the algae and would eliminate the need for the chemicals.

Staff are looking at every available option within the \$985,000 to make improvements to water quality without having to borrow money. A loan for a carbon filtration system would be a last resort since it would result in increasing the water rates.

Public information sessions are being held at 6pm on March 17<sup>th</sup> at Community Church and March 31<sup>st</sup> at Mount Pleasant Methodist Church to answer questions about the Town's water system.

Information only.

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

Both projects are currently under way. The Sewer Project will not be very noticeable to anyone since most of the work will be in the woods. The contractors are currently doing the grubbing on Adams Creek and clearing the banks near the WSACC Pump Station located behind Oldenburg Subdivision. Sewer pipes will be laid from that direction towards the Pasture and Summer Street Pump Stations. The projected finish is October or November 2025.

Carolina Thread Trail put out an announcement today on their social media stating,

*"PARTIAL TRAIL CLOSURE: Buffalo Creek Preserve Trail will be temporarily closed from the suspension bridge over Adams Creek to the end of the trail, beginning Monday, March 10. This closure is for the safety of all trail users, as the Sewer and Water Authority of Cabarrus County installs new utility lines along Adams Creek. Please respect posted trail closure signs and stick to the part of the trail that is open. We expect the trail to fully reopen by July 1, but we will keep you posted as the work proceeds!"*

State Utility Contractors have started the Water Project but have already run into a few delays. The biggest one was miscommunication between NC DOT and LKC Engineering. The bid documents sent out by LKC stated the successful contractor will be able to make lane closures unrestricted. NC DOT did not agree to that and said lane closures on Hwy 73 and Main Street could not be between 7-9am and 4-6pm, which is a major issue. State Utility planned to work 7am-5:30pm. Working around this schedule would cost hundreds of thousands of dollars in downtime and delays. A recent meeting between Town Staff, LKC Engineering, and NC DOT helped work through this issue. Instead of lane closures on Main Street, Main Street will be closed from Cook Street to Hwy 49 for all except residents living along Main Street. West Franklin can't be closed at the same time as North Main Street. When work on West Franklin Street begins there will be a closure from South Halifax to North Skyland, and when that section is completed, West Franklin will close from South Halifax back to Main Street with no through traffic. East Franklin can't be closed since there is not a good detour which will require the contractor to comply with the time restrictions for performing work. Because flagging will not be required on either Main Street or West Franklin, the savings from that should cover the extra cost of the time restrictions. The challenge will be for Town Staff to effectively communicate these traffic changes to the public. The aggressive projected completion is November 2025.

Cook Street is currently closed at the intersection at Washington Street and will be closed for normal traffic for another two weeks. Issues of heavy traffic on Walnut Street were reported by residents. Signage has been adjusted to divert traffic from Cook and Walnut by instructing drivers to use Park Drive or Franklin Street. It will be two weeks out before work begins on Main Street.

Information only.



**8. New Business**

**A. Consider setting filing fees for the 2025 November Election**

Amy Schueneman received a request from the Cabarrus County Board of Elections asking the amount of the 2025 filing fees for the Town of Mount Pleasant. The current filing fee is \$25.00. We also have an estimated budget of \$8,318.00 for the 2025 elections and that will be included in the recommended FY-2025/2026 Town budget.

A motion to set the filing fee at \$25.00 for the November 2025 election was made by Commissioner Simpson with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Furr absent)

**9. Adjournment**

With nothing else to come before the Board, Commissioner Meadows made a motion to adjourn. Commissioner Simpson seconded the motion. All Board Members were in favor. (4-0, Commissioner Furr absent)

Mayor Lapisch reminded Board members that the Budget Workshop will be on Saturday, March 22<sup>nd</sup>.

By our signatures, the following minutes were approved as submitted on Tuesday, April 8, 2025 in the Regular Meeting.

\_\_\_\_\_  
**Town Clerk Amy Schueneman**

\_\_\_\_\_  
**Mayor Tony Lapisch**





**Town of Mt. Pleasant  
Board of Commissioners  
Budget Workshop Meeting  
Town Hall- Conference Room  
Saturday, March 22, 2025 at 8:00 A.M.**

**Attendance:** Mayor Tony Lapisch  
Mayor Pro-Tem/Commissioner Lori Furr  
Commissioner Chris Carter (absent)  
Commissioner Steven Dixon  
Commissioner William Meadows  
Commissioner Justin Simpson  
Town Manager Randy Holloway  
Town Clerk Amy Schueneman

**Also Present:** Erin Burris, Crystal Smith, Darrell Layton, Dustin Sneed, Derek Linker, and Ally Schueneman.

Mayor Lapisch called the meeting to order and welcomed those attending.

Mayor Lapisch then turned the meeting over to Town Staff: Randy Holloway, Erin Burris, Crystal Smith, and Amy Schueneman to present the Power Point presentation for the FY2025/2026 Budget Workshop.

*\*\*\* A copy of the Power Point presentation and Capital Improvement List are included with the Minutes of the Budget Workshop in the Minute Book. \*\*\**

Each slide was presented with any additional comments/discussion listed by page below.

**Slide 2-** The Town Limits and Extra-Territorial Jurisdiction (ETJ) has not changed this year since there were no annexations. One property was just removed from the ETJ (375 Mt. Pleasant Road N.) and the map does not reflect that change.

**Slide 3-** Revenue is projected to increase 1.21% this year after the 50.34% increase last year due to the reevaluation of property by Cabarrus County.

**Slide 4-** Additional revenue for FY25-26 for General Fund is only \$31,497. Usually, Town Staff will not budget for the full amount of expected revenue to allow Fund Balance to increase. However, this year all additional revenues will be budgeted to keep payroll and utilities paid. It will be a tight budget for FY25/26. All revenues from the Cabarrus County Fire Contract must remain within the Fire Department's budget. The estimated increase will be \$54,316.95.

**Slide 10-** The Cabarrus County Sheriff's Department did a Pay Study for the department, and it suggested a 30% increase in pay to prevent people from leaving and moving to other police departments which resulted in an increase of \$68,387 for the two Mount Pleasant assigned Deputies in

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FY25/26. Because the Fire Department responded to over 1,000 calls last year, Staff feel is time to start converting 3 Part-Time positions to 3 Full-Time positions. These full-timers will be firefighters dedicated to the Town to give consistency to the station each day. The plan is to fill the new positions as Lieutenants'.

The State Health Plan has not increased its premiums for several years and the reserves for healthcare at the State have diminished. Insurance premiums are expected to increase in 2026. The Town will not know what the increase will be until August 2025; however, it is expected to be at least 10%. Commissioner Dixon asked if the employees were paying part of the current premium. Randy Holloway answered "no" and with the projected budget not including a Cost-of-Living Adjustment (COLA) for next year, it would not be fair to the employees to pay a portion of the insurance. Board members agreed with that statement.

**Slide 11-** Crystal Smith asked the Commissioners whether to continue using Too Much Sylvia for the 2026 Independence Celebration or would another band be preferred. The Board asked for a change to either Josh Sanders, who finished second on the Voice and lives in Kannapolis, or a band that plays all types of music. A discussion was held concerning the waterline project on Main Street possibly being at the square during October 2025 when the Fall Festival is normally scheduled. The Board agreed it would be a safety and logistics challenge to hold the Fall Festival and felt it would be best to not have it this year.

**Slide 12-** Randy Holloway gave a status update on the ABC Store. The monthly rent is now \$7,000 a month because a rental contract from the property owner has not been signed by the ABC Board and a higher rate is charged for a month-to-month rental basis. The landlord is willing to give a better monthly cost if a 5-year contract is signed. Plans for a new store at the White Owl building on Hwy 49 are currently moving forward. The ABC Board has submitted the plans and permits and are waiting for them to be reviewed. The ABC store closes at 7pm with 3 full-time employees working, and the Board felt staying open later would increase the ABC store's revenue. When discussing the excess revenue distribution, the Board requested a copy of the ABC financials to see where the funds are being spent and if money was being put aside for the new store.

**Slide 13-** At the October 14, 2024 meeting, the Town Board had approved the Town Board members to be compensated on a pay-per-meeting stipend for the 12 monthly meetings and the budget workshop (13 total meetings per year) starting July 1, 2025. One absence would be permitted each fiscal year, and after the first absence the member would not get paid for each additional regularly scheduled meeting missed. Staff asked the Town Board of Commissioners if they would like to apply the same policy to the Planning & Zoning Board, and they did want to go to a pay-per-meeting for each monthly meeting attended. If there was a month the Planning & Zoning Board did not meet, they would not be paid. This will be an agenda item for the April 8, 2025 Town Board meeting.

**Slide 14-** The Fire Chief would like to finish the bay floors with a non-slip coating (estimated \$40,000) and to install a mural on the interior wall where the antique fire truck is housed. There may be enough money left in the FY24/25 budget to do the bay floors by June 30<sup>th</sup>. Mural grants from the Cabarrus Art's Council have been for murals on exterior walls of buildings, and Staff is unsure if an interior mural would qualify.

**Slide 19-** Projected completion of the Water Distribution Improvement is November 2025. The crew is finishing up on Cook Street and will be moving to North Main Street working towards Hwy 49 next week.

**Slide 20-** When the Water Treatment Plant is down for the rehab of the water basins, the Town will buy water from the City of Concord at a cost of approximately \$40,000 for six weeks. Concord charges



\$6.60 per thousand gallons while the Town charges customers \$4.63 per thousand gallons. An average of 250,000-300,000 gallons of water are used per day by residents. The installation of a Powder Activated Carbon (PAC) system introducing powdered carbon at the water intake point will help reduce the by-products in the water. The system will cost an estimated \$130,000. Garver Engineering and Norit Company will handle the design and installation. A building will be needed to cover the PAC system and supplies with a cost estimate of \$70,000. If the PAC system does not remove enough by-products to reduce the TTHM's and HAA's, the last option is a Carbon Filtration System with a much higher price point. Testing on both sides of the creek at the intake site to see if the water by-products were lower on the opposite side of the creek did not show much of a difference from the first testing. Staff are still working with NC DEQ to get the well at the lagoon operational and back online.

**Slide 21-** Staff asked the Board if the estimate to move the house 13 feet is high, would it be okay to completely remove the house from the property by giving it away or demolition. This would allow more room to install a turn lane on N. Washington St and the Town could possibly add a small park area. The Board did not want to put more money into the house and were leaning to have it removed, depending on estimates to move it and fix it up to sale. The estimate will be ready for the April Board meeting. Because of the waterline project, the sidewalk project has been slowed down which will allow the engineers to include the turn lane in the design.

**Slide 24-** NC DOT will engineer and administer the sidewalk project along Hwy 73. This process has never been used before. Usually, the Town would engineer and administer the project. The West Franklin St. portion of the sidewalk project will cross over Hwy 73 twice. The Board asked if it would have pedestrian crosswalk lights and Town Staff will request NC DOT to have them installed.

**Slide 25-** The FEMA BRIC Grant may not come through; however, the stormwater improvements will take place with NC DOT agreeing to provide materials while the street is open to install new waterlines since it falls under the State's responsibility for upkeep. The utility duct bank would be removed from the project if the BRIC grant funds are not received since there would be no other sources for funding.

**Slide 26-** Center City zoning requires all gravel parking lots to be paved by December 31, 2025. There have already been two extensions delaying the zoning requirements due to the waterline project. S. Main St. gravel lot (formerly owned by the Town) will be used as a laydown area for materials and equipment. The Town traded this property for the parking lot around Buddy's restaurant and Moose Drug to better improve parking and traffic flow which will help support the theater renovation. It would be difficult to close the gravel parking lot until the waterline projects are completed. The Board stated that they would like to have all business parking lots paved as soon as feasible. Letters will be sent out to businesses inside Center City with gravel parking lots within the next two months.

**Slide 29-** The Board asked Town Staff to see if filling cracks in the asphalt would help keep the streets in better condition. The Town Engineer will be instructed to evaluate the roads for filling the cracks when the next annual street assessment is completed.

**Slide 30-** Water Sewer Authority of Cabarrus County (WSACC) is currently conducting a study to see if a sewer facility is needed in the Mount Pleasant area, and the study will be presented to the WSACC Board in April. From early indications it appears that the study will recommend a sewer facility in Mount Pleasant so that sewer does not need to be pumped 13 miles to the current facility on Rocky River. The coffer dam needs to be replaced (estimated \$10 million) at the water intake site on Dutch Buffalo Creek. An Engineering Study needs to be done now for the coffer dam replacement. Grant funds for these types of projects are drying up within the State. The Town needs to start working with USDA for a grant/loan to fund the replacement dam since it takes years to obtain permits and complete the approval process to receive a loan. Because of the last census results showing a lower population and median



household income, the Town would qualify for a 45% grant for the project until the next census is performed. The current interest rate for USDA loans is 2.75% to fund the remaining 55% of cost. It will take several years before the project can begin.

**Slide 34-** The Board directed Staff to conduct a public workshop for the new Comprehensive Plan as part of the Planning & Zoning Board meeting in April for residents to have an input. The Comprehensive Plan will need to be adopted by June 30, 2025.

**Slide 38-** The Board agreed to increase the Waste Disposal Fees, Extra Can Fees, and the sewer base rate to help offset the Waste Pro and WSACC increases.

**Slide 39-** The Board instructed Staff to keep the same services for Cabarrus County Sheriff's Department next year.

**Slide 44-** Mayor Lapisch stated the estimated Lump Sum amount of \$250 for full-time and \$100 for part-time employees was not enough for what they do and asked for the Board to increase the amount. Since the Fall Festival will not be funded for FY25/26 due to the waterline project, the Board instructed the \$13,590 savings be added to the \$5,000 already budgeted.

## **ADJOURNMENT**

After finishing the Budget Workshop Mayor Lapisch closed the meeting with prayer.

By our signatures, the following minutes were approved as submitted and amended on Monday, April 8, 2025 in the Regular Meeting.

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**Town Clerk Amy Schueneman**

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**Mayor Tony Lapisch**

SEAL



March 20, 2025

Town of Mount Pleasant  
8590 Park Drive  
Mount Pleasant, NC 28124

Reference: Mount Pleasant Fire Department HVAC Study  
Mount Pleasant, North Carolina

Dear Mrs. Schueneman:

Thank you for the opportunity to assist you and your team on this project. Please consider the following outline for Mechanical Engineering Services as our proposal for your review and approval.

## **PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES**

### **Project Description:**

- Investigate and provide guidance on possible solutions / fixes for the heating and cooling insufficiencies experienced by the Fire Department personnel.

### **Basic Services Will Include:**

- Gather information on perceived HVAC system issues.
- Perform heating and cooling load calculations to confirm proper airflow and zoning.
- Produce PDF action plan for possible solutions to mitigate issues and correct insufficiencies.
- Site visits to verify existing conditions.

### **Additional Services:**

- Additional site visits for construction administration or non-compliance of recommendations.
- Detailed cost estimates.
- Life cycle cost analysis.
- Services required due to the enactment of State or Local code revisions, laws or regulations subsequent to the preparation of the documents.

Additional services will be compensated on an hourly basis in accordance with the Standard Hourly Rate schedule listed below.

Reimbursable expenses shall be in addition to the compensation for Basic and Addition services listed above. Reimbursable expenses include:

- Construction administration required due to the contractor's lack of experience or field coordination or following recommended solutions.
- As-built drawings.
- Providing electronic documents for the contractor's use.
- Reviewing shop drawings more than two times due to the contractor's lack of compliance with the permit documents or review comments.
- Courier services.
- Reproduction of drawings and specifications, except for in-house office coordination.

### Standard Hourly Rates:

|                    |          |
|--------------------|----------|
| Principal Engineer | \$250.00 |
| Drafting           | \$180.00 |
| Administrative     | \$100.00 |

### Total Project Cost for Basic Services:

- \$2,000.00 Lump Sum Fee.
- Permit drawings can be completed 12-15 working days after receipt of all required information.

### Payment:

- Services will be invoiced on a monthly basis upon completion of recommendation documents.
- Payment is due within 30 days of invoice date.
- All invoices over 60 days will be subject to a 1-1/2% interest rate fee per month.
- A service charge of \$45.00 will be assessed on all invoices 90 days past the original invoice date.
- All project support will cease on invoices past 90 days.

***\*Our Liability Insurance Underwriter requires that we have a written contract for all projects. If this proposal is accepted, please sign and date the contract and return via email.\****

Thank you for considering Trident Engineering, Inc. for this project.

Sincerely,



Michael J. Smith, PE, CIPE  
President  
Trident Engineering, Inc.  
North Carolina Business License No. C-3862

### Trident Engineering Proposal Acceptance:

If this proposal is satisfactory, please complete the following and return signed copy to us. Please keep the signed original for your records.

Signature of Authorized Agent

Terry R. Holloway

Printed Name of Authorized Agent

TERRY R. HOLLOWAY

Title

TOWN MANAGER

Date

3/21/25



Water Meeting March 17, 2025  
@ CCMP



| NAME                          | ADDRESS |
|-------------------------------|---------|
| Tom GRAVES                    |         |
| Rodney + Amy Schueneman       |         |
| Scott O'Loughlin              |         |
| Ally Schueneman               |         |
| Christian Little              |         |
| Leonard Stogner               |         |
| Barry Taylor                  |         |
| Shanna + Barry (nick) Tadlock |         |
| Jennifer Blake                |         |
| Dustin Sneed                  |         |
| Vincent Vezza                 |         |
| JAMES Johnson                 |         |
| Carolyn Edwards               |         |
| Ric STARNES                   |         |
|                               |         |
|                               |         |
|                               |         |
|                               |         |

~~Water Meeting~~ March 31, 2025  
@ Mt Pleasant Global Methodist



| NAME                   | ADDRESS |
|------------------------|---------|
| Shanna & Barry Tadlock |         |
| Ava Garmyn             |         |
| Steve Ashby            |         |
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## MEMORANDUM

To: Mayor and Town Board  
From: Randy Holloway, Town Manager  
Date: April 8, 2025

RE: Manager's report for March 2025

Please find listed below an update / overview for the month of March 2025

- Continued working with Staff and three engineering firms to select the best options for dealing with the ongoing water treatment issues. Utility Services conducted an inspection of the ground storage tank in order to give us a report on the condition of that tank which was built in 1970. We are meeting with USG on April 30<sup>th</sup> to review the report and discuss options for the tank and treatment plant. We also met with Norit to discuss the possibility of adding a PAC (powder activated carbon) system to the treatment process to help with TOC removal and taste and odor issues. This project has great potential, and we will likely be moving forward with this project in the near future. This item continues to occupy the majority of my time.
- Had a meeting with Graver Engineering to discuss their firm assisting with the water treatment issues. They will be the firm that will assist with the PAC system.
- Worked with Staff to help prepare the budget presentation for FY-25/26.
- Participated in a meeting with the Cabarrus County Sheriff's Office to discuss the significant increase in the funding requested for FY-25/26.
- Participated in the two public meetings related to water quality issues.
- Continued worked with Staff to keep the State funded sidewalk project and the North Washington Drive projects moving forward.
- Participated in a meeting to start the asset inventory study (AIA) on the Town's water, sewer, and stormwater systems. LKC Engineering will begin this study soon. The studies are funded with grant money at 100% with no local funding required.
- Continued worked with Staff to keep the Comprehensive Plan update moving forward.
- Participated in the monthly USDA, water and sewer project update meetings.
- Attended the monthly meeting of WSACC.





**Planning, Economic Development, & Infrastructure Projects  
April 3, 2025**

**Active Planning & Zoning Cases**

**ANX 2025-01 & REZ 2025-03 Harris Property**

**Description:** Request to annex property zone Town of Mount Pleasant Light Industrial (I-1 or CZ I-1) to construct

**Location:** 800 N. Main Street

**Current Zoning:** Cabarrus County Office & Institutional (OI)

**Proposed Zoning:** Mount Pleasant I-1 or CZ I-1 Light Industrial

**Area:** approx. 4.98 acres

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

**Current Status:** Tentatively scheduled for April 28 Planning & Zoning Board for recommendation and May 13 Town Board meetings.

**SUB 2025-01 N. Main Street Infill Subdivision**

**Description:** Preliminary plat for proposed 15-lot infill subdivision on N. Main Street.

**Location:** 800 N. Main Street

**Current Zoning:** RM Residential Medium Density

**Area:** approx. 7.5 acres

**Estimated Sewer Capacity Usage:** 3,375 gpd

**Current Status:** Preliminary Plat currently under review by Technical Review Committee. Tentatively scheduled for May 19 Planning & Zoning Board (administrative review to ensure compliance with regulations of Mount Pleasant Development Ordinance).

**SITE 2024-01 Uwharrie Bank (SUP 2024-01 and ADP 2024-01-Revised)**

**Description:** Construction of new approximately 6,000sf bank building

**Location:** 8320 W. Franklin St.

**Cabarrus County Parcel Number(s):** 5670-13-6357

**Current Zoning:** CC Center City

**Area:** 3.707 acres (approximately 1 acre portion of site to be used)

**Estimated Sewer Capacity Usage:** existing tap for previous building

**Current Status:** Board of Adjustment approved at February 24 meeting. Waiting on construction plans.

**SITE 2022-04 Highway 49 Mini-Storage**

**Description:** Site Plan for 10 acres of mini storage (site area 11.27 acres), including 20 storage buildings totaling 98,100 square feet

**Location:** 8830 NC Highway 49 N

**Cabarrus County Parcel Number(s):** 5670-47-4622

**Current Zoning:** I-1 Light Industrial

**Area:** 11.27 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Zoning approval pending.

**SITE 2023-02 Parking Lot (corner of E. Franklin St. and Eastover Dr.)**

**Description:** Site plan for commercial parking lot

**Location:** 8860 E. Franklin Street

**Cabarrus County Parcel Number(s):** 5670-42-6218

**Zoning:** C-1 Light Commercial

**Area:** approx. 0.5 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Temporary Certificate of Compliance issued. Trench drain, asphalt repairs, and ground cover installation to be completed.

**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:** approx. 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:** Incomplete improvements bonded and Phase 1 Final Plat recorded.

**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 Sloop Arthur Drive and Green Acres Circle

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

**Zoning:** RM CZ Conditional Residential Medium Density

**Area:** approx. 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:** Final Plat approval pending.

**Code of Ordinances**

Part 2 Government and Administration has been codified and approved by the Town Board and updated on the Town website. Later during 2025, codification and updates to Part 4 Public Works and Part 6 Licensing and Regulation will be completed.

**Infrastructure**

- The WSACC Wastewater Capacity Distribution #12 Memo dated January 28, 2025 shows that Mount Pleasant has a total of 120,155gpd of allocation. Distribution #12 added 3,582gpd to Mount Pleasant's allocation. The Town's updated sewer allocation spreadsheet shows 18,960 gpd of non-strategic reserve (equivalent of 84 homes) and 10,000gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion.
- Work is nearing completion on Empire Drive Sewer Pump Station and sewer line utilizing a USDA loan. There were delays due to rock under Highway 49. Sewer line and manhole replacements on A, B, C, Wade, and Reid Streets are complete. Final paving, patching, fill, and seeding are underway. Visit [www.mpncfuture.com](http://www.mpncfuture.com).

- The Town's Water Distribution Line project being installed by State Utility began in February 2025 with an estimated completion by the end of year. The Lower Adams Creek Sewer Outfall project being installed by Elite Infrastructure Group began in March 2025 with an estimated completion by March 2026. Project updates will be posted on [www.mpnfuture.com](http://www.mpnfuture.com). Information about road closures and service interruptions will be posted on social media. Planned service interruptions will also have door hanger notifications.
- Volkert Engineering is currently working on the engineering for the N. Washington Street Sidewalk/Curb & Gutter project. Engineering is nearing completion and under review by NCDOT. Town staff is currently evaluating if the mill house at the corner of N. Washington Street and Hwy. 73 can be moved over or if it will need to be demolished.
- Staff submitted Congestion Mitigation and Air Quality Grant (CMAQ) applications for the sidewalk projects in the Bicycle & Pedestrian Project Acceleration Plan. The two W. Franklin Street segments and E. Franklin Street segment were included in front-loaded funding requested for CMAQ/CRP funding by the MPO and the Town received a \$2.7 million directed grant from the state for sidewalk installation. Staff is currently working with NCDOT to design and administer one or more sidewalk segments on behalf of the Town.
- McAdams Engineering is working on the engineering plans for downtown stormwater improvements. The drawings are currently under review by NCDOT.
- McAdams Engineering completed a draft conceptual plan for parking and streetscape improvements in the southwest quadrant of downtown. This will facilitate coordination with adjacent property owners and businesses and provide the information needed to apply for funding. McAdams Engineering has prepared scope of work for engineering that the staff is currently reviewing.
- The Town was selected to move forward in the FEMA Building Resilient Infrastructure and Communities (BRIC) grant process. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. The grant request is for approximately \$4.5 million. The grant match is 12%. Staff provided an updated Benefit Cost Analysis as requested by FEMA and is currently awaiting FEMA's response.

#### **Comprehensive Plan Update**

- Background information was presented to the Steering Committee at its March 25 meeting.
- A public input survey was available online from the end of April until May 31. The public workshop was held May 21. The survey and workshop were publicized on the Town's website, social media, and in the water bills. Benchmark Planning has prepared draft public input results and analysis that was presented to the Steering Committee its July 29 meeting.
- Greenfield Economic Development consultants have been gathering data for the economic development analysis.
- Draft goals and strategies were presented to the Steering Committee at the September 23 meeting.
- The complete draft plan has been reviewed by the Steering Committee.
- A public information workshop will be held prior to the April 28 or May 19 Planning & Zoning Board meeting.
- Planning & Zoning Board recommendation is tentatively scheduled for May 19 Planning & Zoning Board meeting.
- Public hearing is tentatively scheduled for June 10 TB meeting.

#### **Permits**

March & April Permits (to date) attached.



## March and April 2025 Zoning Permits (to date)

| Permit #  | Date      | Cab. Co. #   | Add. # | Street Name  | Type      | Permit Description | Applicant         | Notes                  |
|-----------|-----------|--------------|--------|--------------|-----------|--------------------|-------------------|------------------------|
| Z-2025-13 | 3/17/2025 | 5671-10-6083 | 116    | N. Main St.  | Accessory | Carport            | Katharine Morales |                        |
| Z-2025-14 | 3/17/2025 | 5670-04-7381 | 501    | S. Halifax   | Accessory | Shed               | William Wisner    |                        |
| Z-2025-15 | 3/27/2025 | 5670-27-4333 | 8440   | NC Hwy 49 N  | Sign      | Hardees Wall Signs | Design Team Signs |                        |
| Z-2025-16 | 3/28/2025 | 5660-56-7662 | 521    | Oleander St. | New       | Single-family home | Niblock Homes     | Brighton Park, Phase 1 |
| Z-2025-17 | 3/28/2025 | 5660-46-8870 | 606    | Brennan St.  | New       | Single-family home | Niblock Homes     | Brighton Park, Phase 1 |
| Z-2025-18 | 3/28/2025 | 5660-46-8771 | 614    | Brennan St.  | New       | Single-family home | Niblock Homes     | Brighton Park, Phase 1 |

### 6 Zoning Permits

| Permit #  | Date     | Cab. Co. #   | Add. # | Street Name     | Type      | Permit Description   | Applicant       | Notes                      |
|-----------|----------|--------------|--------|-----------------|-----------|----------------------|-----------------|----------------------------|
| Z-2025-19 | 4/2/2025 | 5670-52-4230 | 9100   | E. Franklin St. | Temp. Use | Produce Stand        | Kelly Robinson  | Max. 4 months              |
| Z-2025-20 | 4/2/2025 | 5670-52-1293 | 9700   | E. Franklin St. | Temp. Use | Promotional Activiti | Grammy's Attic  | Max. 12 events during 2025 |
| Z-2025-21 | 4/2/2025 | 5670-22-4508 | 1507   | S. Main St.     | Accessory | Detached Garage      | Jason Kotheimer |                            |

### 3 Zoning Permits

## Financial Report as of March 31, 2025

|                       | Bank Acct Name                           | Balance         |
|-----------------------|--|-----------------|
| General Fund Accts    | General Checking                         | \$150,823.54    |
|                       | General Fund MM at First Bank            | \$272,886.87    |
|                       | General Fund MM (NCCMT)                  | \$1,978,668.39  |
|                       | General Fund 42% MM at First Bank        | \$3,355.28      |
|                       | General Fund 42% MM (NCCMT)              | \$1,275,285.81  |
|                       | Façade Grant                             | \$16,126.62     |
|                       | Park Development (Uwharrie)              | \$1,224.10      |
|                       | Payroll Checking                         | \$106,633.59    |
|                       | Powell Bill                              | \$54,998.98     |
|                       | Retiree Insurance at First Bank          | \$2,579.96      |
|                       | Retiree Insurance (NCCMT)                | \$25,303.28     |
| Water/Sewer accts     | WS Checking                              | \$224,428.60    |
|                       | WS Money Market                          | \$251,497.81    |
|                       | WS Money Market (NCCMT)                  | \$870,665.03    |
|                       | Debt Setoff (NCCMT)                      | \$1,100.03      |
|                       | Dredging Fund (Uwharrie)                 | \$31,159.78     |
|                       | USDA- Payment Reserve at First Bank      | \$5,365.07      |
|                       | USDA- Payment Reserve (NCCMT)            | \$273,229.87    |
| Capital Reserve Accts | Infrastructure & Streets                 | \$16,966.19     |
|                       | Police Vehicles                          | \$56,698.41     |
| Capital Projects      | CMAQ Capital Project                     | \$127,596.27    |
|                       | SCIF funds                               | \$1,350.66      |
|                       | USDA Capital Project                     | \$116,184.28    |
|                       | State Funded-Sewer Project               | \$127,705.25    |
|                       | State Funded Water Projects              | \$134,112.91    |
|                       | USDA (Uwharrie-Loan funds-savings)       | \$1,577,153.15  |
|                       | State Grant-WTP renovations              | \$2,500.87      |
|                       | State Grant- \$100,000 capital/equipment | \$99,144.13     |
|                       | State Grant- \$2.7M for Sidewalks        | \$220,193.08    |
|                       | State Grant- \$2.7M for Sidewalks(NCCMT) | \$2,470,412.59  |
|                       | Downtown Storm Drainage Improvement      | \$4,884.93      |
|                       | Parking Lot- S Main Cap Proj             | \$3,000.75      |
| Fire Dept.            | Fire & Rescue Relief Fund (First Bank)   | \$3,144.41      |
|                       | Fire & Rescue Relief Fund (NCCMT)        | \$43,990.48     |
|                       | FD-Radio Reserves                        | \$10,972.27     |
|                       | FD Capital Reserve -Vehicles             | \$2,594.59      |
|                       | FD-Personnel                             | \$28,000.77     |
| TOTAL                 |  | \$10,591,938.60 |

| FY2024-2025  |                | General Fund     |                |                |         |
|--------------|----------------|------------------|----------------|----------------|---------|
|              | APPROVED       | MONTH            | YEAR           |                |         |
|              | FY2024-2025    | TO DATE          | TO DATE        | REMAINING      | PERCENT |
|              |                | (Encumbered)     |                |                |         |
| Revenues     | \$3,200,789.00 |                  | \$2,903,359.37 | \$297,429.63   | 91%     |
| Expenditures | \$3,200,789.00 | \$119,447.82     | \$2,020,803.54 | \$1,060,537.64 | 67%     |
|              |                |                  |                |                |         |
|              |                | Water Sewer Fund |                |                |         |
|              | APPROVED       | MONTH            | YEAR           |                |         |
|              | FY2024-2025    | TO DATE          | TO DATE        | REMAINING      | PERCENT |
|              |                | (Encumbered)     |                |                |         |
| Revenues     | \$1,714,701.00 |                  | \$1,183,689.11 | \$531,011.89   | 69%     |
| Expenditures | \$1,714,701.00 | \$21,496.20      | \$996,106.01   | \$697,098.79   | 59%     |

**TOWN OF MOUNT PLEASANT**  
**COMPARISON BUDGET VS ACTUAL -March 2025**

|                           | <b>CURRENT<br/>BUDGET</b> | <b>YTD<br/>ACTUAL</b> | <b>DIFFERENCE</b>   |
|---------------------------|---------------------------|-----------------------|---------------------|
| <b>GENERAL GOVERNMENT</b> |                           |                       |                     |
| Town Hall                 | 112,584.00                | 91,343.21             | 21,240.79           |
| Governing Body            | 40,650.00                 | 24,453.67             | 16,196.33           |
| Admin                     | 511,775.00                | 343,417.97            | 168,357.03          |
| Planning & Zoning         | 258,609.00                | 130,916.45            | 127,692.55          |
|                           | <u>923,618.00</u>         | <u>590,131.30</u>     | <u>333,486.70</u>   |
| <b>PUBLIC SAFETY</b>      |                           |                       |                     |
| Law Enforcement           | 242,452.00                | 78,438.68             | 164,013.32          |
| Fire Department           | 1,101,000.00              | 669,197.87            | 431,802.13          |
|                           | <u>1,343,452.00</u>       | <u>747,636.55</u>     | <u>595,815.45</u>   |
| <b>PUBLIC WORKS</b>       |                           |                       |                     |
| Operations Center         | 59,708.00                 | 39,931.24             | 19,776.76           |
| Streets                   | 178,437.00                | 64,903.40             | 113,533.60          |
| Sanitation                | 150,170.00                | 95,924.89             | 54,245.11           |
| Buildings & Grounds       | 114,652.00                | 65,859.46             | 48,792.54           |
|                           | <u>502,967.00</u>         | <u>266,618.99</u>     | <u>236,348.01</u>   |
| <b>CULTURE/REC</b>        | <u>85,400.00</u>          | <u>47,232.60</u>      | <u>38,167.40</u>    |
| <b>DEBT SERVICE</b>       |                           |                       |                     |
| Debt Service Principal    | 229,052.00                | 170,481.45            | 58,570.55           |
| Debt Service Interest     | 116,300.00                | 90,942.62             | 25,357.38           |
|                           | <u>345,352.00</u>         | <u>261,424.07</u>     | <u>83,927.93</u>    |
| <b>TOTAL</b>              | <b>3,200,789.00</b>       | <b>1,913,043.51</b>   | <b>1,287,745.49</b> |
| <b>WATER/SEWER</b>        |                           |                       |                     |
| Admin                     | 310,772.00                | 200,440.61            | 110,331.39          |
| Operations Center         | 24,853.00                 | 18,026.47             | 6,826.53            |
| Water                     | 203,594.00                | 147,403.90            | 56,190.10           |
| Sewer                     | 439,440.00                | 278,789.69            | 160,650.31          |
| Water Treatment Plant     | 489,094.00                | 338,316.74            | 150,777.26          |
|                           | <u>1,467,753.00</u>       | <u>982,977.41</u>     | <u>484,775.59</u>   |
| <b>DEBT SERVICE</b>       |                           |                       |                     |
| Debt Service Principal    | 241,552.00                | 9,043.04              | 232,508.96          |
| Debt Service Interest     | 5,396.00                  | 4,085.56              | 1,310.44            |
|                           | <u>246,948.00</u>         | <u>13,128.60</u>      | <u>233,819.40</u>   |
| <b>TOTAL</b>              | <b>1,714,701.00</b>       | <b>1,009,234.61</b>   | <b>705,466.39</b>   |
| <b>COMBINED</b>           | <b>4,915,490.00</b>       | <b>2,922,278.12</b>   | <b>1,993,211.88</b> |



To: Mayor and Town Board of Commissioners

From: Crystal Smith, Human Resources Director

*CWS*

Date: April 2025

Listed below are activities for the month of March 2025.

- Worked with Finance Director on FY 2025/2026 budget projections
- Worked with Finance Director and Assistant Town Manager on budget presentation slideshow
- Attended Cabarrus Community Planning Council meeting
- Attended virtual dental/vision insurance meeting for FY 2025/2026 coverage (update below)
- Attended March Town Board meeting
- Attended Water Update Meeting at CCMP

**Customer Service Area:**

- LEAD Line Surveys: (update below)
- Twenty (20) customers were disconnected for non-payment.
- Generated 1288 (which includes 594 ebills) totaling \$113,249.42
- Reminder notification to customers on Constant Contact: 242 customers received either email/text notification with 82% opening the notifications.

**Constant Contact Update:**

- Statistics from February Bill: 576 sent, 402 opened, 50 clicked on links, 6 bounced back (email changes, etc.) and 174 people did not open.

**Human Resources Area:**

- No new employees hired during March

**Events:**

- Continued planning process for the Independence Celebration, which is Saturday, June 28, 2025

**Updates from Budget Workshop (March 22, 2025)**

- **Dental/Vision Coverage** – The Town will be contracting with The Hilb Group for dental/vision coverage, by NC League of Municipalities recommendation. During a recent webinar, Hilb Group staff said rates should stay the same as what the Town is

currently paying. A representative from the Hilb Group will be scheduling an on-site meeting in April or early May to discuss benefits, etc with Town staff.

- **Update on Independence Celebration 2026 Entertainment:** As requested by the Town Board at the March budget workshop, I spoke with Abby Carter, Brio Live, on possibly having Josh Sanders (local entertainer who was on The Voice) as featured band at the 2026 event. Josh Sanders cost (with band) is \$15,000. Ms. Carter suggested “The Tonez” who are high-energy and play 70s, 80s, dance, beach, some country line dance music, and Ms. Carter said the Tonez would be a good fit for our community. The cost is less than \$5000 (right in line with what the Town currently pays for a band), and the Tonez have been booked for Independence Celebration 2026 (Saturday, June 27). Eric Bowman will be the DJ for the 2026 event (current rate \$850).
- **Lead Line Survey:** Due to the water line construction project and staff having so much to do, staff have decided to hold off completing the Lead Line Survey until 2026. The Town will continue to gather information as customers call in and hopefully a lot of the water lines will be identified as part of the Asset Inventory Assessment project, which is being conducted by LKC Engineering. The Town has until 2027 to complete this survey.

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*CODE ENFORCEMENT*

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**Monthly report**

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

**March 2025**

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**Case Status**

|                      |   |
|----------------------|---|
| <b>New Cases</b>     | 4 |
| <b>Cases Cleared</b> | 4 |

**New Cases**

| <b>Case #</b> | <b>Location</b>    | <b>Reference</b>         | <b>Status</b> |
|---------------|--------------------|--------------------------|---------------|
| 025-019-C     | Cook Street        | Construction/Detour      | Monitoring    |
| 025-020-C     | Empire Drive       | Damage from construction | Closed        |
| 025-021-C     | 8530 Walnut Street | Storm drain              | Open          |
| 025-022-C     | 8170 Fisher Road   | Accessory building       | Closed        |
|               |                    |                          |               |
|               |                    |                          |               |
|               |                    |                          |               |

**Route Card Summary**

| <b>Action</b>               | <b>Number</b> |
|-----------------------------|---------------|
| <b>Code Enforcement</b>     | 10            |
| <b>Emergency Management</b> | 0             |
| <b>Golf Cart Inspection</b> | 1             |
| <b>Grants</b>               | 0             |
| <b>Investigation</b>        | 0             |
| <b>Meeting</b>              | 1             |
| <b>Other</b>                | 3             |
| <b>Recheck</b>              | 10            |
| <b>Sign Sweep</b>           | 0             |
| <b>Training</b>             | 0             |
| <b>Hazardous Condition</b>  | 0             |
| <b>TOTAL</b>                | 25            |



## Daily Work Log

**MONTH**

**March 2025**

*\*The Code Enforcement officer was out of service for a good portion of the month due to dental surgery.*

| Day | Activity                     | Code | Notes   |
|-----|------------------------------|------|---|
| 03  | Monthly Report               | O    | February Monthly Report   |
| 03  | 024-020-C                    | C    | Property damage on Empire Drive. Documented condition, will leave file open to monitor.   |
| 04  | 025-019-C Cook Street        | C    | Complaint from Gordon Funeral regarding detour traffic cutting through the business, even during a funeral. File will be kept open until construction is complete.  |
| 04  | 025-021-C 8530 Walnut Street | C    | Previous case: 023-082-C. Owner states rip rap is still partially blocking the storm drain causing poor storm water flow/flooding. Work order sent to public works. |
| 06  | East Franklin                | C    | Check report of an abandoned car behind residence.  |
| 10  | Filing/Office                | O    | Other   |
| 10  | Cook Street                  | O    | Met with LKC regarding Washington/Cook closing. Suggestion complete closure of Cook Street. Spoke with businesses impacted.   |
| 10  | Meeting                      | M    | Spoke with MP Library about possible public education programs. They were interested with check back after surgery.   |
| 18  | Piedmont Lumber              | M    | Discussed evacuation project with owners.   |
| 18  | Walnut Street                | C    | Check parked vehicle possibly blocking street – unfounded.  |
| 19  | Golf Cart Inspection         | G    | Renewal   |
| 19  | 025-014                      | R    | Monthly site visit to monitor debris pile found on property.  |
| 31  | 025-009 - 8510 Lee Street    | R    | Vehicle still on-site.  |
| 31  | 025-013-C 8327 West Franklin | R    | Street Excavation. Awaiting response to move forward with NOV   |
| 31  | 025-014-C 7894 NC 49–North   | R    | Continue to monitor   |
| 31  | 025-015-C 9000 NC 49         | R    | North met with business owner and construction contractor awaiting application from owner.  |

|    |  |   |   |
|----|--|---|---|
| 31 | 025-017-C 1530 Crowell Street            | R | The vehicle remains need to move forward with NOV.  |
| 31 | 025-018-C 8338 Fisher Road Vehicle       | R | Vehicle remains – move forward with NOV   |
| 31 | 025-019-C Construction Cook Street       | R | Final connections and line test.  |
| 31 | 025-020-C Empire Drive Construction Site | R | Property damage. Minor noted at intersection. Close case.   |
| 31 | 025-021-C 8530 Walnut Street             | R | Monitor.  |
| 31 | 025-017-C 1503 Crowell Drive             | C | Notice of Violation sent for review.  |
| 31 | 025-018-C 8338 Fisher Road               | C | Notice of Violation sent for review   |
| 31 | Walnut                                   | C | Check report of situation.  |
| 31 | 025-022-C 8170 Fisher Road               | C | Building was built in front of primary dwelling and located in the ETJ. Aerial photography indicates the building was placed on site between 2017 and 2019, possibly beyond the limitations for enforcement. Started a file for future reference. |

## MEMORANDUM

To: Mayor and Town Board

From: Derek Linker, Public Works

Date: April 8, 2025

Please find listed below an update / overview for the month of March 2025

### **New:**

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 0 pump station alarm calls
- Responded to 2 after hour customer calls
- Picked up 13 dump truck loads of brush which equals 156 cubic yards of brush
- Completed 28 work orders for various issues
- Repaired 2" water main on Hwy 49 near the old Fisher Earnhardt building
- Installed water and sewer taps at 8624 Crestwood Dr.
- Started mowing season

### **Ongoing:**

- Public works mows and maintains approximately 18 acres each week to biweekly depending on conditions as well as ground maintenance at all 8 of our sewer pump stations
- 8 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 and consists of pulling samples from 5 different sites which change every other week
- 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 104 incidents in March

-I attended the yearly budget retreat

-E2's air leak has been repaired.

-We attended a public education event at Cabarrus Arena.

-Safe Industries serviced our electric extrication equipment and found no major issues.

-No major apparatus issues to report.

As always, thank you for your continued support!

*Dustin Sneed*

*Fire Chief*

*Mt. Pleasant Fire Dept.*

# Cabarrus County Sheriff's Office

253 / Mt. Pleasant

Law Calls for Service

01/01/2025 - 03/31/2025

|            |                               | Jan-2025  | Feb-2025  | Mar-2025  |
|------------|-------------------------------|-----------|-----------|-----------|
| DISPATCHED | <b>Total</b>                  | <b>42</b> | <b>45</b> | <b>57</b> |
|            | ALL ANIMAL CONTROL CALLS      | 2         | 3         | 5         |
|            | ASSIST EMS                    | 3         | 2         | 2         |
|            | ATTEMPT TO LOCATE             | 1         | 0         | 0         |
|            | BREAKING AND ENTERING OF RESD | 0         | 1         | 1         |
|            | BREAKING ENTER OF VEHICLE     | 0         | 1         | 1         |
|            | BURGLAR ALARM                 | 1         | 3         | 2         |
|            | CAC BITE                      | 0         | 1         | 0         |
|            | CAC WELFARE CHECK             | 1         | 0         | 0         |
|            | CARELESS RECKLESS DRIVING     | 2         | 1         | 4         |
|            | COMMITMENT PAPERS             | 0         | 0         | 1         |
|            | COMMUNICATING THREATS         | 2         | 1         | 0         |
|            | DIRECT TRAFFIC                | 0         | 1         | 0         |
|            | DISCHARGE FIREARMS            | 0         | 0         | 1         |
|            | DISPUTE (ANYONE)              | 1         | 2         | 6         |
|            | DOMESTIC DISTURBANCE          | 1         | 0         | 1         |
|            | ESCORT                        | 0         | 2         | 3         |
|            | FOLLOW UP                     | 0         | 1         | 2         |
|            | FRAUD / FORGERY               | 0         | 1         | 0         |
|            | IDENTITY THEFT                | 0         | 1         | 0         |
|            | INFORMATION                   | 1         | 0         | 0         |
|            | INTOXICATED DRIVER            | 1         | 0         | 2         |
|            | INVESTIGATION                 | 0         | 0         | 1         |
|            | LARCENY                       | 0         | 1         | 1         |
|            | LIVESTOCK                     | 0         | 0         | 1         |
|            | LOUD (ANYTHING DESC IN NARR)  | 1         | 0         | 0         |
|            | MISSING PERSON OR RUNAWAY     | 0         | 0         | 1         |
|            | OPEN DOOR                     | 1         | 0         | 0         |
|            | OVERDOSE / POISONING          | 2         | 0         | 0         |
|            | PROWLER                       | 0         | 0         | 1         |
|            | REAL TIME TEST                | 1         | 1         | 0         |
|            | REPOSESSION                   | 0         | 1         | 1         |
|            | ROAD HAZARD                   | 0         | 0         | 1         |
|            | SEE SOMETHING_GAGGLE          | 1         | 0         | 0         |

|                   |                             | Jan-2025   | Feb-2025   | Mar-2025   |
|-------------------|-----------------------------|------------|------------|------------|
| DISPATCHED        | SERVICE CALL LAW            | 8          | 6          | 4          |
|                   | STOLEN VEHICLE              | 0          | 0          | 1          |
|                   | STRANDED MOTORIST           | 2          | 1          | 0          |
|                   | STRUCTURE FIRE              | 1          | 0          | 0          |
|                   | SUSPICIOUS SUBJECT          | 2          | 3          | 4          |
|                   | SUSPICIOUS VEHICLE          | 0          | 2          | 3          |
|                   | TRAFFIC ACC PROPERTY DAMAGE | 2          | 3          | 0          |
|                   | TRAFFIC ACCIDENT PI         | 0          | 0          | 1          |
|                   | TRESPASSING                 | 0          | 0          | 1          |
|                   | WARRANT                     | 0          | 1          | 2          |
|                   | WELFARE CHECK (PERSON)      | 5          | 5          | 3          |
| OFFICER-INITIATED | <b>Total</b>                | <b>843</b> | <b>790</b> | <b>799</b> |
|                   | 50 B OR C                   | 0          | 0          | 2          |
|                   | ASSIST OTHER                | 0          | 1          | 0          |
|                   | CIVIL PROCESS               | 7          | 10         | 10         |
|                   | COMMUNITY CONTACT           | 5          | 3          | 0          |
|                   | FOLLOW UP                   | 1          | 1          | 4          |
|                   | INVESTIGATION               | 3          | 1          | 2          |
|                   | REAL TIME TEST              | 2          | 0          | 0          |
|                   | ROAD HAZARD                 | 0          | 2          | 0          |
|                   | SCHOOL INVEST               | 1          | 1          | 0          |
|                   | SECURITY CHECK              | 431        | 445        | 445        |
|                   | SERVICE CALL LAW            | 0          | 2          | 2          |
|                   | SEX OFFENDER CHECK          | 0          | 0          | 2          |
|                   | SPECIAL EVENT               | 6          | 6          | 5          |
|                   | SRO ASSIST ADMIN            | 69         | 64         | 56         |
|                   | SRO DRUG INVESTIGATION      | 2          | 2          | 0          |
|                   | SRO FIGHT/ASSAULT           | 0          | 1          | 0          |
|                   | SRO INVESTIGATION           | 7          | 1          | 0          |
|                   | SRO MENTOR/COUNSEL          | 65         | 45         | 57         |
|                   | SRO PARENT MEETING          | 9          | 7          | 1          |
|                   | SRO SAFETY CHECK            | 195        | 172        | 169        |
|                   | SRO THREAT                  | 1          | 0          | 0          |
|                   | STRANDED MOTORIST           | 2          | 1          | 0          |
|                   | SUSPICIOUS SUBJECT          | 1          | 0          | 3          |
|                   | SUSPICIOUS VEHICLE          | 9          | 0          | 3          |
|                   | TRAFFIC STOP                | 23         | 22         | 35         |
|                   | WARRANT                     | 3          | 3          | 3          |
|                   | WELFARE CHECK (PERSON)      | 1          | 0          | 0          |



| Event #                                | Date Time    | Street        | Case #     | callsource |
|--|--------------|---------------|------------|------------|
| <b>ALL ANIMAL CONTROL CALLS 5</b>      |              |               |            |            |
| 25048473                               | Mar 14 17:11 | NEW ST        |            | PHONE      |
| 25048973                               | Mar 15 19:25 | N MAIN ST     |            | PHONE      |
| 25053193                               | Mar 21 19:11 | RIDGE AV      |            | PHONE      |
| 25055589                               | Mar 25 17:14 | HILLSIDE DR   |            | PHONE      |
| 25056854                               | Mar 27 12:31 | OLDENBURG DR  |            | PHONE      |
| <b>ASSIST EMS 2</b>                    |              |               |            |            |
| 25048249                               | Mar 14 10:48 | B ST          |            | PHONE      |
| 25053182                               | Mar 21 18:54 | N COLLEGE ST  |            | PHONE      |
| <b>BREAKING AND ENTERING OF RESD 1</b> |              |               |            |            |
| 25052983                               | Mar 21 14:21 | E FRANKLIN ST |            | PHONE      |
| <b>BREAKING ENTER OF VEHICLE 1</b>     |              |               |            |            |
| 25054735                               | Mar 24 19:30 | PAGE ST       | 2503240013 | PHONE      |
| <b>BURGLAR ALARM 2</b>                 |              |               |            |            |
| 25045163                               | Mar 9 8:30   | W FRANKLIN ST |            | PHONE      |
| 25049053                               | Mar 15 23:35 | NC HWY 49 N   |            | PHONE      |
| <b>CARELESS RECKLESS DRIVING 3</b>     |              |               |            |            |
| 25042710                               | Mar 5 12:11  | E FRANKLIN ST |            | PHONE      |
| 25053403                               | Mar 22 11:10 | WALNUT ST     |            | PHONE      |
| 25055823                               | Mar 26 7:28  | E FRANKLIN ST |            | PHONE      |
| <b>COMMITMENT PAPERS 1</b>             |              |               |            |            |
| 25042050                               | Mar 4 12:21  | PAGE ST       |            | PHONE      |
| <b>DISCHARGE FIREARMS 1</b>            |              |               |            |            |
| 25048484                               | Mar 14 17:31 | NEW ST        |            | PHONE      |
| <b>DISPUTE (ANYONE) 6</b>              |              |               |            |            |
| 25040763                               | Mar 2 23:58  | ROSS CIR      |            | PHONE      |
| 25041749                               | Mar 4 7:06   | LORELEI CT    |            | PHONE      |
| 25044199                               | Mar 7 10:51  | COOK ST       |            | PHONE      |

|          |              |               |            |       |
|----------|--------------|---------------|------------|-------|
| 25047360 | Mar 12 18:01 | N MAIN ST     | 2503120010 | PHONE |
| 25054767 | Mar 24 20:42 | ROSS CIR      |            | PHONE |
| 25057739 | Mar 28 15:11 | W FRANKLIN ST |            | PHONE |

#### DOMESTIC DISTURBANCE 1

|          |              |          |  |       |
|----------|--------------|----------|--|-------|
| 25057553 | Mar 28 11:10 | ROSS CIR |  | PHONE |
|----------|--------------|----------|--|-------|

#### ESCORT 3

|          |              |         |  |       |
|----------|--------------|---------|--|-------|
| 25046400 | Mar 11 10:58 | COOK ST |  | PHONE |
| 25047702 | Mar 13 10:42 | COOK ST |  | PHONE |
| 25056691 | Mar 27 8:49  | COOK ST |  | PHONE |

#### FOLLOW UP 2

|          |              |          |  |       |
|----------|--------------|----------|--|-------|
| 25054812 | Mar 24 23:12 | PAGE ST  |  | PHONE |
| 25057994 | Mar 29 2:02  | ROSS CIR |  | PHONE |

#### INTOXICATED DRIVER 2

|          |              |                           |  |       |
|----------|--------------|---------------------------|--|-------|
| 25046712 | Mar 11 18:35 | W FRANKLIN ST/HILLSIDE DR |  | PHONE |
| 25050901 | Mar 18 22:17 | NC HWY 49 N               |  | PHONE |

#### INVESTIGATION 1

|          |              |             |            |       |
|----------|--------------|-------------|------------|-------|
| 25047066 | Mar 12 10:29 | NC HWY 49 N | 2503120006 | PHONE |
|----------|--------------|-------------|------------|-------|

#### LARCENY 1

|          |              |             |  |       |
|----------|--------------|-------------|--|-------|
| 25053997 | Mar 23 18:42 | NC HWY 73 E |  | PHONE |
|----------|--------------|-------------|--|-------|

#### LIVESTOCK 1

|          |             |             |  |       |
|----------|-------------|-------------|--|-------|
| 25048197 | Mar 14 9:38 | EASTOVER DR |  | PHONE |
|----------|-------------|-------------|--|-------|

#### MISSING PERSON OR RUNAWAY 1

|          |              |                 |  |       |
|----------|--------------|-----------------|--|-------|
| 25056310 | Mar 26 16:07 | N WASHINGTON ST |  | PHONE |
|----------|--------------|-----------------|--|-------|

#### PROWLER 1

|          |             |         |  |       |
|----------|-------------|---------|--|-------|
| 25042994 | Mar 5 22:00 | PAGE ST |  | PHONE |
|----------|-------------|---------|--|-------|

#### REPOSESSION 1

|          |              |          |  |       |
|----------|--------------|----------|--|-------|
| 25055711 | Mar 25 23:16 | NORTH DR |  | PHONE |
|----------|--------------|----------|--|-------|



**ROAD HAZARD 1**

|          |              |        |       |
|----------|--------------|--------|-------|
| 25055283 | Mar 25 13:00 | LEE ST | PHONE |
|----------|--------------|--------|-------|

**SERVICE CALL LAW 4**

|          |              |                         |                  |
|----------|--------------|-------------------------|------------------|
| 25040737 | Mar 2 22:50  | ROSS CIR                | PHONE            |
| 25049265 | Mar 16 14:23 | W FRANKLIN ST/N MAIN ST | 2503160006 PHONE |
| 25055574 | Mar 25 16:50 | NC HWY 73 E             | PHONE            |
| 25058170 | Mar 29 13:38 | PAGE ST                 | PHONE            |

**STOLEN VEHICLE 1**

|          |              |      |                  |
|----------|--------------|------|------------------|
| 25058701 | Mar 30 20:22 | B ST | 2503300012 PHONE |
|----------|--------------|------|------------------|

**SUSPICIOUS SUBJECT 4**

|          |              |             |       |
|----------|--------------|-------------|-------|
| 25045137 | Mar 9 5:22   | NC HWY 49 N | PHONE |
| 25048026 | Mar 13 21:08 | B ST        | PHONE |
| 25051099 | Mar 19 9:34  | NC HWY 49 N | PHONE |
| 25051165 | Mar 19 10:47 | NC HWY 73 E | PHONE |

**SUSPICIOUS VEHICLE 3**

|          |             |               |       |
|----------|-------------|---------------|-------|
| 25040348 | Mar 1 23:54 | NC HWY 49 N   | PHONE |
| 25043013 | Mar 5 23:58 | E FRANKLIN ST | PHONE |
| 25048076 | Mar 14 0:42 | W FRANKLIN ST | PHONE |

**TRAFFIC ACCIDENT PI 1**

|          |            |                            |                  |
|----------|------------|----------------------------|------------------|
| 25041799 | Mar 4 8:11 | W FRANKLIN ST/S HALIFAX ST | 2503040005 PHONE |
|----------|------------|----------------------------|------------------|

**TRESPASSING 1**

|          |             |         |       |
|----------|-------------|---------|-------|
| 25045019 | Mar 8 21:24 | PAGE ST | PHONE |
|----------|-------------|---------|-------|

**WARRANT 2**

|          |             |            |       |
|----------|-------------|------------|-------|
| 25042733 | Mar 5 12:48 | S MAIN ST  | PHONE |
| 25042937 | Mar 5 19:23 | JACKSON ST | PHONE |

**WELFARE CHECK (PERSON) 3**

|          |              |                        |       |
|----------|--------------|------------------------|-------|
| 25047095 | Mar 12 11:09 | NC HWY 49 N            | PHONE |
| 25049603 | Mar 17 9:04  | ROSS CIR               | PHONE |
| 25057889 | Mar 28 20:08 | S MAIN ST/OLDENBURG DR | PHONE |



**CARELESS RECKLESS DRIVING 1**

25044962

Mar 8 18:10

BARRINGER ST

W911

**Total Disp. CFS: 57**

# Cabarrus County Sheriff's Office

Mt Pleasant

Traffic Stop, Citation, & Arrest Data

03/01/2025 - 03/31/2025

Traffic Stop Data with CAD Event Disposition (Zone 253)

|                 |           |
|-----------------|-----------|
| TRAFFIC STOP    |           |
| ARREST MADE     | 2         |
| CITATION ISSUED | 11        |
| CLEAR CALL      | 1         |
| VERBAL WARNING  | 9         |
| WRITTEN WARNING | 12        |
| <b>Total</b>    | <b>35</b> |

Citation Data (Mt Pleasant)

|                                   |                               |
|-----------------------------------|-------------------------------|
| <b>Total # of Citations: 25</b>   | <b>Total # of Charges: 35</b> |
|                                   | <b>Charges</b>                |
| CARRYING CONCEALED GUN (M)        | 1                             |
| DRIVE/ALLOW MV NO REG             | 1                             |
| DWLR NOT IMPAIRED REV             | 5                             |
| EXPIRED REGISTRATION CARD/TAG     | 7                             |
| FAIL TO BURN HEADLAMPS            | 1                             |
| FAIL TO SECURE PASSENGER UNDER 16 | 1                             |
| FAIL TO STOP-STEADY RED LIGHT     | 2                             |
| NO LIABILITY INSURANCE            | 2                             |
| NO OPERATOR'S LICENSE             | 4                             |
| REAR LAMPS VIOLATION              | 1                             |
| RECKLESS DRIVING-WANTON DISREGARD | 1                             |
| SPEED VIOLATION                   | 5                             |
| SPEEDING                          | 4                             |
| <b>Total</b>                      | <b>35</b>                     |

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

3/1/2025 - 3/31/2025

### KINDLEY, STEVEN SHAWN - W/M 35

|        |                    |                |                        |      |     |
|--------|--------------------|----------------|------------------------|------|-----|
| 127086 | 03/05/25           | 1550 S MAIN ST | T - WARRANT FOR ARREST | VICE | CSO |
| 90F    | - NONSUPPORT CHILD |                | M                      |      |     |

### CLINE, BILLY RAY SR - W/M 53

|        |                                 |                |                    |     |     |
|--------|---------------------------------|----------------|--------------------|-----|-----|
| 127370 | 03/17/25                        | 1601 S MAIN ST | O - ON-VIEW ARREST | PAT | CSO |
| 9914   | - DWLR NOT IMPAIRED REV         |                | M                  |     |     |
| 9914   | - EXPIRED REGISTRATION CARD/TAG |                | M                  |     |     |

### LOWERY, TIMOTHY DWAYNE - W/M 35

|              |                                   |               |                    |     |     |
|--------------|-----------------------------------|---------------|--------------------|-----|-----|
| 25-0312-0010 | 03/12/25                          | 902 N MAIN ST | O - ON-VIEW ARREST | PAT | CSO |
| 13B          | - MISD CRIME OF DOMESTIC VIOLENCE |               | M                  |     |     |

### MUNDY, CARL DYLAN - W/M 28

|        |                      |                |                        |     |     |
|--------|----------------------|----------------|------------------------|-----|-----|
| 127097 | 03/05/25             | 534 JACKSON ST | T - WARRANT FOR ARREST | PAT | CSO |
| 90Z    | - WARRANT FOR ARREST |                | M                      |     |     |

### MERRILL, MICHAEL JAMES - W/M 45

|              |                    |                  |                      |     |     |
|--------------|--------------------|------------------|----------------------|-----|-----|
| 25-0316-0006 | 03/19/25           | 7230 NC HWY 49 N | S - SUMMONS/CITATION | CID | CSO |
| 90Z          | - CRIMINAL SUMMONS |                  | M                    |     |     |

### MORRIS, WILLIAM III - B/M 28

|        |                      |                  |                        |      |     |
|--------|----------------------|------------------|------------------------|------|-----|
| 127246 | 03/12/25             | 8440 NC HWY 49 N | T - WARRANT FOR ARREST | VICE | CSO |
| 90Z    | - WARRANT FOR ARREST |                  | M                      |      |     |



# Cabarrus County Sheriff's Office

**ABC**  
**8840 E Franklin St,**  
**Mt Pleasant, NC**

## Arrest & Citation Data

LAW ENFORCEMENT USE ONLY - DO NOT RELEASE

3/1/2025 - 3/31/2025

Charge by Misdemeanor or Felony

|                                 | <b>M</b> | <b>Total</b> |
|---------------------------------|----------|--------------|
| CRIMINAL SUMMONS                | 1        | 1            |
| DWLR NOT IMPAIRED REV           | 1        | 1            |
| EXPIRED REGISTRATION CARD/TAG   | 1        | 1            |
| MISD CRIME OF DOMESTIC VIOLENCE | 1        | 1            |
| NONSUPPORT CHILD                | 1        | 1            |
| WARRANT FOR ARREST              | 2        | 2            |
| <b>Total</b>                    | <b>7</b> | <b>7</b>     |



**AGENDA ITEM:**

Receive update on the status of Water Treatment issues.

**NARRATIVE:**

Randy Holloway will give an update to the Board on the current status of the Water Treatment issues.

**RECOMMENDATIONS:**

Open

**TOWN OF MOUNT PLEASANT**

An equal opportunity provider, employer, and lender.

8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | [mtpleasantnc.gov](http://mtpleasantnc.gov)



**AGENDA ITEM:**

Receive update on the status of Water Distribution Improvements Project and the Lower Adams Creek Sewer Outfall Project.

**NARRATIVE:**

Randy Holloway will give an update to the Board on the status of the Water Distribution Improvements Project and the Lower Adams Creek Sewer Outfall Project.

**RECOMMENDATIONS:**

Open

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**AGENDA ITEM:**

Consider receiving an update on the North Washington Street widening project.

**NARRATIVE:**

Town Staff have received and reviewed quotes for moving and repairing the house that the Town owns on the corner of North Washington and East Franklin Street. The Town purchased the property with the hopes of moving the home and relocating it in order to widen the street and add sidewalks. The Town paid \$210,000 for the home which was the appraised value. The estimate to move and repair the home is \$192,000. We also have a quote of \$8,000 to prepare the site plans, etc. to move the home and place it back in the appropriate location. The above amounts equal \$410,000.

Staff also received a quote of \$18,840 to demolish the home to include all shrubbery, concrete, fences, detached garage, etc.

Staff recommends the house be demolished and a right turn lane be added to the North Washington Street project.

**RECOMMENDATIONS:**

1. Motion to declare the property (home) located at 8563 East Franklin Street as surplus and demolished.
2. Motion to authorize the Town Manager to issue a purchase order in the amount of \$18,840 to have the home located at 8563 demolished.
3. Motion to authorize Town Staff to add a right turn lane at the intersection of North Washington Street and East Franklin Street to the North Washington Street widening project.

**TOWN OF MOUNT PLEASANT**

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LCJ Construction Company, Inc.  
6220 Sisk Carter Rd.  
Rockwell, NC 28138  
Phone: (704) 784-1594  
Fax: (704) 788-8902

**QUOTE**

QUOTE NO  
1886

TO Town of Mt Pleasant  
PO Box 787  
Mount Pleasant, NC 28124

| QUOTE DATE | VALID THRU | FOR                           | PAGE |
|------------|------------|-------------------------------|------|
| 3/28/2025  | 5/26/2025  | House Move&Remodel E Franklin | 1    |

**Move and Remodel of House located at 8563 East Franklin Street Mt Pleasant, NC 28124**

**Budget Price Only for all material, labor, and equipment per scope of work, as follows:**

1. Obtain required permits.
2. Lift house and move to back of lot.
3. Layout foundation per plans.
4. Dig footing.
5. Install masonry foundation and piers.
6. Move house to new location on property to fit over new foundation.
7. Replace deteriorated wood seals, as needed.
8. Install new HVAC and electrical.
9. Install new plumbing and service line.
10. Insulate walls, floors, and ceilings.
11. Repair and patch drywall on walls and ceilings.
12. Paint all walls, ceilings, and existing cabinets.
13. Install new flooring.
14. Install new exterior siding.
15. Install new roof and gutters.
16. Front and back porch per plans.

LCJ Construction Company, Inc.  
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Phone: (704) 784-1594  
Fax: (704) 788-8902

**QUOTE**

QUOTE NO  
1886

TO Town of Mt Pleasant  
PO Box 787  
Mount Pleasant, NC 28124

| QUOTE DATE | VALID THRU | FOR                           | PAGE |
|------------|------------|-------------------------------|------|
| 3/28/2025  | 5/26/2025  | House Move&Remodel E Franklin | 2    |

Continued -

17. New concrete driveway and sidewalk.

18. Landscape around house.

19. Seed and staw all disturbed areas.

**Budget Price Only \$192,000.00**

**Exclusions from Budgeted Price:**

1. Plans
2. Property Survey, As-Built Survey
3. Street Sidewalks
4. Detached Garage
5. Water and/or Sewer Tap Fees
6. Appliances
7. Any repairs not visible at wak through.
8. Replacement of Windows and/or Doors
9. Replacement of Fireplace



LCJ Construction Company, Inc.  
6220 Sisk Carter Rd.  
Rockwell, NC 28138  
Phone: (704) 784-1594  
Fax: (704) 788-8902

**QUOTE**

QUOTE NO  
1885

TO Town of Mt Pleasant  
PO Box 787  
Mount Pleasant, NC 28124

| QUOTE DATE | VALID THRU | FOR                        | PAGE |
|------------|------------|----------------------------|------|
| 3/28/2025  | 5/26/2025  | House Demo 8563 E Franklin | 1    |

**Demolition of House located at 8563 East Franklin Street Mt Pleasant, NC 28124 and Removal from Site**

Price for all material, labor, and equipment per scope of work, as follows:

1. Obtain permit for demolition.
2. Demolition to include -  
House, Porches, Masonry Foundation, Masonry Chimneys  
Electrical, Plumbing, and HVAC  
Detached Garage and Concrete Slab at Garage  
Concrete Driveway  
Shrubbery around House  
Wood Fence
3. Level site as needed to include hauling in dirt to fill in footings.
4. Seed and Straw all disturbed areas.

**Exclusions from price:**

1. Removal of power lines.
2. Sidewalk replacement.
3. Removal of any asbestos or lead paint.

**TOTAL AMOUNT 18,840.00**



**AGENDA ITEM:**

Discuss traffic concerns on Walnut St.

**NARRATIVE:**

Many phone calls and social media posts express concern about the traffic on Walnut St. Staff are asking for directions on how the Board would like to address the concerns.

Staff will offer several options for a solution at the meeting.

**RECOMMENDATIONS:**

Open

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8590 Park Drive | PO Box 787 | Mount Pleasant, NC 28124 | 704.436.9800 | [mtpleasantnc.gov](http://mtpleasantnc.gov)



**AGENDA ITEM:**

Consider changing Planning & Zoning Board stipend from a quarterly stipend to a pay-per-meeting stipend.

**NARRATIVE:**

As discussed in the Budget Workshop held on March 22<sup>nd</sup>, the Town Board approved at the October 14, 2024 meeting to change Section 2-1.5 of the Code of Ordinances "Compensation and Attendance" regarding Mayor/Commissioner's stipends. Town Board recommended to change from quarterly stipend to pay-per-meeting stipend. The Board asked for the change to include 12 monthly meetings and 1 Budget Workshop (held each March) for a total of 13 meetings and making any more than one absence per year a reduction in the stipend received. The change would not take effect until the new fiscal year 2025/2026.

The Board directed Staff to include this topic as an agenda item at the April meeting to also have the Planning & Zoning Board move from quarterly stipends to a pay-per-meeting stipend. The current stipend rate is \$300 per month, which would be converted to \$100 stipend per meeting attended. If the Planning & Zoning Board does not meet, a stipend will not be paid for the month. The stipend will be issued on the next scheduled payroll after the meeting attended. Planning & Zoning members will be given a payroll schedule.

**RECOMMENDATIONS:**

Motion for Planning & Zoning Board to go to a pay-per-meeting stipend of \$100 per meeting attended starting July 1, 2025.

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## Mini-Budget Session:

1. **Fall Festival**-Due to the waterline project on North Main Street projected to be at the square during October 2025 when the Fall Festival is normally scheduled, the Board agreed at the Budget Workshop that it would be a safety and logistics challenge to hold the Fall Festival and felt it would be best not to have it this year.

### **Recommendation:**

Motion to cancel the 2025 Fall Festival due to waterline project construction at Park Drive and North Main Street.

2. **Declaring 18.27 acres at the reservoir as surplus property**- As Staff mentioned at the Budget Workshop, there are 18.27 acres (PIN#56713918950000) that the Town is not using that could be declared as surplus. If the property was sold, funds would be placed in the Water/Sewer money market account.

Staff need a "yes" or "no" on whether to move forward with declaring the property as surplus.

### **Recommendation:**

Open

3. **42% capital reserve amount for emergencies**- To free up General Fund reserves, Staff is asking if the Board would like to decrease the 42% amount currently mandated in our Financial Policy. The State mandates 10% of the General Fund budget be placed in reserve for emergencies, which is part of the 42%. The projected General Fund budget for FY25/26 is \$3,023,588. The 10% amount is \$302,359 and 42% is \$1,269,907. The account holding these funds currently has \$1,278,641 thanks to interest income the past few years.

### **Options to consider:**

- Reduce the 42% amount to a flat amount of \$1,000,000 as long as more than the 10% requirement by the State
- Reduce the percentage from 42% to 33%, 4 months of expenses, (\$997,784) which is 23% above the state mandate, freeing up \$272,123.
- Reduce the percentage from 42% to 35% (\$1,058,256) which is 25% above the state mandate, freeing up \$211,651.
- Leave amount at 42%

### **Recommendation:**

Open

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