

# MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

**Board of Commissioners  
Town Board Meeting Minutes  
Tuesday, February 10, 2026, at 6:00 P.M.**

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

**Also Present:** Crystal Smith, Erin Burris, Ally Schueneman, Pastor David Snow, John Estep, Allen James, Ginger Moore, George & Evonne Caudill, and Deputy T Beverly.

## **CALL TO ORDER**

Mayor Tony Lapis called the meeting to order.

## **INVOCATION**

Pastor David Snow of Community Church of Mount Pleasant led the Board in prayer.

## **PLEDGE OF ALLEGIANCE**

Mayor Lapis led the Pledge of Allegiance.

### **1. Public Forum**

Evonne Caudill of E. Franklin St. spoke of the positive experience with State Utility Contractors as the waterline was installed in front of her home and wanted to let the Board know how cooperative the workers have been.

### **2. Conflict of Interest**

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

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

No one had a conflict of interest.

### **3. Approve Agenda**

Mayor Lapis postponed item #6. Presentation-A. Fire Chief Dustin Sneed –Retirement of Firefighter Jeff Cook to March 10th

**TOWN OF MOUNT PLEASANT**

An equal opportunity provider, employer, and lender.

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

#### **4. Consent Agenda**

- A. Minutes January 13, 2026
- B. Budget Amendment #13 LKC Engineering Amendment #2 Water Project
- C. Budget Amendment #14 Purchase FD-2026 Chevy Truck Minutes December 9, 2025

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

#### **5. Staff Reports**

- A. Town Manager- Randy Holloway
- B. Town Asst. Manager- Planning & Economic Development Director – Erin Burris  
Ms. Burris mentioned the launch of the Avett Theater website (avetttheater.org) and the start of the fund-raising campaign. It is a 501(c)(3) non-profit organization. It will host music and performing arts. The theater and its restoration is part of the 2017 Comprehensive Plan. Hopefully, someone will come to the March meeting to inform the Board of what is happening with the theater project.
- 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. Presentation (POSTPONED until March 10, 2026)**

- A. Fire Chief Dustin Sneed –Retirement of Firefighter Jeff Cook

#### **7. Public Hearings**

##### **A. ANX 2026-01 & REZ 2026-01 Yost Property**

Ms. Burris introduced the request for the Yost Property located at 5623, 5641, 5605 NC Hwy. 49 N, consisting of 4.06 acres, to be annexed and rezoned by the Town. Highlights from the packet were discussed. The detailed packet is located in the Minute Book.

A motion to open the Public Hearing was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Steiner absent)

Ginger Moore of Carlos Moore Architects from Concord stated she had been working for a year and a half with Ms. Yost on this project. A year ago, Ms. Moore was in the Town Hall Conference Room waiting for a meeting to start and noticed the Zoning Map and the long-range plan which showed it was already there. Ms. Moore discussed it with Ms. Yost and if it fit with the long-range plan for this project. There are 3 parcels of connected land with the counseling center going on the back parcel. The center will use the current drive to the Law Office. The design and location of the building will provide the feeling of privacy along with the calming connection of nature. Ms. Yost would like to be a part of Mount Pleasant and look forward to working with the Town.

A motion to close the Public Hearing was made by Commissioner Simpson with a second by Commissioner Poole. All Board Members were in favor. (4-0, Commissioner Steiner absent)

A motion to approve the requested noncontiguous annexation was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Steiner absent)

A motion to approve and find consistent (for the rezoning) was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Steiner absent)

**B. ANX 2026-02 James Property**

Ms. Burris presented the packet for the annexation of 39.03 acres located at 2260 Mt. Pleasant Rd. S. on behalf of Charles A. James Properties, LLC. The detailed packet is located in the Minute Book.

A motion to open the Public Hearing was made by Commissioner Furr with a second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Steiner absent)

No one spoke during the Public Hearing.

A motion to close the Public Hearing was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Steiner absent)

A motion to approve the requested noncontiguous annexation of 2026-02 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Steiner absent)

**C. TA 2026-01 Contractors Offices and Shops in AG Zoning District**

Ms. Burris stated that the text amendment and the following rezoning request are related but separate since one needed to go before the other. Mr. John Estep is asking for an amendment to Section 4.6 (Table 4.6-1) to permit Contractors Shops and Contractors Offices in the Agricultural (AG) zoning district as a special use. This means that either a Special Use Permit or a Conditional Zoning district would be required to permit a Contractor Shop or Contractor in the AG district. These uses are not currently permitted in the AG district. A presentation of the changes to Section 4.6 (Table 4.6-1) was explained to the Board and questions were answered. The detailed packet is located in the Minute Book.

A motion to open the Public Hearing was made by Commissioner Furr with a second by Commissioner Dixon. All Board Members were in favor. (4-0, Commissioner Steiner absent)

Mr. John Estep stated that he has been looking for years to find a piece of property that would allow a building for his electrical business in the Mount Pleasant area. The property being discussed will be used for material storage and a place to meet at the start and end of each workday. Neighbors that he spoke with have not been against the business being there.

A motion to close the Public Hearing was made by Commissioner Furr with a second by Commissioner Poole. All Board Members were in favor. (4-0, Commissioner Steiner absent)

A motion to approve the amendments and find consistent with the Comprehensive Plan was made by Commissioner Dixon with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Steiner absent)

**D. REZ 2026-02 Estep Electrical**

Erin Burris stated Mr. Estep would like to rezone the 17.78 acres at 9950 Foil Road from Residential Low Density (RL) to Conditional Zoning Agricultural (CZ AG). The packet was presented to the Board. A copy of the packet is in the Minute Book.

A motion to open the Public Hearing was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Steiner absent)

No one spoke during the Public Hearing.

A motion to close the Public Hearing was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Steiner absent)

A motion to approve and consistent was made by Commissioner Pool with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Steiner absent)

## 8. Old Business

### A. Receive update on the status of:

#### Lower Adams Creek Sewer Outfall Project

Erin Burris reported on Wednesday, January 28, the Town held its monthly project meeting with Elite Infrastructure to receive updates on the Lower Adams Creek Sewer Outfall project.

Here is a summary of the work that has been completed since last month and work that is currently underway. The Town has been providing the information it has been given by contractors and engineers working on the project:

- All sewer line installations have been completed. All sewer lines have been tested.
- Waiting on as-built plans to complete tie-ins and flow inversion for NCDEQ approval to remove Summer Street Pump Station and Pasture Pump Station. Pasture Pump Station inversion will be completed first.
- Native grass mix has been provided by Catawba Lands Conservancy to complete restoration at Buffalo Creek Preserve.
- Gates for easement to be installed week of February 9.
- Substantial completion is expected at end of February or beginning of March.
- Restoration and punch list items identified by WSACC and inspectors to be completed.

#### Water Distribution Improvements Project

The Town held its monthly project update with contract engineers and utility contractors for the waterline project on Wednesday, January 28. The Town has been providing the information it has been given by contractors, engineers, and NCDOT. This is a complex project in which field conditions can result in delays and alterations in work and schedules. Thank you for your continued patience during this once-in-a-lifetime project installing 4 miles of waterline for the backbone of the Town's water distribution system to improve water quality and fire flow, as recommended in the 2007 Water and Sewer Master Plan.

- **N. Main Street** (including Crestwood and Cook Street)  
On N. Main Street between North Drive and Hwy. 73 (Franklin Street), waterline installation, pressure testing, certification, and tie-ins are complete, and the line is active. Flowable fill and asphalt patch are complete. Final restoration of impacted sidewalk, curb, and pavement will be completed upon installation of all lines.
- **S. Main Street**  
Waterline installation on S. Main Street between Hwy. 73 (Franklin St.) and Lee Street is complete, pressure tested, and certified. Flowable fill and asphalt patch are complete. This week tie-ins to Lee Street and Barringer Drive were scheduled for the first week of February. This caused service interruptions of 3-5 hours for customers on Lee Street, Barringer Drive, and the Oldenburg subdivision. Final restoration of impacted sidewalk, curb, and pavement will be completed upon installation of all lines.
- **Hwy. 49**  
Waterline installation on Hwy. 49 between N. Main Street and Hwy. 73 is complete and pressure tested. Certification has been completed. Service tie-ins were completed this week. Sidewalk restoration has been completed.

- **E. Franklin Street (Hwy. 73)**

In early September 2025, a crew began working on installation of the new 12-inch waterline on E. Franklin Street from Main Street to Blueberry Street. Main waterline installation has been completed. Asphalt patch was completed during the week of January 19, ahead of the ice storm. Testing and tie-ins are scheduled through February.

- **W. Franklin Street (Hwy. 73)**

Waterline installation on W. Franklin Street between Halifax Street and Main Street is complete, pressure tested, and certified. During the week of January 19 crews completed service tie-ins for each customer along W. Franklin St. On January 29 and January 30, crews started tie-ins for side streets at Halifax, Summer, Hillside, and College Streets. This resulted in service interruptions on S. Halifax Street, Summer Street, Hillside Drive, New Street, Ludwig Street, Ridge Avenue, S. College Street and a portion of N. College Street for 3-5 hours for each of the four tie-ins. This week the tie-ins for Skyland Drive, Page Street, and Eagle Street are scheduled, which will also result in service interruptions for customers located on those streets for 3-5 hours. Flowable fill was installed in the trench between Halifax Street and College Street. As required by NCDOT, the trench was filled with ABC stone and fabric between College Street and Main Street. The winter weather delayed completion of asphalt patch. The contractor is waiting on temperatures above 40 degrees for a couple of days and for NCDOT to authorize completion of the asphalt patch. As soon as this is done, the road can be reopened.

When all is completed, NC DOT will mill Main St. and Franklin St., then repave. Another positive outcome of the waterline project is it will bring 3,000gpm around the Town Square which will allow the Avett Theater enough flow for a sprinkler system that requires a minimum of 2,000gpm. Before the new 12" waterline was installed the flow was just 800gpm.

#### Water Treatment Plant Renovation Project

Randy Holloway informed the Board that the Town should be ready to bring the plant back online next week. The initial testing is very promising. Next steps are:

- Monday- Utility Services will come in and sanitize the ground storage tank, clearwell, and Foil St. tank. Once sanitized, water has to be placed in the tanks within 24 hours.
- Tuesday- Harper Construction, who did the pipes and pumps, will come back to help bring the pumps back online and fill the tanks.
- Wednesday- City of Concord agreed to send a team to help the Town take samples for the BAC test from all storage tanks to test for bacteria. If it comes back free of bacteria, the results will be sent to NC DEQ for a 12 hour turn around to get approval to start up the plant.
- Friday- The plant could be back online after being down since July 2025.

The Town is very appreciative of the City of Concord for allowing the Town to purchase water from them at a discounted rate. The Town could not have completed this without their cooperation.

The Powder Activate Carbon (PAC) System and new well are still awaiting permitting by NC DEQ. One division of DEQ is handling the PAC permitting while another is handling the well permit. Because each division is not communicating with each other, both permits are delayed. The Town Engineer is trying to get everyone on the same page to get quick approval for both the PAC system and the new well permits.

The January water testing results (water tested was from the City of Concord) were well below the acceptable limit, but because the 12-month rolling average is still above the limit, letters will be mailed out again in the February water bills. In addition, because the Town's July 2025 numbers were high, Staff will have to do another mailing in May since the 12-month rolling average will still be above normal. Hopefully, the notice in April will be the last mailing.

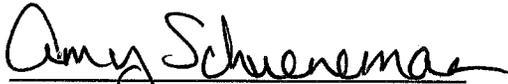
**9. Adjournment**

Town Clerk reminded Board Members of the Budget Workshop which will be held Saturday, March 21<sup>st</sup> 8am-12pm in the conference room of Town Hall.

Commissioner Poole reminded the Board and audience that the Mt. Pleasant Library Literary Festival will be held on March 19-21.

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

By our signatures, the following minutes were approved as submitted on Tuesday, March 10, 2026 in the Regular Meeting.

  
Town Clerk Amy Schueneman

  
Mayor Tony Lapish

