

MINUTES

Regular Meeting
Cleveland County Water Board Room

September 9, 2025
Tuesday, 6:00 P.M.

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

Chairman Donald Melton called the meeting to order at 6:00 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. Chairman Melton requested a motion to adopt the agenda.

ACTION TAKEN: Upon a motion by Mr. Pedersen and second by Mrs. Maddox, the Board of Commissioners voted unanimously to accept the agenda.

B. Public Comment

Sandra Allison from 105 North Shore Court and Angie Smith from 103 North Shore Court presented concerns to the Board of Commissioners about their requirements for the installation of back flow preventors. Ms. Allison and Ms. Smith are representing North Shore Condominiums. North Shore Condominiums obtained a quote for the backflow installation in the amount of \$48,000.00 for the installation to be completed. The customers shared that a letter had been received from employee, Matt Humphries, Backflow/Cross Connection Technician, that deemed it necessary for the apparatus to be installed. Through research in ordinances and general statutes the customers are questioning the moderate or severe hazard to the water supply. The customers noted that the condominium had been in that location for forty years but had no prior notice of the requirements. The customers are willing to make any repairs that may be cheaper to avoid the large expense of the back flow preventer. *Mr. Cornwell interjected to address the speakers' concerns. He noted while public comment is not a time for public*

debate, he informed the customers that several information requests have been made to the water account holder which is the "property manager" and whose name is on the account, with no response received. The requested information would assist in determining the need or necessity for the backflow preventor. He also noted that if the speakers remain, he would be glad to meet with them personally after the meeting and discuss the required information and specific details of their situation.

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 July 8, 2025
- 2) Consideration of Resolution Number 29-2025 A Resolution Adopting Certain Updated Personnel Policies
- 3) Consideration of Resolution Number 30-2025 A Resolution Authorizing Execution of a Agreement with Flock Group, Inc for Flock Safety Camera System at Lawndale Park
- 4) Consideration of Resolution Number 32-2025 A Resolution Accepting McGill Associates as Most Qualified to Perform Work Related to the Cleveland County Water/Town of Grover Interconnection Project HEL-RTA-03

D. Unfinished Business:

- 1) Consideration of Resolution Number 31-2025 A Resolution Authorizing Execution of An Agreement with Willis Engineers in the Additional Amount of \$240,000 for the Lawndale WTP Bulk Chemical Storage Project Phase II
- 2) Consideration of Ordinance Number 14-2025 An Ordinance Amendment for a Capital Project Ordinance and Budgets for Cleveland County Water's Lawndale WTP Bulk Chemical Storage Project
- 3) Consideration of Ordinance Number 15-2025 An Ordinance Amendment for a Capital Project Ordinance and Budgets for Cleveland County Water's Flocculation and Sedimentation Improvements Phase I and Chemical Feed System Improvements Phase II Project

Mr. Cornwell explained that the items presented in unfinished business were all related. The first item is the execution of an agreement with Willis

Engineers that will add an additional \$240,000.00 to the bulk chemical storage tank. The flocculation and sedimentation project is currently under construction and nearing completion. The water plant flocculation and sedimentation project was funded through a special appropriation from the General Assembly. There was also a loan from NC Department of Environmental Quality in the amount of \$2,700,000.00 for the flocculation and sedimentation project. NC DEQ is granting permission for the funding to be used for the bulk chemical storage improvements. A resolution was adopted several meetings ago, for an agreement with Willis Engineers for the preliminary engineering report. This resolution will be the next phase of the project with Willis Engineers providing engineering services for the actual project. The first ordinance in unfinished business cancels the appropriated fund balance and returns that funding back to fund balance. The second ordinance adjusts the original ordinance for the funding received from the general assembly and the loan funds used for the flocculation and sedimentation project. The NCDEQ loan was for a twenty-year term with a 1.1% interest rate.

ACTION TAKEN: Upon a motion by Mr. Martin, second by Mr. Pedersen, the Board of Commissioners voted unanimously to adopt Resolution Number 31-2025 *A Resolution Authorizing Execution of An Agreement with Willis Engineers in the Additional Amount of \$240,000 for the Lawndale WTP Bulk Chemical Storage Project Phase II* and Ordinance Number 14-2025 *An Ordinance Amendment for a Capital Project Ordinance and Budgets for Cleveland County Water's Lawndale WTP Bulk Chemical Storage Project* and Ordinance Number 15-2025 *An Ordinance Amendment for a Capital Project Ordinance and Budgets for Cleveland County Water's Flocculation and Sedimentation Improvements Phase I and Chemical Feed System Improvements Phase II Project*

E. New Business:

- 1) Consideration of Rescheduling the Regular Meeting of Tuesday, November 11, 2025 (Veteran's Day) to Monday, November 10, 2025

Mr. Cornwell shared that the November regular meeting was scheduled for the Veteran's Day holiday on Tuesday, November 11, 2025. The recommendation was made for the meeting date to be changed to Monday, November 10, 2025. This change will be advertised in the newspaper.

ACTION TAKEN: Upon a motion by Mr. Pedersen, second by Mrs. Maddox, the Board of Commissioners voted unanimously to reschedule the November meeting to Monday, November 10, 2025.

F. General Manager's Report:

Mr. Cornwell introduced the Finance Director, Ginger Fern, to present the financial reports. Mrs. Fern noted that with the August meeting cancellation, the financials would be shared for July and August. The July and August water revenues are higher due to increased water usage. The local options sales tax budgets were increased and still performing above budget. There were five salaries in July which makes the salary accounts appear over budget with the extra payroll week. The materials account is over budget because of a large order that was placed at the beginning of the year. The numbers for July include annual expenses paid for the new fiscal year, for example property and liability and worker's comp insurance premiums for \$145,000.00. The August financial statement showed most accounts in line with budget, except for an annual tank maintenance fee in the contracted services expense account for the maintenance department. The NC Capital Management Trust report is available in the packet for dividend tracking. Mrs. Fern asked the members if there were any questions concerning the financial report. Mrs. Fern continued her presentation with an audit update. The audit was completed during the last week of August. The auditors conducted their work virtually and will not be onsite until the audit presentation. This presentation has been scheduled for the November board meeting. Ms. Fern shared an email update from the auditors with the members. The audit standards require the report to be presented to the Local Government Commission by the deadline of October 31, 2025. Michelle Alexander, Customer Service Director, continued with the disconnection and billing update. The billing numbers for July showed a 6.16% increase over the June numbers and the revenue showed a 7.75% increase over June. August usage increased 30% and the revenue increased 19.3%. The July disconnections were conducted in cycle 1 including 169 customers, cycle 3 including 118 customers and cycle 2 including 154 customers. The KIOSK in July collected 132 payments. The August disconnections were conducted in cycle 1 including 96 customers and cycle 2 including 64 customers. The disconnections for cycle 3 were not conducted due to staffing issues. The KIOSK in August collected 109 payments. Mr. Cornwell continued with the project updates, Mr. Hayes, Project Manager and Mr. Willis, Distribution

Superintendent, were in attendance. The Polkville Tank and Booster Pump Station are nearing completion. Electrical installation at the tank is still required. The tank construction is completed, along with the painting, including the logo. The Waco Pump Station has all the pumps and distribution lines installed. The contractor has received all the materials required to complete the construction. The Cherryville Interconnection is complete, and the final paperwork is being processed. The Belwood Tank and Pump Station are waiting for the approval from NC DEQ for the contract documents. The Broad River Water Plant preliminary plan has been submitted to the USDA and is under review. The State Historic Preservation Office has requested an archaeological dig be conducted on the Broad River water plant property and the cross-country portion of the distribution lines as part of this project. Mr. Cornwell assured the members that the study should be standard because of the history of the property being in a timber plan. The flocculation and sedimentation project is 90% complete. Garrett Gilbert, Water Plant Supervisor/ORC is estimating a couple more weeks before completion. Mr. Cornwell reminded the members that the construction during the summer months has presented challenges, but the staff have worked through all the issues. The Weir project contractor will be returning for the gate installation. This installation will require a couple of weeks for gate completion. The FEMA contractor that has been cleaning and clearing the river from the hurricane Helene damage has been asked to relocate to a different area during this construction time. The First Broad Weir Construction has caused the water plant to be entirely dependent on the Knob Creek flow for water. The cleaning and clearing done in the Knob Creek by the FEMA contractors, caused turbidity that could not be treated. A few citizens in the Knob Creek area were disappointed because their creek properties were not cleared before the FEMA contractor relocated and reached out to CCW to express their concerns. The Greenway design along Casar Lawndale has been completed and the plan is ready for bid. The Great State Trails Program and The Land and Water Conservation Fund Grant were awarded to the Stagecoach Greenway. The preliminary construction estimate was \$3,000,000.00 and funding in the amount of \$2,425,000.00 has been secured. The Lawndale Bank Building renovations have been completed, and the final payments have been processed. The parking lot bids are due at the end of the week. Josie Rikard, GIS Coordinator, is working to collect the bids for the project. The NCDOT related projects have all been updated. Mr. Cornwell noted that the Mooresboro section of the bypass and the Shelby Bypass Section E have begun construction. The water plant

SCADA/WTP upgrades are currently being done by the water plant staff and half of the budget has been spent. Joshua Pearson, Meter Reader, and Courney Phillips, Customer Service Representative received customer compliments. A customer from Riverhill Drive complimented the entire maintenance department for their work in repairing a water leak and dressing the yard back afterwards. The customer also noted appreciation for gravel being replaced at the mailbox for postal delivery. Mr. Brooks asked how much longer the weir project construction would take. Mr. Cornwell replied that the weir project gate would be installed within the next three to four weeks. The project completion would take longer with needs being addressed for erosion and additional height added to the rock wall. Mr. Brooks asked if the water plant would be able to pull water from the First Broad River. Mr. Cornwell shared that it depended on the turbidity of the water during the gate construction. Mr. Pedersen asked for an update on the tank above Polkville. Mr. Cornwell clarified that the electrical installation has not been completed. The paint and the logo were completed within the last week.

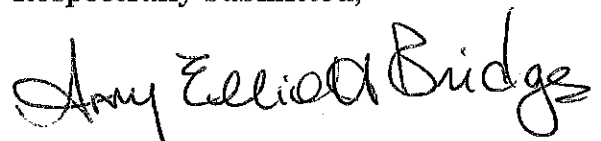
G. Board Members Announcement and Remarks

The members noted appreciation to the employees. Mrs. Maddox noted appreciation to Michelle Alexander for assisting with a need with her personal water account.

H. Adjournment

Action Taken: Chairman Melton called for a motion to adjourn. Upon a motion by Mr. Pedersen, second by Mrs. Maddox, the Board of Commissioners voted unanimously to adjourn at 6:25 PM.

Respectfully submitted,



Amy Elliott Bridges, Secretary

