MOUNT PLEASANT

EST. 1859

NORTH CAROLINA

Board of Commissioners
Town Board Meeting Minutes
Tuesday, June 9, 2026, at 6:00 P.M.

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

Also Present: Crystal Smith, Erin Burris, Ally Schueneman, Rodney Schueneman, Dustin Sneed, Scott O'Loughlin, Jerry Taylor, Cori Cauble, Robyn Cauble, Earl Bradshaw, Evan Hendley, Tyler Morrison, and Tyler Canaday.

CALL TO ORDER
Mayor Tony Lapish called the meeting to order.

INVOCATION
Pastor Earl Bradshaw from Mount Pleasant Methodist Church led the Board in prayer. Following the prayer Mayor Lapish and the Board thanked Pastor Bradshaw for all that he has done for the community while he served in Mount Pleasant.

PLEDGE OF ALLEGIANCE
Mayor Lapish 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.

3. Approve Agenda

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

4. **Consent Agenda**

A. Minutes May 12, 2026
B. LE Wooten & Company annual contract for Town Engineering services
C. Cabarrus County Interlocal Agreement for Fire Department Staffing Grant
D. Payroll Schedule for FY2026/2027
E. PFAS Settlement Statements from BASF and TYCO
F. Budget Amendment #16 Purchase of Water Meters
G. Budget Amendment #17 Year End Transfers #1

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

5. **Staff Reports**

A. Town Manager- Randy Holloway
B. Town Asst. Manager- Planning & Economic Development Director – Erin Burris
Ms. Burris asked the Board their thoughts on keeping the grass strip between the sidewalks and the curbs along NC Hwy 73 and Main Street to more accurately estimate the material costs for the sidewalk project. Consensus of the Board was to remove the grass strip in all areas possible since the grass strip is not maintained properly by all property owners along those streets. *The slides shown to the Board are included in the Minute Book along with Ms. Burris' Board Report.*
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. Consider approving the proposed budget, budget ordinance, and fee schedule for Fiscal Year 2026-2027.

Randy Holloway gave a summary of the proposed budget stating that the budget is balanced using the property tax rate of 40.5¢ per one hundred dollars tax value. (A 1.5¢ increase to the property tax rate.) The recommended budget includes an additional $1.00 to sewer base rates and flat sewer rates and an additional .50¢ to the water base rate. A .20¢ increase to each water and sewer tier level is also included. The waste removal fee will increase from $5.00 to $6.00.

One change made to the budget that was presented in May is to the Cabarrus County Sales Tax Contribution to the Fire Department. It increased from $196,556.23 to $199,549.57 with the difference being $2993.34. This amount was added to the miscellaneous expense line for the Fire Department.

Mayor Lapish opened the Public Hearing.

No one spoke during the Public Hearing.

Mayor Lapish closed the Public Hearing.

Each penny on the tax rate results in $32,068 in revenue. With the homes being built in Green Acres and Brighton Park subdivisions, the tax base will continue to increase each year. As the tax base increases providing additional revenue, the Town may be able to reduce the tax rate in future years.

Board members discussed not wanting to raise the tax rate, but once reviewing the proposed budget line by line it was evident that due to rising costs to utilities and services provided there was no other choice.

Motions:

1. A motion to approve the presented Budget for Fiscal Year 2026/2027 at a tax rate of 40.5¢ per one hundred dollars and the amended Fees & Charges Schedule was made by Commissioner Steiner with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

2. A motion to approve the Budget Ordinance for Fiscal Year 2026/2027 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

Copies of the proposed budget, budget ordinance, and fee schedule for Fiscal Year 2026-2027 are included in the Minute Book.

7. Old Business

A. Receive update on the status of:

Lower Adams Creek Sewer Outfall Project

Erin Burris reported this project was originally planned to be completed by the Water and Sewer Authority of Cabarrus County (WSACC) in 2009. The project never came to fruition, so the Town is picking up the project where it left off. The original project scope has been completed. Hillside Street portion of project to replace 215ft of 6" sewer line with 8" sewer line and 3 manholes on Hillside Drive has been added to the project due to available funds. Elite Infrastructure Group, Inc. is expected to begin the additional portion of the project in July 2026 and finish by end of September.

Water Distribution Improvements Project

Ms. Burris informed the Board this project is nearing completion. Approximately 99% complete (based on original contract). State Utility Contractors is removing valves in the streets so that NC DOT can mill Hwy 73 and Main St. for repaving. NJR contracted with NC DOT to do the repaving, and the company is also the one helping with the waterline project. NJR will fix the dip in the road on Hwy 73 where faulty soil is causing problems. Once it is completed, paving will begin.

Two new segments were added to the project as change orders due to available funds.

1. Hwy. 49 and Jackson Street (North of Hwy. 49)

This new section of 12-inch waterline was added to the overall project in early 2026 due to the age of the existing line and the reliance on the entire system on this line. The line will run from the Water Treatment Plant along Hwy. 49, north on Jackson Street, up to North Drive. Engineering approval is being finalized, and work is expected to begin in May. This project addition is expected to take up to 105 days from commencement. Currently waiting for NC DEQ approval for the change order.

2. Allman Road Extension & Seneca Drive

Due to availability of funding, the existing 2-inch waterline (pipe is actually electrical conduit not water pipe) on Allman Road Extension will be replaced with a 6-inch waterline and a new 2-inch waterline will be installed on Seneca Drive. This portion of the project is still in engineering. Pending engineering approval, the project addition is expected to begin late summer.

The Town is seeking additional funding from the state to be able to complete the remainder of Allman Road Extension and S. Skyland Dr. with a 6-inch waterline. The state approved diverting the original funding to the Water Treatment Plant rehabilitation project in 2025 to refurbish the water plant equipment, pumps, and tanks and implement measures to reduce disinfection byproducts in the water system (a separate project).

Water Treatment Plant Renovation Project
Randy Holloway stated the Water Treatment Plant is doing well. The last water test at the beginning of April was barely out of compliance. The Town Engineer, Town Manager, and NC DEQ discussed reducing the level of chlorine added to the water which will still show a trace of chlorine at the end of the system. Once the level of chlorine was reduced, a non-compliance water test showed that the water results complied to NC DEQ standards. The plant is operating well and will be even better when the Powder Activated Carbon system is approved to use for reducing water organics, as well as taste and odor.

8. New Business

A. Consider allowing the Town Manager to approve Year End Budget Amendments for FY2025/2026 for auditing purposes.

Town Clerk requested to allow the Town Manager to help with the auditing process since some yearend line items need to be adjusted at the end of June. This involves moving money from one budgeted line item to the other to prevent exceeding the annual budget for each department. Per North Carolina General Statutes the Town Manager can sign the Budget Amendments with approval from the Town Board.

A motion to allow the Town Manager to approve Year End Budget Amendments for FY2025/2026 for auditing purposes was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

B. Consider appointing/reappointing two positions to the ABC Board with a term that expires on June 30, 2029.

Four applicants applied for the 2 ABC Board positions: Evan Hendley, Adam Love, Steve L. McAllister, and Gene Sneed.

A motion to reappoint Steve McAllister and Gene Sneed to the ABC Board with a 3-year term ending June 30, 2029 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

C. Consider appointing/reappointing two positions to the Planning & Zoning Board with a term that expires on June 30, 2029.

Two applicants applied for the 2 Planning & Zoning Board positions: Bernie Edwards and Keisha Garrido.

A motion to reappoint Bernie Edwards and Keisha Garrido to Planning & Zoning Board with a 3-year term ending June 30, 2029 was made by Commissioner Furr with a second by Commissioner Dixon. All Board Members were in favor. (5-0)

D. Consider approving the paving contract with DW Castleberry for repaving the Town Hall parking lot.

Amy Schueneman informed the Board that the Town Engineer put the Town Hall parking lot repairs, paving, and restriping project out to bid. Bids were accepted until May 27, 2026. The 3 companies and their bids were:

DW Castleberry	\$195,890
HUX Contracting, LLC	\$216,678
JT Russell & Sons, Inc	\$241,275

DW Castleberry was selected as the lowest, most responsible bidder for the project.

The Town received a $100,000 grant from the FY23/24 State Budget for capital improvements or equipment. Originally, the Town planned to use the funds to replace a ¾" waterline with a 6" waterline from the hydrant behind the Fire Department to the concession stand at McAllister Field for improved water pressure. However, when State Utilities began the work, they discovered a 2" line was already in place but had not been connected to the concession stand when it was built.

Town Staff sent in an amended scope of work to change the project from the waterline to repaving the Town Hall parking lot and it was approved by the Office of State Budget & Management. The original amount of the grant was $100,000. Wooten Company prepared preliminary designs for the waterline using the grant funds. Currently, there is $99,167.24 remaining in the grant. The remaining funds needed ($96,722.76) would come from appropriation of General Fund Fund Balance.

Motions:

1. A motion to approve the paving contract for $195,890 with DW Castleberry Asphalt Paving using the remaining portion ($99,167.24) of the $100,000 State Grant ID#11312 and ($96,722.76) in General Fund Fund Balance was made by Commissioner Furr with a second by Commissioner Poole. All Board Members were in favor. (5-0)

2. A motion to approve Budget Amendment #18 (FY25/26 ot #1 (FY26/27) depending on when the project begins was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

E. Consider approving the paving contract with DW Castleberry for repaving Erbach Lane, Oberhaus Street, and Waldeck Court.

As discussed at the May Board meeting, Erbach Lane, Oberhaus Street, and Waldeck Court are the next streets listed on the Capital Improvements List for paving, based on pavement condition ratings completed 3 years ago. The Town received five bids to complete the work (bid sheet attached). D.W. Castleberry Asphalt Paving Co. was the low bid at $323,475.

The table below shows currently available for street paving:

Funding Source	Amount
Powell Bill Reserve Fund	$101,819
Streets and Infrastructure Reserve Fund	$48,981
Streets and Infrastructure FY25-26 Funds	$82,000
Total	$232,800

The table below shows additional funds that will be available for use after July 1, 2026, pending budget approval:

Funding Source	Amount
Powell Bill FY26-27 Funds	$60,000
Streets and Infrastructure FY26-27	$33,777
Total	$93,777

The total amount available to utilize for street paving and maintenance $326,577. This would leave $3,102 in the budget for all remaining street repairs, potholes, and unforeseen street issues for the entire FY26-27. This amount is a bit low to cover an entire year of street repairs. If street repair costs exceed this amount in F26-27, there may need to be a budget amendment to appropriate from fund balance.

In order to begin the project as soon as possible, payment would occur with two separate invoices:

• Invoice #1 to be received and paid prior to June 30, 2026 to complete Oberhaus Street and Waldeck Court: $123,550

• Invoice #2 to be received and paid after July 1, 2026 to complete Erbach Lane: $199,925

A motion to approve the contract with D.W. Castleberry Asphalt Paving Co. for $323,475 (includes $10,000 contingency, if needed) to complete the resurfacing of Erbach Lane, Oberhaus Street, and Waldeck Court separated into two invoices, as outlined was made by Commissioner Steiner with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

F. Personnel Policy Update (Article 1, Section 9): 1000 Hour Rule and Part-Time employees (Town Staff and Fire Department)

Crystal Smith stated it has come to Staffs attention that several part-time employees have exceeded the 1000-hour rule for the NC Retirement System. Our Personnel Policy does not clearly address how that 1000-hour rule applies. The following language clarifies that requirement:

> *Under state law, any employee working for a participating local government is required to become a contributing member of LGERS (Local Governmental Employees' Retirement System) if they are in a regular, non-temporary position, and they exceed 1000 hours. The Town is required to pay the employer contribution to the NC Retirement System. When this occurs, the employee is required to contribute six percent (6%) of the gross earnings to the NC Retirement system. The 1000 hours is determined by a twelve-month (12 month) rolling total. Once the employee enters the NC Retirement System, employee deductions and employer contributions continue until the rolling hours stay below 1000 hours for several months.*
>
> *Part-time employees, exceeding 1000 hours, are not eligible for benefits such as medical or dental insurance, vacation, sick leave, or holiday pay. They may voluntarily contribute to the 401(k) plan without an employer contribution. They are eligible only for federally mandated benefits, such as Social Security and Medicare.*

A motion to approve update to the Personnel Policy (Article 1, Section 9): 1000 Hour Rule and Part-Time employees (Town Staff and Fire Department) was made by Commissioner Poole with a second by Commissioner Dixon. All Board Members were in favor. (5-0)

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

9. Closed Session 143-318.11.(a)(#5) Donation of Property to the Town

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

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

10. Adjournment

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

By our signatures, the following minutes were approved as submitted on Tuesday, July 14, 2026 in the Regular Meeting.

Amy Schueneman | Tony Lapish
Town Clerk Amy Schueneman | **Mayor Tony Lapish**

SEAL OF MT. PLEASANT N.C. Founded 1848