

MINUTES

Regular Meeting
Cleveland County Water Board Room

October 11, 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.

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 the agenda needed to be amended to include item F4 sewer easement for Lawndale under new business. Chairman Melton requested a motion to adopt the agenda as amended.

ACTION TAKEN: Upon a motion by Mrs. Bridges and second by Mr. Pedersen, the Board of Commissioners voted unanimously to approve the agenda as amended to include item F4 under new business.

B. Special Presentations:

1) Presentation of Lawndale Park Design by Mr. Tim Johnson with Destination By Design

Mr. Cornwell introduced Tim Johnson from Destination By Design for a presentation for the final preliminary plan for Lawndale Park Design for the Stagecoach Greenway. Mr. Johnson greeted the members and began his presentation. The Lawndale Park section is the opening to the Greenway. The conceptional master plan was shared, this is the same design that was created a year ago. Some of the modifications that were made include an enhanced plaza, a restroom area, a storage shed, and a picnic shelters. The Quonset hut, the upper parking lot, and the river access stair has been removed from the plan. The visitor orientation area will be pedestrian focused. The Quonset hut area will now be the restroom area and with a storage/maintenance shed area. The number of picnic shelters have been

reduced and relocated. The river access stairs have been removed from the plan because of permitting issues. The access to the river will be provided by a concrete ramp instead of stairs. The upper parking lot has been removed and a pedestrian area has been designed to accommodate visitor orientation and a kiosk machine. The area will be ADA compliant with access to all areas. The storage shed will have space for mowers, rakes and all the equipment needed to help operate and maintain the park. The details for the restrooms and storage shed were shared. The picnic shelter details were shared including showers to wash sand from the visitor's feet. The foot showers will keep the sand out of the restrooms when visitors exit the river. Mr. Cornwell reminded that the Master Plan had incorporated more picnic shelters. The amount of picnic shelters has been reduced to allow community support through Boy Scout Eagle Scout projects and Burns High School projects. Mr. Cornwell also noted that future repairs and maintenance to the picnic shelter design would be manageable expenses. The opportunity to add grills to the picnic shelters is also a possibility. The foot showers are installed at the river to prevent the sand from being washed off in the restroom sewer system. The sand and dirt will cause back-ups and clogs in the restrooms. Mr. Melton asked if the picnic shelter floor was cement. Mr. Cornwell verified that the floor was cement. The members were asked for their opinions on the cedar siding on the restrooms. The restroom building is prefabricated and would be delivered to the site for installation. The color of the restroom building could be designed to match the new Operations Center under construction in Shelby. Mr. Pedersen asked if the restrooms would be on sewer or septic. Mr. Cornwell explained that it would be sewer and that Odom Associates was designing the system for the restrooms. Mr. Brooks asked about wrapping the shelter areas and made some construction suggestions concerning the picnic shelters. Mr. Melton asked where the restrooms would be located. Mr. Johnson gave clarification about the location outside of the flood plain. Mr. Johnson explained the timeline for the Lawndale Park and when to expect future progress for the project. The members noted appreciation for Mr. Johnson's time.

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. Cook, second by Mr. Brooks, 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 13, 2022
- 2) Approval of the Minutes of the Closed Session of September 13, 2022
- 3) Consideration of Ordinance Number 16-2022 An Ordinance Amendment for a Capital Project Ordinance and Budgets for Cleveland County Water's Lawndale Park Project

E. Unfinished Business:

No unfinished business was presented.

F. New Business:

- 1) Consideration of Resolution Number 43-2022 A Resolution Authorizing and Adopting an Agreement with the City of Cherryville for the Administration of North Carolina Department of Environmental Quality-Division of Water Infrastructure S.L. 2022-74 Appropriated Project

Mr. Cornwell explained that the next resolutions and ordinances were associated with the City of Cherryville interconnection project. The District will partner with the City of Cherryville to establish an interconnection for emergency purposes. The project will be coordinated by the District to submit to the state in the name of the City of Cherryville.

ACTION TAKEN: Upon a motion by Mr. Brooks, second by Mr. Pedersen, the Board of Commissioners voted unanimously to adopt Resolution Number 43-2022 A Resolution Authorizing and Adopting an Agreement with the City of Cherryville for the Administration of North Carolina Department of Environmental Quality-Division of Water Infrastructure S.L. 2022-74 Appropriated Project

- 2) Consideration of Ordinance Number 17-2022 An Ordinance Establishing a Capital Project Ordinance and Budgets for Cleveland County Water's Interconnection Project with the City of Cherryville

The funding for the project will not be obtained from the fund balance. The project will be funded through reimbursements from the City of Cherryville as show in the budget ordinance. The funding reimbursements would be received from the City of Cherryville by a grant from the State of North Carolina.

ACTION TAKEN: Upon a motion by Mrs. Bridges, second by Mr. Martin, the Board of Commissioners voted unanimously to adopt Ordinance Number 17-2022 *An Ordinance Establishing a Capital Project Ordinance and Budgets for Cleveland County Water's Interconnection with the City of Cherryville*

- 3) Consideration of Resolution Number 44-2022 A Resolution Authorizing an Interlocal Agreement for Installation, Operation and Maintenance of a Water System Interconnection Along West Academy Street Between the City of Cherryville and Cleveland County Water

The State of North Carolina Public Water Supply requires this agreement associated with interconnections. This agreement is very similar to the agreement with the Town of Boiling Springs. The District can sell water to the City of Cherryville and also purchase water from the City of Cherryville. The District does not have an emergency water supply to cover the Cherryville/Kings Mountain side of the county. This agreement will assist both parties in drought and emergencies as the City of Cherryville has a water plant and can provide treated water. The City Manager of the City of Cherryville, Mr. Dalton, agreed to a reciprocal rate for any water purchased from the City of Cherryville. The reciprocal rate will match the governmental rate of the District in the fee schedule.

ACTION TAKEN: Upon a motion by Mr. Pedersen, second by Mr. Cook, the Board of Commissioners voted unanimously to adopt Resolution Number 44-2022 *A Resolution Authorizing an Interlocal Agreement for Installation, Operation and Maintenance of a Water System Interconnection Along West Academy Street Between the City of Cherryville and Cleveland County Water*

- 4) Town of Lawndale Easement

Mr. Cornwell shared that the Town of Lawndale has been working with the USDA on a sewer project. The easement location for the project is on Blanton Street before the Scout Hut location that the District owns. The easement would provide a twenty-foot-wide easement in trade for connecting the Scout Hut to the Town of Lawndale sewer system.

ACTION TAKEN: Upon a motion by Mr. Martin, second by Mr. Pedersen, the Board of Commissioners voted unanimously to authorize the General Manager to sign the Town of Lawndale Easement

G. General Manager's Report:

Mr. Cornwell introduced Ginger Fern, Finance Director, to present the finance portion of the General Manager's report. Mrs. Fern referred the members to the financial statements at their seats for September. The quarterly capital reserve transfer has been completed for \$125,000.00. This is a quarter of the budgeted \$500,000.00 for the fiscal year budget. The balance in the NCCMT account for the capital reserve was \$2,289,000.00. The property taxes received from Cleveland County in September was \$540,000.00. The month of September had five payrolls. The materials account is overbudget, as the capital projects are completed this overage will be transferred to capital outlay. The interest payment for the Lattimore Tank debt was paid. The principal and interest payment for the Lattimore Tank will be due in the Spring. The auditors are continuing their progress on the yearly audit with questions concerning capital projects. The draft copy of the audit will soon be available for review. The auditors plan to do their audit presentation next month at the November meeting. The Local Government deadline for the audit submission is October 31, 2022. The auditors have confirmed that the audit will meet the deadline submission. Mr. Brooks asked for a status update on the interest rates on the bank accounts. Mrs. Fern reminded about the RFPs that were requested for banking rates. Hometrust Bank was the best rate presented and the interest rate is low but better than other banks that participated. Mr. Pedersen asked if any interest revenue was being received. Mrs. Fern verified that interest revenue was being received after bank fees were paid. Mr. Earl, Operations Director, continued with the maintenance and water plant report. The water line repairs and taps set were shared. Mr. Earl noted that supply chain issues were causing problems obtaining materials. The radio read meters for this fiscal year are in stock and being installed. The water plant production totals were shared. The Cherryville Road and Delight Road water line projects are complete. The Clearwell project is backfilling and compacting the lower part of the pump station. The Marion Street pump station is waiting on NCDWI. The Belwood tank and water line has the property purchased and the project is in the design phase. The Polkville tank and water lines has the property purchased and is also in the design phase of

the project. The water treatment plant flocculation and sedimentation project has been submitted and the staff are answering questions from the State on flocculation process for this project. The new transmission lines from the plant to Ivester pump station and Highway 182 is in the design phase. The Shelby Bypass sections 2707 D & E have been stalled for a long time but will continue the first of next year. Mr. Brooks asked which sections this would cover. Mr. Earl responded with section D was Highway 150 where the current construction is in process to Buffalo Bridge on Highway 74. The section E is from Buffalo Bridge to the David Baptist Church at Stony Point Road. Mr. Cornwell shared that the section D section cost has increased considerably because the project has been on hold for four and a half years. The plans have been altered because of the cost increase in materials. The E section provides an opportunity for an installation of water line under Highway 74. There will be an interchange in the Bethlehem area and the District is working with NCDOT to establish this installation for the cheapest cost possible. It is unsure at this time whether NCDOT has all the right of way for this project. The McBrayer Homestead and Elam Road Bridge NCDOT projects will begin soon. The Joes Lake Road and Earl Road round-about project was halted but will continue soon, this project is close to the Pinnacle Classical Academy location. The Oakgrove Cloverhill Church Road project has been designed and submitted to NC Public Water Supply. The project has been placed on hold because of supply chain issues, the water line pipe is not available. The Belwood ARP project has been completed except for Saint Peters Church Road. After Stroud Road is completed, the crews and equipment will be relocated to Saint Peter's Church Road. The Boiling Springs and CCW interconnection valve was delivered today. The installation for the valve will be scheduled for installation next week, once a sample is obtained and approved this project will be operational within the next two to three weeks. Michelle Alexander, Customer Service Director continued with the disconnection and billing update. The radio read meters have the capability to note or flag a customer account when the customer has a higher-than-normal water usage. These customers have been contacted by the billing department to be made aware of possible problems. The notifications have prompted telephone calls to twenty-two customers. The billing numbers were shared with the members. The disconnection number included ninety customers in two days in the cycle one area. All the accounts have paid except for twenty-eight accounts. The areas for cycle 2 and cycle 3 are to be completed before the end of the month. The cycle 2 area has 117 past due accounts. The cycle 3 area has 182 past due accounts. These numbers

change daily as customers pay their accounts and as the billing department create new water bills. Mr. Brooks asked if these numbers were down since March. Mrs. Alexander reported that the numbers were down because the disconnection process is not as far behind as it was in March. The holidays are approaching, and it is the hope that progress can be made on these past due accounts before the holidays. Mr. Cornwell shared an update on the Operations Center. The interior plans are in process for the inside of the building. The construction site shows that the curbing has been installed and the footings have been dug. The plumbing for the concrete slab has begun by Hoyle Plumbing. Mr. Cornwell updated that the utility pole is still a work in progress. The plans for the Highway 10 and the Delight Road canoe access points are available from NC Wildlife Resources. The customer compliments were shared for the employees including Tony Holt, Sissy Black and Peyton McCurry. Mr. Cornwell explained the handout for the Appalachian Regional Commission. The Cleveland County Commissioners decided in 1965 to not be a member of the Appalachian Regional Commission. Since that time, Cleveland County has been trying to join the Appalachian Regional Commission. The ARC requires congressional approval to join, this has been a difficult process. The infrastructure bill that passed allowed Senator Tillis and Senator Burr to invite Cleveland and Catawba Counties to become members of the ARC. The Appalachian Regional Commission gives grant opportunities to water and sewer water line installations to assist with prospective businesses. The ARC also provides grant assistance to greenways and walking trails. The bid for the Scout Hut repair and renovation was awarded to Top Quality Construction. The project has been started. The old BB&T bank building on Main Street in Lawndale requires some repairs and renovations. Mr. Cornwell recommends a bid package for contractors. The inside walls and the bank vault can be removed. The outside façade needs repaired and replaced because the vinyl is deteriorated, and the wooden boards are rotten. The building will be empty of all contents until a determination is made about the future use of the building.

H. Board Members Announcement and Remarks

The members expressed their appreciation.

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 or 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 (a) (5)

Action Taken: Upon a motion by Mr. Brooks, second by Mr. Cook, the Board of Commissioners voted unanimously to go into Closed Session at 7:47 PM.

Action Taken: Upon a motion by Mrs. Bridges, second by Mr. Martin, the Board of Commissioners returned to Open Session at 7:56 PM.

Action Taken: Upon a motion by Mrs. Bridges, second by Mr. Pedersen, the Board of Commissioners voted unanimously to compensate Mr. Marvin Hutchinson \$3,000.00 and a water tap for a 50' x 50' easement for the Waco Pump Station.

J. Adjournment

Action Taken: Chairman Melton called for a motion to adjourn. Upon a motion by Mr. Brooks, second by Mr. Cook the Board of Commissioners voted unanimously to adjourn at 7:58 PM.

Respectfully submitted,

Bill Cameron

Bill Cameron, Secretary

