

MINUTES

Regular Meeting
Cleveland County Water Board Room

February 8, 2022
Tuesday, 7:00 P.M.

Present: Chairman Donald Melton; presiding, Vice Chairman Dewey Cook, Secretary Bill Cameron, Commissioners Amy Bridges, Tony Brooks, Bruce Martin, Pete Pedersen and General Manager Brad Cornwell. Attorney Tim Moore attended via video conference call.

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

A. Approval of agenda:

Chairman Melton asked Commissioners if anyone had any questions related to the adoption of the agenda. Mr. Cornwell noted that an item had been added to the agenda under unfinished business as E-1 to include an update and resolution for the New Operations Center. Chairman Melton requested a motion to adopt the agenda as amended.

ACTION TAKEN: Upon a motion by Mr. Pedersen and second by Mr. Cook, the Board of Commissioners voted unanimously to approve the agenda as amended.

B. Special Presentations:

1) Recognition and Presentation of Resolution Number 41-2021 to Rondall Albert Roper, Jr. upon the Occasion of his Retirement from Employment with Cleveland County Water

Mr. Cornwell requested Mr. Roper to come forward. Mr. Cameron read aloud to him the adopted and framed Resolution Number 41-2021 noting the certifications and accomplishments of Mr. Roper's employment from 1995-2021. Mr. Roper's resolution included notable events and water plant improvements during his time of employment with Cleveland County Water. The Board of Commissioner thanked Mr. Roper for his service and presented him with the framed resolution and a \$50.00 gift card.

2) Recognition and Presentation of Resolution Number 42-2021 to Kenneth Eugene Deveney, Jr. upon the Occasion of his Retirement from Employment with Cleveland County Water

Mr. Cornwell requested Mr. Deveney to come forward. Mr. Cook read aloud to him the adopted and framed Resolution Number 42-2021 noting the certifications and accomplishments of Mr. Deveney's employment from 1995-2021. Mr. Deveney's resolution included notable events and water plant improvements during his time of employment with Cleveland County Water. The Board of Commissioner thanked Mr. Deveney for his service and presented him with the framed resolution and a \$50.00 gift card.

The members took a moment to congratulate both retirees and share their appreciation for them both.

C. Public Comment:

There were no public comments.

D. Consent Agenda:

Action Taken: Chairman Melton presented the Consent Agenda Items. Upon a motion by Mr. Cameron, second by Mrs. Bridges, 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 Regular Meeting of January 11, 2022
- 2) Approval of the Minutes of the Closed Session of January 11, 2022
- 3) Consideration of Ordinance Number 2-2022 An Ordinance Amendment for a Capital Project Ordinance and Budgets for Cleveland County Water's Kadesh Church Road Project
- 4) Consideration of Resolution Number 4-2022 A Resolution Authorizing Execution of a Utility Relocation Agreement with NCDOT for the Elam Road Bridge Replacement Project (BP12.R023)
- 5) Consideration of Resolution Number 5-2022 A Resolution Authorizing Execution of a Utility Relocation Agreement with NCDOT for the McBrayer Homestead Road Bridge Replacement Project (17BP.12.R.61)
- 6) Consideration of Ordinance Number 3-2022 An Ordinance Establishing a Capital Project Budget Ordinance and Budgets for Cleveland County Water's Elam Road Bridge Replacement Project

- 7) Consideration of Ordinance Number 4-2022 An Ordinance Establishing a Capital Project Ordinance and Budgets for Cleveland County Water's McBrayer-Homestead Road Bridge Project

E. Unfinished Business:

- 1) Consideration of Resolution Number 7-2022 A Resolution of Cleveland County Water Board of Commissioners Adopting and Accepting the Final Plans and Specifications for the USDA Funded Centrally Located Operations Center

This resolution will finalize the plans and specifications for the USDA funded Centrally Located Operations Center. The state engineer has given the final approval for the plans and specifications. Mr. Cornwell shared a presentation designed by the architect that highlights the details of the project. The presentation covered the inside and outside of the facility including the floor plans, layouts, materials etc. The discussion continued concerning the loan funding compared to the actual construction costs. The cost of materials and supplies has increased during the pandemic. The availability of materials has also been affected by the pandemic. These material expenses have not returned to the prices available before the pandemic and many materials are still in short supply. The project may be divided into sections depending on the building costs. Mr. Cornwell noted some of the changes made to save money on the project. All required permits have been completed except for the sewer permit. Mr. Cornwell asked if the members had any questions or comments before approval of the resolution. Mr. Melton inquired about the time frame to completion. Mr. Cornwell responded that the bid process needs to have some discussion to set a timeframe. This project going for bid in the current environment is going to return a high bid. The contractors continue to have issues with material availability and costs. A delayed bid may return a lower construction cost. Mr. Pedersen asked if the grading would be a separate bid. Mr. Cornwell clarified that the grading would be included in the overall contractor bid. The project is equally balanced, meaning that the amount of dirt being moved for the land leveling will be the near equal to the amount of dirt required to do the filling for the low laying areas. Mr. Cameron asked if the loan rate was locked in. Mr. Cornwell verified the amount of the loan would be \$4.9 million for 40 years and the rate would be 1.75% interest.

This interest rate could go down but will not increase. Mr. Cook asked about the erosion and sedimentation permits. Mr. Cornwell replied that the permits were in CCW's name and were already completed. Mr. Cook and Mr. Cornwell discussed the storm water permit and the erosion and sedimentation permits and the difference between the two permits. The stormwater permit will be after construction and the requirements for that permit are posed by the State of North Carolina. The stormwater permit will pertain to the rainwater run-off from the property and the parking lots and will require permanent detention ponds on site to assist in catching the rainwater drainage. Mr. Cornwell noted that the construction erosion and sedimentation ponds will be converted into the post construction permanent detention ponds when construction is completed.

ACTION TAKEN: Upon a motion by Mrs. Bridges, second by Mr. Brooks, the Board of Commissioners voted unanimously to adopt Resolution Number 7-2022 A Resolution of Cleveland County Water Board of Commissioners Adopting and Accepting the Final Plans and Specifications for the USDA Funded Centrally Located Operations Center

F. New Business:

- 1) Consideration of Resolution Number Resolution Number 6-2022 A Resolution Authorizing and Adopting an Agreement with the Town of Boiling Springs for Upgrades to Water Interconnection Along McBrayer Homestead Road

Mr. Cornwell reminded the Board about the Town of Boiling Springs expressing an interest in purchasing some drinking water from CCW. This project was shortly interrupted by a change in management at the Town of Boiling Springs. The new manager has continued the discussion of an interconnection with CCW. The Town of Boiling Springs currently purchases their water from the City of Shelby. The supplemental water supplied by CCW would be sold using the established governmental water rate. The long-range asset management plan recommends a tank placement around the Boiling Springs area. This tank would be a benefit to the Town of Boiling Springs and assist with fire flow, if needed. The existing interconnection with the Town of Boiling Springs is very old. The interconnection would require an upgrade from the existing three-inch line to new six-inch line. This new interconnection would include a new

water meter. The interconnection could supply between 100,000 to 150,000 gallons per day to the Town of Boiling Springs. This would allow the Town of Boiling Springs to maintain and supply safe drinking water through their sixteen-inch line connection with the City of Shelby. The CCW interconnection would supplement their drinking water with another water source if they choose to use the interconnection. The agreement has already been presented and approved by the Town Council for the Town of Boiling Springs. The CCW 2021-2022 budget has funds appropriated for the Town of Boiling Springs and the City of Cherryville interconnections. Mr. Cornwell noted that an easement from the Masonic Lodge in Boiling Springs would be necessary for the interconnection upgrades. Mr. Pedersen asked about the City of Shelby rate. Mr. Cornwell explained that the City of Shelby rate was \$2.60 per thousand gallons according to Boiling Springs. Mr. Pedersen asked about our governmental rate. Mr. Cornwell clarified that the adopted governmental rate is \$2.03. Mr. Cook asked if the new interconnection would allow water to flow both ways. Mr. Cornwell answered that the design would not allow the flow to enter the CCW system. There is another interconnection between the Town of Boiling Springs and CCW, which is located on Flint Hill Church Road. This interconnection allows flow from the Town of Boiling Springs to CCW. Mr. Cameron asked how this agreement would affect the current agreement with the City of Shelby. Mr. Cornwell explained that according to the Boiling Springs Town Manager, their current agreement with the City of Shelby was a forty-year agreement since it was originally a USDA funded project and that it did not have a minimum gallon per day purchase requirement.

ACTION TAKEN: Upon a motion by Mr. Pedersen, second by Mr. Cook, the Board of Commissioners voted unanimously to adopt Resolution Number 6-2022 A Resolution Authorizing and Adopting an Agreement with the Town of Boiling Springs for Upgrades to Water Interconnection Along McBrayer Homestead Road

G. General Manager's Report:

Mr. Cornwell noted that all the January numbers were included in the packet. The Board Retreat is scheduled for Saturday, February 19, 2022. The morning will begin with Mr. Cornwell's review of the water rates, and Keith Webb from McGill Associates and Chuck Willis from Willis Engineers would be attending for presentations utilizing the ARP funds. Jeff Earl,

Operations Director, shared updates on the Clearwell project, including pictures of the dome roof. Mr. Earl explained how the structure was built and how the concrete was poured. Mr. Pedersen inquired about the design related to earthquake damage. Mr. Earl answered by explaining the process of wire wrapping the clearwell for possible earthquake damage prevention. The Clearwell estimated completion will be in April. The Flocculation and Sedimentation Basin Upgrades is 80% designed and will be sent to NCDENR when completed in about a month. The Raw Water Weir Project is 80% designed and will be sent to USDA when completed at the end of March. The Parks and Recreation Trust Fund has made no official announcement for the grant funding, even though they notified us informally the Lawndale grant has been awarded. The AIA (Asset Inventory and Assessments) for the Towns of Lawndale, Fallston, and Polkville are currently conducting manhole and tank inspections. The NC Wildlife Resources Commission have decided to partner with the Greenway for the Delight Road and NC Highway project. The grant application will be held for NC Division of Water Resources pending the partnership with NC Wildlife Resources. The transportation contingency funds request for the Greenway have been awarded in the amount of \$350,000.00 for the section of the Greenway along Casar Lawndale Road. Speaker Moore and Senator Alexander assisted with the funds request and award. The NCDOT requires a resolution of support from the Town of Lawndale and the Cleveland County Commissioners and Mr. Cornwell has already discussed this with the appropriate entities.

H. Board Members Announcement and Remarks

The members noted appreciation and support for all the hard work.

I. 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 7:54 PM.



Respectfully submitted,

Bill Cameron

Bill Cameron, Secretary