

## MINUTES

Regular Meeting  
Cleveland County Water Board Room

January 14, 2025  
Tuesday, 6:00 P.M.

Present: Chairman Donald Melton; presiding, Vice Chairman Bill Cameron, Secretary Amy Elliott Bridges, Commissioners Tony Brooks, Bruce Martin, Pamela P. Maddox and Pete Pedersen. Attorney Delton W. Barnes and General Manager Brad Cornwell were present.

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

### B. Public Comment

No public comments were presented.

### 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 Regular Meeting of December 10, 2024
- 2) Approval of the Minutes of the Closed Session of December 10, 2024
- 3) Consideration of Resolution Number 45-2024 A Resolution Accepting Boomerang Design As The Most Qualified To Perform Work Related To CCW Lawndale Administration Building (Item is to correct the previously adopted Resolution 44-2024 on December 10, 2024 which was incorrectly numbered from 44-2024 to 45-2024)

4) Consideration of Resolution Number 3-2025 A Resolution Adopting Certain Personnel Policies

D. Unfinished Business:

- 1) Consideration of Resolution Number 1-2025 A Resolution Approving a Financing Arrangement Authorized By North Carolina General Statute 160A-20

Mr. Cornwell introduced Ginger Fern, Finance Director, to present the information to the members for this resolution. The request for proposals for installment financing was shared with several local banking institutions. The installment financing will be in the amount of \$661,250 for a term of fifty-nine months. There were two no bids received, a no bid means that the banking institution is not interested in submitting a proposal. United Financial, which is a financing branch of Hometrust Bank, proposed an interest rate of 3.84%. Hometrust Bank is the banking institution that currently houses the deposit accounts for the District. Mr. Cameron asked why the term was for fifty-nine months. Mrs. Fern explained that any loans over five years required approval from Local Government Commission. Mr. Brooks noted that the interest rate was good.

*ACTION TAKEN:* Upon a motion by Mr. Cameron, second by Mr. Brooks, the Board of Commissioners voted unanimously to adopt Resolution Number 1-2025 *A Resolution Approving Financing Arrangement Authorized by North Carolina General Statute 160A-20*

- 2) Consideration of Resolution Number 2-2025 A Resolution Adopting and Accepting a Contract By and Between Delton W. Barnes and His Firm, The Law Offices of Delton W. Barnes, PLLC and the Cleveland County Water Board of Commissioners

Mr. Cornwell continued with the resolution to adopt the contract with Delton Barnes for legal services. Mr. Cornwell asked if the members had any questions or comments concerning the contract with Mr. Barnes. Mr. Cornwell noted that if there were personal or private comments that closed session would be suggested for those discussions.

*ACTION TAKEN:* Upon a motion by Mr. Brooks, second by Mr. Pedersen, the Board of Commissioners voted unanimously to adopt Resolution Number 2-

*2025 A Resolution Adopting and Accepting a Contract By and Between Delton W. Barnes and His Firm, The Law Offices of Delton W. Barnes, PLLC and the Cleveland County Water Board of Commissioners*

3) Discussion of Public Notice of Intent to Apply for Federal Assistance for the Cleveland County Water Transfer/Assumption (Town of Fallston) Water System

Mr. Cornwell shared information with the members updating the status of the application for the Town of Fallston transfer of the water system. The members were directed to the appropriate page of their agenda for the USDA check list. The items on the check list were submitted and completed. On January 7, 2025, Mr. Cornwell had a follow-up conversation with Mr. Smith from USDA verifying that all the information had been sent to the review board in Raleigh. Once the Raleigh office approved the review, the information would be sent to the national office in Washington, D.C. for review. The official application date is established as November 27, 2024. The legal affidavit from the Shelby Star is also included in the packet verifying the publication of the public notice. There have been no comments from the residents of the Town of Fallston. The surveyors have been contacted for assistance in updating the maps of the area. These maps will be shared with the Cleveland County Board of Elections for future use. The January water bills for the residents of the Town of Fallston were billed with the District's water rates instead of the old rates. Mr. Pedersen asked how many customers there were in the Town of Fallston. Mr. Cornwell answered that there were approximately 250 water meters effected and noted that some of the Town of Fallston customers were already in the District boundaries.

E. New Business:

No new business was presented.

F. General Manager's Report:

Mr. Cornwell introduced Ginger Fern, Finance Director, to present the financial report for December. Mrs. Fern reported that the local options sales tax was still better than the budget for above 21%. The quarterly NCCMT transfer was completed for the second quarter, with the addition of \$125,000.00 the balance in the account is \$3,754,159. The financial report

packet contains more details of the tracking of the capital reserve fund. The budgeted backhoe for the water plant was paid in full for \$129,456. The installment financing includes this backhoe so the funds will be reimbursed after the installment financing has been processed. Customer Service Director, Michelle Alexander, continued with the disconnect and billing report. The usage and revenue numbers were down compared to the previous month and year. The disconnects were completed in cycle three with eighty-five customers locked for non-payment. The call notification system called 163 customers with 128 completed and thirty-five calls failed. Mrs. Alexander noted that the call system was performing better as customers updated their telephone numbers. There were 188 leak calls and forty-four leak adjustments, there were 97 KIOSK payments at the Lawndale office. Mr. Cornwell continued the General Manager's report on the maintenance and water plant numbers. There were more water leaks in December because of the tremendously cold temperatures. The water plant is operating at half capacity, which is normal for the winter months. Mr. Cornwell asked if the members would like to attend the legislative breakfast on January 27, 2025. The General Manager's report continued with updates for the capital projects. There are several projects behind schedule, including the Polkville tank and booster pump station, Waco booster pump station, and the Cherryville interconnection. The construction crews have been affected by holidays, supply chain issues, winter weather and the aftereffects of Hurricane Helene. The construction has not begun on the Lawndale bank building. The fee has not been negotiated yet for the Lawndale administrative building. Mr. Cornwell shared pictures of the NCDOT repair to the culvert on Casar Lawndale Road. The construction consists of concrete bags placed along the opening on both sides of the culvert. This repair is scheduled work that is not related to the Stagecoach Greenway project. Mr. Martin asked if this repair would allow passage on the greenway. Mr. Cornwell responded that this repair is designed to repair the problem with the culvert. The repair would be beneficial in that the project would not have to begin in the stream bed. The greenway project would need to be re-surveyed once the repair is completed and accommodate the conditions after the repair. Mr. Cameron asked about the height of the trail at the culvert location. Mr. Cornwell clarified that the goal is to repair the erosion of the culvert to raise the headwall of the culvert to keep the greenway trail on the ground. Mr. Cameron requested an update on the progress of transitioning to radio read meters. Mr. Cornwell shared that the project was completed and reminded him that the budget did not include any radio read funding. The

maintenance report includes the number of meters changeouts completed during the previous month. Mr. Cornwell noted that some of the radio-read meters would require maintenance and would go bad. Mr. Martin noted that the number of meters changeouts was low every month. The radio-read meter has a ten-year warranty and a pro-rated fifteen-year warranty. Mr. Cameron asked about the status of the meter reader department. Mr. Cornwell answered that the staff in the meter services department has been reduced by one employee over the last several years. Mr. Pedersen asked if the costs of a radio-read meter have increased over the years. Mr. Cornwell verified that the radio-read meters have increased in price over the years.

#### G. Board Members Announcement and Remarks

The members noted appreciation for hard work and service. Mr. Cameron asked if the population of Cleveland County has increased because of the amount of new construction being built. Mr. Cornwell replied that the urban subdivision construction is increasing in Cleveland County because of water and sewer availability. The sewer regionalization study with Fallston, Kingstown, Lawndale and Polkville is important because the District will be involved in sewer availability and future development.

#### H. 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 6:29 PM.

Respectfully submitted,



Amy Elliott Bridges, Secretary

