

MINUTES

Regular Meeting
Cleveland County Water Board Room

October 10, 2023
Tuesday, 7:00 P.M.

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

Chairman Donald Melton called the meeting to order at 7:00 PM, welcomed all who were in attendance and recognized Commissioner Bill Cameron 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. Chairman Melton requested a motion to adopt the agenda.

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

B. Special Presentation:

1) Tim Johnson with Destination by Design – Preliminary Concepts for Former Bank Building in Lawndale, NC

Mr. Cornwell informed the members that funds had been appropriated in the operating budget for Destination by Design to research ideas to incorporate the former bank building into the Stagecoach Greenway. The research would include ways to obtain funding resources for this process. Mr. Cornwell introduced Tim Johnson to discuss the preliminary ideas with the members. Mr. Johnson began by sharing the location of the bank building in reference to the Stagecoach Greenway. The bank building is in the southern corridor of the Stagecoach Greenway across the river from Lawndale Park. The incorporation of the bank building project has been divided into three parts. Mr. Johnson shared ideas for street landscaping and the addition of trees to the area. The park element of the project would incorporate the trees and provide parking and overlook options for the river and Lawndale Park. The renovated building is completely empty with several options for future use.

These options could include a sandwich shop, a visitor center, or an area to sell merchandise for the Greenway. Mr. Johnson shared a rough floor plan for the building, options would depend on the need and the types of interest from others. There would be seating areas and restrooms in the building. Part one of the plan would be street landscaping and the addition of the trees to the greenway area, this part of the plan would have a budget of \$221,000.00. The continued renovations to the building, including the building addition by enclosing of the old drive-through would be \$440,000.00. This price is obtained by calculating \$250.00 per square foot of building space. The third part called the park element would incorporate the landscaping and the deck and shelter would be \$141,000.00. Mr. Johnson recommended pursuing funding for parts of the project instead of the whole project at one time. Mr. Johnson advised the members to begin with the streetscaping, continue with the park element, and finish with the remaining building renovations. The streetscaping and the park improvements are going to bring attention to the building. The funding options presented for the building include the Department of Commerce, USDA Rural Development, and the Appalachian Regional Commission. The funding options included for the streetscaping are limited. The park element funding would be the same funding options that have already been pursued for the existing Stagecoach Greenway in parks and recreation grants. Mrs. Bridges asked about funding options being partnered with the number of full and part-time jobs created by the renovation. Mr. Johnson was unsure of the answer to the question but would research the answer. Mr. Pedersen asked if the building had future potential for lease revenue. Mr. Cornwell confirmed that the future intention could create lease revenue depending on the members' decisions concerning the future of the building. Mr. Cornwell noted to the members that this special presentation was intended for ideas and comments and to discuss the future of the bank building. Mr. Johnson gave more detail about the contents of the inside of the building, including counters for sandwiches, snacks, ice cream, etc. The visitor area for visitors unfamiliar with the area to stop for information. The potential for rental revenue for visitors that require bikes, kayaks, tubes. The building has storage accommodation for this type of need. Mr. Cornwell asked the members for their opinions about the future needs. Mr. Cameron asked about parking. Mr. Johnson gave clarification on where the visitor parking would be. There will be signage on-site for clarification concerning parking. Mr. Cornwell gave clarification concerning driveways and asphalt paved areas and the concerns of the NCDOT. The members agreed and encouraged

the future for the bank building in reference to the Stagecoach Greenway. The members expressed their appreciation to Mr. Johnson for his time and presentation.

C. Public Comment

Mr. Cornwell introduced Ron McCollum to the members for public comment. Mr. McCollum noted his appreciation for all the new projects currently in progress, for the new operations center, the increased water lines, the fire hydrants, etc. Mr. McCollum expressed his appreciation for the future of the trail. He noted several contacts that were excited about the Stagecoach Greenway. Mr. McCollum on his walks observed the increase in blue herrings and even a bald eagle in the area. David Caldwell cares for the water shed in this area. An open house session will be held Thursday, October 26th or 28th. Mr. McCollum extended an invitation to the members to attend the session.

D. 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 Regular Meeting of September 12, 2023
- 2) Consideration of Resolution Number 32-2023 Eligible Use Plan for the Expenditure of American Rescue Plan Act of 2021 Coronavirus State and Local Fiscal Recovery Funds Cleveland County Water
- 3) Consideration of Resolution Number 33-2023 Allowable Costs and Cost Principles for Expenditure of America Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds by North Carolina Local Governments
- 4) Consideration of Resolution Number 34-2023 Nondiscrimination/Civil Rights Compliance Policy
- 5) Consideration of Resolution Number 35-2023 Policy for Program Income Related to the Expenditure of American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds by North Carolina Local Governments
- 6) Consideration of Resolution Number 36-2023 Policy for Property Management Related to the Expenditure of American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds by North Carolina Local Governments

- 7) Consideration of Resolution Number 37-2023 A Resolution Ratifying the Offer and Acceptance of a Waterline Easement From Lamar E. Greene and wife, Patricia S. Greene and Carla D. Moss for the Construction of the Casar Lawndale Road, Sand Hill Road and Will Dixon Road Waterline Project

E. Unfinished Business:

- 1) Consideration of Resolution Number 8-2023 A Resolution Awarding the Bid for the Casar-Lawndale, Sand Hill, and Will Dixon Road Water Lines Project Number SRP-D-ARP-0036

Mr. Cornwell explained that this resolution would award the bid for the water line installation for Casar Lawndale Road, Sand Hill, and Will Dixon Road. The bids were close to the budget to be funded by the ARP funds. The contractor is Classic City Mechanical. This contractor is currently doing the natural gas lines for the bypass relocations. Mr. Cornwell referred the members to the map page in the packet that shows where the upgraded water lines would be installed. The project will replace the forty-five-year-old water line that runs north on Casar Lawndale Road. Mr. Brooks asked what size the current water line was. Mr. Cornwell replied that the current line was an eight-inch line. The Sand Hill and Will Dixon Road line runs in the opposite direction. The current line size of Will Dixon Road is also an eight-inch water line.

ACTION TAKEN: Upon a motion by Mr. Cook, second by Mr. Martin, the Board of Commissioners voted unanimously to adopt Resolution Number 38-2023 A Resolution Awarding the Bid for the Casar-Lawndale, Sand Hill, and Will Dixon Road Water Lines Project Number SRP-D-ARP-0036

F. New Business:

No new business was presented.

G. General Manager's Report:

Mr. Cornwell introduced Ginger Fern, Finance Director, to begin with the finance portion of the General Manager's report. Mrs. Fern reported that the quarterly transfer to the capital management trust account has been completed. The balance in the account is \$2,914,117.00. This account has earned \$12,000.00 in interest in the last three months. The property taxes for September were \$537,538.00, this is the largest month for property taxes.

The interest payment for the Clearwell and the Lattimore water tank have been paid for \$78,482.00. Mrs. Fern also provided an audit update. The auditors have presented the draft copy for review. There has been some discussion with the auditors concerning some verbiage in the audit. The auditors are still making requests for documentation as the audit is reviewed by different levels of the partners. The tentative plan is for the audit to be presented to the members at next month's board meeting. Mrs. Fern reported that with the past auditing firm the USDA funds were handled by certain protocol. This protocol was reviewed and approved by the prior auditor at their direction. The current auditor has informed Mrs. Fern that the USDA funding has not been reported correctly and that adjustments are required for reporting purposes. The current auditor has extensive knowledge of governmental accounting practices and corrections will be made with assistance from the current auditor. Mr. Cornwell noted that Michelle Alexander, Customer Service Director, was not feeling well and unable to attend the meeting. The numbers for the disconnections and billings were in the packet for reference. The water plant and maintenance numbers are also in the packet for reference. The ribbon cutting for the New Operations Center is scheduled for October 27, 2023. The invitations will be mailed soon. Mr. Cornwell will be doing a presentation about the Stagecoach Greenway at the Soil and Water Conservation District. The capital project update was shared with the members. The Clearwell is in service, the completion date was scheduled for January with the final payout scheduled for April. The contract stipulated rules pertaining to liquidated damages. The substantial completion was met when the Clearwell was placed in service on August 29, 2023. Attorney Moore will be consulted on how to proceed with this process. Mr. Brooks asked if the contractor was still on-site. Mr. Cornwell verified that the contractor was still on-site and was still working. The Greenway Design along Casar Lawndale just had the 30% design meeting. The NCDOT rules and guidelines have been implemented into the project. The projects budgets were shared. The pictures of the access points on Delight Road and Highway 10 were shared. This project is funded through the NC Wildlife Resources.

H. Board Members Announcement and Remarks

The members expressed appreciation for all the work being done. Mr. Cameron asked the Water Plant Superintendent/ORC, Garrett Gilbert, how the new pumps were working at the water plant. Mr. Gilbert responded that the pumps were quieter and smoother. There were

some minor issues that have been resolved but everything appears to be working as designed.

I. Adjournment

Action Taken: Chairman Melton called for a motion to adjourn. Upon a motion by Mr. Cook, second by Mr. Pedersen, the Board of Commissioners voted unanimously to adjourn at 7:45 PM.

Respectfully submitted,

Bill Cameron

Bill Cameron, Secretary

