

## MINUTES

Regular Meeting  
Cleveland County Water Board Room

January 13, 2026  
Tuesday, 6:00 P.M.

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

Chairman Cameron called the meeting to order at 6:00 PM, welcomed all who were in attendance. Secretary Tony Brooks gave the invocation, and Commissioner Pete Pedersen led the *Pledge of Allegiance*.

### A. Approval of Agenda:

Chairman Cameron asked Commissioners if anyone had any questions related to the adoption of the agenda. Chairman Cameron requested a motion to adopt the agenda.

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

### B. Public Comment

Nobody signed up for public comment.

### C. Consent Agenda:

ACTION TAKEN: Chairman Cameron presented the Consent Agenda Items. Upon a motion by Mr. Brooks, second by Mrs. Bridges, 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 9, 2025
- 2) Consideration of Ordinance Number 1-2026 An Ordinance Establishing a Capital Project Ordinance and Budgets for Cleveland County Water's Grover Interconnection/Regionalization Project HEL-RTA-03

- 3) Consideration of Ordinance Number 2-2026 An Ordinance Establishing a Capital Project Ordinance and Budgets for Cleveland County Water's Fallston Interconnection/Regionalization Project HEL-RTA-15
- 4) Consideration of Resolution Number 1-2026 Interlocal Agreement for Installation, Operation and Maintenance of Water System Interconnections Located at 305 Kings Mountain Boulevard on Cleveland County Tax Parcel ID 47454 Between Cleveland County Water and the City of Kings Mountain

D. Unfinished Business:

- 1) Consideration of Resolution Number 2-2026 A Resolution Supporting The Foothills Regional Commission Applying for EDA Disaster Recovery Funding to Build a New Boiling Springs Elevated Water Storage Tank and Distribution Improvements

Mr. Cornwell referred the members to the appropriate pages in the agenda packet. The construction of the future Broad River water treatment plant is estimated to be \$100,000,000.00. The funding source for this project will be the USDA. The United States Economic Development Association, also known as USEDA, assists in areas that require disaster assistance. Hurricane Helene had devastating and lasting effects and opened this area to disaster relief. USEDA is currently accepting applications for up to the amount of \$20,000,000.00 in relief funds. The General Manager has spoken with the USEDA representative for our area about the District to complete an application submission. The funding would consist of 80% federal grant funding and would require a 20% match. The Boiling Springs water tank would be classified as a good disaster relief project because of the ability to store water during a disaster to provide drinking water for the citizens of the District. Mr. Cornwell shared a map with the location of the Boiling Springs water tank identified. The tank size would be 750,000 gallons. The tank would be supported by a twelve-inch water line running directly from the new Broad River water treatment plant. Mr. Cornwell shared another area on the map where water line size improvements could be made to allow a water zone switch. This zone switch would allow the Boiling Springs water tank to assist in the Midpines area if a need was required. The Midpines area has recently experienced more construction development. The construction of this tank and the water line improvements would allow for more flexibility in the future. The scope of this project would be in the \$18,000,000.00 range. Mr. Cornwell noted that the capital reserve fund currently has a \$4.5 million

dollar balance. The general fund balance has a current balance of \$9.2 million. The match funds are available if the grant is awarded. Mr. Pedersen inquired if the funding would be used for the water plant or for the tank and improvements. Mr. Cornwell clarified that the tank and the water line improvements were included in the original scope of the Broad River water plant project. The scope of the project would be reduced if the funds were awarded, lessening the amount of financing required. Mr. Brooks noted that the reduced funding would improve the District opportunities with the USDA finance funding. Mr. Cameron asked about the time frame for the application process. Mr. Cornwell shared that the application process was a rolling application and the time frame information is not available. Mr. Brooks inquired about the Midpines area's location and if the area was in Kings Mountain. Mr. Cornwell verified that the Midpines area is in Kings Mountain and gave directions to the tank site. Mr. Martin inquired about the storage capacity of the Midpines Tank. Mr. Cornwell noted that the Midpines Tank holds one million gallons of water and every year during the summertime the tank gets harder to fill because of customer demand in the area. Cleveland County has two high altitude areas on the southern side of the county. One location is the Midpines Tank site, the other location is the new Marion Street booster pump site location. Mr. Pedersen asked about the possibility of annexation by Kings Mountain in the area. Mr. Cornwell noted that most annexations are currently completed on a volunteer basis and by industries requiring a sewer system. Municipalities have been limited from conducting involuntary annexations and this rarely happens. Attorney Barnes shared a situation of voluntary annexation that took place during the construction of the new bypass. Mr. Cameron inquired about the status of the new housing developments coming to the area. Mr. Cornwell provided an update that the District is currently unable to provide services for these developments because of the current situation of demand in this area. This situation will improve with the construction of the Broad River water treatment plant, the Boiling Springs tank, and the waterline system improvements and open new opportunities for future developments and growth. Mr. Cornwell reiterated that the project total would be between \$18,000,000 and \$18,500,000 and the District match would be \$3,700,000, upon passing this resolution the process application will begin.

**ACTION TAKEN:** Upon a motion by Mr. Pedersen, second by Mrs. Maddox, the Board of Commissioners voted unanimously to adopt Resolution Number 2-2026 *A Resolution Supporting the Foothills Regional Commission Applying*

*for EDA Disaster Recovery Funding to Build a New Boiling Springs Elevated Water Storage Tank and Distribution Improvements*

E. New Business:

No new business.

F. General Manager's Report:

Mr. Cornwell directed Commissioners attention to the December Financial report, maintenance report and water plant report. Mr. Cornwell summarized the Stagecoach Greenway bids noting the apparent low-bidder as Eaglewood Construction in the amount of \$4.4 million. Mr. Cornwell requested time to see if Eaglewood could offer any value engineering cost savings and that the discussion would happen in the next week. Mr. Cornwell noted that after speaking with Chairman Cameron, the suggestion was made to hold a Board Retreat on February 21, 2026 at 8:30 AM.

ACTION TAKEN: Upon a motion by Mr. Martin and second by Mr. Pedersen, the Board of Commissioners voted unanimously to schedule a Special Meeting for a Board Retreat on February 21, 2026, at 8:30 AM.

G. Board Members Announcement and Remarks

Mrs. Maddox brought up an item for discussion about sponsorships for a non-profit organization. After some discussion about the time and ability to sponsor other entities, the request was withdrawn.

H. 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 and or other material terms for a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease in accordance with NCGS 143-318.11(a)(5) and to consider the qualifications, competence, performance, character, fitness, conditions of appointment of a prospective public officer in accordance with NCGS 143-318.11(a)(6).

Action Taken: Upon a motion by Mr. Brooks, second by Mr. Pedersen, the Board of Commissioners voted unanimously to go into Closed Session at 6:44 PM.

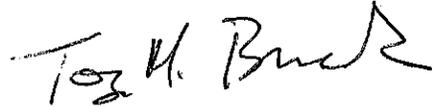
Action Taken: Upon a motion by Mrs. Bridges, second by Mr. Martin, the Board of Commissioners returned to Open Session at 7:10 PM.

Action Taken: Upon a motion to nominate by Mr. Pedersen, second by Mrs. Bridges, the Board of Commissioners voted unanimously to recommend Dewey C. Cook to the Board of County Commissioners in accordance with NCGS 130A-54 to fill the Cleveland County Water sanitary district board vacancy.

#### I. Adjournment

Action Taken: Chairman Cameron called for a motion to adjourn. Upon a motion by Mr. Brooks, second by Mrs. Maddox, the Board of Commissioners voted unanimously to adjourn at 7:12 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tony H. Brooks". The signature is written in a cursive, somewhat stylized font.

Tony Brooks, Secretary