

MINUTES

Regular Meeting
Cleveland County Water Board Room

March 10, 2020
Tuesday, 7: 00 P.M.

Present: Chairman Donald Melton; presiding, Vice Chairman Dewey Cook, Secretary Bill Cameron, Commissioners John Taylor, Tony Brooks, and Bruce Martin, General Manager Brad Cornwell, and Attorney Tim Moore.

Chairman Donald Melton called the meeting to order at 7:00 PM, welcomed all who were in attendance and recognized Commission Tony Brooks who gave the invocation and Commissioner Bruce Martin led the *Pledge of Allegiance*.

A. Approval of agenda:

Mr. Cornwell noted that there was an updated table of contents which included a Closed Session on the agenda and noted that Commissioners motion to adopt the agenda would need to include that reference. Chairman Melton asked Commissioners if anyone had any questions related to the adoption of the agenda. Chairman Melton requested a motion to adopt the agenda as amended.

ACTION TAKEN: Upon a motion by Mr. Cameron and second by Mr. Taylor, the Board of Commissioners voted unanimously to approve the amended agenda to include a closed session.

B. Special Presentation:

- 1) Master Planning Scope of Work for Greenway Project
Mr. Eric Woolrich, Destination by Design

General Manager, Brad Cornwell introduced Mr. Eric Woolrich from Destination by Design. The team of TGS Engineers and Destination by Design were selected for the Greenway project. Mr. Cornwell explained that Mr. Woolrich will be sharing the process of creating a master plan for the Greenway project. Mr. Woolrich shared that Destination by Design is a fifteen-person team based in Boone, NC. The team consists of engineers, planners and communication specialists. Mr. Woolrich continued with some of the projects and municipalities the firm has associated with on prior projects. Destination by Design works with "place based economic development" creating unique assets and vibrant downtowns. The trail

system created for the greenway needs to attract the most amount/type of users, regardless of age, economic background, or travel style. The more diversity created for groups of users the more economic impact you have and the more users you have coming to the community. Mr. Woolrich explained the width and surfaces of the trails to accommodate users, and the presentation of the property to attract the users. The location of the greenway is very important because the users will be in the community during the use of the trail. Destination by Design will be incorporating safe and legal locations to access the river. The master plan created for the Greenway will be presented to entities for grant funding. Mr. Woolrich shared some information concerning grant funding received for other municipalities for their projects. He continued with different types of grants and deadlines for the applicable grants. The recommendation is to have the master plan completed for presentation in the grant cycle next year. Mr. Brooks asked if grant money could be used to offset other grant agencies. Mr. Woolrich verified that is correct. Destination by Design assists in the funding management process. Mr. Cameron asked if these are one-time grants or renewable. The grants are different based on the need, for example acquisitions and park construction. Mr. Brooks asked if CCW could be reimbursed for properties already purchased. Mr. Woolrich responded that anything that was already purchased could not be reimbursed. The planning, the design and the engineering, you can go back eighteen months for reimbursement. Mr. Melton asked if the location being close to Lawndale would be helpful. Mr. Woolrich agreed that the location being close to a small community would be good asset to the project. Mr. Cornwell noted that the greenway would be a benefit for the Lawndale community. The Town of Lawndale could apply for grants to benefit their town based on the greenway project. There will funding available for improvements because the trail will be inside the town's boundaries. Mr. Woolrich continued his presentation with specifics about the trail of the greenway. He shared some pictures from prior projects sharing the signage and the details that made those trails a pleasant experience. The branding of the trail is what will make the greenway different and special from all the other trails. Destination by Design will take pictures of the current status of the trail and design what the future trail will look like. This master plan will market the greenway on paper and through a website. The question was presented to Mr. Woolrich his opinion on the greenway property. Mr. Woolrich replied that the canvas is awesome, the potential is great. The greenway being located next to the river is a benefit because it attracts a diverse group of users. It is a nice

environment and the temperature is comfortable. Mr. Woolrich also discussed a couple potential trouble areas because of the softness of the soil and the solutions for the trail in those locations. Mr. Cook asked about an environmental impact study. Mr. Woolrich responded that unless there were federal grants involved there would be no necessity for an environmental impact study. Mr. Cornwell noted that the presentation is available for print/email if the members were interested to inform him.

C. Consent Agenda:

Action Taken: Chairman Melton presented the Consent Agenda Items. Upon a motion by Mr. Brooks second by Mr. Martin the Board of Commissioners voted unanimously to approve the Consent Agenda. The Consent Agenda consisted of the following items:

- 1) Approval of the Minutes of the Closed Session of November 12, 2019
- 2) Approval of the Minutes of the Special Meeting of February 8, 2020
- 3) Approval of the Minutes of the Regular Meeting of February 11, 2020
- 4) Approval of the Minutes of the Closed Session of February 11, 2020
- 5) Consideration of Ordinance Number 3-2020 An Ordinance Establishing a Capital Project Ordinance and Budgets for Cleveland County Water's Centrally Located Operations Center
- 6) Consideration of Ordinance Number 4-2020 An Ordinance Establishing a Capital Project Ordinance and Budgets for Cleveland County Water's Weir Replacement Project

E. Unfinished Business:

- 1) Consideration of Ordinance Number 5-2020 An Ordinance Amendment for a Capital Project Ordinance and Budgets for Cleveland County Water's Greenway Project

Mr. Cornwell explained the next two items on the agenda were related. The ordinance creates the budgets for the greenway project. The resolution authorizes the execution of the agreement with Destination by Design. This agreement includes the kick-off meetings, GIS mapping, drone photography and the trail alignment. Mr. Cornwell noted that part of the costs of the agreement would be offset by the grant revenue received from the Carolina Thread Trail. This work should be completed by July 1, 2020.

Action Taken: Upon a motion by Mr. Brooks, second by Mr. Martin, the Board of Commissioners voted unanimously to adopt Resolution Number 5-2020 *An Ordinance Amendment for a Capital Project Ordinance and Budgets for Cleveland County Water's Greenway Project*

- 2) Consideration of Resolution Number 11-2020 A Resolution Authorizing Execution of an Agreement with Destination by Design for Greenway Master Planning

Action Taken: Upon a motion by Mr. Taylor, second by Mr. Martin, the Board of Commissioners voted unanimously to adopt Resolution Number 11-2020 *A Resolution Authorizing Execution of an Agreement with Destination By Design for Greenway Master Planning*

- 3) Consideration of Resolution Number 12-2020 A Resolution Ratifying the Exchange of Real Property between Michael H. Still, and wife, Alison G. Still

Mr. Cornwell explained that this resolution would ratify the property exchange with Mike Still. The deed has been recorded with the Register of Deeds and legal closing fees have been paid. Mr. Cameron asked about the easements between these two properties. Mr. Cornwell referred members to the wording on the deed in the agenda packet. Attorney Tom Martin assisted in the proper wording to establish easements between the properties and he was also the responsible attorney for completing the closing. Mr. Moore assisted the members in the understanding of the terminology. Mr. Martin questioned the accessibility for Mr. Stills equipment to pass through the greenway trail. Mr. Cornwell noted that this would be incorporated in the planning.

Action Taken: Upon a motion by Mr. Cook, second by Mr. Taylor, the Board of Commissioners voted unanimously to adopt Resolution Number 12-2020 *A Resolution Ratifying the Exchange of Real Property Between Cleveland County Water and Michael H. Still, and wife, Alison G. Still*

F. New Business:

No new business was discussed.

G. General Manager's Report:

Mr. Cornwell began with the financial reports from February. The telephone line item reflects the down payment for the new telephone system upgrade. The maintenance and water plant numbers were shared. The Town of Fallston contractor has requested mediation. There will be more information to follow concerning this action. The contractor for the Lattimore Tank has completed the steel portion of the tank installation. The painter was scheduled to begin the week of March 9th. The Patterson Road line extension has been completed by the maintenance department. Mr. Cornwell shared in detail a list of the remaining line extensions scheduled to be completed in this fiscal year. The weather has been rainy and hasn't allowed for water line installation. Some of the remaining line extensions are maintenance department installations and others are contractor installations. The process of installing a water line has a four to six-week paperwork process. Customers requesting water and waiting until the last minute to purchase their tap have an extended wait because of the paperwork process. It is recommended that when requesting a water line extension to purchase your tap as soon as possible. Mr. Cornwell expressed that the work for all line extensions was being completed as quickly as possible. The Town of Lawndale will continue to purchase wholesale water. This request will require some upgrades to the Town of Lawndale meter. The bid was received, and the Town of Lawndale has agreed to pay for half of the expense. There will be some security analysis details and presentation coming at the next meeting. The CAGO meeting will be Thursday, March 19, 2020, the presentation at the meeting will be about the Shelby City Parks and Recreation master plan. Mr. Cornwell referred members to a letter from the Local Government Commission concerning the approval of the DENR loan for the Clearwell project loan. Mr. Cornwell inquired which members would be attending the Shelby State of the Community breakfast.

H. Board Members Announcement and Remarks

Mr. Cameron asked what we sponsored at the new Hannah Park. Mr. Cornwell noted that we sponsored the scoreboard at the Hannah Park.

Cameron asked if the new water tank would have the new logo painted on it. Mr. Cornwell verified that the new water tank would have the new logo on it and the scoreboard at Hannah Park also displayed the new logo. Mr. Brooks noted that the presentation by Destination by Design was great. Mr. Brooks and Mr. Taylor noted that the grant money accessibility would be great also.

I. Closed Session

- 1) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or other proposed contract for the acquisition of real property by purchase, option, exchange or lease in accordance with NCGS 143-318.11 (5).

Action Taken: Upon a motion by Mr. Taylor, second by Mr. Brooks, the Board of Commissioners voted unanimously to go into Closed Session at 7:43 PM.

Action Taken: Upon a motion by Mr. Cameron, second by Mr. Cook, the Board of Commissioners returned to Open Session at 8:15 PM.

Action Taken: Upon a motion by Mr. Cameron, second by Mr. Taylor, the Board of Commissioners voted unanimously to ratify the discussion regarding property transactions held in closed session and to authorize the General Manager to carry out the anticipated actions.

J. Adjournment

Action Taken: Chairman Melton called for a motion to adjourn. Upon a motion by Mr. Brooks, second by Mr. Martin the Board of Commissioners voted unanimously to adjourn at 8:20 PM.

Respectfully submitted,

Bill Cameron

Bill Cameron, Secretary

