

## MINUTES

Regular Meeting  
Cleveland County Water Board Room

September 10, 2024  
Tuesday, 6:00 P.M.

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

Chairman Donald Melton called the meeting to order at 6:00 PM, welcomed all who were in attendance and recognized Commissioner Pamela Maddox 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 adopt the agenda.

B. Public Comment:

Chairman Melton noted it was time for the Public Comment and there was no one present or signed up to make any public comments.

C. Special Presentation:

Lawndale Admin Building Assessment and Re-Use Study and RFQ for Architect Services

Mr. Cornwell recognized Garrett Gilbert, WTP Superintendent/ORC. Before he began his presentation, Mr. Gilbert reminded commissioners of the new lead and copper rule. He noted that we had completed this process and there would be a database posted on the website where homeowners could look up and verify information related to their residence related to the EPA Lead and Copper Rules for waterlines/services.

Mr. Gilbert provided Commissioners three handouts as well as a video presentation of the overall site plan for the future of the Lawndale Campus where the current Water Plant is located. He also reviewed a sheet showing a future building expansion of the existing water plant and a future chemical building. This was also presented at the July 2024 meeting as part of the bulk chemical tank project. Mr. Gilbert provided slides of the Reuse Study completed by consultant Steve Allan. He summarized the current building layout and what could be held at the facility given the existing layout and square footage. He also summarized a future layout where the WTP offices could be utilized, future greenway positions could be, and a layout for the former boardroom being a meeting/assembly/classroom facility. He also noted that an office would be reserved for law enforcement/emergency management to gain access to this room and facilities if needed. Mr. Cornwell asked Commissioners for their blessing on the layout and reuse plan. By consensus, Commissioners agreed with the layout and proposed plan. Mr. Gilbert and Mr. Cornwell indicated that they would send out a Request for Qualifications to prospective Architect for the Design of the former Admin Remodel. Mr. Cornwell noted that copies of the RFQ were at Commissioners seats if they had an interest in reviewing it.

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 July 9, 2024
- 2) Consideration of Resolution Number 31-2024 A Resolution Ratifying the Offer and Acceptance of a Waterline Easement From Donny L. Schronce and wife, Sharon M. Schronce for the Cherryville Interconnection Project
- 3) Consideration of Resolution Number 32-2024 A Resolution Ratifying a Consent Judgement Between the North Carolina Department of Transportation, Plaintiff and Broad River Holdings, LLC; New Prospect Partners, LLC; Cleveland County Water; and Laura E. Beam, Defendants
- 4) Consideration of Ordinance Number 22-2024 An Ordinance Amendment for a Capital Project Ordinance and Budgets for Cleveland County Water's Flocculation and Sedimentation Improvements Project

- 5) Consideration of Ordinance Number 23-2024 An Ordinance Amendment for a Capital Project Ordinance and Budgets for Cleveland County Water's Muddy Fork Creek Crossing Project

E. Unfinished Business:

- 1) Consideration of Resolution Number 33-2024 A Resolution Authorizing Execution of an Agreement with Willis Engineers in the Amount of \$100,000 and an Agreement in the Amount of \$200,000 for a Water and WasteWater Merger and Regionalization Study

Mr. Cornwell reminded Commissioners of the two grants for MRF studies in the amount of \$100,000 for water and \$200,000 for wastewater. He noted that Commissioners had previously accepted Willis Engineers as the most qualified to perform the work related to the MRF's. Both agreements were included for Commissioners review and comment if desired. Mr. Cornwell reminded Commissioners the Water MRF was between CCW, Lawndale and Fallston and the Wastewater MRF was between CCW, Lawndale, Fallston, Kingstown and Polkville.

**ACTION TAKEN:** With no further discussion or comment, Chairman Melton requested a motion to approve. Upon a motion by Mr. Cameron, second by Mrs. Bridges, the Board of Commissioners voted unanimously to approve Resolution Number 33-2024 A Resolution Authorizing Execution of an Agreement with Willis Engineers in the Amount of \$100,000 and an Agreement in the Amount of \$200,000 for a Water and WasteWater Merger and Regionalization Study

F. New Business:

- 1) Consideration of a Public Hearing Regarding the Town of Fallston Request to Include all of the Town of Fallston Corporate Limits Within the Sanitary District Boundaries of Cleveland County Water

Mr. Cornwell summarized that this item was a request from the Town of Fallston to be included within the Sanitary District Boundaries of CCW. He reviewed the USDA waterline project with Fallston dating back to 2017 and the history of the District assuming operations and maintenance. He noted that the end goal is now to allow Fallston to become entirely within the

District boundaries of CCW (since part of the Town is already within the Sanitary District) and we would eventually assume ownership of the Fallston system. This process was made possible by the recently adopted Session Law 2024-38 House Bill 593. He explained that HB 593 required the Sanitary District to hold a public hearing upon the receipt of such a request from the Town. The sample public hearing notice will be drafted for the October 8, 2024 for meeting if Commissioners were in agreement.

**ACTION TAKEN:** With no further discussion or comment, Chairman Melton requested a motion to hold the public hearing. Upon a motion by Mrs. Bridges, second by Mr. Brooks, the Board of Commissioners voted unanimously to hold a public hearing for the Request by the Town of Fallston to be Included Within the Cleveland County Water District Boundaries.

2) Consideration of Resolution Number 34-2024 Authorizing the General Manager to Submit and Application to USDA Rural Development Program for the Design and Construction of the Cleveland County Water Broad River Water Plant Project

Mr. Cornwell reminded Commissioners that they had requested he begin the application process and planning to submit a USDA application for funding for the District's anticipated Broad River Water Plant Project. He noted that USDA would require an online process called RDAApply and that the application process requested proof of designated "Authorized Representatives". The subject resolution would designate the General Manager and Finance Director as the Authorized Representatives to submit information on behalf of CCW to USDA.

**ACTION TAKEN:** With no further discussion or comment, Chairman Melton requested a motion to hold the public hearing. Upon a motion by Mr. Brooks, second by Mr. Martin, the Board of Commissioners voted unanimously to adopt Resolution Number 34-2024 Authorizing the General Manager to Submit and Application to USDA Rural Development Program for the Design and Construction of the Cleveland County Water Broad River Water Plant Project

G. General Manager's Report:

Mr. Cornwell introduced Ginger Fern, Finance Director, for the financial report for July and August. Mrs. Fern summarized the July and August Financial reports and gave an update on the status of the audit.

Mrs. Alexander gave an update on the July and August Customer Service numbers included within the agenda. Mr. Cornwell noted that the Maintenance and Water Plant numbers were in the members packet for their review. He noted the lack of completion of Lawndale Park and discussed the conversations with the contractor regarding completion. He still does not know the final completion date and discussion was held regarding a simple ribbon cutting ceremony upon completion. He also informed the board that while we had received no official notification, it was his understanding that we would not be awarded the Appalachian Regional Commission (ARC) grant in the amount of \$500,000 for the Streetscape project around the old BB&T building and that we were not awarded the NC Parks and Recreation Trust Fund grant (PARTF) in the amount of \$500,000 for the Narrows Section of the Greenway along Casar Lawndale Road.

H. Board Members Announcement and Remarks

Chairman Melton requested any Board Members announcements and remarks. No Commissioners had any comments.

I. Closed Session

**ACTION TAKEN:** Chairman Melton called for a motion to go into Closed Session. Upon a motion by Mr. Brooks, second by Mrs. Bridges, the Board of Commissioners voted unanimously to go into Closed Session at 6:42 PM 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 and other material terms for a contract or proposed contract for the acquisition of real property by purchase, option, exchange or lease in accordance the NCGS 143-318.11(a)(5).

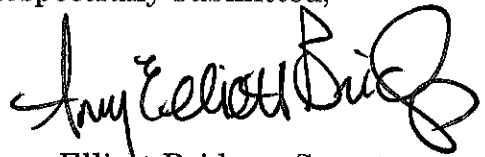
**ACTION TAKEN:** Upon a motion by Mr. Cameron, second by Mrs. Maddox, the Board of Commissioners voted unanimously to return to Open Session at 7:13 PM.

ACTION TAKEN: Chairman Melton called for a motion to ratify the discussion held in Closed Session regarding the exchange of easements between Cleveland County government and Cleveland County Water. Upon a motion by Mr. Cameron, second by Mrs. Bridges, the Board of Commissioner voted unanimously to authorize the General Manager and Chairman to execute an access easement to Cleveland County government across the District's property located on Honey Haven Farm Road (GIS Pin 2869) in exchange for an easement from the County across the County property located south of Honey Haven Farm Road (GIS pin 456).

J. Adjournment

ACTION TAKEN: Chairman Melton called for a motion to adjourn. Upon a motion by Mrs. Maddox, second by Mrs. Bridges, the Board of Commissioners voted unanimously to adjourn at 7:18 PM.

Respectfully submitted,



Amy Elliott Bridges, Secretary

