

## MINUTES

Regular Meeting  
Cleveland County Water Board Room

April 14, 2026  
Tuesday, 6:00 P.M.

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

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

### B. Public Comment

There were no public comments.

### C. Public Hearing CCW System Development Fee analysis (Draft 02-25-26) 1) Proposed Fiscal Year (FY) 2025-2026 Annual Operating Budget for Cleveland County Water

The public hearing was opened by Chairman Cameron at 6:02.

Mr. Cornwell noted that the public hearing was for the System Development Fee analysis. This item has been discussed several times at the member retreat and subsequent meetings. Mr. Cornwell reminded the members that the system development fees would only be applicable to the new service tap connections. This fee will assist with system development. The NC General

Statutes require that the information be posted to the public on the website for forty-five days prior to the public hearing. A screen shot of the website posting was shared with the members. Mr. Cornwell also shared the affidavit for publication from the Shelby Star. The NC General Statutes require a one-time publication; the notice was published twice in the Shelby Star. The notice directed comments to be shared through mail, email and telephone calls and provided all the corresponding information for those communications. Mr. Cornwell received no comments and no one spoke during the public hearing.

The public hearing was closed by Chairman Cameron at 6:04.

Mr. Cornwell noted that the information from the advertising and results of the public hearing would be shared with the consultants. This information would be included in the final version of the analysis. The final version will be presented to the members at the May board meeting for adoption.

D. Consent Agenda:

ACTION TAKEN: Chairman Cameron presented the Consent Agenda Items. Upon a motion by Mr. Brooks, second by Mr. Pedersen, 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 March 10, 2026
- 2) Approval of the Minutes of the Closed Session of March 10, 2026
- 3) Approval of the Minutes of the Special Meeting of February 21, 2026
- 4) Approval of the Notice of Special Meeting for Thursday, May 21, 2026
- 5) Approval of the Cleveland County Water Public Notice of Intent to Apply for Federal Assistance & Notice of Public Meeting
- 6) Consideration of Resolution Number 82026 A Resolution Approving Review and Submission of an Asset Inventory Field Program Summary for the Town of Kingstown Project HEL-RTA-01
- 7) Consideration of Ordinance Number 4-2026 A FY 2025-2026 Budget Ordinance Amendment No. 1 for Cleveland County Water
- 8) Consideration of Resolution Number 9-2026 A Resolution Authorizing the Execution of a Funding Offer and Acceptance From the North Carolina Department of Commerce for An Appalachian Regional Commission (ARC) Grant in the Amount of \$241,500

- 9) Consideration of Resolution Number 11-2026 A Resolution Honoring Tony Wayne Holt on the Occasion of His Retirement from Cleveland County Water
- 10) Consideration of Resolution Number 13-2026 A Resolution Authorizing Execution of a Contract to Audit Accounts with Martin Starnes & Associates, CPA's PA for the Cleveland County Water FY 2025-2026 Annual Audit

D. Unfinished Business:

- 1) Consideration of Resolution Number 10-2026 A Resolution Approving Review and Submission of a Water System Merger/Regionalization Feasibility Study Project MRF-D-ARP-0014

Mr. Cornwell explained the first two items in the unfinished business. The feasibility studies for both the water and the sewer were mailed to the members. The water system merger and regionalization study investigated the possibility of merging the District with the Towns of Fallston and Lawndale. This was a \$100,000 grant awarded by the State of North Carolina. The merger has already begun with the Town of Fallston, but the study provides verification that the merger is possible. The study outlines potential needs that would result in a merger with the Town of Lawndale. The sewer system merger and regionalization study investigated the possibility of starting a sewer utility with the District partnering the Towns of Fallston, Kingstown, Lawndale and Polkville. The study shares that each town has a different rate structure and issues that require substantial capital to fix and repair. The asset inventory for the Towns of Fallston, Lawndale, and Polkville was completed. The consent agenda included the Town of Kingstown study for the required capital repairs. The studies were all funded by grant money. This action would accept the studies as completed and close out the grant for the State of North Carolina. These reports will be shared with the corresponding towns once the resolution is adopted. Mr. Cornwell has offered his services to speak at council meetings and share the findings of the studies. Mr. Pedersen asked about the possibility of the Town of Lawndale merging with the District. Mr. Cornwell shared that the Town of Lawndale has not given any indication of merging with the District. The Town of Lawndale provides both water and sewer to their customers. The Towns of Fallston, Kingstown, and Polkville are open to the possibility of merging their sewer with the District.

ACTION TAKEN: Upon a motion by Mrs. Bridges, second by Mr. Pedersen, the Board of Commissioners voted unanimously to adopt Resolution Number 10-2026 *A Resolution Approving Review and Submission of a Water System Merger/Regionalization Feasibility Study Project MRF-D-ARP-0014*

- 2) Consideration of Resolution Number 12-2026 *A Resolution Approving Review and Submission of a Sewer System Merger/Regionalization Feasibility Study Project MRF-W-ARP-0020*

Mr. Cornwell explained this item with number one.

ACTION TAKEN: Upon a motion by Mr. Cook, second by Mr. Martin, the Board of Commissioners voted unanimously to adopt Resolution Number 12-2026 *A Resolution Approving Review and Submission of a Sewer System Merger/Regionalization Feasibility Study Project MRF-W-ARP-0020*

- 3) Consideration of Resolution Number 14-2026 *A Resolution Awarding the Bid for the Stagecoach Greenway Along SR 1004 (Casar-Lawndale Road) Between Grigg Street and Maple Creek Project*

Mr. Cornwell explained that items three, four and five were all items related to the Stagecoach Greenway. The original bid opening for Grigg Street and Maple Creek was rejected. The scope of the project was changed to better accommodate the estimated budget and engineers estimate. The boardwalk was included with a timber alternative to allow for potential cost savings. The possibility of using the existing soil located at the water plant in Lawndale instead of purchasing soil for the project was researched for cost savings. The consultant tested and certified the soil for use in the project in accordance with NCDOT standards. There were three bids received for the project after the scope changes, Kemp Sigmon Construction Co., Inc., Eagle Wood Inc., and Lawndale Sand LLC. The lowest bidder was Kemp Sigmon Construction Co., Inc. in the amount of \$4,369,295.78. The concrete boardwalk will be on-site long term with no required maintenance, unlike the timber boardwalk, which would require timber replacements in twenty to twenty-five years. The recommendation is to accept the bid from Kemp Sigmon Construction Co., Inc. and to not consider the timber alternative since it doesn't yield as much savings as previously reported.

ACTION TAKEN: Upon a motion by Mr. Pedersen, second by Mr. Cook, the Board of Commissioners voted unanimously to adopt Resolution Number 14-2026 *A Resolution Awarding the Bid for the Stagecoach Greenway Along SR 1004 (Casar-Lawndale Road) Between Grigg Street and Maple Creek Project*

- 4) Consideration of Ordinance Number 5-2026 An Amendment for a Capital Project Ordinance and Budgets for Cleveland County Water's Stagecoach Greenway Project from Grigg Street to Long Rock Park

Mr. Cornwell explained that this ordinance includes all the grant funding that has been awarded at this time. The amount of the grants are \$2,450,000 million and that is 50% of the construction costs. The budget ordinance appropriates \$2,200,000 from fund balance. This includes the existing savings from the local options sales tax in the amount of \$1,000,000 and will add the next two-three years of local options sales tax during the construction of the project. Mr. Cameron asked about construction time. Mr. Cornwell answered that the construction time frame required twenty-four months. There are several environmental regulations included in the project, for example there are certain times when certain practices are not allowed. Mr. Cameron asked how soon the construction could begin. Mr. Cornwell noted that construction could begin as soon as the contracts could be executed.

ACTION TAKEN: Upon a motion by Mr. Pedersen, second by Mrs. Bridges, the Board of Commissioners voted unanimously to adopt Ordinance Number 5-2026 *An Amendment for a Capital Project Ordinance and Budgets for Cleveland County Water's Stagecoach Greenway Project from Grigg Street to Long Rock Park*

- 5) Consideration of Resolution Number 15-2026 A Resolution Authorizing Execution of an Agreement with TGS Engineers, Inc. for Construction Administration and Inspection of the Stagecoach Greenway Project Between Grigg Street and Maple Creek Project

Mr. Cornwell explained that this resolution would authorize execution of construction administration with TGS Engineers to oversee the construction of this section of the Stagecoach Greenway. Mr. Martin asked if this construction section would connect Lawndale Park and Grigg

Street. Mr. Cornwell clarified that this section would not connect Lawndale Park to Grigg Street however the streetscape master plan and the sidewalks would connect the Lawndale Park to the town. The overlook at the curve of the river is on Grigg Street. The future Long Rock section will include the picnic shelter to provide three elements to this section of the park. Mr. Pedersen noted that it was shared with him that Lawndale Park is in a flood zone. Mr. Cornwell clarified that the upper area of the park was not located in the flood zone. The lower side of the park where the picnic shelter is located is in the flood zone. Mr. Brooks asked how long the distance was if he parked his car and walked to the end and back to his car. Mr. Cornwell noted that he was not sure of the distance but shared that the Long Rock section was three quarters of a mile and that Lawndale Park would be a half mile to three quarters of a mile.

**ACTION TAKEN:** Upon a motion by Mr. Brooks, second by Mrs. Bridges, the Board of Commissioners voted unanimously to adopt Resolution Number 15-2026 *A Resolution Authorizing Execution of an Agreement with TGS Engineers, Inc. for Construction Administration and Inspection of the Stagecoach Greenway Project Between Grigg Street and Maple Creek Project*

**F. New Business:**

1) Appointment of Member and Alternate for the Board of Directors for CAGO

Chairman Cameron asked Vice Chairman Bridges to elaborate on the changes with CAGO. Mrs. Bridges shared that she spoke with John Barrett, Mayor of Waco. The CAGO members are considering updating the by-laws that CAGO operates under. Each governmental entity represented by CAGO will appoint a member and an alternate for the Board of Directors to assist in the revision of the by-laws. Chairman Cameron asked Mrs. Bridges how many organizations were represented by CAGO. Mr. Cornwell noted that there were fifteen municipalities in Cleveland County and add Cleveland County, the Cleveland County School Board, and the District. CAGO represents eighteen governing boards. Mr. Pedersen suggested that since Mrs. Bridges was currently involved in CAGO that she continues her work with CAGO. Chairman Cameron requested volunteers for the alternate member of the CAGO board of directors. Mr. Martin volunteered to be the alternate member.

ACTION TAKEN: Upon a motion by Mr. Pedersen, second by Mr. Brooks, the Board of Commissioners voted unanimously for Vice Chairman Bridges and alternate Commissioner Martin to represent Cleveland County Water at the CAGO Board of Directors.

G. General Manager's Report:

Mr. Cornwell introduced Mrs. Alexander, Customer Service Director, to begin with the disconnection and billing report. The billing report shows March billings at 102,455,017 gallons of usage at \$699,799.67. There were 23,505 accounts billed. This usage billing was a 14.9% decrease from the February billing and a 10.5% decrease from March of 2025. The revenue billing was a decrease of 10.5% from February. The cycle 1 disconnects were 166 accounts over a two-day period for \$29,037.65. The call system was utilized and resulted in 421 calls with 360 completed and 61 failed. The cycle 2 disconnects were 111 accounts in one-day for \$31,827.01. The call system was utilized and resulted in 371 calls with 316 completions and 55 failed. There were seventy-seven leak calls with fifty-three adjustments in the amount of \$12,397.99. There were eighty-seven KIOSK payments in the amount of \$3,694.89 and fifty-six drop box payments. Chris Hayes, Project Manager, continued with the project update. The Polkville tank and booster pump and the Waco booster pump are all online and operational. The sixteen-inch waterline installation for Hendrick Lake improvements are completed. The samples have been collected, and the water line will be operational soon. Fluvial Solutions is the contractor for the weir project; the contractor has returned to the site for repairs to the crest gate side seals. There are some rock and landscape issues that will be addressed while the contractor is on site. Mr. Hayes met with TGS Engineers about the Town of Fallston regionalization project. Mr. Brooks inquired about the completion date for the weir project. Mr. Hayes responded that the weir should be completed by the end of the month. Mr. Cornwell shared that the substantial completion date is scheduled for May 11, 2026, and the final completion date is scheduled for June 10, 2026. Mr. Brooks asked if any testing had been completed on the weir. Mr. Cornwell and Mr. Hayes verified that the gate on the weir is operable. Mr. Gilbert noted that the gate was raised for anticipated heat predicted for this weekend and everything was fine. Mr. Martin inquired if the installation of Polkville Tank had increased the water pressure for Polkville. Mr. Hayes verified that Polkville areas that had low pressure were experiencing increased pressure. Mr. Cornwell shared that

the Polkville area does have better pressure and customers with broken or without pressure reducing valves were having issues due to the increased pressure. The customers of the District are required to have an actively operating pressure reducing valve to regulate the water pressure on the customer side of the water meter. The maintenance department has experienced increased water leaks because of the higher pressure in the Polkville area. Mr. Cornwell shared that Casar Road (Highway 10) has a section of old three-inch water line that has had several line breaks. Mr. Willis, Maintenance Supervisor, shared that four main line breaks have been repaired and two more are waiting for repair. The Mount Olivett area inherited by the District from Rutherford County has required pressure booster pumps to provide adequate water pressure. The pressure booster pumps will no longer be required for this area, nor will they be further maintained by the District. Mr. Cornwell encouraged the members to ask questions during the meeting about any concerns or issues that they may have heard from the community. Chairman Cameron asked about the water line size leaving the Polkville tank. Mr. Hayes replied that eight-inch water lines were used for the Polkville tank. Chairman Cameron inquired about the number of water lines. Mr. Hayes shared that only one water line feeds from the Polkville tank toward Brooks Chapel. Mr. Cornwell introduced Ginger Fern, Finance Director, for the March finance report. Mrs. Fern began by noting that March is the end of the quarter, the quarterly \$125,000 transfer to the NCCMT reserve fund had been completed. The total capital reserve transfer for the year to date is \$375,000. The USDA loan process requires a reserve amount to be restricted in the event of emergency. The Town of Fallston released the reserve funds to the District in the amount of \$47,344 because the District assumed the USDA loan from the Town of Fallston. The Cleveland County taxes are completely current for property, vehicle, and local options sales tax. The taxes remain better than budget on the financial report. The materials account is over budget due to the purchase of radio read meters. The annual payments for the Lattimore Tank and the Clearwell principal and interest and have been completed. The Lattimore Tank payment was \$187,793 and the Clearwell was \$462,395 for a total of \$650,188. There is an interest loan payment due in the fall of the year, and the principal and interest payment is due in the spring of the year. Mrs. Fern asked if the members had questions or comments. Mr. Cornwell referred the members to the environmental assessment completion letter for the Broad River Water Treatment Plant in the agenda packet. The USDA is a federal agency and conducts their own environmental assessments. The

newspaper advertisement was published in the Shelby Star for three days and requires a two-week review period. The environmental assessment shared that no significant impacts are expected as a result of the construction of the project. Mr. Cornwell shared another letter from USDA that shows that the application process has been completed. Mr. Gilbert and Mrs. Fern completed the application. The next step in the process will be underwriting to determine the loan amount and the grant amount. USDA has requested updated customer information and the engineering report. Mr. Cornwell has estimated that the underwriting process will take two to three months for review and completion. Mr. Cornwell reminded the members that approval from Washington, DC will be required because the project is over \$10,000,000. Mr. Cornwell asked the members if there were any questions or comments. Chairman Cameron asked about the archeological was completed. Mr. Cornwell confirmed that an archeological study was included in the environmental assessment. Garrett Gilbert, Water Plant was introduced to give report on the drought conditions. Mr. Gilbert shared that the State of North Carolina has declared this area part of the severe drought. The lack of rain may upgrade the status to extreme drought by the end of the week if no precipitation is received. The District water shortage response plan was filed with the State of North Carolina several years ago. This plan has specifications for different levels of restrictions. Voluntary water restrictions are enforced when certain river flows present themselves or when 80% of water plant capacity is met. The water plant operated at 80% capacity level for three consecutive days. The predicted weather for the remainder of the week is 90-degree weather. The voluntary water reductions provide proof to the State of North Carolina that the District is aware of the situation and taking precautions with the customers. Mr. Pedersen inquired about advertising voluntary water reductions. Mr. Cornwell verified that the Shelby Star will be contacted concerning the advertising. Mr. Gilbert shared the advertisement for the publication. The verbiage at the top of the water reduction notice is the same verbiage from the water shortage response plan. The remainder of the advertisement are helpful tips put together to assist customers in water conservation. Voluntary water reductions will also be posted on the website for customer reference. Customers will also have a note on the water bill concerning the status of the reductions. Chairman Cameron asked if the water plant had reached six million gallons per day yet. Mr. Gilbert confirmed that the plant operated at 5.8 MGD yesterday and 6.0 MGD today. Mr. Brooks inquired about the conditions of the river. Mr. Gilbert shared that the river flow conditions at this time are not in the

concerning threshold. The threshold is twenty-five cubic feet per second for fourteen consecutive days. This threshold would be exceptional drought for the District river flows according to the State of North Carolina chart. The gauging station at First Broad River in Lawndale is being accessed to monitor conditions at the water plant. This gauge is currently reading 100 cubic feet per second. This gauge is provided through a partnership with the United States Geological Services through the Department of the Interior. The Knob Creek gauge located in Casar is currently reading 38 cubic feet per second. Mr. Cornwell clarified that the river flows are concerning but the primary reason for the water reductions is the water plant capacity. The typical summertime July and August production for the water plant would be in the range of 6 MGD. These daily productions are currently occurring in April. Chairman Cameron asked about how many days the holding pond would provide under those conditions. Mr. Gilbert responded that the holding pond would supply one week of water at 6 MGD. Those conditions would almost completely drain the holding pond. The demand from the system has increased. Mr. Brooks noted that these conditions were justification for the new Broad River water plant. Mr. Cornwell shared that the preliminary engineering report for the Broad River water plant includes information concerning drought history and the effects on the First Broad River water plant and the District customers. Mr. Martin inquired about future actions for conservation and water reduction. Mr. Gilbert shared that if the water plant were to reach the 90% capacity for fourteen consecutive days there would be Mandatory I and II restrictions, including fines assessed due to overuse of water. Mr. Gilbert clarified that 100% capacity would be 7.3 MGD and would require the rationing of water as outlined in the water shortage response plan. This would be the most extreme restrictions of the water shortage response plan. Mr. Cameron asked about the emergency interconnections with the surrounding water utilities. Mr. Gilbert noted that the emergency interconnections with the City of Kings Mountain and City of Shelby are operational, but the regional drought conditions would also affect those utilities with restrictions and conservation. Mr. Cornwell noted that the City of Cherryville interconnection was recently added to the interconnections. Mr. Cook inquired if the new Broad River water plant would affect the current benchmark cubic feet per second assigned to the Lawndale water plant. Mr. Cornwell verified that both water plants would have individual criteria for their locations. The current demand for the Lawndale water plant would be shifted to share the demand with the new

Broad River water plant. Mr. Cornwell shared that the voluntary water reductions would begin on April 15, 2026.

#### H. Board Members Announcement and Remarks

Mr. Cameron asked for member announcements and remarks. Mr. Cook asked if the voluntary water reduction flyer could be mailed with the water bill. Mr. Cornwell informed the members that the water reduction flyer was reduced to a single page with the intent of including the flyer with the water bill. The water bill includes an information box that will state voluntary water reductions in effect in the information box. Mrs. Bridges shared that she attended Creek Week at Lawndale Park, Stagecoach Greenway. She noted that employee, Josie Rikard, did a great job. There were five or six other agencies in attendance. Mrs. Bridges suggested that an outdoor 10' x 10' tent be provided with the Stagecoach Greenway logo on it. Members noted appreciation for hard work and dedication.

#### I. Adjournment

Action Taken: Chairman Cameron called for a motion to adjourn. Upon a motion by Mr. Pedersen, second by Mr. Brooks, the Board of Commissioners voted unanimously to adjourn at 6:53 PM.

Respectfully submitted,



Tony Brooks, Secretary

