

MOUNT PLEASANT
EST. 1859
NORTH CAROLINA

**Regular Board Meeting
Tuesday, October 14, 2025
6:00 PM- Town Hall Commissioners Room**

Call to Order- Mayor Tony Lapis
Invocation- Pastor Earl Bradshaw of Mt. Pleasant Methodist Church
Pledge of Allegiance- Mayor Tony Lapis

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 3-16)

- A. Minutes September 9, 2025 (pages 3-8)
- B. PFAS Settlement Payment #2 letter (pages 9-10)
- C. Budget Amendment #2 Change Order #1 Water Project (page 11)
- D. Budget Amendment #5 Change Order #2 Water Project (page 12)
- E. Budget Amendment #6 Change Order #1 Sewer Project (page 13)
- F. Resolution of Designation of Applicant's Agent for NCDEM grant application (page 14)
- G. Approve a 2.4% increase to the North Carolina State Retirement System employer's contribution rate from 14.35% to 16.75%. (page 15)
- H. Approve part-time and elected officials being able to self-contribute, through payroll deduction, to the State of North Carolina Retirement System 401K program beginning January 1, 2026. (page 16)

5. Staff Reports (Pages 17-52)

- A. Town Manager-Randy Holloway (page 17)
- B. Town Asst. Manager- Planning & Economic Development Director - Erin Burris (pages 18-24)
- C. Town Clerk/Finance Officer - Amy Schueneman (includes Project Cost updates pages 25-31)
- D. Human Resources/Events- Crystal Smith (page 32)
- E. Code Enforcement - Jim Sells (pages 33-40)

TOWN OF MOUNT PLEASANT

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- F. Public Works- Derek Linker (page 41)
- G. Fire Department-Dustin Sneed (page 42)
- H. Cabarrus County Sheriff's Department (pages 43-52)

6. Public Hearing

- A. ANX 2025-02 Byrd Property (pages 53-62)

7. Old Business (Pages 63-92)

- A. Receive update on the status of:

- Lower Adams Creek Sewer Outfall Project
- Water Distribution Improvements Project
- Water Treatment Plant Renovation Project
 - Consider approving a contract with Harper General Contractors to repair/replace pumps, motors, and piping for ground storage tank and clear well. *(previously approved by email due to urgency)* (pages 63-91)

- B. Discussion on Christmas Parade and Tree Lighting (page 92)

8. 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.

**The November meeting will be held on
Monday, November 10th at 6pm
due to the Veteran's Day holiday.**



NORTH CAROLINA
Board of Commissioners
Town Board Meeting Minutes
Tuesday, September 9, 2025 at 6:00 P.M.

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

Also Present: Erin Burris, Crystal Smith, Ashley Starnes, Ally Schueneman, Rodney Schueneman, Deputy M Arstark, Mike Steiner, Rita Gilmore, Pastor Todd Davis, Duane Miller, and an unknown individual.

CALL TO ORDER

Mayor Tony Lapish called the meeting to order.

INVOCATION

Pastor Todd Davis of St. James Reformed Church led the Board in prayer.

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 the Agenda as submitted was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

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4. Consent Agenda

- A. Minutes August 12, 2025
- B. Special Called Meeting Minutes August 20, 2025

Commissioner Furr made a motion to approve the Consent Agenda as presented 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 -
- 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. TA 2025-01 Accessory Uses & Temporary Uses

A motion to open the Public Hearing was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

Erin Burris presented the TA 2025-01 Accessory Uses & Temporary Uses packet (*included in the Minute Book*) with additional input from Code Enforcement Officer Jim Sells. Development ordinance amendments were proposed to address organization of the Accessory Structure requirements, options for concealment of inoperable vehicles, the temporary use of shipping containers during moving or renovations, and the issuance of temporary use permits for gravel parking in the CC district. Below is a summary of proposed amendments:

Section 5.2

- Organization and clarification of Accessory Uses & Structures Section
- Consolidate location, setbacks, and height requirements into one subsection to reduce confusion.
- Provide additional standards for the use of shipping/cargo containers and reference permissible temporary uses of containers.
- Remove mounting types for antenna devices/satellite dishes (redundant and contradictory with Location of Device requirements).
- At the recommendation of the Code Enforcement Officer, providing additional options for the storage of junked/inoperable vehicles. (Definition added in Appendix A for definition of fitted automotive cover). This is also reflected in Code of Ordinances Part 8, Chapter 4.

Section 5.10.2

- Clarification of timeframes for temporary uses and section references.
- Add provisions for approval by the Fire Marshal of fireworks stands and promotional/special events.
- Extend the temporary sales of agricultural products from four (4) months to six (6) months.
- Add maximum area requirements for Food Vendors to match Agricultural Products.
- Add provisions for the temporary use of shipping/cargo containers (e.g. PODs) for moving and storage during construction.
- Add provisions for temporary gravel parking in the CC district to allow for construction timeframes and public parking improvements (reference added in Section 8.1.3).

Ms. Burris pointed out that a typo was on page 5-5 where “storming” should be “storing” and it would be corrected in the final copy.

No one spoke during the Public Hearing.

A motion to close the Public Hearing was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (5-0)

A motion was made by Commissioner Simpson of “approve and consistent” to the proposed amendments on MPDO Sections 5.2, 5.10.2, 8.1.3, and Appendix A along with Code of Ordinances Part 8, Chapter 4. A second was made by Commissioner Meadows. (5-0)

7. New Business

A. ANX 2025-02 Byrd Property

Ms. Burris stated Robert L. Byrd, Jr. requested voluntary annexation for the 3.446 acres at 9450 NC Hwy 73 E. The property owner would like to annex with the same zoning designation of Residential Low Density (RL) and connect to the water and sewer system. Ms. Burris asked the Board to set a Public Hearing date for the next Town Board meeting on October 14th. *(A copy of the Annexation 2025-02 Packet is included in the Minute Book.)*

A motion to accept the Town Clerk’s Certificate of Sufficiency was made by Commissioner Simpson with a second by Commissioner Carter. All Board Members were in favor. (5-0)

A motion to adopt a Resolution setting a public hearing date for Tuesday, October 14 at 6pm for the annexation public hearing was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

B. Discussion on Christmas Parade and Tree Lighting

Randy Holloway stated that with the Water Line Project there is uncertainty of what condition the roads will be in for the Christmas Parade in December. There should be no issue with the Tree Lighting since people can park and walk to Town Hall. The concern is uneven road surfaces that may cause tripping hazards for the parade participants similar to the ones at the Independence Celebration.

Crystal Smith expressed a need for the Board to decide at the October 14th meeting to communicate with past participants, Cabarrus Health Alliance, Cabarrus County Sheriff’s Department and other emergency services, and the public. A few months will be needed to coordinate the Christmas Parade, if the Board makes the decision to move forward with the Christmas Parade.

Mr. Holloway asked the Board to wait on deciding until the next meeting since a project update meeting will be held at the end of September and an updated timeline for the Hwy 73 and South Main St. construction will be communicated by the contractors.

No motion was made.

8. Old Business

A. Receive update on the status of:

Lower Adams Creek Sewer Outfall Project

Erin Burris stated the Lower Adams Creek Sewer Outfall Project continues to move along at a steady pace. Elite Infrastructure has dealt with the large amount of rock by continuing to blast as they move along. All of the budget amount allotted for rock removal has been used, but the large contingency fund will be used to pay for the additional rock removal overage.

Randy Holloway reiterated that the project is moving smoothly, and the contingency fund is healthy and will cover the overage for rock removal. The projected completion is November. When the project is completed, it will remove two problem pump stations: Summer St. Pump Station and Pasture St. Pump Station.

Water Distribution Improvements Project

Erin Burris displayed the map of the Water Distribution Improvements Project that is currently posted on mpncfuture.com website to show the different sections of the project and how traffic along Franklin St. and S Main St. will be either detoured for a hard closure or reduced to one lane with flaggers. State Utility Contractors, Inc crews are currently down to the square on N. Main St. with the new waterline. Issues with NC DOT letting the N. Main St. crew cross Franklin St. while the other two crews are working on West Franklin St. at N. Skyland Dr. and East Franklin St. at Blueberry St. are being addressed to reach a compromise. NC DOT would like the two Franklin St. crews to shut down while the N. Main St. crew crosses Franklin St. to reduce the construction congestion from three crews working within such a short span of roadway. State Utility Contractors and LKC Engineering had an idea for State Utility Contractors to start working on Monday at 7am using flaggers, which will keep one lane on Franklin St. open at all times, to cut the asphalt and dig the trench across Franklin St. (going around the planter which will cause some disruption in that parking lot), lay the waterline, and cover with metal plates within a 24hr time frame. Metal plates will be used to cover the trench and allow traffic to move along one lane until this segment is complete. This plan was sent to NC DOT late yesterday, but the Town has not received a response from NC DOT yet. Most of the restaurants are closed on Mondays and there will be less traffic within the square. The only way to open N. Main St. is to finish the segment of waterline crossing Franklin St., chlorinate it, and test it. Once approval from NC DEQ is received to put that segment of waterline in operation, the road will be patched, and N. Main St. can be reopened. NC DOT did agree to allow State Utility Contractors to work on Franklin St. from 8:30am to 4:30pm instead of the 9:00am to 4:00pm originally required adding another hour of work each day.

Mr. Holloway added once the crew is finished at the square, everything else should move more smoothly. Three crews will be active on Franklin St. The segment between the square and S. Halifax will be closed to traffic for safety concerns for the workers because of the narrowness of the street. The plan is to have a crew working on the West end and the East end of this segment to expedite the completion and reopen the road. Access to the businesses will be limited and the Town Staff will work with the business owners to notify the public of alternative ways to reach the affected businesses. State Utility Contractors is working hard to complete the project by the end of November. Current timeline is that N Main St. will remain closed until October 6th.

Ms. Burris reported that the leak on the old waterline that was patched several weeks ago, has been repaired and the stormwater line reconnected at the corner of Walnut St. and N. Main St. All that remains is to pave over the area.

Water Treatment Plant Renovation Project

Randy Holloway reminded the Board that WesTech was contracted to rehab the Water Treatment Plant to like new status. Staff did not realize the Plant was operating at approximately 25%, which explains why the level of disinfection-by-products was elevated when tested. The water was safe to drink even though the disinfection-by-product levels were higher than normal. WesTech forgot to fabricate enough materials for both basins and has pulled the crew off the project until the materials have been received at the Plant. The crew is expected to return early October. It will be the end of October before both basins at the Plant are finished. Earlier this year the Board also approved contracting with Utility Services to do maintenance on the ground storage tank. No records could be found showing maintenance work being done on the concrete tank since it was built in 1970. It was brought to Mr. Holloways attention when Utility Services was inside the tank working that the pipes looked brittle, and it was questionable if the pipes would standup to the sandblasting needed to clean them. Unfortunately, the pipes disintegrate on the first swipe of sandblasting. One quote has

been received and another expected to replace the pipes and pumps in both the ground storage tank and the clearwell, since those pipes and pumps in the clearwell are in worse condition than the ground storage tank. It is better to fix everything while the plant is currently closed than to have to shut operations down later. The design of the system is poorly engineered, but everything will have to be put back the same way. The two pumps in each tank are turbine pumps that are within pipes designed to be harmonically balanced meaning the pipes and the pumps must be made together. All the piping must be removed and shipped to Georgia to be fabricated from scratch. It will take 8-12 weeks for replacements to be sent back. Thanks to the connection to the City of Concord's water system, the Town can continue to provide water for customers. Concord agreed to sell the water to the Town at the same rate the Town is charging customers, which is a \$2.00 per 1,000-gallon discount from Concord's regular rate.

Mr. Holloway presented a chart of all expenses already received and/or expected for the Water Treatment Plant project totaling an estimated \$1,659,883.04. The State Grant received for the project is \$985,000 which leaves a shortfall of \$674,883.04. To keep the project moving while waiting for reimbursements from NC DEQ, Mr. Holloway is asking the Board to approve loaning funds from the General Fund Fund Balance to the Water Treatment Plant project. Currently, loans of \$748,000 from the Water Sewer Fund Balance have been made to various water and sewer projects while awaiting reimbursement. A balance of \$465,000 is in the Water Sewer Fund. The current Water Sewer Fund Balance and the amount on loan to projects total \$1.2 million. Until the loans are returned from other projects to the Water Sewer Fund, the Finance Officer would like to be able to loan funds from the General Fund to the Water Treatment Plant project, if needed, to keep the bills paid to suppliers/contractors. The Board had previously authorized the Finance Officer to move money as needed for the projects. For transparency it would be good for the Board to make a motion to give authorization to the Finance Officer to be able to loan funds from the General Fund to the Water Treatment Plant project.

§ 160A-313. Financing public enterprise:

Subject to the restrictions, limitations, procedures, and regulations otherwise provided by law, a city shall have full authority to finance the cost of any public enterprise by levying taxes, borrowing money, and appropriating any other revenues therefor, and by accepting and administering gifts and grants from any source on behalf thereof. (1971, c. 698, s. 1.)

After the projects are finished, the loan can be repaid all at once or with a scheduled amount each year until paid.

A motion to allow the Finance Officer to loan funds from General Fund to Water Treatment Plant Project as needed to expedite the completion of the project 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)(#4) Economic Development *To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment. Any action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session.*

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

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

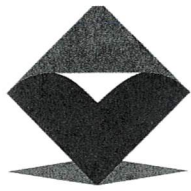
10. Adjournment

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, October 14, 2025 in the Regular Meeting.

Town Clerk Amy Schueneman

Mayor Tony Lapis



**NAPOLI
SHKOLNIK PLLC**
ATTORNEYS AT LAW

2nd payment for
PFAS Settlement

September 12, 2025

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

Re: Initial 3M AFFF Settlement Payment Enclosed

Dear :

We are pleased to enclose a check representing your Public Water System's initial share of the settlement reached with 3M in the Aqueous Film-Forming Foam (AFFF) Products Liability Litigation (MDL 2873). This payment reflects approximately **45.6% of your total gross award** in the 3M settlement.

For your reference, we have attached a **settlement statement** outlining the full breakdown of the gross award, including itemized deductions for litigation costs, attorneys' fees, and court-ordered common benefit (MDL) assessments. We are happy to schedule a call to walk through the details or answer any questions you may have.

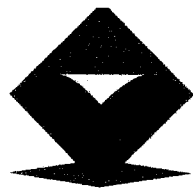
Lastly, because your system has detected PFAS contamination, it is likely that a **specific polluter or group of polluters is responsible for releases in the vicinity of your wells**. This may give rise to additional claims under **CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act) and negligence laws**. If we have not already reached out, we will be contacting you in the near future to discuss your rights and options for pursuing these claims, including potential recovery from the polluters and their insurers.

We appreciate the opportunity to represent your system and community in this important matter. If you have any questions about this payment, the pending settlements, or next steps in identifying responsible parties, please don't hesitate to reach out

Very truly yours,

Paul J. Napoli

Enclosures



NAPOLI SHKOLNIK PLLC

ATTORNEYS AT LAW

Settlement Statement

September 12, 2025

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

PWS Name	PWSID	Source Name	Award Value
MOUNT PLEASANT, TOWN OF	NC0113020	RWPS (Dutch Buffalo Creek)	\$33,381.79
MOUNT PLEASANT, TOWN OF	NC0113020	Well 3 (Lagoon)	\$9,230.49

3M Phase One - Payment One Gross Settlement Award

\$42,612.28

Deductions for Attorneys' Fees

Attorneys' Fees Gross @ 33%

\$14,062.05

MDL Fees @ 8%

\$3,408.98

Total Attorneys' Fees Minus MDL Fees

\$10,653.07

Total Fees Deductions from Client Share

\$14,062.05

Deductions for Claim Administrator

Claim Administrator Holdback

\$515.61

Total Admin Deductions from Client Share

\$515.61

Deductions for Case Expenses

Case Expenses (Rider on Next Page)

\$0.00

Total Costs Deductions from Client Share

\$0.00

Net Settlement Award

\$28,034.62

TOWN OF MOUNT PLEASANT

Budget Amendment #2 Change Order #1 Water Project					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
26-4015-330	Construction Cost- State Utility	\$ 8,376,713.00	\$ 95,102.28	\$ -	8,471,815.28
26-4015-800	Miscellaneous/Conteingency	\$ 924,316.00	\$ -	\$ 95,102.28	829,213.72
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		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Totals		\$9,301,029.00	\$95,102.28	\$95,102.28	\$9,301,029.00
Budget Amendment #2 Change Order #1 Water Project					
Prepared by: Amy Schueneman Date: 10/14/2025 Approved by: _____					
Posted by: Amy Schueneman Date: _____					

TOWN OF MOUNT PLEASANT

Budget Amendment #5 Change Order #2 Water Project					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
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		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
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		\$ -	\$ -	\$ -	-
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		\$ -	\$ -	\$ -	-
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
26-4015-330	Construction Cost- State Utility	\$ 8,471,815.28	\$ 69,600.00	\$ -	8,541,415.28
26-4015-800	Miscellaneous/Conteingency	\$ 829,213.72	\$ -	\$ 69,600.00	759,613.72
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		\$ -	\$ -	\$ -	-
Totals		\$9,301,029.00	\$69,600.00	\$69,600.00	\$9,301,029.00
Budget Amendment #5 Change Order #2 Water Project					
Prepared by: Amy Schueneman Date: 10/14/2025 Approved by: _____					
Posted by: Amy Schueneman Date: _____					

TOWN OF MOUNT PLEASANT

Budget Amendment #6 Change Order #1 Sewer Project					
Revenue Adjustments					
Account Number	Account Description	Current Budget	Decrease - Debit	Increase - Credit	Revised Amount
		\$ -	\$ -	\$ -	-
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		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
		\$ -	\$ -	\$ -	-
Expenditure Adjustments					
Account Number	Account Description	Current Budget	Increase - Debit	Decrease - Credit	Revised Amount
27-4015-330	Construction Cost- Elite Infrastructure	\$ 4,921,715.00	\$ 91,450.00	\$ -	5,013,165.00
27-4015-800	Miscellaneous/Conteingency	\$ 248,256.00	\$ -	\$ 91,450.00	156,806.00
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		\$ -	\$ -	\$ -	-
Totals		\$5,169,971.00	\$91,450.00	\$91,450.00	\$5,169,971.00
Budget Amendment #6 Change Order #1 Sewer Project					
Prepared by: Amy Schueneman Date: 10/14/2025 Approved by: _____					
Posted by: Amy Schueneman Date: _____					

RESOLUTION
DESIGNATION OF APPLICANT'S AGENT
North Carolina Division of Emergency Management

Organization Name (thereafter named Organization) Town of Mount Pleasant Disaster Number DR4827

Applicant's State Cognizant Agency for Single Audit purposes (If Cognizant Agency is not assigned, please indicate): N/A

Applicant's Fiscal Year (FY) Start: 2025 Month: July Day: 01

Applicant's Federal Employer's Identification Number: 56 - 6001297

Applicant's Federal Information Processing Standards (FIPS) Number: 37035

PRIMARY AGENT	SECONDARY AGENT
Agent's Name Erin S. Burris	Agent's Name Amy Schueneman
Organization Town of Mount Pleasant	Organization Town of Mount Pleasant
Official Position Asst. Town Manager	Official Position Town Clerk/Finance Officer
Mailing Address 8590 Park Drive	Mailing Address 8590 Park Drive
City, State, Zip Mount Pleasant, NC 28124	City, State, Zip Mount Pleasant, NC 28124
Daytime Telephone 704-436-9800	Daytime Telephone 704-436-9800
Facsimile Number n/a	Facsimile Number n/a
Pager or Cellular Number	Pager or Cellular Number

BE IT RESOLVED BY the governing body of the Organization (a public entity duly organized under the laws of the State of North Carolina) that the above-named Primary and Secondary Agents are hereby authorized to execute and file applications for federal and/or state assistance on behalf of the Organization for the purpose of obtaining certain state and federal financial assistance under the Robert T. Stafford Disaster Relief & Emergency Assistance Act, (Public Law 93-288 as amended) or as otherwise available. BE IT FURTHER RESOLVED that the above-named agents are authorized to represent and act for the Organization in all dealings with the State of North Carolina and the Federal Emergency Management Agency for all matters pertaining to such disaster assistance required by the grant agreements and **the assurances printed on the reverse side hereof.** BE IT FINALLY RESOLVED THAT the above-named agents are authorized to act severally.

PASSED AND APPROVED this 14th day of October, 20 25

GOVERNING BODY	CERTIFYING OFFICIAL
Name and Title Mayor Tony Lapish	Name Amy Schuneman
Name and Title Mayor Pro Tem Lori Furr	Official Position Town/Clerk Finance Officer
Name and Title	Daytime Telephone 704-436-800

CERTIFICATION

I Amy Schuneman, (name) duly appointed and Town Clerk/Finance Officer (title) of the Governing Body, do hereby certify that the above is true and correct copy of a resolution passes and approved by the Governing Body of (organization) on the 14th day of October, 20 25

Date: Signature: _____



AGENDA ITEM:

Approve an 2.4% increase to the North Carolina State Retirement System employer's contribution rate from 14.35% to 16.75%. This increase is effective October 1, 2025.

NARRATIVE:

On Tuesday, September 30, 2025, members of the Human Resources Listserv started posting questions regarding a 2.4% increase in the amount employers are required to contribute to the NC State Retirement System. Crystal Smith contacted the NC State Retirement System and was informed that Local Government members (LGERS) who partner with the State Health Plan rates would increase from 14.35% to 16.75% effective October 1, 2025. The increase was included in House Bill 125, and it is retroactive back to July 1, 2025, meaning we will have to back pay what the increased amounts would be from July, August, and September 2025 (approximately \$600) when the monthly retirement contributions are uploaded to the Retirement System at the end of October 2025.

This increase will impact the General Fund budget around \$1400 per year and the Water Sewer Fund around \$1300 per year.

The State is requiring the increase to the Town's Employer Contribution rate. We did not have an option.

RECOMMENDATIONS:

Consent agenda approval of increasing the NC State Retirement System employer contribution rate from 14.35% to 16.75% effective October 1, 2025.



AGENDA ITEM:

Approve part-time and elected officials being able to self-contribute, through payroll deduction, to the State of North Carolina Retirement System 401k program beginning January 1, 2026.

NARRATIVE:

During a recent zoom meeting with the North Carolina Retirement System, it was announced that part-time employees, including elected officials, are now eligible to self-contribute to the State of North Carolina 401k program.

Currently the Town allows active full-time employees to voluntarily contribute to the North Carolina 401k program through regular payroll deductions. The Town contributes five percent (5%) of gross salary to each full-time employee's 401k. The Town would not contribute five percent (5%) to the part-time employee's contributions.

Allowing part-time employees and elected officials to self-contribute would revise the Personnel Policy, Article VI Employee Benefits, Section 7 Supplemental Retirement Benefits to read as follows:

*The Town provides 401-K benefits for its active full-time employees as a percentage of salary up to a goal of five percent (5%) as designated by the Board of Commissioners beginning on the first day of employment, subject to appropriation by the Board of Commissioners. **Part-time employees and elected officials would not be eligible for the five percent (5%) Town contribution.***

*The Town allows all active full-time **and part-time employees and elected officials** to voluntarily contribute to the North Carolina 401k program through regular payroll deductions.*

RECOMMENDATIONS:

Consent agenda approval of allowing part-time employees and elected officials to self-contribute, through payroll deduction, to the North Carolina Retirement system 401k program beginning January 1, 2026.

MEMORANDUM

To: Mayor and Town Board

From: Randy Holloway, Town Manager

Date: October 14, 2025

RE: Manager's report for September 2025

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

- Continued working with Staff, Graver Engineering and NCDEQ to keep the PAC project plans moving forward. The PAC building is ready for Duke Energy to run the power to obtain the final inspection from Cabarrus County. The PAC system has been delivered and is in the process of being assembled. We received the initial review comments from NCDEQ about the PAC project, and we hope to have the system up and running by early November.
- Received three bids for the removal and replacement of the pumps, piping and motors on both the ground storage tank and clear well. The low bid was rejected because that company did not have the proper license to conduct the work. The bid was awarded to Harper Construction. They estimated the project to take 6 to 10 weeks.
- Worked with Staff, LKC and State Utility to get the water line repaired on Main Street at the intersection with Walnut. Both the water line and storm drain have been repaired.
- Continued working with Staff, LKC and State Utility to review and approve items for a change orders for the water line project.
- The Town Engineer and I had a meeting with NCDOT to work out some issues related to the water line project and various other projects.
- Continued worked with Staff to keep the State funded sidewalk project and the North Washington Drive projects moving forward.
- Continued worked with Staff to keep the comprehensive planning update moving forward.
- Participated in the monthly water and sewer project update meetings.
- Attended the monthly WSACC meeting remotely.



To: Mayor & Board of Commissioners
From: Erin Burris, AICP, Assistant Town Manager & Planning Director
Date: October 14, 2025
Re: Monthly Update for Planning, Economic Development, & Infrastructure Projects

Active Planning & Zoning Cases

ANX 2025-02 BYRD PROPERTY

Description: Request for voluntary non-contiguous annexation

Location: 9450 NC Highway 73 E

Cabarrus PIN: 5670-71-5906

Zoning: RL Residential Low Density

Area: 3.446 acres

Estimated Sewer Capacity Usage: 675gpd (three single-family residential homes)

Current Status: Petition submitted. Investigation of sufficiency and resolution to set hearing scheduled for September 9 Town Board meeting. Public hearing scheduled for October 14.

SITE 2025-01 HARRIS MUSTANG SUPPLY

Description: Request construct a 12,000 square foot building with office, retail, and warehouse space

Location: 6705 NC Highway 49 N

Cabarrus PIN: 5660-34-5579

Zoning: CZ I-1 Light Industrial

Area: approx. 4.93 acres

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

Current Status: Construction underway.

SUB 2025-01 N. MAIN STREET INFILL SUBDIVISION

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

Location: 800 & 826 N. Main Street

Cabarrus PINs: 5670-16-6055 & 5670-15-7981

Current Zoning: RM Residential Medium Density

Area: approx. 7.5 acres

Estimated Sewer Capacity Usage: 3,375 gpd

Current Status: Preliminary Plat reviewed by Technical Review Committee (TRC). Comments provided to engineer April 7, 2025. No revised plan received. Has not been scheduled for Planning & Zoning Board review.

SITE 2024-01 UWHARRIE BANK

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: Zoning permit issued. Construction underway.

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: Phase 1 Final Plat (58 lots) recorded. Bonded improvements being completed. Zoning Permits being issued (13 issued to date).

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 recorded. Bonded improvements being completed. Zoning Permits being issued (25 issued to date).

Code of Ordinances

During Fiscal Year 25-26, codification and updates to Part 4 Public Works and Part 6 Licensing and Regulation will be completed.

WSACC Sewer Treatment Capacity Allocation

The WSACC Wastewater Capacity Distribution #1 Memo dated July 22, 2025 shows that Mount Pleasant has a total of 123,864gpd of allocation. Distribution #13 added 3,709gpd to Mount Pleasant's allocation. The Town's updated sewer allocation spreadsheet shows 21,994gpd of non-strategic reserve (equivalent of 97 homes) and 10,000gpd of strategic reserve remaining to be allocated through the 30MGD Rocky River Regional Wastewater Treatment Plant (RRWWTP) expansion.

Permits

September permit report is attached at end of report.

Infrastructure Projects

Information on all infrastructure projects is provided on the Town's project website at <https://mpncfuture.com/>. Below is a summary of project descriptions, overall schedule, funding sources, and status from the website:

EMPIRE DRIVE SEWER PUMP STATION AND SEWER LINE - COMPLETE

- **Project Description:** This project retires the old Mountainbrook and Food Lion Pump Stations and serves the new Brighton Park subdivision. Click [here](#) to see a composite map of all proposed sewer improvements.
- **Schedule:** Work is scheduled to begin in the late spring of 2024 and be completed before spring 2025.
- **Funding Source:** Portion of \$6,048,000 USDA Low Interest Loan
- **Status:** Project Complete

SEWER LINE AND MANHOLE REHABILITATION (A, B, C, WADE, AND REID STREETS) - COMPLETE

- **Project Description:** This project will replace old clay sewer lines and manholes with new sewer lines and manholes along C Street, B Street, A Street, Wade Street, and Reid Street. Click [here](#) to see a composite map of all proposed sewer improvements.
- **Schedule:** Work is expected to begin at the end of August 2024 and be completed by December 2024. Street paving is also part of this project.
- **Funding Source:** Remainder of \$6,048,000 USDA Low Interest Loan
- **Status:** Project Complete

WATER DISTRIBUTION IMPROVEMENTS (12-INCH WATER MAINS) - IN PROGRESS

- **Project Description:** This project will replace old 6-inch water lines (most installed in 1937) with new 12-inch water mains along Main Street (North Drive to Lee Street), Franklin Street (Skyland Drive to Blueberry Street), Cook Street (Main Street to N. Washington Street), and Highway 49 (Main Street to Highway 73 interchange). This is a total of approximately 4 miles of waterline. This project will improve both water quality and fire flow throughout the Town. Click [here](#) to view the proposed improvements map.
- **Schedule:** This project is scheduled to begin February 10, 2025 with completion by the end of the year.
- **Funding Source:** \$9,988,029 State Budget allocation from federal ARPA funds
- **Status:** In progress - Approximately $\frac{3}{4}$ complete. Information about road closures and service interruptions will be posted on social media. Latest update can be viewed at <https://mpncfuture.com/Dev/ID/42/Waterline-Project-Monthly-Update--September-24-2025>

LOWER ADAMS CREEK SEWER OUTFALL - IN PROGRESS

- **Project Description:** 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. This project will retire the Summer Street and Pasture pump stations. Click [here](#) to view the proposed Lower Adams Creek Sewer Outfall map. Click [here](#) to see a composite map of all proposed sewer improvements.
- **Schedule:** This project is scheduled to begin March 3, 2025 with completion by March 2026.
- **Funding Source:** \$5,822,971 State Budget allocation from federal ARPA funds
- **Status:** In Progress-Approximately $\frac{3}{4}$ complete. Latest update can be viewed at <https://mpncfuture.com/Dev/ID/43/Lower-Adams-Creek-Sewer-Outfall-Project-Update-September-24-2025>

WATER INTAKE & TREATMENT IMPROVEMENTS - IN PROGRESS

- **Project Description:** The Town has been working with the North Carolina Department of Environmental Quality (NCDEQ) and three different consulting engineers to determine the necessary water intake and treatment upgrades and changes to improve drinking water quality and bring disinfection byproduct levels into compliance. All internal components and filter media the Water Treatment Plant are being replaced, a new Powder Activated Carbon (PAC) system is being installed, and the ground storage tank will be cleaned and coated with new . The Town is also working towards supplementing raw water from Dutch Buffalo Creek with a well.
- **Schedule:** Recommendations from engineering firms were provided in February 2025. The implementation and installation of improvements will begin March 2025 and will take place in phases as funding is available. The water treatment plant will be shut down to complete water treatment plant, PAC, and ground storage improvements August through October of 2025. Water will be purchased from the City of Concord during this time.
- **Funding Source:** \$1,000,000 State Budget allocation (redirected by technical correction in state budget from S. Skyland Drive/Allman Road extension water lines). Additional funding is being pursued to complete needed improvements.
- **Status:** In progress-Approximately $\frac{3}{4}$ complete. Water Treatment Plant upgrades have been completed. Powder Activated Carbon (PAC) system has been delivered and building constructed. NCDEQ has approved well. Waiting on final NCDEQ approval of engineering for PAC integration. Ground storage tank has been cleaned and coated. Waiting on pump and pipe fabrication for ground storage. System still connected to Concord water due to fabrication delays. Plant anticipated to be operational by December.

N. WASHINGTON STREET SIDEWALK - IN ENGINEERING

- **Project Description:** The Town adopted an NCDOT-funded Pedestrian Project Acceleration Plan in 2020 and has been pursuing funding to complete priority sidewalk segments since that time. The first sidewalk project will complete 900 feet of sidewalk, curb & gutter on the southern end of N. Washington St. between Park Drive and E. Franklin Street. This also includes a new stormwater culvert and slightly wider travel lanes. Phase 2 on S. Washington Street is not included in this project.
[N. Washington Street cut-sheet excerpt from Project Acceleration Plan](#)
- **Schedule:** Engineering and permitting is currently underway. The project is expected to go to bid late in 2025. Preparations are being made to either move or remove the house at 8563 E. Franklin Street (currently owned by the Town) to facilitate this project.
- **Funding Source:** In the state's 2023 budget, \$2.7 million was directed to the Town of Mount Pleasant to complete priority sidewalk segments.
- **Status:** Volkert Engineering is finalizing engineering plans for the N. Washington Street Sidewalk/Curb & Gutter project. Hydraulics engineer to seal final design. Engineer is preparing right-of-way acquisition exhibits. Anticipated to go to bid late fall to early winter to begin construction by Spring 2026.

FRANKLIN STREET SIDEWALKS - IN PRELIMINARY ENGINEERING

- **Project Description:** The Town adopted an NCDOT-funded Pedestrian Project Acceleration Plan in 2020 and has been pursuing funding to complete priority sidewalk segments since that time. There were three segments identified on Franklin Street: Duchess Drive to Halifax Street, Halifax Street to Main Street, and Main Street to Blueberry Street. The Town worked with NCDOT to design a project for one or more of these segments to stay within available funds. Click here for excerpts from the Project Acceleration Plan. Each segment is being evaluated for feasibility with available funds.

[Franklin Street \(Duchess Drive to Halifax Street\) cut-sheet from Project Acceleration Plan](#)

[Franklin Street \(Halifax Street to Main Street\) cut-sheet from Project Acceleration Plan](#)

[Franklin Street \(Main Street to Blueberry Street\) cut-sheet from Project Acceleration Plan](#)

After getting cost estimates from NCDOT, it was determined that only the E. Franklin Street section of sidewalk, curb & gutter between Main Street and Blueberry Street could be completed with available funding. This segment was chosen because of it will also be able to correct several stormwater issues along the corridor.

- **Schedule:** NCDOT provided a timeline that shows completion of E. Franklin Street sidewalk during 2029. There is currently no funding source identified for completion of sidewalk on W. Franklin Street.
- **Funding Source:** Estimated project cost-\$3.2 million. Funding from remainder of \$2.7 million state directed grant (after completion of N. Washington Street) as min. 20% match with federal CMAQ/CRP grant funding. A grant deadline extension has been requested in order to complete the E. Franklin Street sidewalk project.
- **Status:** Due to updated cost estimates, staff is currently working with NCDOT to design and administer sidewalk, curb & gutter improvements on E. Franklin Street, which will also help with stormwater issues in that area and can be coordinated with the Downtown Stormwater project.

DOWNTOWN SOUTHWEST QUADRANT PARKING – IN ENGINEERING

- **Project Description:** The Town's Comprehensive Plan, adopted in 2017 and updated in 2025 includes a strategy to improve downtown parking. McAdams Engineering prepared a conceptual parking plan for the southwest quadrant of downtown which will provide approximately 160 parking spaces when complete.
[Downtown Southwest Quadrant Parking Conceptual Plan](#)
- **Schedule:** Project engineering is scheduled to begin in November 2025 with estimated completion of Phase 1 parking by the end of 2026. Completion of other phases depends on cost estimates.
- **Funding Source:** Town General Fund (cost estimate being prepared)
- **Status:** McAdams Engineering has prepared a revised scope of work for engineering the Downtown Southwest Quadrant Public Parking that will incorporate a portion of the engineered stormwater improvements from the Downtown Stormwater Construction Plans. The revised scope is currently being reviewed by staff. Implementation of this project will ensure that all existing and new parking in the southwest quadrant of downtown is paved.

DOWNTOWN STORMWATER MITIGATION & UTILITY DUCT BANK - IN ENGINEERING / GRANT APPLICATION

- **Project Description:** Since Hurricane Florence in 2018, the Town has been working with NCDOT, Duke Energy, Windstream, Spectrum and contract engineers to implement necessary improvements to the Downtown stormwater system and place overhead utilities into underground duct bank. In 2020, the Town received a federal grant to study the stormwater issues in downtown and to update the Mount Pleasant National Register Historic District documentation in an effort to protect historic buildings. Following the completion of the study, it was determined that stormwater inlets and conveyances in downtown were undersized. The utility duct bank installation was an identified strategy in both the 2017 Comprehensive Plan and the update of the plan adopted in 2025 in order to achieve the goal to "cultivate a vibrant and attractive downtown atmosphere that residents and visitors enjoy while enhancing community character through the preservation of historic resources." The project involves the installation of properly sized inlets and conveyances along N. Main Street, W. Franklin Street, beside and behind the Old Barringer Motors building, and under Barringer Drive as well as the installation of underground utility duct bank within one block each direction of the Square (intersection of Highway 73 and Main Street).
[Downtown Stormwater Study Existing Conditions](#) [Utility Duct Bank Schematic](#)
[Comprehensive Plan Illustration](#)
- **Schedule:** The project had originally been scheduled to run concurrently with the waterline project. However, the FEMA Building Resilient Infrastructure in Communities (BRIC) grant program, which the project had been selected for, was cancelled in April of 2025 by the current federal administration. Click [here](#) to view article about cancellation. The Town is now attempting to apply for a FEMA Hazard Mitigation Fund Grant through the NC Department of Public Safety while the state of North Carolina is pursuing the reinstatement of the BRIC grant through the courts. This pushes the original timeline back approximately four years, with an estimated completion date of 2029, if the Town is able to secure funding. The Town will attempt to work with NCDOT to complete the portion of the project that is located within the state right-of-way concurrently with the E. Franklin Street sidewalk project. The Town will attempt to complete the portions not within the state right-of-way concurrently with the downtown southwest quadrant parking lot project in 2026.
- **Funding Source:** \$4.5-6 million. 2022 FEMA BRIC grant cancelled. Town pursuing Hazard Mitigation Fund Program (HMFP) grant.
- **Status:** Staff submitted the first draft of the Hazard Mitigation Grant application packet to the North Carolina Department of Public Safety for initial review on October 6. If the draft is advanced by NCDPS, final application is due to FEMA in December.

September 2025 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Town/ETJ	Type	Permit Description	Applicant	Notes
Z-2025-91	9/2/2025	5670-22-6334	8535	Lee St.	Town	Addition	Porte Cochere-First Baptist	Gordon Family Contractors	
Z-2025-92	9/2/2025	5670-22-0332	1550	S. Main St.	Town	Home Occ.	Contractor Office Home Occ.	Whitney Swofford	
Z-2025-93	9/4/2025	5651-70-4233	5527	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-94	9/11/2025	5651-70-5387	5534	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-95	9/11/2025	5670-31-2880	8625	Lee St.	Town	Home Occ.	Baked Goods	Alicia Smith	
Z-2025-96	9/16/2025	5651-70-6165	5510	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-97	9/16/2025	5651-70-8320	37	Wendall Lane	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-98	9/18/2025	5651-70-6252	5518	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-99	9/18/2025	5651-70-4156	5519	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-100	9/18/2025	5651-70-6219	5526	Arnold Way	Town	New	Single-family home	Smith Douglas Homes	Green Acres
Z-2025-101	9/25/2025	5670-13-6357	8320	W. Franklin St.	Town	New	Bank w/Drive Through	Uwharrie Bank	CoC

11 Zoning Permits

Financial Report as of September 30, 2025

<u>General Fund Accts</u>	General Checking	\$102,513.31
	General Fund MM at First Bank	\$231,640.62
	General Fund MM (NCCMT)	\$1,187,892.42
	General Fund 42% MM at First Bank	\$3,355.79
	General Fund 42% MM (NCCMT)	\$1,302,419.85
	Façade Grant	\$26,129.90
	Park Development (Uwharrie)	\$1,225.63
	Payroll Checking	\$125,894.49
	Powell Bill	\$73,127.18
	Retiree Insurance	\$2,580.35
	Retiree Insurance (NCCMT)	\$25,841.65
Water/Sewer accts	WS Checking	\$138,423.87
	WS Money Market	\$126,997.47
	WS Money Market (NCCMT)	\$180,881.81
	Debt Setoff (NCCMT)	\$1,122.90
	Dredging Fund (Uwharrie)	\$181.52
	USDA- Debt Service Reserve Fund (DSRF)	\$5,000.76
	USDA- (DSRF)Payment Reserve (NCCMT)	\$278,208.12
	USDA- (SLARF) Short Lived Asset Rep (NCCMT)	\$126,472.52
	USDA Capital Project (SLARF)	
Capital Reserve Accts	Infrastructure & Streets	\$48,971.46
	Police Vehicles	\$24,161.11
Capital Projects	CMAQ Capital Project	\$127,615.47
	USDA Capital Project	\$142,923.12
	State Funded-Sewer Project	\$572,287.17
	State Funded Water Projects	\$146,004.77
	USDA (Uwharrie-Loan funds-savings)	\$496,309.95
	State Grant-WTP Grant	\$25,653.19
	State Grant- \$100,000 capital/equipment	\$99,154.06
	State Grant- \$2.7M for Sidewalks	\$166,780.97
	State Grant- \$2.7M for Sidewalks(NCCMT)	\$2,522,975.02
	Downtown Storm Drainage Improvement	\$2,791.47
	Parking Lot- S Main Cap Proj	\$3,001.05
Fire Dept.	Fire & Rescue Relief Fund	\$3,416.91
	Fire & Rescue Relief Fund (NCCMT)	\$44,926.46
	FD- Personnel Savings	\$28,007.79
	FD-Radio Reserves	\$11,568.77
	FD Capital Reserve -Vehicles	\$20,795.25

TOTAL \$8,427,254.15

FY2024-2025		General Fund			
	APPROVED	MONTH	YEAR		
	FY2025-2026	TO DATE	TO DATE	REMAINING	PERCENT
		(Encumbered)			
Revenues	\$3,073,588.00		\$510,019.34	\$2,563,568.66	17%
Expenditures	\$3,073,588.00	\$23,666.29	\$686,175.16	\$2,387,412.84	23%
		Water Sewer Fund			
	APPROVED	MONTH	YEAR		
	FY2025-2026	TO DATE	TO DATE	REMAINING	PERCENT
		(Encumbered)			
Revenues	\$1,620,751.00		\$447,614.34	\$1,173,136.66	28%
Expenditures	\$1,620,751.00	\$25,215.46	\$740,520.49	\$880,230.51	47%

TOWN OF MOUNT PLEASANT
COMPARISON BUDGET VS ACTUAL -September 2025

	CURRENT BUDGET	YTD ACTUAL	DIFFERENCE
GENERAL GOVERNMENT			
Town Hall	114,973.00	64,695.35	50,277.65
Governing Body	40,068.00	8,014.67	32,053.33
Admin	328,155.00	82,653.02	245,501.98
Planning & Zoning	122,556.00	30,777.04	91,778.96
	605,752.00		419,611.92
PUBLIC SAFETY			
Law Enforcement	247,339.00	1,296.84	246,042.16
Fire Department	1,208,662.00	271,115.03	937,546.97
	1,456,001.00		1,183,589.13
PUBLIC WORKS			
Operations Center	61,840.00	14,443.14	47,396.86
Streets	240,029.00	24,169.77	215,859.23
Sanitation	173,586.00	28,710.72	144,875.28
Buildings & Grounds	95,475.00	24,794.58	70,680.42
	570,930.00		478,811.79
CULTURE/REC	94,571.00	17,479.97	77,091.03
DEBT SERVICE			
Debt Service Principal	230,543.00	57,204.49	173,338.51
Debt Service Interest	109,032.00	28,875.76	80,156.24
	339,575.00		339,575.00
TOTAL	3,066,829.00	17,479.97	2,498,678.87
WATER/SEWER			
Admin	275,515.00	82,708.51	192,806.49
Operations Center	24,140.00	7,371.43	16,768.57
Water	193,215.00	62,488.29	130,726.71
Sewer	441,279.00	98,345.85	342,933.15
Water Treatment Plant	438,177.00	160,516.62	277,660.38
	1,372,326.00		1,372,326.00
DEBT SERVICE			
Debt Service Principal	109,671.00	3,105.18	106,565.82
Debt Service Interest	138,753.00	1,271.02	137,481.98
	248,424.00	4,376.20	244,047.80
TOTAL	1,620,750.00	8,752.40	1,611,997.60
COMBINED	4,687,579.00	26,232.37	4,661,346.63

#26 State Grant-Waterline Capital Project (\$9,988,029)

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Remaining Balance</u>
	STATE ARPA GRANT		\$9,988,029.00		\$9,988,029.00
9/1/2022	LKC Engineering, PLLC	1001	-\$11,700.00	Invoice #22-2626	\$9,976,329.00
9/12/2022	LKC Engineering, PLLC	1002	-\$11,700.00	Invoice #22-2661	\$9,964,629.00
9/22/2022	LKC Engineering, PLLC	1003	-\$5,850.00	Invoice 22-2536	\$9,958,779.00
12/19/2022	LKC Engineering, PLLC	1004	-\$11,700.00	Invoice# 22-2931	\$9,947,079.00
1/17/2023	LKC Engineering, PLLC	1005	-\$11,700.00	Invoice# 23-3037	\$9,935,379.00
2/16/2023	LKC Engineering, PLLC	1006	-\$11,700.00	Invoice # 23-3134	\$9,923,679.00
3/22/2023	LKC Engineering, PLLC	1007	-\$11,700.00	Invoice# 23-3176	\$9,911,979.00
4/19/2023	LKC Engineering, PLLC	1008	-\$5,850.00	Invoice# 23-3253	\$9,906,129.00
5/11/2023	LKC Engineering, PLLC	1009	-\$5,850.00	Invoice # 23-3388	\$9,900,279.00
6/21/2023	LKC Engineering, PLLC	1010	-\$11,700.00	Invoice# 23-3424	\$9,888,579.00
7/19/2023	LKC Engineering, PLLC	1011	-\$5,850.00	Invoice# 23-3533	\$9,882,729.00
7/26/2023	Purchased 200 Checks	ACH	-\$337.02	Purchased 200 Checks for account	\$9,882,391.98
10/12/2023	LKC Engineering, PLLC	1021	-\$74,100.00	Reference# 4926	\$9,808,291.98
11/9/2023	LKC Engineering, PLLC	1022	-\$29,900.00	Reference# 4926 Batch# 986399	\$9,778,391.98
12/7/2023	LKC Engineering, PLLC	1023	-\$29,900.00	Reference# 4926 Batch 1006562	\$9,748,491.98
1/26/2024	NC DEQ	1025	-\$400.00	Reference# 620 Batch 1026828	\$9,748,091.98
1/26/2024	NC DEQ	1024	-\$900.00	Reference # 620 Batch 1026828	\$9,747,191.98
2/13/2024	LKC Engineering, PLLC	1026	-\$14,950.00	Inv 24-4114	\$9,732,241.98
4/16/2024	LKC Engineering, PLLC	1027	-\$14,950.00	Inv 24-4234	\$9,717,291.98
7/17/2024	LKC Engineering, PLLC	1028	-\$14,950.00	Inv 24-4499	\$9,702,341.98
9/5/2024	First Bank	1029	-\$490.66	Ad for bids in Independent Tribune	\$9,701,851.32
9/9/2024	Greater Diversity News	1030	-\$329.52	ad for bids	\$9,701,521.80
9/20/2024	LKC Engineering, PLLC	1031	-\$16,400.00	Inv 24-4711	\$9,685,121.80
10/18/2024	LKC Engineering, PLLC	1032	-\$26,000.00	inv 24-4819	\$9,659,121.80
11/4/2024	First Bank CC	1033	-\$420.37	2nd ad for bids Independent Tribune	\$9,658,701.43
11/8/2024	LKC Engineering, PLLC	1034	-\$9,000.00	Inv 24-4869	\$9,649,701.43
1/10/2024	LKC Engineering, PLLC	1035	-\$16,650.00	Inv 24-5047	\$9,633,051.43
1/27/2025	NC DEQ Stormwater Permit	E-check	-\$120.00	annual stormwater permit	\$9,632,931.43
2/19/2025	LKC Engineering, PLLC	1036	-\$15,700.00	Inv 25-5142	\$9,617,231.43
5/9/2025	LKC Engineering, PLLC	1037	-\$15,700.00	Inv 25-5219	\$9,601,531.43
5/9/2025	State Utility Contractors	1038	-\$694,983.00	Pay App 1	\$8,906,548.43
5/9/2025	State Utility Contractors	1039	-\$32,688.66	Pay App 1 Sales Tax	\$8,873,859.77
6/20/2025	LKC Engineering, PLLC	1040	-\$15,700.00	Inv 25-5337	\$8,858,159.77
6/20/2025	State Utility Contractors	1041	-\$494,384.25	Pay App 2	\$8,363,775.52
6/26/2025	LKC Engineering, PLLC	1042	-\$54,950.00	Inv 25-5429 and 25-5530	\$8,308,825.52
6/26/2025	State Utility Contractors	1043	-\$1,020,242.58	Pay App #3 & #4	\$7,288,582.94
7/22/2025	Water Works Metrology, LLC	1044	-\$5,315.11	Inv 3025254- large water meter sizes	\$7,283,267.83
9/3/2025	LKC Engineering, PLLC	1045	-\$54,950.00	Inv 25-5633 & Inv 25-5743	\$7,228,317.83
9/3/2025	State Utility Contractors	1046	-\$717,679.11	Pay App #5	\$6,510,638.72
10/6/2025	LKC Engineering, PLLC	1047	-\$23,550.00	Inv 25-5856	\$6,487,088.72
10/6/2025	State Utility Contractors	1048	-\$1,239,536.41	Pay App #6 & #7	\$5,247,552.31

#27 State Grant-Sewer-Lower Adams Creek Sewer Project (\$4,921,715)

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Remaining Balance</u>
	STATE ARPA GRANT		\$4,921,715.00		\$4,921,715.00
2/16/2024	LKC Engineering	1001	-\$15,700.00 Invoice# 23-3137		\$4,906,015.00
3/22/2023	LKC Engineering	1002	-\$7,850.00 Invoice# 23-3175		\$4,898,165.00
4/19/2023	LKC Engineering	1003	-\$7,850.00 Invoice# 23-3252		\$4,890,315.00
5/11/2023	LKC Engineering	1004	-\$31,400.00 Invoice# 23-3387		\$4,858,915.00
6/21/2023	LKC Engineering	1005	-\$15,700.00 Invoice# 23-3425		\$4,843,215.00
7/19/2023	LKC Engineering	1006	-\$31,400.00 Invoice# 23-3532		\$4,811,815.00
7/26/2023	200 Checks for account	ACH	-\$348.26 Checks for account		\$4,811,466.74
8/21/2023	LKC Engineering	1021	-\$31,400.00 Inv 23-3601		\$4,780,066.74
9/11/2023	LKC Engineering	1022	-\$31,400.00 Inv 23-3631		\$4,748,666.74
10/12/2023	LKC Engineering	1023	-\$31,400.00 Inv 23-3718		\$4,717,266.74
12/7/2023	LKC Engineering	1024	-\$15,700.00 Inv 23-3881		\$4,701,566.74
1/23/2024	LKC Engineering	1025	-\$15,700.00 Inv 24-4011		\$4,685,866.74
2/12/2024	NC DEQ	1027	-\$1,300.00 Erosion Control Permit		\$4,684,566.74
2/13/2024	NC DEQ	1028	-\$600.00 Sewer Extension Fast Track App		\$4,683,966.74
3/9/2024	LKC Engineering	1029	-\$31,400.00 Inv 24-4166		\$4,652,566.74
4/16/2024	LKC Engineering	1030	-\$15,700.00 Inv 24-4230		\$4,636,866.74
7/17/2024	LKC Engineering	1031	-\$34,410.00 Inv 24-4544		\$4,602,456.74
9/5/2024	First Bank	1033	-\$455.51 Ad for bids in Independent Tribune		\$4,602,001.23
9/9/2024	Greater Diversity News	1034	-\$300.88 Ad for bids		\$4,601,700.35
9/20/2024	LKC Engineering	1035	-\$7,200.00 inv 24-4759		\$4,594,500.35
10/18/2024	LKC Engineering	1036	-\$20,000.00 Inv 24-4815		\$4,574,500.35
1/10/2025	LKC Engineering	1037	-\$5,000.00 Inv 24-5046		\$4,569,500.35
1/27/2025	DEMLR Stormwater Permit	E-check	-\$120.00 annual permit NCC250278		\$4,569,380.35
2/10/2025	LKC Engineering	1038	-\$27,200.00 Inv 24-4759, 24-4815		\$4,542,180.35
2/19/2025	LKC Engineering	1039	-\$13,823.18 Inv 25-5141		\$4,528,357.17
5/16/2025	Elite Infrastructure Group	1040	-\$68,091.25 Pay App #1		\$4,460,265.92
5/16/2025	LKC Engineering	1041	-\$13,700.00 Inv 25-5218		\$4,446,565.92
6/1/2025	Elite Infrastructure Group	1042	-\$852,791.25 Pay App #2		\$3,593,774.67
6/1/2025	LKC Engineering	1043	-\$13,700.00 Inv 25-5336		\$3,580,074.67
7/11/2025	Elite Infrastructure Group	1044	-\$100,000.00 Pay App #3 advance		\$3,480,074.67
7/28/2025	Elite Infrastructure Group	1045	-\$100,000.00 Pay App #3 advance		\$3,380,074.67
7/29/2025	Elite Infrastructure Group	1046	-\$550,671.00 Pay App # 3 & #4		\$2,829,403.67
7/29/2025	LKC Engineering	1047	-\$54,800.00 Inv 25-5428 and 25-5529		\$2,774,603.67
8/25/2025	Elite Infrastructure Group	1048	-\$200,000.00 Advance Pay App #5		\$2,574,603.67
9/4/2025	Elite Infrastructure Group	1049	-\$512,368.50 Pay App #5 & #6		\$2,062,235.17
9/4/2025	LKC Engineering	1050	-\$54,800.00 Inv 25-5632 & Inv 25-5742		\$2,007,435.17
9/26/2025	Elite Infrastructure Group	1051	-\$385,617.75 Pay App #7		\$1,621,817.42
9/26/2025	LKC Engineering	1052	-\$27,400.00 Inv 25-5855		\$1,594,417.42

#29 State Grant-Sidewalk Capital Project (\$2.7 million)

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Remaining Balance</u>
	State Grant		\$2,700,000.00		\$2,700,000.00
5/20/2024	LE Wooten & Company	4001	-\$115.00	on-site engineering	\$2,699,885.00
5/20/2024	Volkert, Inc	4002	-\$7,720.00	engineering	\$2,692,165.00
6/11/2024	Volkert, Inc	1001	-\$16,860.00	Invoice 00205073	\$2,675,305.00
7/17/2024	Volkert, Inc	1002	-\$10,601.60	Invoice 00306075	\$2,664,703.40
8/13/2024	Volkert, Inc	1003	-\$14,502.50	Invoice 00407073	\$2,650,200.90
9/17/2024	Volkert, Inc	1004	-\$16,992.62	Invoice 00508084	\$2,633,208.28
10/11/2024	Volkert, Inc	1005	-\$2,439.78	Invoice 00609078	\$2,630,768.50
11/15/2024	Volkert, Inc	1006	-\$5,782.75	Invoice 00710083	\$2,624,985.75
12/3/2024	Seven Parts Surveying	1007	-\$1,200.00	11.26.24 invoice	\$2,623,785.75
12/16/2024	Volkert, Inc	1008	-\$19,817.13	Invoice 00811096	\$2,603,968.62
1/17/2025	Volkert, Inc	1009	-\$6,353.75	Invoice 00912086	\$2,597,614.87
2/19/2025	Volkert, Inc	1010	-\$10,608.57	Invoice 01001082	\$2,587,006.30
3/14/2025	Volkert, Inc	1011	-\$6,648.75	Inv-01102084	\$2,580,357.55
3/31/2025	Volkert, Inc	1012	-\$14,860.00	Invoice 01203093	\$2,565,497.55
5/12/2025	Volkert, Inc	1013	\$1,457.50	Invoice 01304091	\$2,566,955.05
5/31/2025	Volkert, Inc	1014	\$265.00	Invoice 01405094	\$2,567,220.05
7/22/2025	Volkert, Inc	1015	\$2,120.00	Invoice 01506091	\$2,569,340.05
8/26/2025	Volkert, Inc	1016	-\$2,833.55	Invoice 01607091	\$2,566,506.50
8/28/2025	LCJ Construction Co., INC	1017	-\$18,840.00	Inv 2583	\$2,547,666.50
9/15/2025	Volkert, Inc	1018	-\$16,248.75	Invoice 01708092	\$2,531,417.75

#30 State Grant-Park Dr waterline Capital Project (\$100,000)

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Remaining Balance</u>
	STATE GRANT				\$100,000.00
8/14/2024	Wooten Company	1002	-\$875.00	Inv 81227	\$99,125.00

#31 State Grant- WTP Renovation Capital Project (\$985,000)

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Remaining Balance</u>
	STATE GRANT AWARDED		\$985,000.00		\$985,000.00
4/2/2025	WesTech Engineering	1001	-\$124,370.92	Inv 106326	\$860,629.08
7/11/2025	WesTech Engineering	1002	-\$202,586.84	Inv 106326	\$658,042.24
7/11/2025	First Bank Credit Card	1003	-\$31.40	used CC to overnight check to WesTech	\$658,010.84
7/22/2025	NC DEQ	1004	-\$317.00	Public Water Supply Plan Review Fee	\$657,693.84
7/22/2025	Miller Lumber Co.	1005	-\$72.00	wood for SCADA stand at Cold Springs/Hwy 73	\$657,621.84
7/22/2025	Charles R Underwood	1006	-\$4,133.95	Inv 32326 for SCADA installation	\$653,487.89
7/30/2025	Homer Clay Electric	1007	-\$3,953.00	Invoices 1079 & 1080	\$649,534.89
7/30/2025	DA Moore Corp	1008	-\$615.25	Invoice 62587	\$648,919.64
8/5/2025	First Bank Credit Card	1009	-\$7,239.09	Badger (hydrovac) & AL Lowder (dumpster)	\$641,680.55
8/7/2025	Morgan Well & Pump	1010	-\$3,250.00	Inv 20110 test water in old well	\$638,430.55
8/7/2025	Seven Parts Surveying, PLLC	1011	-\$4,675.00	Survey Atwoods property & recomb plat	\$633,755.55
8/15/2025	NORIT	1012	-\$125,190.00	Inv RN25302613 for PAC System	\$508,565.55
9/5/2025	First Bank Credit Card	1013	-\$11.00	certified mail for NORIT check	\$508,554.55
9/5/2025	AL Lowder, Inc	1014	-\$60.61	Inv 180120 dumpster for WesTech	\$508,493.94
9/9/2025	Garver Engineering	1015	-\$61,927.05	Inv 2501169-1 engineering for PAC System	\$446,566.89
9/16/2025	City of Concord	1016	-\$22,652.25	water usage to 9/10/25	\$423,914.64
9/16/2025	Utility Services Co, Inc	1017	-\$47,847.00	Inv 631775 cleaning/ painting clear well	\$376,067.64
9/18/2025	Garver Engineering	1018	-\$9,304.00	Inv 2501169-2	\$366,763.64
9/16/2025	First Bank	ACH	-\$25.00	ACH Wire Fee for purchase of Atwood property	\$366,738.64
9/24/2025	Hartsell & Williams PA	ACH	-\$18,927.00	property purchase at lagoon-8510 Circle Dr.	\$347,811.64
9/25/2025	AL Lowder, Inc	1019	-\$457.22	Inv 180583 empty dumpster	\$347,354.42
10/6/2025	WesTech Engineering	1020	-\$394,160.34	Inv S-INV104884 FINAL payment	-\$46,805.92

Loaned funds (\$75,000) from General Fund MM to #31 WTP Project

Reimbursement Request for WesTech expenses (\$721,118.10) will be submitted week of 10/13/2025

#32 S. Main St Parking Lot Capital Project

(Funded by General Fund-Fund Balance)

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Total Cost</u>
5/21/2024	McAdams	1002	\$4,582.50	Inv 152952-engineering	\$4,582.50
6/21/2024	McAdams	1003	\$3,382.50	Inv 153858	\$7,965.00
8/21/2024	McAdams	1004	\$2,035.00	Inv 155577 -Final	\$10,000.00

#33 Downtown Storm Drainage Capital Project

(Funded by General Fund-Fund Balance)

<u>Date</u>	<u>To/From</u>	<u>check #</u>	<u>Amount</u>	<u>Reason</u>	<u>Balance</u>
5/21/2024	McAdams	1001	\$1,437.50	Inv 152384-Engineering	\$1,437.50
6/21/2024	McAdams	1002	\$29,650.05	Inv 153715	\$31,087.55
7/9/2024	McAdams	1003	\$27,665.00	Inv 154871	\$58,752.55
8/13/2024	McAdams	1004	\$12,639.72	Inv 155999	\$71,392.27
9/20/2024	McAdams	1005	\$437.50	Inv 157786	\$71,829.77
10/11/2024	McAdams	1006	\$1,937.50	Inv 158576	\$73,767.27
11/15/2025	McAdams	1007	\$4,465.00	Inv 159894	\$78,232.27
12/16/2024	McAdams	1008	\$16,678.75	Inv 161257	\$94,911.02
1/13/2025	McAdams	1009	\$10,440.00	Inv 162332	\$105,351.02
2/19/2025	McAdams	1010	\$5,625.00	Inv 163919	\$110,976.02
3/17/2025	McAdams	1015	\$2,360.00	Inv 165144	\$113,336.02
4/23/2025	McAdams	1012	\$1,862.50	Inv 166804	\$115,198.52
6/1/2025	McAdams	1013	\$13,039.40	Inv 167979	\$128,237.92
6/9/2025	McAdams	1014	\$3,744.10	Inv 169118	\$131,982.02
7/22/2025	McAdams	1016	\$2,735.40	Inv 171389	\$134,717.42
8/26/2025	McAdams	1017	\$26,217.50	Inv 172344	\$160,934.92
9/23/2025	McAdams	1018	\$3,308.70	Inv 173579	\$164,243.62



Date: October 2025
To: Mayor and Town Board of Commissioners
From: Crystal Smith, Human Resources Director / Events Coordinator

CWS

Listed below are activities for the month of September 2025.

General Business:

Attended September Town Board meeting

Customer Service Area:

- Generated 1304 bills (which includes 596 ebills) totaling \$124,148.10.
- Twenty-One (21) customers were disconnected for non-payment.
- Bill reminder notification to customers on Constant Contact: 172 customers received either email/text notification with 64 opening the notification.
- LEAD Line Surveys: We are updating the Main Street connections on the Town's side, and we still must update on the Customer's side.
- Update on installation of meters at Brighton Park and Green Acres Subdivisions:
 - Brighton Park – 13 active meters (out of 178 homes being built). This includes the model home & irrigation meter
 - Green Acres – 18 active meters (out of 27 homes being built).

Human Resources Area:

- Three full-time firefighters started Monday, September 15, 2025.
- Participated in 401k Webinar (through Empower) on part-time employees now eligible for self-contributions to 401k (see consent agenda item)
- Continue working on streamlining and uniformity for each description as time allows. Goal is to have all the descriptions updated by the end of the calendar year.

Events Area:

- Discussion on Christmas Events during October 14, 2025, Board meeting

CODE ENFORCEMENT/EMERGENCY MANAGEMENT

Monthly report

**The following case load was managed by Code Enforcement/Emergency
Management for the month of:
August 2025**

Case Status

New Cases	20
Cases Cleared	
Monitoring	
Referred	

New Cases

Case #	Location	Reference	Status
025-112-C	8320 Franklin Street	Grass/Unfounded	C
025-113-EM	Black Run Creek Dam EAP	Emergency response portion complete. Attempting to find an Engineering Firm for the inundation study.	O
025-114-C	320 Jackson Street – White Owl	Above ground storage tank – tank has been removed.	C
025-115-C	1305 N. Main Street	Vehicle damage to construction work.	C
025-116-C	1200 N. College Street	Utility company damage to yard	C
025-117-C	540 South Halifax Street	Debris beside roadway. Removed.	C
025-118-C	820 Mount Pleasant Road West	Debris beside roadway.	O
025-119-C	1200 N. College Street	Blocked hydrant by utility company tree trimming.	C
025-120-C	8889 East Franklin Street	RV with slides deployed	O
025-121-C	1470 S. Main Street	Cooking oil spill – Material has been cleaned up.	C
025-122-GCI	8044 Eagle Street	Golf cart inspection	C
025-123-C	1654 Eastover	RV – info sent to owner	C
025-124-C	8720 Lee Street	RV – info sent to owner	C
025-125-C	1480 B Street	Debris	C
025-126-C	9850 NC 73-E	Accessory building and home occupancy w/o permit	O
025-127-C	Multiple locations	Minibike being operated on Town Streets. Referred to CCSD	O

025-128-C	9030 Reid Street	Vehicle/Debris	O
025-129-C	291 North Main Street	Debris	O
025-130-C	1325 South College Street	Vehicle	O
025-131-C	560 MP Road, N	Debris referred to Cabarrus County	C

Route Card Summary

Action	Number
Code Enforcement	42
Emergency Management	4
Golf Cart Inspection	1
Grants	0
Investigation	0
Meeting	3
Other	4
Recheck	32
Sign Sweep	0
Training	0
TOTAL	86

Daily Operations

MONTH September 2025

Day	Address	Case #	Code	Notes
02	8603 Lee Street	025-111-C	C	Complaint of a mobility challenged person's dog defecating in yards.
02	1415 N. Main Street	025-085-C	M	Met with contractors blocking fire department access.
02	N/A	N/A	C	Monthly report
04	8320 W. Franklin Street	025-112-C	C	Checked report of high grass at the old 5/3 site – unfounded
04	820 MP Road South	N/A	C	Debris beside roadway will monitor.
05	Black Run Creek Dam	025-113-EM	EM	Reviewed document issued by NCDOT regarding Black Run Creek EAP. Last plan on file 2005.
05	Reviewed open cases	N/A	C	Reviewed outstanding cases.
08	Black Run Creek Dam	025-113-EM	EM	Began research on current status of dam including date of purchase by the Town, last EAP filed by WSACC, options available to request extension. Emailed NCDEQ regarding current status and

Day	Address	Case #	Code	Notes
				requested listing of available engineers capable of conducting an inundation study. Sent an email to Schnable Engineering requesting services.
08	9047 Jay Ruth Street	025-054-C	O	Spoke with a neighbor who stated only one vehicle remains and the property is looking very good. Thanked the Town.
08	8590 Park Drive	N/A	O	Installed battery in old CCSD vehicle.
08	1200 N. College Street	025-115-C	C	Duke Energy contractor had North Walnut Street closed and was "flagging" traffic on North College Street. The "flagger" had traffic moving between the work vehicle and the residence at 1200 N. College Street, through the front yard. Reported this to the homeowner who contacted the Town. A Town representative reached out to Duke Energy to report the issue. Also additional removal of tree limbs of a tree in front of the house was noted.
08	1305 North Main Street	N/A	C	Responded to the scene to document vehicle damage to water line installation site.
09	Black Run Creek Dam	025-113-EM	EM	Available grants for development of EAP's are only available to the State and Territories. Contacted Armstrong Glenn, PC (Jack Lecotrneau, PE) requested a quote for development of the inundation study and associated mapping. Spoke with WSACC regarding documentation available from the last plans submitted since the State only has a record of a 2005 Plan. A 2016 plan had previously been received from WSACC but was not signed nor contained the required information. WCACC is to review files and send available plans. Based on available information the last plan is 25 years out of date and no Tabletop Exercise has been conducted.
09	8534 E. Franklin	025-096-C	C	Updated information from case regarding future plans.
09	1550 S. Main Street	N/A	C	Received additional information regarding status of livestock (goat). Owner stated that it had been removed but additional reports of hearing a goat have been received. Spoke with complainant and will open a new case when additional information is received.

Day	Address	Case #	Code	Notes
09	Mount Pleasant Rd, W	N/A	C	Checked two occupancies regarding debris left beside roadway. Documented findings and will start case files after allowing for a bulk pick up. One property is in the Town while the second is in the ETJ.
09	320 Jackson Street	025-114-C	C	This case has been monitored since June '25 and has been referred to the Cabarrus County Fire Marshal. A contractor recently stated they were in the process of removing the tank. Removed the case from monitoring and started a case file. Checked the site and the tank had been removed though operations did not appear to be complete. Straw was placed at the site and an odor similar to diesel fuel/fuel oil was present. Will follow-up with the Cabarrus County Fire Marshall.
09	1305 N. Main Street	025-115-C	C	Document the damage from a vehicle which drove through the road closed signs down North Walnut Street, through the safety cones and into the water line trench which contained flowable fill. The vehicle tires had sunk into the mixture. Obtained "Ring" camera footage of the incident.
09	8590 Park Drive	NA	M	Attended Town Council Meeting due presentation of a requested change to the Junk/Abandoned Vehicle Ordinance and Container Storage.
11	1200 North College Street	025-119-C	C	Blocked hydrant due to Asplundh Tree Trimming. Documented scene and removed debris. Damage was also noted to fencing of two properties.
12	1200 North College Street	025-119-C	R	Met with Duke Energy representative due to the situation. Advised future instances of blocked fire hydrants may result in fines. Reported case to Cabarrus County Fire Marshal.
15	1470 S. Main Street	025-121-C	C	Cooking Oil Spill. Documented and reported to Cabarrus Health Alliance
15	Multiple locations	N/A	O	Installed parking signs in Town due to limited access.
15	8889 E. Franklin Street	N/A	C	Checked site due to RV with deployed slideouts
15	1530 Crowell Drive	025--C	R	Site has been mowed.
15	Washington Street	N/A	R	POD being monitored was removed prior to 60 day limit. No case started.
15	RV on Lee Street	N/A	C	Checked and found an RV with slides deployed and evidence of being used to live in. Documented

Day	Address	Case #	Code	Notes
15	RV on E. Franklin	N/A	C	RV was being monitored and received a complaint. Documented.
16	8889 E. Franklin	025-120-C	C	Started case on an RV with slides deployed. Mailed LOI. Occupant had been mailed the RV information notice previously.
16	1470 S. Main Street	025-121-C	C	Mailed LOI reference cooking oil spill, copied CCHA.
16	8044 Eagle Street	025-122-GCI	GCI	GCI
16	1654 Eastover Street	025-123-C	C	RV with slides deployed. Mailed RV informational notice. 1 st Offense
16	8720 Lee Street	025-124-C	C	RV with slides deployed. Mailed RV informational notice. 1 st Offense
16	1480 B Street	025-125-C	C	Debris beside roadway. Mailed LOI
16	540 S. Halifax Street	025-117-C	C	Rechecked debris after sufficient time for bulk waste pick-up and still remained beside road. Mailed LOI.
16	820 Mt. Pleasant Rd, W	025-116-C	C	Rechecked debris beside roadway. Outside of Town Limits but ETJ, different waste contractors. Noted garbage cans out so will recheck.
16	Black Run Creek Dam	025-113-EM	EM	Reviewed SIMS program for possible option to use aerial photography instead of inundation study.
18	PSA Junk Cars	N/A	C	Developed a PSA for inclusion in the billing and other means of public information of changes in the junk/abandoned car ordinance.
18	9850 NC Hwy 73-E	025-126-C	C	Opened case and mailed LOI to owner ref. accessory building and home occupancy.
18	8625 NC Hwy 49, N	025-109-C	M	Spoke with the owner regarding the sign regulations.
21	Multiple location	025-127-C	C	Complaint of minibike being driven on public streets and in the new library walking paths open fields. Copy of video footage provided.
22	Multiple locations	025-127-C	C	Stated case file and provide copy of information to Town deputies.
22	8648 East Franklin	025-076-C	R	Permit has been issued.
22	8623 East Franklin	025-078-C	R	Accessory building. POD being used for storage behind the building has been removed.
22	Park at Washington	025-079-C	R	Blockage remains. Will request information on the work order.
22	Lee Street	025-080-C	R	Debris in roadway –
22	1550 S. Main Street	025-081-C	R	Permit has been obtained for home occupancy.
22	75 Brackenbury Circle	025-084-C	R	Town staff have removed the Kudzu. During the investigation, a building

Day	Address	Case #	Code	Notes
				belonging to this property was found to be built on Town property. Waiting for information on how to proceed. Also, some kudzu still remains. OPEN
22	1530 Crowell Street	025-100-C	R	Grass has been mowed.
22	1415 South Main Street	025-101-C	R	Grass has been mowed.
22	8615 Circle Drive	025-101-GCI	R	Checked to see if they owner has gotten their GCI permit. They have not.
22	1874 Rhineland Court	025-104-C	R	No additional complaints have been received. Will re-open if additional complaints are received.
22	7913W. Franklin Avenue.	025-105-C	R	Sign permit has been issued.
22	Container Storage ordinance	025-106-C	R	Ordinance was adopted at the September Council Meeting.
22	Junk/Abandoned Vehicle	025-107-C	R	Ordinance was adopted at the September Council Meeting.
22	1337 Hillside Drive	025-108-C	R	Town staff has mowed/sprayed ROW.
22	8625 NC Hwy 49, N	025-109-C	R	Owner is to speak with Erin regarding sign permit regulations.
22	1101 North Main Street	025-110-C	R	Report of collapsed storm drain. Town staff have repaired the pipe.
22	8603 Lee Street	025-111-C	R	Spoke with the owner regarding the ordinance.
22	320 Jackson Street	025-114-C	R	Above ground storage tank has been removed. Sent a request for a copy of the County's closure report.
22	1305 N. Main Street	025-115-C	R	The damage from a unidentified vehicle running into the flowable fill has been repaired.
22	1200 N. College Street	025-116-C	R	Damage to the front yard from vehicles being routed through it has been repaired.
22	540 South Halifax	025-117-C	R	Debris. The debris remains alongside the roadway, though some has been removed. Only several pieces of furniture remain. Will monitor until bulk pick-up next week.
22	820 Mount Pleasant Road, W.	025-118-C	R	Debris has not been removed and is outside of the Town limits. Have been monitoring to see if County bulk waste would pick up but has not. Will send a LOI after Republic scheduled pick up on 09/25.
22	1200 North College Street.	025-119-C	R	Debris around a blocked hydrant from Utility work was completed the day of the incident. Left open until utility work on the street was complete. Provided copy of the report to the homeowner.

Day	Address	Case #	Code	Notes
22	291 North Main Street	N/A	C	Found paint and other items which cannot be picked (paint can, flammable/combustible fuel can).
22	9030 Reid Street	025-128-C	C	Debris/Junk vehicle. Mailed LOI.
23	291 North Main Street	025-129-C	C	Mailed informational notice regarding solid waste (paint) beside the road for pick-up.
23	1325 S. College Street	025-130-C	C	Mailed LOI reference abandoned/junk vehicle in front of residence.
23	820 MP Road W.	025-118-C	C	Researched and found pick-up was to be on 09/25. Will check after this date before mailing an information letter.
23	8623 E. Franklin Street	025-078-C	C	POD has been removed.
24	Filing	N/A	O	Stated monthly filing
24	560 Mount Pleasant Road North	025-031-C	C	Complaint regarding debris being stacked to burn. Address is in the ETJ and forwarded complaint to Cabarrus County. Received a reply it was not in their jurisdiction. NOTE: Only Zoning Codes can be applied in the ETJ. Burning is a Town Ordinance and cannot.
29	820 Mt. Pleasant RD, W	025-118-C	C	Site is in ETJ and has been monitored since 09/09/25 due to Republic bulk pickup was 09/25/25. Material still beside of roadway on 09/29/25 sent a courtesy letter to occupant.
29	1325 – 1327 Hillside	025-108-C	C	Received another complaint about brush in the ditch. Documented complaint and sent WO to Public Works.
29	560 Mt. Pleasant, RD	025-031-C	O	Responded to Cabarrus County regarding Town authority in ETJ.
29	8720 Lee Street	025-124-C	R	RV has been moved.
29	1470 S. Main Street	025-121-C	R	Spill has been cleaned up.
29	1654 Eastover Drive	025-123-C	R	Vehicle was not on site.
29	9047 Jay Ruth Street	025-054-C	R	One vehicle remains.
30	8889 E. Franklin Street	025-025-C	R	Due to the update to the ordinance being processed, the vehicle was allowed to remain on-site beyond the 60 Day period. The vehicle is currently behind the residence under a fitted car cover which meets the new requirements.
30	1370 "C" Street	025-028-C	R	The pickup truck had been removed. The vehicle remains under car cover which is now allowed. Sent owner information on the new ordinance.
30	7913 W. Franklin Street	025-061-C	C	Sent a LOI requesting the owner obtain a permit for the building which he has put on

Day	Address	Case #	Code	Notes
				the property. The current location does not meet zoning requirements and a permit was not obtained. The LOI included a map for the owner to place the location he would like to place the building.
30	1480 B Street	025-125-C	C	Requested fire report from Fire and a copy of the work order for cleaning the side ditches.
30	100 Brackenbury Circle	025-023-C 025-047-C	C	Updated file and sent owner informational letter regarding ordinance changes.
30	8424 NC 49, N.	025-031-C	C	Updated file.
30	Multiple locations	025-127-C	C	Continues to be an issue. Received multiple calls on the minibike and witnessed same on North Main, Cook, North Washington, and MPCI. Called the sheriff's department and met with the Deputy.

MEMORANDUM

To: Mayor and Town Board

From: Derek Linker, Public Works

Date: October 14, 2025

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

New:

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 1 pump station alarm calls
- Responded to 2 after hour customer calls
- Picked up 10 dump truck loads of brush which equals 120 cubic yards of brush
- Completed work orders for various issues
- Installed more water meters in Brighton Park & Green Acres developments
- Assisted State Utilities locating existing water lines
- Assisted with water plant project moving materials
- Mowed street right of ways on Jackson St. & Eastover Dr.

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 included 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

- In September we responded to 127 calls. With multiple times having more than one call at a time that was handled by other members.
- Engine 19's rear tires were replaced and the electrical issue with the driver's window was fixed.
- Engine 2's pressure gauges were replaced.
- Yearly preventative maintenance was completed on all trucks with no major issues found.
- I attended several meetings with county officials about current events in the fire service.
- The full-time employees are doing well and have been adjusting to working at MP.

As always thank you for your continued support!

Fire Chief
Dustin Sneed

Cabarrus County Sheriff's Office

253 / Mt. Pleasant

Law Calls for Service

07/01/2025 - 09/30/2025

	Jul-2025	Aug-2025	Sep-2025
DISPATCHED			
Total	46	45	54
ALL ANIMAL CONTROL CALLS	6	5	5
ASSAULT	2	0	0
ASSIST EMS	0	0	1
ATTEMPT TO LOCATE	1	1	2
BREAKING ENTER OF VEHICLE	0	1	2
BURGLAR ALARM	7	2	3
CAC WELFARE CHECK	1	0	0
CARDIAC RESP ARREST DEATH	0	0	1
CARELESS RECKLESS DRIVING	2	2	8
COMMITMENT PAPERS	0	0	1
DISPUTE (ANYONE)	2	1	3
DOMESTIC DISTURBANCE	4	2	1
DOT NOTIFICATION	1	0	0
ESCORT	0	1	0
FOLLOW UP	0	0	1
FRAUD / FORGERY	1	0	0
IMPROPERLY PARKED VEH	0	1	0
INFORMATION	0	2	1
INTOXICATED DRIVER	0	2	1
LARCENY	1	2	1
LOUD (ANYTHING DESC IN NARR)	0	0	1
OPEN DOOR	0	0	1
OVERDOSE / POISONING	1	0	0
PROPERTY DAMAGE	0	1	0
SEE SOMETHING_GAGGLE	0	1	0
SERVICE CALL LAW	5	3	3
STRANDED MOTORIST	0	2	0
STRUCTURE FIRE	0	1	1
SUSPICIOUS SUBJECT	3	8	3
SUSPICIOUS VEHICLE	2	0	2
TRAFFIC ACC PROPERTY DAMAGE	3	7	5
TRAFFIC ACCIDENT PI	2	0	0
TRAFFIC STOP	0	0	1

		Jul-2025	Aug-2025	Sep-2025
DISPATCHED	TRESPASSING	0	0	1
	WARRANT	1	0	0
	WELFARE CHECK (PERSON)	1	0	5
OFFICER-INITIATED	Total	328	671	769
	50 B OR C	0	2	0
	ALL ANIMAL CONTROL CALLS	2	0	1
	ATTEMPT TO LOCATE	0	1	0
	CIVIL PROCESS	1	4	3
	COMMITMENT PAPERS	0	0	1
	COMMUNITY CONTACT	6	5	2
	DIRECT TRAFFIC	0	1	0
	DISPUTE (ANYONE)	1	0	0
	EVICTION	0	0	1
	FOLLOW UP	5	1	2
	GOVT SECURITY CHECK	0	20	15
	OPEN DOOR	0	1	0
	ROAD HAZARD	1	0	1
	SCHOOL INVEST	0	1	0
	SECURITY CHECK	265	245	279
	SERVICE CALL LAW	0	1	1
	SPECIAL EVENT	8	7	8
	SRO ASSIST ADMIN	0	80	103
	SRO CAMERA REVIEW	0	4	9
	SRO DARE	0	6	8
	SRO DRILL	0	6	4
	SRO INVESTIGATION	0	4	5
	SRO MEDICAL CALL	0	0	2
	SRO MENTOR/COUNSEL	0	87	109
	SRO PARENT MEETING	0	2	3
	SRO SAFETY CHECK	0	98	95
	SRO SECURITY CHECK	0	40	80
	SRO THREAT	0	0	1
	SRO THREAT ASSESSMENT	0	4	2
	SRO WELFARE CHECK	0	0	1
	STRANDED MOTORIST	2	5	2
	SUSPICIOUS SUBJECT	1	1	2
	SUSPICIOUS VEHICLE	4	3	4
	TRAFFIC ACC PROPERTY DAMAGE	0	1	2
	TRAFFIC STOP	30	41	22

		Jul-2025	Aug-2025	Sep-2025
OFFICER-INITIATED	WARRANT	1	0	1
	WELFARE CHECK (PERSON)	1	0	0

Event #	Date Time	Street	Case #	callsource
ALL ANIMAL CONTROL CALLS 5				
25160958	Sep 7 20:24	W FRANKLIN ST		PHONE
25163418	Sep 10 15:17	N SKYLAND DR		PHONE
25167135	Sep 15 22:46	NC HWY 49 N		PHONE
25172034	Sep 22 14:19	OLDENBURG DR		PHONE
25175157	Sep 26 12:29	B ST		PHONE
ASSIST EMS 1				
25160108	Sep 6 0:32	ROSS CIR		PHONE
ATTEMPT TO LOCATE 2				
25160192	Sep 6 6:58	WADE ST		PHONE
25176604	Sep 29 0:59	ALISH TR		PHONE
BREAKING ENTER OF VEHICLE 2				
25176314	Sep 28 12:23	N MAIN ST	2509280005	PHONE
25176439	Sep 28 17:41	BARRINGER ST	2509280009	PHONE
BURGLAR ALARM 3				
25161114	Sep 8 5:13	WALKER RD		PHONE
25171230	Sep 21 5:06	E FRANKLIN ST		PHONE
25171724	Sep 22 8:42	E FRANKLIN ST		PHONE
CARDIAC RESP ARREST DEATH 1				
25169833	Sep 18 23:58	CRESTWOOD DR		PHONE
CARELESS RECKLESS DRIVING 7				
25157321	Sep 2 21:04	NC HWY 49 N		PHONE
25165775	Sep 13 20:14	N MAIN ST/W FRANKLIN ST		PHONE
25165829	Sep 13 22:18	SUMMER ST		PHONE
25166068	Sep 14 11:03	SUMMER ST		PHONE
25169722	Sep 18 19:33	N MAIN ST/E FRANKLIN ST		PHONE
25171142	Sep 20 22:39	E FRANKLIN ST		PHONE
25178393	Sep 30 19:01	COOK ST/N WASHINGTON ST		PHONE

COMMITMENT PAPERS 1

25172230	Sep 22 18:10	E FRANKLIN ST	PHONE
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DISPUTE (ANYONE) 3

25159067	Sep 4 16:16	W FRANKLIN ST	PHONE
25162568	Sep 9 16:12	SUMMER ST	PHONE
25165281	Sep 12 21:11	ROSS CIR	PHONE

DOMESTIC DISTURBANCE 1

25160642	Sep 7 0:28	W FRANKLIN ST	2509070001	PHONE
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FOLLOW UP 1

25157813	Sep 3 10:59	E FRANKLIN ST	PHONE
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INFORMATION 1

25177819	Sep 30 9:13	NC HWY 49 N	PHONE
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INTOXICATED DRIVER 1

25176060	Sep 27 21:55	NC HWY 49 N	2509280002	PHONE
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LARCENY 1

25164223	Sep 11 14:41	ARNOLD WAY	2509110018	PHONE
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LOUD (ANYTHING DESC IN NARR) 1

25162735	Sep 9 21:51	SUMMER ST	PHONE
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OPEN DOOR 1

25161439	Sep 8 12:21	N MAIN ST	PHONE
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SERVICE CALL LAW 3

25171556	Sep 21 21:47	E FRANKLIN ST	PHONE
25173285	Sep 24 9:34	ROSS CIR	PHONE
25175479	Sep 26 19:30	PAGE ST	PHONE

STRUCTURE FIRE 1

25156065	Sep 1 14:00	B ST	PHONE
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SUSPICIOUS SUBJECT 3

25156441	Sep 2 2:59	ROSS CIR	PHONE
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25170606	Sep 19 20:36	B ST	PHONE
25176571	Sep 28 22:57	PAGE ST	PHONE

SUSPICIOUS VEHICLE 2

25164027	Sep 11 11:25	NC HWY 200	PHONE
25170695	Sep 20 2:54	W FRANKLIN ST	PHONE

TRAFFIC ACC PROPERTY DAMAGE 4

25163778	Sep 11 6:57	NC HWY 49 N	2509110002	PHONE
25166469	Sep 15 8:07	N SKYLAND DR	2509150005	PHONE
25167818	Sep 16 15:56	E FRANKLIN ST	2509160016	PHONE
25171305	Sep 21 9:28	NC HWY 49 N/N MAIN ST	2509210003	PHONE

TRESPASSING 1

25162732	Sep 9 21:47	NC HWY 49 N	PHONE
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WELFARE CHECK (PERSON) 5

25163604	Sep 10 21:22	MALIBU RD	PHONE
25165452	Sep 13 4:06	W FRANKLIN ST	PHONE
25167076	Sep 15 19:11	RIDGE AV	PHONE
25170670	Sep 20 0:29	CRESTWOOD DR	PHONE
25175523	Sep 26 20:40	ROSS CIR	PHONE

TRAFFIC STOP 1

25165624	Sep 13 14:02	W FRANKLIN ST	2509130009	RTIC
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CARELESS RECKLESS DRIVING 1

25156262	Sep 1 19:17	W FRANKLIN ST	W911
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TRAFFIC ACC PROPERTY DAMAGE 1

25177388	Sep 29 17:24	W FRANKLIN ST	2509290013	W911
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Total Disp. CFS: 54

Cabarrus County Sheriff's Office

Mt Pleasant

Traffic Stop, Citation, & Arrest Data

09/01/2025 - 09/30/2025

Traffic Stop Data with CAD Event Disposition (Zone 253)

TRAFFIC STOP	
ARREST MADE REPORT TAKEN	1
CHECK 10-4	2
CITATION ISSUED	8
GIVEN TO OTHER AGENCY	1
REPORT TAKEN	2
VERBAL WARNING	4
WRITTEN WARNING	5
Total	23

Citation Data (Mt Pleasant)

Total # of Citations: 55

Total # of Charges: 76

	Charges
ALLOW DOG TO RUN AT LARGE	1
BRAKE/STOP LIGHT EQUIP VIO	1
DR/ALLOW REG PL NOT DISPLAY	1
DRIVE ON CLOSED/UNOPENED HWY	1
DRIVE/ALLOW MV NO REG	3
DWLR NOT IMPAIRED REV	4
EXPIRED REGISTRATION CARD/TAG	13
EXPIRED/NO INSPECTION STICKER	6
FAIL CARRY VALID DRIVERS LIC	1
FAIL TO HEED LIGHT/SIREN	1
FAIL TO NOTIFY DMV ADDR CHANGE	2
FAIL TO SECURE PASSENGER UNDER 16	1
FAIL TO STOP-STEADY RED LIGHT	1
FAIL/WEAR SEAT BELT-DRIVER	1
FICT/ALT TITLE/REG CARD/TAG	2
FICT/CNCL/REV REG CARD/TAG	2
FOLLOWING TOO CLOSELY	1
IMPROPER BACKING	1
NO LIABILITY INSURANCE	4
NO OPERATORS LICENSE	5
SPEED VIOLATION	17
SPEEDING	4
UNLAWFULLY PASS EMERGENCY VEHI	3
Total	76

Arrest Data (Mt Pleasant)

Case #	Charge	City
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Cabarrus County Sheriff's Office

ABC
8840 E Franklin St,
Mt Pleasant, NC

Arrest & Citation Data
LAW ENFORCEMENT USE ONLY - DO NOT RELEASE

9/1/2025 - 9/30/2025

CORTES, EDUARDO RAMIREZ - W/M 50

25-0907-0001	09/08/25	8254 W FRANKLIN ST	T - WARRANT FOR ARREST	CID	CSO
13B	-	MISD CRIME OF DOMESTIC VIOLENCE	M		
13B	-	SIMPLE ASSAULT	M		
13B	-	CHILD ABUSE (ASSAULTIVE)	M		

SCOTT, JAYLEN MALIK - B/M 20

25-0907-0006	09/08/25	9020 E FRANKLIN ST	O - ON-VIEW ARREST	PAT	CSO
35A	-	POSS MARIJUANA >1/2 -1 1/2OZ	M		
35B	-	POSS OF DRUG PARAPHERNALIA	M		

CATALA, LUIS - W/M 25

25-0911-0030	09/11/25	8332 W FRANKLIN ST	T - WARRANT FOR ARREST	PAT	CSO
9914	-	SPEED VIOLATION	M		

BOWERS, KAYLA DANIELLE - W/F 30

25-0913-0009	09/13/25	8315 W FRANKLIN ST	O - ON-VIEW ARREST	PAT	CSO
280	-	POSSESSION STOLEN VEHICLE	F		
250	-	FORGERY OF ENDORSEMENT	F		

Cabarrus County Sheriff's Office

ABC
8840 E Franklin St,
Mt Pleasant, NC

Arrest & Citation Data
LAW ENFORCEMENT USE ONLY - DO NOT RELEASE

9/1/2025 - 9/30/2025

Charge by Misdemeanor or Felony

	F	M	Total
CHILD ABUSE (ASSAULTIVE)	0	1	1
FORGERY OF ENDORSEMENT	1	0	1
MISD CRIME OF DOMESTIC VIOLENCE	0	1	1
POSS MARIJUANA >1/2 -1 1/2OZ	0	1	1
POSS OF DRUG PARAPHERNALIA	0	1	1
POSSESSION STOLEN VEHICLE	1	0	1
SIMPLE ASSAULT	0	1	1
SPEED VIOLATION	0	1	1
Total	2	6	8



Town Board of Commissioners Meeting
Town Hall - 8590 Park Drive Mount Pleasant, NC

To: Mayor and Board of Commissioners
From: Erin S. Burris, AICP
Date: October 14, 2025
Subject: ANX 2025-02 Byrd Property

A. BACKGROUND

**Applicant(s)/
Property Owner:** Robert L. Byrd, Jr.
9212 Fisher Road
Mount Pleasant, NC 28124

Location: 9450 NC Highway 73 E

PIN(s): 5670-71-5906

Property Size: 3.446 acres

Current Zoning: Mount Pleasant Residential Low Density RL (ETJ)

The subject property is currently located in Mount Pleasant Fire District and Planning Area. The property is currently has a vacant single-family residential home and associated accessory structure. The property owner has petitioned for voluntary non-contiguous annexation.

B. ANNEXATION EVALUATION

The property owner has submitted a petition for voluntary non-contiguous annexation for the subject property. The property is located within 300 feet of another non-contiguous area within the Town limits and within 4,300 feet (0.81 Miles) of the primary Town Limits.

The property is currently served by public water and an existing 15-inch public sewer line runs along the eastern boundary of the property. The applicant plans to utilize the public water and sewer available to the site. There is currently one vacant single-family home on the site.

The annexation assessment criteria are listed below and the applicable degree of favorability is **highlighted in red** for each of the criteria.

A. Contiguity

- Contiguous to primary corporate limits – Most Favorable
- Noncontiguous, within ETJ, and contiguous with satellite area – More Favorable
- **Noncontiguous, within ETJ, and not contiguous with satellite area – Favorable**
- Noncontiguous, outside of ETJ but within 1,000 feet of other satellite area-Less Favorable
- Noncontiguous outside of ETJ and more than 1,000 feet from other satellite areas – Least Favorable

B. Size of Proposed Area

- Very large area (greater than 100 acres) – Most Favorable
- Large area (50 – 100 acres) – More Favorable
- Medium area (25 – 50 acres) – Favorable
- Smaller area (10 – 25 acres) – Less Favorable
- **Small area (less than 10 acres) – Least Favorable**

C. Utility Service

- Current water and sewer customer – Most Favorable
- **Access to existing water and sewer service (within 1,000 feet) – More Favorable**
- Access to existing sewer service only (within 1,000 feet) –Favorable
- Access to existing water service only (within 1,000 feet) – Favorable
- Access to planned nearby water and/or sewer service (within 1,000ft) – Favorable
- In serviceable sewer basin but no planned project – Less Favorable
- Outside serviceable sewer basin or outside of utility service agreement area – Least Favorable

D. Fire District

- **Inside of Mt. Pleasant Fire District – Most Favorable**
- Outside of Mt. Pleasant Fire District – Least Favorable

E. Development Status

- Developed property in conformance with Town ordinances (in ETJ) – Most Favorable
- **Vacant/Partially Developed property with planned development and proper zoning (in ETJ) – Most Favorable**
- Vacant property with planned development and requires rezoning (in ETJ)– More Favorable
- Vacant property with planned development and requires rezoning (outside of ETJ, inside Planning Area)– Favorable
- Vacant property with no planned development (inside ETJ) – Favorable

- Developed property not in conformance with Town ordinances (in ETJ) – Less Favorable
- Vacant property with planned development (outside ETJ, outside of Planning Area) – Less Favorable
- Developed property not in conformance with Town ordinances (outside ETJ, inside Planning Area) – Less Favorable
- Vacant property with no planned development (outside ETJ, inside Planning Area) – Less Favorable
- Developed property not in conformance with Town ordinances (outside ETJ, outside Planning Area) – Least Favorable
- Vacant property with no planned development (outside ETJ, outside Planning Area) – Least Favorable

Based on the evaluation criteria, the proposed annexation has two (2) instance of *Most Favorable*, one (1) instance of being *More Favorable*, one (1) instances of being *Favorable*, and one (1) instance of being of being *Least Favorable*. Staff considers this annexation to be **Favorable**.

Estimated Annual Tax Revenue based on current land use and tax assessed value: \$765.00

C. ZONING CRITERIA

Comprehensive Plan

The subject property is located in the “Employment Center” land use classifications on the Future Land Use Map of the Town’s current Comprehensive Plan. This classification is described below:

“This land use classification is intended for existing industry and development for light industry and major employers. These areas typically have readily available, easily extended/improved infrastructure to accommodate industry. Areas designated as employment center can also include the adaptive reuse of large sites or building that previously provided larger scale employment.”

Zoning District Intent

The current zoning of the property is Residential Low Density. The intent of the RL district, as set forth in the Mount Pleasant Development Ordinance is outlined below:

“The RL district is established to provide areas for low density single family uses, with a maximum of two (2) dwelling units per acre, which may provide buffers between the agricultural and RE classifications and the higher density areas of the Town. It includes flexible density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.”

Existing Zoning and Development Patterns

The table below shows the zoning districts and land uses within 500 feet of the property:

	<i>Zoning District(s)</i>	<i>Land Use(s)</i>
<i>North</i>	RL Residential Low Density	Vacant, Agriculture
<i>East</i>	RL Residential Low Density, C-1 Light Commercial, I-1 Light Industrial	Agriculture, Single-family residential, Personal Service Use (salon), Distillery
<i>South</i>	RL Residential Low Density	Agriculture, Forestry
<i>West</i>	RL Residential Low Density	Single-family residential, Vacant, Agriculture, Lumber Mill

The subject property is located in an area with primarily low intensity zoning districts and low intensity residential and agricultural land uses, one service use, and two industrial uses.

Utility Availability

The property is currently served by Town water. A 15-inch public sewer line is located along Dutch Buffalo Creek and the eastern boundary of the property. The applicant plans to utilize public water and sewer for the site.

Transportation Capacity

The property is located on NC Highway 73 a state-maintained road. There is an existing driveway accessing the property. NCDOT will only permit one driveway to access the property. The average daily trip count (AADT) on Highway 73 at this location is 7,400 vehicles a day, according to NCDOT's interactive traffic volume map.

The current Comprehensive Plan shows a 2M cross section for Highway 73 at this location (min. 90-foot right-of-way). The current right-of-way width along the frontage of the property varies from 85 feet to 130 feet due to the proximity of the bridge crossing Dutch Buffalo Creek.

The Carolina Thread Trail Master Plan also shows the eastern boundary of the property being the location of the future trail corridor, which the Town's Comprehensive Plan labels as the Gold Rush Trail.

Environment

The eastern portion of the property is bordered by Dutch Buffalo Creek and approximately 1.5 acres of the property is located in the 100-yr. Floodplain or Floodway.

D. STAFF COMMENTS

Staff finds that the non-contiguous annexation request is favorable, based on the Town's annexation evaluation criteria. The applicant is not proposing a change to the existing RL zoning district.

E. ACTION REQUESTED

The Town Board of Commissioners is requested to hold a public hearing and vote to approve or deny the petition for voluntary contiguous annexation. In approving the petition, the Town Board is also voting to approve the annexation ordinance.

F. ATTACHMENTS

1. Annexation Petition with Survey and Metes and Bounds Description
2. Annexation Ordinance
3. Annexation Map
4. Aerial Map

Mount Pleasant

North Carolina

Founded in 1848

VOLUNTARY NON-CONTIGUOUS ANNEXATION PETITION

Date of Petition: 6-27-2025

To the Town of Mount Pleasant Board of Commissioners:

1. We the undersigned owners of the real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Mount Pleasant.
2. The area to be annexed is non-contiguous to the Town of Mount Pleasant and the boundaries of such territory are as such:

Property Address 9450 HWY 13 E. Property PIN 5670-71-5906
MT. PLEASANT, NC 28124

(Attach metes and bounds description and map)

3. We acknowledge that any zoning vested rights acquired pursuant to NCGS 160D-108 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof).
4. The property is currently served by Town of Mount Pleasant
☒ Water ☒ Sewer

We acknowledge that if the property is not currently served by one or both utilities that the Town is not responsible for the cost of the extension of utilities to the property.

5. We acknowledge that, if annexed, the property would be subject to the current Town of Mount Pleasant tax rate and subsequent changes to the tax rate.

Owner Names	Mailing Address	Do you declare vested rights? (Yes or No)	Signature
1. <u>ROBERT L. BYRD, JR.</u>	<u>9212 FISHER RD</u> <u>MT. PLEASANT, NC 28124</u>	<u>YES</u>	<u>[Signature]</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

EXHIBIT "A"

SITUATED IN NUMBER 8 TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LYING AND BEING IN TOWNSHIP NUMBER 8, CABARRUS COUNTY, NORTH CAROLINA, ON THE SOUTH SIDE OF NORTH CAROLINA HIGHWAY NO. 73, AND ON THE WESTERN SIDE OF DUTCH BUFFALO CREEK, ADJOINING THE PROPERTY OF GREEN HILL DAIRY FARM AND J.D. BARRIER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIN IN THE CENTER OF NORTH CAROLINA HIGHWAY 73, CORNER OF J.D. BARRIER, SAID BEGINNING POINT BEING WEST OF DUTCH BUFFALO CREEK, AND RUNS THENCE WITH THE LINE OF BARRIER, SOUTH 38-05 WEST 341.1 FEET TO AN IRON STAKE, CORNER OF BARRIER, IN THE LINE OF GREEN HILL DAIRY FARM; THENCE WITH THE LINE OF GREEN HILL DAIRY FARM, NORTH 75-30 WEST 1127.6 FEET TO A POINT IN THE CENTER LINE OF NORTH CAROLINA HIGHWAY 73; THENCE 11 COURSES AND DISTANCES WITH THE CENTERLINE OF NORTH CAROLINA HIGHWAY 73 AS FOLLOWS: (1) SOUTH 80-35 EAST 100.0 FEET TO A POINT; THENCE (2) 84.40 EAST 100.0 FEET TO A POINT; THENCE (3) SOUTH 88-58 EAST 100.0 FEET TO A POINT; THENCE (4) NORTH 87-27 EAST 100.0 FEET TO A POINT; THENCE (5) NORTH 84-30 EAST 100.0 FEET TO A POINT; THENCE (6) NORTH 84-42 EAST 100.0 FEET TO A POINT; THENCE (7) NORTH 88-22 EAST 100.0 FEET TO A POINT; THENCE (8) SOUTH 86-41 EAST 100.0 FEET TO A POINT; THENCE (9) SOUTH 82-09 EAST 100.0 FEET TO A POINT; THENCE (10) SOUTH 79-17 EAST 100.0 FEET TO A POINT; AND THENCE (11) 77-48 EAST 252.55 FEET TO THE POINT OF BEGINNING, CONTAINING 3.446 ACRES, AS SURVEYED BY BILLY B. LONG, R.L.L.

Parcel Number: 5670-71-5906-0000

Property Address: 9450 Highway 73 East, Mt. Pleasant, NC 28124

LAND SURVEYS TOPOGRAPHIC SURVEYS AND MAPPING

**ORDINANCE ANX 2025-02 TO EXTEND THE CORPORATE LIMITS OF
THE TOWN OF MOUNT PLEASANT, NORTH CAROLINA**

WHEREAS, the Board of Commissioners has been petitioned pursuant to G.S. Chapter 160A, Article 4A, Part 4 to annex the attached described area identified as ANX 2025-02; and

WHEREAS, the Town Clerk investigated and certified the sufficiency of the petition; and

WHEREAS, the Board of Commissioners held a public hearing for this annexation at the Mount Pleasant Town Hall at 6:00 PM on October 14, 2025 after due notice by publication on October 2 and 9, 2025; and

WHEREAS, the Board of Commissioners finds that the petition meets the requirements of G.S. 160A-58.1 and any annexation agreement in effect as of the date of this ordinance; and

WHEREAS, pursuant to G.S. 160A-58.2, the Board of Commissioners finds (1) that the area described in the petition meets all of the standards set out in G.S. 160A-58.1(b), (2) the petition bears the signatures of all of the owners of real property within the area proposed for annexation, (3) the petition is otherwise valid, and (4) the public health, safety, and welfare of the inhabitants of the Town and of the area proposed for annexation will be best served by the annexation; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Mount Pleasant, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58.1 (b), the attached described territory (ANX 2025-02) is hereby annexed and made part of the Town of Mount Pleasant as of October 15, 2025.

Section 2. Upon and after October 15, 2025, the attached described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Mount Pleasant and shall be entitled to the same privileges and benefits as other parts of the Town of Mount Pleasant. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Mount Pleasant shall cause to be recorded in the office of the Register of Deeds of Cabarrus County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described as attached, together with a

duly certified copy of this ordinance. Such map shall also be delivered to the County Board of Elections.

Adopted this 14th day of October, 2025.

APPROVED AS TO FORM:

Tony Lapish, Mayor

Town Attorney

ATTEST:

Amy Schueneman, Town Clerk



AGENDA ITEM:

Receive update on the status of:

- Water Distribution Improvements Project
- Lower Adams Creek Sewer Outfall Project
- Water Treatment Plant Renovation Project
 - Consider approving a contract with Harper General Contractors to repair/replace pumps, motors, and piping for ground storage tank and clear well. *(previously approved by email due to urgency)*

NARRATIVE:

Erin Burris will give an update on the projects listed above.

RECOMMENDATION:

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



AGENDA ITEM:

Consider approving a contract with Harper General Contractors to repair/replace pumps, motors, and piping for ground storage tank and clear well.

NARRATIVE:

As conveyed on September 22, 2025 by email to the Town Board:

The Town Manager has received 3 quotes for the ground storage tank and clear well pumps, motors, and piping. The quote amounts are:

Gopher Utilities	\$216,748
Harper General Contractors	\$250,600
Garrow Utilities/Herring Utilities	\$260,359.18

We could not award the bid to Gopher based on the fact they do not hold a public utilities contractor's license for work over \$40,000 as required by NC law. The Town Manager recommends awarding the bid to the next lowest bidder, Harper General Contractors, in the amount of \$250,600. They have an unlimited public utilities contractor license and can do the work within the next 6 to 10 weeks.

RECCOMENDATION:

A motion to allow the Town Manager to approve the contract by Harper General Contractors in the amount of \$ 250,600 and sign the contract using funds from #31 Water Treatment Renovation project.

TOWN OF MOUNT PLEASANT

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Amy Schueneman

From: Steven Dixon
Sent: Monday, September 22, 2025 4:00 PM
To: Amy Schueneman
Subject: Re: Approval of Harper contract for WTP renovation

Yes

[Get Outlook for iOS](#)

From: Amy Schueneman <amy@mtpleasantnc.gov>
Sent: Monday, September 22, 2025 2:06:15 PM
To: Chris Carter <ccarter51.cc@gmail.com>; Chris Carter <carterc@mtpleasantnc.us>; Crystal Smith <smithc@mtpleasantnc.us>; Erin Burris <burrise@mtpleasantnc.us>; John Scarbrough (jfs@sandslegal.net) <jfs@sandslegal.net>; Justin Simpson <jsimpson@multiply.church>; Justin Simpson <simpsonj@mtpleasantnc.us>; Lori Furr <furrl@mtpleasantnc.us>; Randy Holloway <hollowayr@mtpleasantnc.us>; Steven Dixon <dixons@mtpleasantnc.us>; Tony Lapish <lapisht@mtpleasantnc.us>; William Meadows <wmeadows@mtpleasantnc.us>
Subject: Approval of Harper contract for WTP renovation

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This will be discussed at the October 14th meeting in open session for transparency.

Please reply to this email "yes" or "no" to allow the Town Manager to approve the contract by Harper General Contractors in the amount of \$ 250,600 and sign the contract using funds from #31 Water Treatment Renovation project.

Need response by 4pm today, please.

Thanks,

Amy Schueneman, CMC, NCCMC

Town Clerk/Finance Officer

Phone: 704-436-9800 ext 1002

Email: amy@mtpleasantnc.gov

Web: www.mtpleasantnc.gov

Address: 8590 Park Dr.

PO Box 787

Mt. Pleasant, NC 28124

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Amy Schueneman

From: Chris Carter
Sent: Monday, September 22, 2025 3:06 PM
To: Amy Schueneman
Subject: Re: Approval of Harper contract for WTP renovation

Yes to allow town manager to contact with Harper

Get Outlook for iOS

From: Amy Schueneman <amy@mtpleasantnc.gov>
Sent: Monday, September 22, 2025 2:06:15 PM
To: Chris Carter <ccarter51.cc@gmail.com>; Chris Carter <carterc@mtpleasantnc.us>; Crystal Smith <smithc@mtpleasantnc.us>; Erin Burris <burrise@mtpleasantnc.us>; John Scarbrough (jfs@sandslegal.net) <jfs@sandslegal.net>; Justin Simpson <jsimpson@multiply.church>; Justin Simpson <simpsonj@mtpleasantnc.us>; Lori Furr <furrl@mtpleasantnc.us>; Randy Holloway <hollowayr@mtpleasantnc.us>; Steven Dixon <dixons@mtpleasantnc.us>; Tony Lapisht <lapisht@mtpleasantnc.us>; William Meadows <wmeadows@mtpleasantnc.us>
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Web: www.mtpleasantnc.gov

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Mt. Pleasant, NC 28124

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Amy Schueneman

From: Justin Simpson
Sent: Monday, September 22, 2025 3:03 PM
To: Amy Schueneman
Subject: Re: Approval of Harper contract for WTP renovation

Yes.

Justin E. Simpson
Town Commissioner | [Town of Mount Pleasant](#)
O: (704) 425-1676
E: simpsonj@mtpleasantnc.us
8590 Park Dr.
Mount Pleasant, NC 28124

On Sep 22, 2025, at 2:06 PM, Amy Schueneman <amy@mtpleasantnc.gov> wrote:

Good Afternoon,

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Thanks,

Amy Schueneman, CMC, NCCMC

Town Clerk/Finance Officer

Phone: 704-436-9800 ext 1002

Email: amy@mtpleasantnc.gov

Web: www.mtpleasantnc.gov

Address: 8590 Park Dr.

PO Box 787

Mt. Pleasant, NC 28124

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Amy Schueneman

From: Lori Furr
Sent: Monday, September 22, 2025 2:45 PM
To: Amy Schueneman
Subject: Re: Approval of Harper contract for WTP renovation

Yes

[Get Outlook for iOS](#)

From: Amy Schueneman <amy@mtpleasantnc.gov>
Sent: Monday, September 22, 2025 2:06:15 PM
To: Chris Carter <ccarter51.cc@gmail.com>; Chris Carter <carterc@mtpleasantnc.us>; Crystal Smith <smithc@mtpleasantnc.us>; Erin Burris <burrise@mtpleasantnc.us>; John Scarbrough (jfs@sandslegal.net) <jfs@sandslegal.net>; Justin Simpson <jsimpson@multiply.church>; Justin Simpson <simpsonj@mtpleasantnc.us>; Lori Furr <furrl@mtpleasantnc.us>; Randy Holloway <hollowayr@mtpleasantnc.us>; Steven Dixon <dixons@mtpleasantnc.us>; Tony Lapish <lapisht@mtpleasantnc.us>; William Meadows <wmeadows@mtpleasantnc.us>
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Mt. Pleasant, NC 28124

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Amy Schueneman

From: William Meadows
Sent: Monday, September 22, 2025 2:08 PM
To: Amy Schueneman
Subject: Re: Approval of Harper contract for WTP renovation

Yes

Get Outlook for Android

From: Amy Schueneman <amy@mtpleasantnc.gov>
Sent: Monday, September 22, 2025 2:06:15 PM
To: Chris Carter <ccarter51.cc@gmail.com>; Chris Carter <carterc@mtpleasantnc.us>; Crystal Smith <smithc@mtpleasantnc.us>; Erin Burris <burrise@mtpleasantnc.us>; John Scarbrough (jfs@sandslegal.net) <jfs@sandslegal.net>; Justin Simpson <jsimpson@multiply.church>; Justin Simpson <simpsonj@mtpleasantnc.us>; Lori Furr <furrl@mtpleasantnc.us>; Randy Holloway <hollowayr@mtpleasantnc.us>; Steven Dixon <dixons@mtpleasantnc.us>; Tony Lapish <lapisht@mtpleasantnc.us>; William Meadows <wmeadows@mtpleasantnc.us>
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Mt. Pleasant, NC 28124

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Town of Mount Pleasant

Mt Pleasant WTP Pump Replacement

September 15, 2025

HARPERTM**XS**
BUILD | SUPPORT | MAINTAIN



AGREEMENT FOR CONSTRUCTION SERVICES

CLIENT ("Owner"):	Town of Mount Pleasant
CLIENT ADDRESS:	PO Box 787, 8590 Park Drive, Mount Pleasant, NC 28124
CLIENT CONTACT:	Randy Holloway Hollowayr@mtpleasantnc.us 704-436-9803
PROJECT NAME:	Mt Pleasant WTP Pump Replacement
PROJECT ADDRESS:	8700 Foil Street, Mt Pleasant, NC 28124
PROPOSAL NUMBER:	055
HARPERXS PROJECT MANAGER:	Kimberly Sullivan ksullivan@harpergc.com 828-275-7315

Basis of Compensation to Contractor:

As compensation for the performance of the Work (defined below), Owner shall pay Contractor the **Lump Sum Amount of \$223,100.00** in accordance with the terms of Section D below and the HarperXS Standard Terms and Conditions (Exhibit A).

The above-named Owner has requested that HarperXS ("Contractor") perform and furnish the construction services, labor, materials, and equipment described below in the Scope of Work. Upon execution of this Agreement for Construction Services ("Agreement") by Owner and Contractor, this Agreement shall be binding upon Owner and Contractor in accordance with the terms stated herein and in the HarperXS Standard Terms and Conditions attached hereto. The parties' Contract shall consist of this Agreement, the HarperXS Standard Terms and Conditions, and the Contract Documents identified below in the Scope of Work, if any (collectively, the "Contract"). In the event the Owner and Contractor have previously executed a Master Services Agreement, the Owner and Contractor hereby agree and acknowledge that this Agreement (and the Contract) is not a "Work Order" within the meaning of the terms of such Master Services Agreement and this Agreement (and the Contract) shall not be subject to or governed by the terms of the Master Services Agreement.

A. Scope of Work shall include the following:

- Pump Improvements to the (2) new Clearwell VTP pumps and (2) new ground Storage tank VTP pumps at the Mt. Pleasant, NC WTP. Harper will coordinate to provide new pumps, motors, and electrical improvements to achieve 500 GPM at 170' for all (4) pumps as discussed on site. The only item on each pump that will be reused is the discharge head/ motor pedestal. We propose the following:
 - **Clearwell Pumps Scope of Supply**
 - Provide (2) New Pumps from the discharge head down:
 - i. Hydraulically Duplicate 4 Stage Bowl Assembly
 - ii. New 6" Threaded Column Pipe
 - iii. New 1-3/16" Stainless Steel Line shafting – T&C
 - iv. New 6" Bronze Bearing Retainers
 - v. New stuffing box
 - vi. Reuse Discharge heads
 - vii. All column, pump and discharge head will be blasted & painted w/ NFS 6 Epoxy Paint
 - viii. Assemble unit
 - Provide (2) New 30 US Motors
 - i. 1775 RPM, 208 Volt, 3-Phase
 - ii. 286TPH Frame, Invertor Duty Rated
 - Electrical Upgrades
 - i. Retrofit feeder bucket from 20HP to 30HP for small pump
 - ii. Furnish and install (1) 30HP Enclosed Soft Start on Rack beside MCC
 - iii. Run Conduit and wire from existing MCC to Soft Start for Motor and Controls
 - iv. Change (1) 60 amp disconnect to 100 amp disconnect
 - v. Tie Soft start into existing control program
 - vi. Make all terminations and ensure proper operation
 - Field Installation
 - i. Provide field technicians, crane & equipment to remove both existing pumps and motors.
 - ii. Provide field technicians, crane & equipment to install new pumps and motors.
 - iii. Set clearances and ensure proper operation.
 - **Ground Storage Pumps Scope of Supply**
 - Provide (2) New Hydraulically Duplicate 4 Stage Bowl Assembly
 - i. New 6" Flanged Column Pipe
 - ii. New 6" Flanged Underground discharge
 - iii. Refurbish and Paint Motor Pedestal
 - iv. New 1-3/16" Stainless Steel Line shafting – T&C
 - v. New 6" Bronze Bearing Retainers
 - vi. New stuffing box
 - vii. Assembled unit
 - Provide (2) New 30 US Motors



BUILD | SUPPORT | MAINTAIN

- i. 1775 RPM, 208 Volt, 3-Phase, 286TP Frame, Inverter Duty Rated
 - Underground Discharge Connection
 - i. Supply (2) 6" Flex Check valves
 - ii. Furnish (2) 6" X 2" Filler Flanges
 - iii. Furnish 6" Flanged Tee
 - iv. Furnish 6" FL X FL Spool piece for discharge connection
 - v. Supply SS Hardware & Gaskets
 - vi. Harper to install in Ground Storage Tank
 - Electrical Upgrade
 - i. Retrofit feeder bucket from 20HP to 30HP on small pump
 - ii. Furnish and install (1) 30HP Enclosed Soft Start on Rack beside MCC
 - iii. Run Conduit and wire from existing MCC to Soft Start for Motor and Controls
 - iv. Change (1) 60 amp disconnect to 100 amp disconnect
 - v. Tie Soft start into existing control program
 - vi. Make all terminations and ensure proper operation
 - Field Installation
 - i. Provide field technicians, gantry & equipment to remove pump and motor.
 - ii. Provide field technicians, gantry & equipment to install new pump and motor.
 - iii. Set clearances and ensure proper operation.
 - Harper is responsible for piping connections, fittings, and pipe coatings within the ground storage tank.
 - Owner is responsible for all modified plant operations throughout the duration of Work.
 - All management, supervision, and general conditions as required to perform the Work.
 - All construction equipment as required to perform scope of Work.
 - All safety equipment as required to perform scope of Work.
- **Adder Option - Change existing 30HP starters to soft starters at both Ground Storage and Clearwell. Pricing included below.**
- The Scope of Work is further clarified by and subject to the following:
- **Harper shall not be responsible for increased costs or schedule impacts resulting from a change in applicable laws, including the enactment of or change to tariffs. Owner will be notified and provided with back-up to support any changes and changes shall be incorporated via Change Order to this Proposal.**
 - The Contract includes the one-year warranty for correction of defects in the Work due to faulty materials or workmanship as set forth in the HarperXS Standard Terms and Conditions.
 - Contractor is not a licensed design professional. Contractor will not and shall not be required to perform or provide design services or design documents in connection with the Work. Contractor will not and shall not be required to retain any third party to

perform or provide design services or design documents in connection with the Work. All design services or design documents to be performed or provided in connection with the Work (if any) shall be provided by Owner or a third party separately employed or retained by Owner, and Owner shall be fully responsible for the adequacy and completeness of any such design services or design documents.

- The Scope of Work is further clarified by and subject to the following exclusions:
 - Rock excavation/removal/blasting, or other services relating to or arising from subsurface, concealed, or other unknown conditions not expressly identified in the Contract Documents and included within the scope of the Work.
 - Concrete coatings or repairs
 - Treatment process performance guarantees
 - Existing structure condition guarantees
 - Electrical, SCADA, controls and/or integration work
 - Permitting (including obtaining or paying for building permit) and/or NC DEQ compliance
 - Material and/or geotechnical testing
 - Performance and Payment Bond
 - Any work not explicitly described above as being included in the scope of Work

B. Furnished by Owner:

- N/A

C. Schedule:

- Contractor shall complete the Work within a reasonable time under the circumstances. Liquidated damages, or other penalties associated with delivery times are not applicable to this agreement.

D. Compensation to Contractor for Performance of the Work – Lump Sum Basis

- The agreed upon Lump Sum Amount Pricing provided in this proposal is valid for a period of 10-business days from the date distributed.
- The agreed upon Lump Sum Amount does not include the following **Alternate** which, if selected by Owner, shall be added to the scope of the Work and the Lump Sum Amount.

Alternate #1

ITEM	VALUE	ACCEPTED (Y/N)	INITIALS
Change to soft starts	\$27,500.00	Y	TRH

E. Harper General Contractors: Licensed, Bonded, & Insured

- Licensed in:
 - SC: Unlimited Building (BD5), Water/Waste Plant (WP5) & Water/Sewer Lines (WL5)
 - NC: Unlimited Building (BD), Water/Waste Plant & Lines (PU)
 - GA: Unlimited Building (GC), Utility Contractor (UC)
- Bonded: 45+ year with Chubb Surety, A++ rating
- Insured: Workman's Comp, General Liability, Auto, Umbrella, Pollution Liability

F. Execution

CONTRACTOR:

Signature

Print

Date

OWNER:

Terry R. Holloway

Signature

TERRY R. HOLLOWAY

Print

9/22/25

Date

THIS AGREEMENT IS SUBJECT TO ARBITRATION PURSUANT TO
THE SOUTH CAROLINA UNIFORM ARBITRATION ACT, S.C. CODE SECTION 15-48-10, ET SEQ.

Article 1. Scope of Work - The Contractor shall furnish all labor, materials, equipment, sales tax and licenses required to perform the Work described in the Contract. The real property and improvements thereon of the Owner, upon which the Work is performed, are referred to herein as the "Project."

Article 2. Contract Terms - In the event of any conflict between the terms of the Agreement for Construction Services executed by Contractor and Owner (the "Agreement"), the terms of these HarperXS Standard Terms and Conditions ("HarperXS Standard Terms"), and the terms or requirements of the Contract Documents identified in the Agreement, such conflict shall be resolved by giving precedence to the terms or requirements of the documents in the following order (listed in order of highest priority to lowest priority): (1) the Agreement, (2) the HarperXS Standard Terms, and (3) the Contract Documents.

Article 3. Contract Sum and Payment Terms - As compensation for the performance of the Work, Owner shall pay Contractor the compensation identified in the Agreement (the "Contract Sum"), as adjusted by Change Orders in accordance with the terms set forth in these HarperXS Standard Terms. The Contract Sum shall be paid to Contractor in accordance with the terms of the Agreement and the following terms:

(a) Contractor shall submit a written invoice to Owner once per month for that portion of the Contract Sum that is due and payable to Contractor for the Work performed.

(b) Owner shall pay Contractor the portion of the Contract Sum requested in the invoice within thirty (30) days of Owner's receipt of the invoice. In the event the Owner has any questions or concerns regarding the amount requested in an invoice, the Owner shall submit its questions and concerns to Contractor in writing within ten (10) days of Owner's receipt of the invoice, and Contractor and Owner shall promptly confer in good faith to attempt to address the Owner's questions and concerns and, if necessary, Contractor may issue a revised invoice as agreed between Owner and Contractor, which shall be paid within ten (10) days of Owner's receipt. Otherwise, Owner shall pay the original invoiced amount within the original 30-day period.

(c) An appropriate portion of a payment which is otherwise due to Contractor may be withheld by Owner to the extent necessary to protect Owner from exposure to loss due to (a) defective Work not remedied, (b) liens filed by Contractor's subcontractors, suppliers or materialmen on account of Work for which Owner has paid Contractor, unless such liens are promptly removed, satisfied or discharged, and (c) the Contractor's failure to make proper payments to subcontractors or for materials or labor in accordance with Contractor's agreements with such parties. In such event, Owner shall pay Contractor the amount withheld from payment immediately upon the satisfaction, correction, or other cure of the grounds for withholding.

(d) The Owner shall pay interest on all past due amounts at the rate of 1.5% per month.

(e) The Contract Sum includes all state and local sales tax. Neither party is responsible for taxes on the other party's income or the income of the other party's personnel or subcontractors.

Article 4. Completion & Final Payment

4.1 Substantial Completion and Punch List. Upon Contractor's substantial completion of the Work, Contractor will notify Owner in writing (which may include email) that the Work is substantially complete. Within five (5) business days of the date Contractor notifies Owner that the Work is substantially complete, the Owner shall request and participate in a walk through with Contractor to observe and inspect the completed Work and submit to Contractor a written list of items of the Work (if any) to be completed or corrected prior to final completion of the Work (the "Punch List"). Contractor shall complete or correct the items identified in the Punch List within a reasonable time (not to exceed 30 days from the date of Contractor's written notice of substantial completion unless the parties mutually agree otherwise). In the event the Owner does not submit a Punch List to Contractor within five (5) business days of the date Contractor notifies Owner that the Work is substantially complete, the date of Contractor's notice of substantial completion of the Work shall also constitute the date of final completion of the Work. In the event the Owner submits a Punch List to Contractor within such 5-business day period, the date of final completion of the Work shall be the date Contractor completes or corrects all items identified in the Punch List and notifies Owner in writing (which may include email) of the completion of the Punch List items. For purposes of this Contract, "substantial completion" shall mean and constitute the stage in the progress of the Work when the Work is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. If a Certificate of Occupancy or Temporary Certificate of Occupancy is required to be issued by the authorities having jurisdiction over the Project prior to Owner occupying or utilizing the Work, the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy shall constitute substantial completion of the Work.

4.2 Final Completion and Final Payment. Final payment shall be due thirty (30) days after final completion of the Work. The making and acceptance of the final payment shall constitute a waiver of all claims by the Owner, other than those arising from unsettled liens, Contractor's indemnification obligations under Article 12, or latent defects in the Work which are first observed and reported to Contractor after the compilation of the Punch List or final completion, whichever first occurs.

Article 5. Price Escalation & Delay Clause - If, during the performance of this Contract, the price of materials significantly increases, through no fault of Contractor, the Contract Sum shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases. Such price increases shall be documented through quotes, invoices, or receipts. If Contractor is delayed at any time in the commencement or progress of the Work due to a delay in delivery or unavailability of materials, equipment, or labor, or due to a delay that is beyond the reasonable control of or without fault of the Contractor and its subcontractors or suppliers, the Contractor shall not be liable for any additional costs or damages associated with such delay(s) and the anticipated time for performance of the Work shall be equitably adjusted accordingly.

Article 6. General Conditions

6.1 Materials and Labor - Subject to the terms of the Contract governing the Owner's payment of the Contract Sum to the Contractor, the Contractor shall provide and pay for all materials, equipment, labor, subcontracts, taxes, tools, and other items necessary to perform the Work.

6.2 All temporary electricity and potable water required for the performance of the Work shall be made available to the Contractor by the Owner by permitting the Contractor to connect to those currently existing in or about the premises. Owner shall pay for the costs of all taps, meters, usage fees, and impact fees unless otherwise specified in the Agreement.

- 6.3 Unless otherwise specified in the Contract Documents, all materials shall be new, and both workmanship and materials shall be of good quality.
- 6.4 Permits, Licenses, and Regulations - Permits and licenses (other than Contractor's business and general contractor licenses) of a temporary nature necessary for the prosecution of the Work shall be secured and paid for by the Owner. Permits, licenses and easements for permanent structures or permanent changes in existing facilities shall be secured and paid for by the Owner. Owner shall defend, indemnify and hold harmless Contractor from and against any and all claims, costs, expenses, fines, penalties or other economic loss resulting from or arising out of Owner's failure to obtain and maintain any permits, licenses, authorizations or easements necessary for the prosecution of the Work. The Contractor shall comply with all applicable laws and regulations.
- 6.5 Protection of Work, Property, and Persons - The Contractor shall provide reasonable protection of the Work, adjacent property, and the public and shall be responsible for any damage or injury to persons or property proximately caused by its negligent acts or omissions in the performance of the Work.
- 6.6 Inspection of Work - The Contractor shall make the Work available for inspection by the Owner and its agents and public authorities upon reasonable request. The Owner shall at all times strictly comply with the Contractor's safety program, procedures, rules and regulations as well as applicable laws and regulations.
- 6.7 Changes in the Work - Owner may, at any time, make reasonable changes in the Work as described in a written Change Order executed by the Owner and Contractor ("Change Order"). If any changes in the Work cause an increase or decrease in the cost of, or the time required for the performance of, the Work, the Change Order shall include an equitable adjustment of the Contract Sum or the anticipated time for performance of the Work, or both. Any claim by Contractor for an adjustment of the Contract Sum or the anticipated time for performance of the Work shall be submitted to Owner within thirty (30) days of the cause or event giving rise to such request and, if the Owner then authorizes the change in the Work and/or the adjustment of the Contract Sum or the anticipated time for performance of the Work, Owner and Contractor shall execute a Change Order approving the change in the Work and adjustment of the Contract Sum or the anticipated time for performance of the Work prior to Contractor proceeding with the change in the Work. Except in the case of an emergency involving threat of injury or damage to persons or property, the Contractor shall not be authorized or required to perform a change in the Work without an executed Change Order. In the case of an emergency involving imminent threat of injury or damage to persons or property, the Contractor is authorized to take reasonable steps necessary to avoid or mitigate such threat of injury or damage and the Owner and Contractor will execute a Change Order thereafter to equitably adjust the Contract Sum or anticipated time for performance of the Work as appropriate.
- 6.8 Correction of Work; Correction Warranty Period - The Contractor shall correct any Work that fails to conform to the requirements of the Contract Documents and is identified during the progress of the Work. In addition, the Contractor shall remedy, at its own cost, any defects in the Work due to faulty materials or workmanship which are reported by Owner to Contractor within one (1) year from the date of Contractor's written notice of substantial completion of the Work delivered to Owner pursuant to Section 4.1 above. The one-year warranty period for correction of defects in the Work commences upon the date of substantial completion of the Work and expires on the one-year anniversary of the date of substantial completion of the Work. Contractor's obligations to correct nonconforming or defective Work apply to Work performed or furnished by Contractor's direct employees and Contractor's subcontractors. Notwithstanding the foregoing, in the event the Work includes the delivery or installation of certain equipment, for which the Owner has beneficial use of such equipment prior to substantial completion of the entire Work, Contractor may notify the Owner in writing (which may include email) of the date on which the Owner has beneficial use of such equipment and the commencement of the one-year correction warranty period for such equipment, in which case the one-year correction warranty period shall commence on the date of Contractor's written notice of beneficial use of the equipment. Contractor shall assign to the Owner all manufacturer warranties for equipment furnished in the Work, and shall cooperate with the Owner to facilitate the manufacturer's performance of its warranty obligations pursuant to the manufacturers' warranties. Except to the extent a defect or nonconformity in equipment is caused by the active negligence of the Contractor or its subcontractors, the Contractor's warranty obligations with respect to equipment furnished in the Work shall be limited to such assignment of manufacturer warranties and reasonable cooperation with Owner to facilitate the manufacturers' warranty performance.
- 6.9 Concealed or Unknown Conditions - The Contractor shall promptly notify the Owner upon the discovery of concealed or previously unknown conditions that affect the performance of the Work and reasonably require or constitute a change in the Work involving an increase in the cost or time for performance of the Work. In such event, the Contractor shall not disturb the concealed or previously unknown condition until it receives written direction from the Owner, and the Owner and Contractor shall execute a Change Order identifying any agreed upon change in the Work and the corresponding adjustment of the Contract Sum and/or the anticipated time for performance of the Work before Contractor proceeds with the Work affected by the concealed or unknown condition.

Article 7. Termination of Contract.

7.1 Contractor's Right to Terminate Contract - If (a) the Work is stopped by any public authority for a period of thirty (30) days or more, through no fault of the Contractor, (b) the Work is stopped through or as a result of the acts or omissions of the Owner for a period of seven (7) days or more, or (c) the Owner fails to make any payment to the Contractor within seven (7) days after it is due, then the Contractor, upon seven (7) days written notice to the Owner, may suspend the performance of the Work and/or may terminate the Contract and receive or recover from the Owner payment of the proportionate share of the Contract Sum (including overhead and profit thereon) for all Work executed prior to termination and any loss sustained by Contractor. In the event of such a suspension of the Work by Contractor, upon Contractor's resumption of the performance of the Work the Owner and Contractor shall equitably adjust the Contract Sum and/or anticipated time for performance of the Work to account for the additional cost and/or time resulting from shutdown, delay and remobilization.

7.2 Termination for Convenience - Owner or Contractor may terminate the Contract for its own convenience, and without cause, upon providing the other party written notice of such termination for convenience not less than seven (7) days prior to the effective date of the termination, which shall be identified in the written notice. In the event the Owner terminates the Contract for its convenience, the Owner shall be obligated to pay Contractor the proportionate share of the Contract Sum (including overhead and profit thereon) for all Work executed prior to the effective date of termination and any loss sustained by Contractor. In the event the Contractor terminates the Contract for its convenience, the Owner shall be obligated to pay Contractor the proportionate share of the Contract Sum (including overhead and profit thereon) for all Work executed prior to the effective date of termination.

Article 8. Contractor's Liability Insurance - The Contractor shall maintain (1) commercial general liability insurance covering property damage and bodily injury and written on an occurrence basis including ongoing operations, contractual liability, and products/completed operations with minimum limits of \$1,000,000 per occurrence, \$2,000,000 general aggregate, and \$2,000,000 products/completed operations aggregate; (2) Workers Compensation providing statutory benefits for the Contractor's employees and Employers' Liability Insurance with minimum limits of \$1,000,000 for each accident/disease-policy limit/disease-each employee; and (3) business automobile insurance including coverage for all owned, non-owned, and hired automobiles with combined single limits of \$1,000,000 per occurrence. Certificates of such insurance shall be provided to the Owner upon request. The Owner shall be included as an additional insured for the Contractor's commercial general liability insurance.

Article 9. Builder's Risk - Owner shall purchase and maintain builder's risk insurance upon the Work on a completed value basis, in the amount of the full insurable replacement cost thereof. This insurance shall include the Contractor as named insureds, cover Contractor's interests in the Work, and be written on a builder's risk "all risk" policy form that shall at least include insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment in transit, and shall insure against, at a minimum, the following perils or causes of loss: fire; lightning; windstorm; weather; riot; civil commotion; terrorism; vehicle impact; aircraft; smoke; theft; vandalism and malicious mischief; mechanical breakdown, boiler explosion, and artificially generated electric current; earthquake; volcanic activity, and other earth movement; flood; collapse; explosion; debris removal; demolition occasioned by enforcement of Laws and Regulations; water damage (other than that caused by flood).

Article 10. Allocation of Risk of Loss of Property - During the progress of the Work, the Owner assumes all risk of loss from damage caused by fire, theft, vandalism, windstorm, weather, and other such events to all pre-existing structures and other tangible property of the Owner located on or adjacent to the Owner's property, and shall maintain property insurance against all such losses. Contractor assumes all risk of loss caused by fire, theft, vandalism, windstorm, weather, and other such events to (a) all materials and supplies in, on, or adjacent to such pre-existing structures and intended for use in the performance of the Work, and (b) any temporary structures erected by or for the Contractor or any of Contractor's subcontractors for the performance of the Work. The Owner and Contractor, for themselves and their respective insurers, waive all rights and claims (including rights and claims that may arise in favor of their insurers by way of subrogation) against each other and their respective contractors and subcontractors for all damage or loss that is covered by property insurance maintained by either party to the extent that the claims for covered damage or loss are actually paid by the insurer(s) on such property insurance policies, except such rights as they have to the proceeds of such insurance. The parties' policies of insurance shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, and even though that person or entity did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the damaged property.

Article 11. Subcontracts - The Contractor may retain subcontractors for performance of portions of the Work. All subcontractors and workmen shall be skilled in their respective trades and shall be supervised and coordinated by Contractor.

Article 12. Indemnity of Owner - To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Article 12.

Article 13. Consequential Damages - The Contractor and Owner waive claims against each other for consequential, incidental, and indirect damages arising out of or relating to this Contract and the performance of the Work. This mutual waiver includes, without limitation, (a) damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and (b) damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of the Contract in accordance with Article 7.

Article 14. Force Majeure - Contractor shall not be responsible for any delay, damage, or failure caused by or occasioned by a Force Majeure Event; provided, however, that Contractor shall give the Owner written notice of the occurrence of a Force Majeure Event affecting the performance of the Work within ten (10) business days after the Contractor becomes aware of the effect of such Force Majeure Event on the performance of the Work. "Force Majeure Event" shall mean and include any act of God, act of nature or the elements (including adverse weather conditions), terrorism, insurrection, revolution or civil strife, piracy, war or hostile action, labor strikes, unusual labor shortages, unavailability of materials or equipment, supply chain interruptions or disruptions, epidemic or pandemic, acts of public enemies, federal or state laws, rules and regulations of any governmental authorities having jurisdiction over the premises, or any other causes beyond the reasonable control of Contractor. Delays due to any of the above causes shall not be deemed to be a breach of, or failure to perform under, this Contract. Any delay in performance by the Contractor pursuant to this Article shall continue only for so long as the Force Majeure Event continues, and only to the extent that Contractor is so prevented or delayed.

Article 15. Dispute Resolution - All claims, disputes, and other matters in question between Contractor and Owner arising out of or related to this Contract, or the performance or breach thereof, shall be decided by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then obtaining at the sole option of Contractor. Contractor may, at its option, join or consolidate arbitration with the Owner, its Architect/Engineer or other design professional, Construction Manager, and subcontractors, suppliers, or any other party having an interest in the proceeding relating to disputes arising out of the Contract or the Work. Notwithstanding any other choice of law provisions, if any, the parties acknowledge that the Project affects interstate commerce and that this agreement to arbitrate shall be governed by the Federal Arbitration Act, 9 U.S.C. § 1 et seq. The award rendered by the arbitrator shall be final and judgment may be entered upon it in accordance with the applicable law in any court having jurisdiction thereof. Owner and Contractor agree that, in the event that any claim or dispute between them arising out of or relating to the Contract or the Work is submitted to arbitration or litigation for binding resolution, the prevailing party in any such arbitration or litigation proceeding shall be entitled to recover from the other party the arbitration or litigation expenses, including reasonable attorney's fees, incurred by that party in connection with the arbitration or litigation.

Article 16. Change in Law Clause - Notwithstanding any other provisions of the Contract, if, after the Execution Date of the Agreement, there is a change in applicable federal, state, or local laws, rules, regulations, codes, guidelines, or other legal requirements, whether through legislation, judicial or administrative decisions or decrees, or any other governmental determinations (hereinafter "Change in Law"), that materially affects a party's performance of this Contract, including but not limited to delays and extra costs, the parties agree to engage in good faith negotiations to equitably amend or modify this Contract and any performance requirements as the parties shall determine to be reasonably necessary to account for the impact of such Change in Law. A party seeking relief under this provision shall (1) promptly notify the other party of the Change in Law and provide in such notice reasonable detail supporting its assertion that its performance has been materially affected by the Change in Law; and (2) take commercially reasonable steps to mitigate the adverse impact of such Change in Law upon that party's performance.

Article 17. Governing Law, Venue, Jurisdiction and Waiver of Jury Trial - Subject to the application of the Federal Arbitration Act to the parties' arbitration agreement set forth in Article 15, the Contract shall be construed and interpreted in accordance with the laws of the State in which the Project is located, and each party's rights and obligations under or in connection with the Contract and the Work shall be governed by the laws of that State. In the event of a claim, dispute or controversy between the parties arising out of or relating to the Contract or the Work, if the Contractor elects not to require arbitration of such claim, dispute or controversy in accordance with the arbitration agreement set forth in Article 15 and the claim, dispute or controversy is, therefore, pursued by a party or the parties in litigation, the parties hereby agree and stipulate that the State courts or federal district court located in Greenville, South Carolina shall have sole and exclusive jurisdiction and venue over such claim, dispute or controversy and the parties. To the fullest extent allowed by applicable law, each of the parties hereby intentionally and voluntarily waives its right to a trial by jury for any such claim, dispute or controversy that is litigated in the courts.

Article 18. Entire Agreement - The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. No additional or different terms or alteration of the terms set forth in the Contract shall be effective and binding upon the Owner and Contractor unless expressly stated in a written amendment or addendum to the Contract signed by Owner and Contractor. The Contract may be amended or modified only by a written amendment or addendum (which may include a Change Order) signed by Owner and Contractor.

Article 19. Execution of Agreement - The Agreement may be executed in any number of counterparts, transmitted, and stored electronically. The sum of the executed counterparts transmitted electronically between and among Contractor and the Owner shall be deemed the original Agreement.



Expiration Date

2025

License No.

3146

North Carolina

Licensing Board for General Contractors

This is to Certify That:

Harper General Contractors, Inc.

Greenville, SC

is duly registered and entitled to practice

General Contracting

Limitation: Unlimited

Classification: Building, PU(Water Lines & Sewer Lines), PU(Water Pur. & Sewage Disp.)

until

December 31, 2025

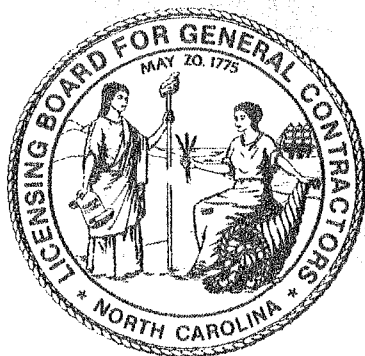
when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

01/08/2025

This certificate may not be altered.



E. P. Smith
Chairman

Ryan P. Ledy
Secretary-Treasurer

Gopher Utility Services, Inc.

P.O. Box 965
Kannapolis, NC 28082-0965
704-932-7662 Office
704-933-1538 Fax

Date: 08/28/28

Proposal Submitted To: Derek Linker, Town of Mt Pleasant

Job Name: Clear well pumps – Pumps 1 & 3

Architect:

Date of plans

Trip, labor, and materials to pull old pumps, provide new column pipe, line shaft, and stuffing box. New column will be tenemec coated. Includes 2 new check valves, new tee in wet well, and 2 new motors. Both pumps to be 500gpm

2 Pump include line shaft, column pipe, stuffing box.

Column pipe blasted and tenemec coated.

2 30hp 208 volt inverter Duty Motor

2 6" Swing Check Valves

Flange Kits

6" Tee

Crane

Labor

½ Freight – This is if we can do all pumps together

Total

\$45,975.76

\$11,625.98

\$ 3,848.23

\$ 628.36

\$ 705.56

\$ 9,461.31

\$ 6,259.50

\$ 2,091.85

\$80,596.55

****DOES NOT INCLUDE ELECTRICAL – To be sent as soon as possible**

****Warranty on pump and motor is at the discretion of manufacturer**

Due to rapidly increasing prices quote pricing is good for 10 days.

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of: See Above

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alternation or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen Compensation Insurance.

Authorized Signature: Edwin Mullis



Date: 08-28-25

Note: This proposal may be withdrawn by us if not accepted within 30 Days.

Acceptance of Proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Print Name: _____

Signature: _____

NC Electrical 17833-U – NC Well 3518-A – NC Plumbing 8972 – NC Alarm 2368-CSA

Gopher Utility Services, Inc.

P.O. Box 965

Kannapolis, NC 28082-0965

704-932-7662 Office

704-933-1538 Fax

Date: 08/28/28

Proposal Submitted To: Derek Linker, Town of Mt Pleasant

Job Name: Clear well pumps – Pumps 2 & 4

Architect:

Date of plans

Trip, labor, and materials to pull old pumps, provide new column pipe, line shaft, and stuffing box. New column will be tenemec coated. Includes 2 new motors. Both pumps to be 500gpm.

2 Pump include line shaft, column pipe, stuffing box.

Column pipe blasted and tenemec coated.

\$28,512.72

2 30hp 208 volt inverter Duty Motor

\$11,625.98

Crane

\$ 9,461.31

Labor

\$ 6,259.50

½ Freight – This is if we can do all pumps together

\$ 2,091.85

Total

\$57,951.36

****DOES NOT INCLUDE ELECTRICAL – To be sent as soon as possible**

****Warranty on pump and motor is at the discretion of manufacturer**

Due to rapidly increasing prices quote pricing is good for 10 days.

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of: See Above

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alternation or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen Compensation Insurance.

Authorized Signature: Edwin Mullis

Edwin Mullis

Date: 08-28-25

Note: This proposal may be withdrawn by us if not accepted within 30 Days.

Acceptance of Proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Print Name: _____

Signature: _____

NC Electrical 17833-U – NC Well 3518-A – NC Plumbing 8972 – NC Alarm 2368-CSA



Gopher Utility Services, Inc.

1101 W C Street Kannapolis, NC 28081
704-298-0513

Dear Customer,

Please note that, due to price instability for materials and equipment, quotes are only valid for 30 days. If a quote has expired, a new quote will need to be generated due to changes in pricing and availability. If you would like to order equipment at the time the quote is received, we will require a deposit that will be determined based on the quoted amount.

Thank you for your understanding.

Gopher Utility Services



Gopher Utility Services, Inc.

1101 W C Street Kannapolis, NC 28081
704-298-0513

Q25-3207

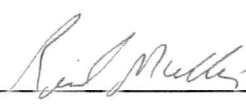
Date: 08/28/2025

Expiration Date: 09/28/2025

**TO: Edwin
Mt.Pleasant WTP**

We hereby submit this quote for labor and material for 230HP Electric in the amount of **\$40,426.29** (forty thousand four hundred twenty-six dollars and twenty-nine cents), including tax.

Please note, quote does not include any applicable shipping or freight.

Authorized Signature  Reid Mullis Date August 28, 2025

Tax is calculated for materials and labor. North Carolina requires an E-589CI, Affidavit of Capital Improvement to be supplied to us to avoid tax on labor.

NET 30: All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Warranty: Issues that arise from workmanship are covered for 1 (one) year from the date of project completion. Materials are covered under the original manufacturer's warranty.

THANK YOU FOR THE OPPORTUNITY!

Approved By: _____ Date: _____

Mt Pleasant WTP 230HP Electric			Q25-3207		8/28/2025
Qty	Item	Cost	1.5% Mark Up	Extended Cost	Cost x Qty
1800	#1/0 THHN Stranded Wire	\$2.99	\$4.49	\$8,073.00	\$5,382.00
500	#4 THHN Stranded Wire, Black	\$2.37	\$3.56	\$1,777.50	\$1,185.00
2	Square D 100AMP Disc. 3R	\$546.37	\$819.56	\$1,639.11	\$1,092.74
30	2" PVC Flex	\$5.59	\$8.39	\$251.55	\$167.70
4	2" PVC Flex Connectors	\$6.20	\$9.30	\$37.20	\$24.80
2	Buckets Rebuilt	\$3,975.00	\$5,962.50	\$11,925.00	\$7,950.00
8	#1/0 AWG CU Split Bolt	\$5.73	\$8.60	\$68.76	\$45.84
2	Varnished Cambric Tape, roll, 1.5"	\$25.00	\$37.50	\$75.00	\$50.00
2	Scotch 130C Tape (SPLICING TAPE)	\$18.29	\$27.44	\$54.87	\$36.58
2	Scotch 33+ Tape	\$9.58	\$14.37	\$28.74	\$19.16
2	electrical tape all colors	\$3.95	\$5.93	\$11.85	\$7.90
			\$0.00	\$0.00	\$0.00
1	Misc	\$250.00	\$375.00	\$375.00	\$250.00
	Freight		\$0.00	\$0.00	\$0.00
			Material Total	\$24,317.58	\$16,211.72
12	Hours Labor (1M1T)	\$147.00		\$1,764.00	\$24,317.58
60	Hours Labor (2M1T)	\$195.00		\$11,700.00	
	Per Diem/Hotel			\$0.00	
			Sub-Total	\$37,781.58	
7.00%	Cabarrus County Tax			\$2,644.71	
			Total Job	\$40,426.29	



Gopher Utility Services, Inc.

1101 W C Street Kannapolis, NC 28081
704-298-0513

Dear Customer,

Please note that, due to price instability for materials and equipment, quotes are only valid for 30 days. If a quote has expired, a new quote will need to be generated due to changes in pricing and availability. If you would like to order equipment at the time the quote is received, we will require a deposit that will be determined based on the quoted amount.

Thank you for your understanding.

Gopher Utility Services



Gopher Utility Services, Inc.

1101 W C Street Kannapolis, NC 28081
704-298-0513

Q25-3214

Date: 09/18/2025

Expiration Date: 10/18/2025

**TO: Edwin
Mt. Pleasant WTP**

We hereby submit this quote for labor and material for installation of soft starters in the amount of \$37,773.80 (thirty-seven thousand seven hundred seventy-three dollars and eighty cents), including tax.

Please note, quote does not include any applicable shipping or freight.

Authorized Signature _____

Reid Mullis Date September 18, 2025

Tax is calculated for materials and labor. North Carolina requires an E-589CI, Affidavit of Capital Improvement to be supplied to us to avoid tax on labor.

NET 30: All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Warranty: Issues that arise from workmanship are covered for 1 (one) year from the date of project completion. Materials are covered under the original manufacturer's warranty.

THANK YOU FOR THE OPPORTUNITY!

Approved By: _____ Date: _____

Licenses - Electrical #17833-U - Plumbing #8972 - Well #2604-A - Security #2368-CSA

License Number

8972

North Carolina
State Board of Examiners of Plumbing,
Heating & Fire Sprinkler Contractors
State License No. 8972

Expiration Date

December 31, 2025

This is to Certify that:

Gopher Utility Services, Inc.
PO Box 965
Kannapolis, NC 28082

Reid Edward Mullis

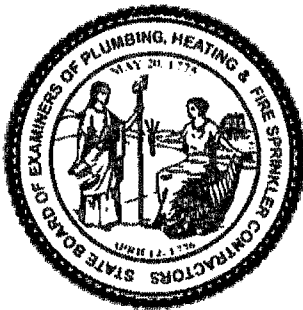
Reid Edward Mullis: Plumbing Class I

Is duly registered, licensed and authorized to engage in the business of

Plumbing Class I

Within the State of North Carolina until December 31, 2025, when this license expires. This authority is granted in accordance with the provisions of Chapter 87, Article 2 of the General Statutes of North Carolina.

Witness my hand and seal of the Board



This 1st day of January 2025.

Russell Stoltz

Chairman

AWD

Executive
Director

LICENSE NUMBER

U.17833

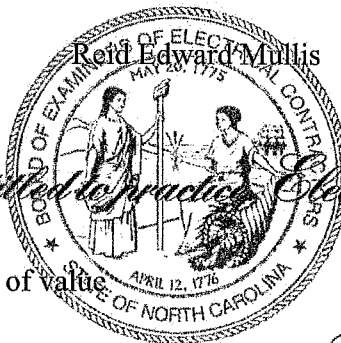
STATE OF NORTH CAROLINA
BOARD OF EXAMINERS OF ELECTRICAL CONTRACTORS

EXPIRATION DATE

03/31/2026

THIS IS TO CERTIFY THAT:

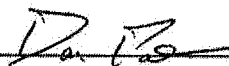
Gopher Utility Services Inc.

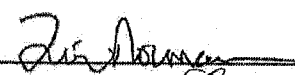


is duly registered and entitled to practice Electrical Contracting in the
Unlimited Classification License
Limitation: Any project regardless of value

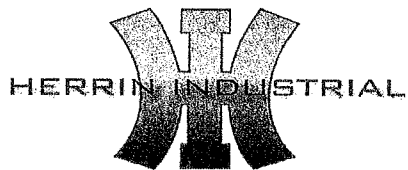
Witness our hands and seal of the Board

Gopher Utility Services Inc.
P.O. Box 965
Kannapolis, NC 28082-0962



Chairman


Secretary-Treasurer



QUOTE

PO BOX 523
MT. PLEASANT, NC 28124
704-436-6313 F. 704-436-2518

DATE	JOB
9/15/2025	MP WATER PLANT

OWNER
TOWN OF MT. PLEASANT PO BOX 787 MT. PLEASANT NC 28214 ATTN . RANDY HOLLOWAY

JOB #	TERMS	PROJECT
502	NET 30	PARKVIEW

	DESCRIPTION		TOTAL AMOUNT
1	SEE ATTACHED WORK SHEET FOR COMPLETE ITEMIZED PRICING FOR MP. WATER PLANT @ 8700 FOIL STREET		\$260,359.18
		TOTAL	\$260,359.18

Herrin Industrial Inc Worksheet

[illegible]



AGENDA ITEM:

Discussion on Christmas Parade and Tree Lighting

NARRATIVE:

Due to the Water Line Project, the Board needs to think about Christmas Events and how they could be affected by the Water Line Project. Because of the uncertainty of the timeline of the project, uneven road surfaces, etc. Staff have concerns about the safety of walkers and parade participants. Staff would like the Board to consider how they would like to proceed with these events. A decision will need to be made at the October 14th meeting to communicate with past participants, Cabarrus Health Alliance, Cabarrus County Sheriff's Department and other emergency services, and the public.

RECCOMENDATION:

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