

MINUTES

Regular Meeting
Cleveland County Water Board Room

October 8, 2024
Tuesday, 6:00 P.M.

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

Chairman Donald Melton called the meeting to order at 6:00 PM, welcomed all who were in attendance and recognized Commissioner Tony Brooks who gave the invocation and Commissioner Bruce Martin 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. Pedersen and second by Mrs. Bridges, the Board of Commissioners voted unanimously to accept the agenda.

B. Public Hearing

- 1) Town of Fallston Request to be Included Entirely Within the Sanitary District Boundaries of Cleveland County Water pursuant to House Bill 593
 - a. Consideration of Resolution Number 35-2024 A Resolution By Cleveland County Water to Include The Town of Fallston Within The Sanitary District Boundaries of Cleveland County Water Pursuant To The Request By The Town Of Fallston In Accordance with House Bill 593 and NC General Statute 130A-70.2

Mr. Cornwell noted that this public hearing is part of the process in bringing the Town of Fallston corporate limits to within the Sanitary District Boundaries. No telephone calls, emails or correspondence has been received by the General Manager from customers or citizens

concerning the action. The District partnered with the Town of Fallston for the USDA Waterline replacement project in 2017.

ACTION TAKEN: Upon a motion by Mrs. Bridges, second by Mr. Cameron, the Board of Commissioners voted unanimously to open the public hearing for the Town of Fallston Request to be Included Entirely Withing the Sanitary District Boundaries of Cleveland County Water pursuant to House Bill 593

Mr. Cornwell introduced the only person signed up to speak during the hearing, Mrs. Doris Weaver, the Mayor of the Town of Fallston. Mrs. Weaver noted her appreciation for the District assisting the Town of Fallston during times of need. The Town of Fallston is ready to be part of the District.

ACTION TAKEN: Upon a motion by Mr. Cameron, second by Mrs. Bridges, the Board of Commissioners voted unanimously to close the public hearing for the Town of Fallston Request to be Included Entirely Withing the Sanitary District Boundaries of Cleveland County Water pursuant to House Bill 593

ACTION TAKEN: Upon a motion by Mr. Cameron, second by Mr. Pedersen, the Board of Commissioners voted unanimously to adopt Resolution Number 35-2024 *A Resolution By Cleveland County Water to Include the Town of Fallston Within The Sanitary District Boundaries of Cleveland County Water Pursuant To The Request By the Town of Fallston in Accordance With House Bill 593 and NC General Statute 130A-70.2*

C. Public Comment

No public comments were presented.

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 10, 2024
- 2) Consideration of Ordinance Number 24-2024 An Ordinance Amendment for a Capital Project Ordinance and Budgets for Cleveland County Water's ARP Funded Waco Booster Pump Station Project

E. Unfinished Business:

No unfinished business was presented.

F. New Business:

- 1) Consideration of Resolution Number 36-2024 Selecting Willis Engineers as the Most Qualified to Perform Work Related to the Cleveland County Water Bulk Chemical Storage and Site Improvements Project

Mr. Cornwell introduced Garrett Gilbert, Water Plant Superintendent/ORC to share information about this project. An RFQ (Request for Qualifications) was published for qualified engineering firms to perform the work related to the water bulk chemical storage and site improvements project for the Lawndale campus. The RFQ resulted in three completed engineering applications, Willis Engineers, Kimley-Horn, and GMC. The engineering firms received scores based on their application submissions. The staff participating in the scoring were Chris Hayes, Distribution Superintendent, Jeff Earl, Capital Project Manager and Mr. Gilbert. The scores were shared in the member packets. Mr. Gilbert noted that Willis Engineers was awarded the highest score.

ACTION TAKEN: Upon a motion by Mr. Pedersen, second by Mr. Cameron, the Board of Commissioners voted unanimously to adopt Resolution Number 36-2024 *Selecting Willis Engineers as the Most Qualified to Perform Work Related to the Cleveland County Water Bulk Chemical Storage and Site Improvements Project*

- 2) Consideration of Resolution Number 37-2024 Selecting McGill Associates, PA as the Most Qualified to Perform Work Related to the Cleveland County Water Broad River Water Plant Project and Distribution Improvements Project

Mr. Gilbert continued with the explanation for the RFQs for the CCW Broad River Water Plant project. This design will be created for the property

purchased by the District on the “big” Broad River. The RFQs resulted in two submitted applications, McGill Associates and GMC. The applications were scored using a score card. These score cards were included in the members’ packets. The scores were completed by the following staff: Chris Hayes, Distribution Superintendent, Jeff Earl, Capital Project Manager and Mr. Gilbert. Mr. Brooks asked for the location of GMC. Mr. Cornwell reported that a satellite office was in Charlotte, but the headquarters location was based in upstate South Carolina. Mr. Cameron asked what work this project would involve. Mr. Gilbert clarified that this work would be for the engineering of the new water plant located on the Broad River. This project would also involve pulling the river water into the plant and the distribution of the finished water from the new plant. Mr. Pedersen requested a time frame for the project. Mr. Gilbert replied that from the start date to end of construction would be between 36 and 48 months. Mr. Cameron inquired about the status of the hurricane damage at the Broad River property. The Broad River property location has not been visited since the storm. Mr. Cornwell noted that he had been to Broad River daily monitoring the flooding levels and turbidity was also being monitored during and after the storm to watch how long it took for the river water to return to normal. Mr. Cameron asked how high the river levels were. Mr. Cornwell cited the peak numbers from the USGS gaging stations. Mr. Brooks asked how high the water was in reference to the bridge. Mr. Cornwell responded that the water levels were within six feet of the bridge. Mr. Martin asked if the intake design would be changed based on what happened with Hurricane Helene. Mr. Cornwell described some of the issues that presented during the hurricane damage and how these situations can be avoided for the future build of the new water plant. The building codes will probably have updates and changes based on the circumstances that happened with the hurricane. Mr. Cornwell assured that the intake would be designed to sustain a catastrophic hundred year flood. Mr. Cameron asked about how the holding pond was used during this hurricane. Mr. Gilbert and Mr. Cornwell both answered that the holding pond was being used before the hurricane’s arrival because the turbidity in the river was already bad. The holding pond was used for all water supplied for four days.

ACTION TAKEN: Upon a motion by Mrs. Bridges, second by Mr. Pedersen, the Board of Commissioners voted unanimously to adopt Resolution Number 37-2024 *Selecting McGill Associates, PA as the Most Qualified to Perform*

Work Related to the Cleveland County Water Broad River Water Plant Project and Distribution Improvements Project

- 3) Consideration of Resolution Number 38-2024 A Resolution Authorizing the General Manager to Seek Bids and Purchase Additional Vehicles from the FY 24-25 Budget

Mr. Cornwell explained that throughout the past few months several vehicles have been deemed total losses by the insurance company due to vehicle accidents. One of the quad cab vehicles has been totaled out and paid for by the insurance company. The other truck was damaged by the tree falling during Hurricane Helene. This vehicle will be a total loss because of the amount of damage to the truck. A meter reader truck was damaged during a deer accident. The damage to the vehicle was assessed at a percentage very close to being a total loss but deemed repairable by the insurance company. This vehicle is at the repair shop waiting for all the parts to arrive before repair can begin. The GIS department does not have a vehicle because there were extra vehicles until this point. These vehicle replacements will probably be enough to require installment financing. Mr. Cornwell noted that vehicles may be difficult to find with all the recent hurricane damage. The expense will be tracked and if installment financing is required, a packet will be presented to the members for approval.

ACTION TAKEN: Upon a motion by Mr. Martin, second by Mrs. Maddox, the Board of Commissioners voted unanimously to adopt Resolution Number 38-2024 A Resolution Authorizing the General Manager to Seek Bids and Purchase Additional Vehicles from the FY 24-25 Budget

G. General Manager's Report:

Mr. Cornwell introduced Ginger Fern, Finance Director, for the financial report for September and an update for the financial audit. Mr. Fern reported that September is typically the largest property tax month during the fiscal year. The property tax received for September was \$502,000. The local option sales tax is still above budget. The materials are up due to the purchase of meters and setters. The contracted services have increased because the water plant was conducting the bi-yearly sludge removal process. The interest payments were due for the Lattimore Tank in the amount of \$20,620 and the Clearwell in the amount of \$40,015. The quarterly transfer for the capital project reserve fund is being held until requested

reimbursements processed and received. Once these reimbursements are received the transfer to the capital reserve fund will be completed in October. Mrs. Fern called for any questions concerning the financial statements before presenting the audit update. Mr. Brooks asked how much the transfer amount is. Mrs. Fern responded that the transfer is \$125,000 per quarter which is the budgeted amount of \$500,000 for the fiscal year. The audit is scheduled to be presented to the state by October 31, 2024. The auditors will be presenting the audit and findings to the members at the November board meeting. The auditors shared in an email today that there were no findings in this fiscal year's financial audit. Mr. Cornwell shared that Mrs. Alexander was not in attendance but the customer service, disconnection, and billing numbers were in the member packets for reference. The usage for this year is down from the same time last year. The disconnection customers are being contacted in advance of the actual disconnection. Mr. Cornwell shared the numbers for the customers that were contacted through the call system concerning their upcoming disconnections. The numbers dropped in half from the time of the telephone call to the time of the disconnection. There is a fee that is charged for the services of the call system. The system also notes if the customer answered the telephone call, a voicemail message was left or if the call failed and the customer could not be contacted. The maintenance report shows that main line breaks have increased over the last couple months. The project update sheet is available at the members' seats. The Polkville Tank and Booster Pump Station project has begun. The booster pump station property has been graded in preparation for construction on Stagecoach Trail below Elliott Supply. The Polkville Tank will be located on London Road in the Five Points Community. The footings for the tank have been poured at that location. The Waco Booster Pump Station has also begun construction. The easement issues have all been resolved and construction was started last week with hauling in the fill dirt. The Cherryville Interconnection project has been on hold for the last two weeks because of the hurricane. Hyatt Pipeline has been taking care of their families and assisting in the mountain communities since they are headquartered in the Asheville area. They will return to the project as soon as they possibly can. The Belwood Tank and pump station are still in the design phase with McGill Associates. McGill is also based out of Asheville and have been out of the office with hurricane issues. The flocculation and sedimentation basin project will be a long-term project. The contractor is working to remove the existing old basins. The raw water weir project has a very efficient contractor and has made significant progress. The Casar Lawndale, Sand Hill Road and

Will Dixon Road water line project is the sixteen inch distribution line that will be sending water to Fallston. The water lines are almost ready for connection and part of the line has already been pressure tested. The sixteen-inch line will be completed before the twelve-inch line will be started. The twelve-inch line will be installed and traveling north to send water toward Casar. Lawndale Park Construction is waiting for final inspections and closing out the grants. The parking lots have been cleared of mud and sand. The beach and sand have not been addressed, but this will be part of the maintenance that is required for the park. The facilities did not sustain any damage from the storm. A public notice was left at the member seats for a request to re-zone the property of the old bank building on Main Street in Lawndale. The plan for the old bank building in Lawndale has been finalized and has been submitted for advertisement to the newspaper. There are four contractors interested in the project. Senator Alexander appropriated funding in the amount of \$415,000.0 for the interior renovations for the building. Mr. Cornwell went to the zoning office for the permit for the project and was informed that the property was zoned as restricted residential property. This property has been business property for several years by several different businesses. The property will require re-zoning to proceed with the renovation construction. The Town of Lawndale will schedule a public hearing to re-zone this for commercial property. Mr. Cornwell shared a customer compliment received by Chris Hayes, Distribution Superintendent, from a customer showing appreciation for having water services during and after the storm. Another customer called into the office to note appreciation for their services during the storm. Mr. Cornwell shared some storm-related stories and information. The generators worked hard during the storm as some areas were out of power for days, there will be more generators installed for the areas that don't have generators and were not supplied with electricity for days after the storm.

H. Board Members Announcement and Remarks

Mr. Brooks asked if the Operations Center had a generator and if the employees were able to use the facilities during the storm. Mr. Cornwell verified that the Operations Center does have a generator and that the employees were able to shower and use the facilities while waiting for power restoration at their homes. Mr. Cameron asked if the truck shed was completed and how it was working out. Mr. Cornwell answered that the truck shed was completed. The members noted appreciation to the department heads and the employees for their hard work and dedication. Mr.

Martin noted appreciation for the audit information. Mrs. Bridges and Mrs. Maddox noted appreciation for their water services during the storm.

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 Mrs. Maddox, the Board of Commissioners voted unanimously to go into Closed Session at 6:38 PM.

Action Taken: Upon a motion by Mr. Brooks, second by Mr. Pedersen, the Board of Commissioners returned to the Open Session at 6:46 PM.

Action Taken: Upon a motion by Mrs. Bridges, second by Mr. Martin, the Board of Commissioners voted unanimously to authorize the Chairman and General Manager to execute an easement from Cleveland County Water to the Town of Boiling Springs across property owned by Cleveland County Water located on Honey Haven Farm Road.

I. Adjournment

Action Taken: Chairman Melton called for a motion to adjourn. Upon a motion by Mr. Cameron, second by Mrs. Maddox, the Board of Commissioners voted unanimously to adjourn at 6:48 PM.

Respectfully submitted,



Amy Elliott Bridges, Secretary

