

WATER AND SEWER AUTHORITY OF CABARRUS COUNTY
MAY 18, 2023
5:00 P.M.

The Board of Directors (the “Board”) of the Water and Sewer Authority of Cabarrus County (“WSACC”) met in regular session on Thursday, May 18, 2023 at the Administrative Offices. The meeting was also set up for virtual attendance administered by Zoom and streamed on YouTube.

Public access to the meeting could be obtained by calling into the conference bridge at 1-(267) 930-4000 and using the participant access code.

The following Board Members were present:

Mr. Jeff Corley	Mr. Robert Ritchie
Mr. Darrell Hinnant	Mr. Jim Sells
Ms. Jennifer Parsley-Hubbard	Mr. Lynn Shue
Mr. Mike Legg	

Mr. Donham and Mr. Marshall were unable to attend due to a prior commitment.

Also present were Mr. Michael Wilson, Executive Director; Ms. Tammy Garifo, Executive Secretary/Secretary to the Board; Ms. Robin Moore, Deputy Executive Director/Administration; Mr. Chad VonCannon, Engineering Director; Ms. Wendi Heglar, Finance Director; Mr. Luke Heglar, Human Resources Intern; Mr. Thomas Jakubisin, IT Manager; Mr. Mark Fowler, Facilities Director; Mr. William Isenhour and Ms. Amy Rickers, Johnston, Allison & Hord, P.A. (“JAH”); and Mr. Randy Holloway and Ms. Erin Burris, Town of Mt. Pleasant.

At 5:00 P.M., Chairman Legg called the meeting to order.

UNFINISHED BUSINESS

Request for Approval of the Minutes of April 20, 2023

Mr. Ritchie made a motion to approve the minutes of April 20, 2023. Mr. Shue seconded the motion and the Board approved by unanimous vote.

GENERAL DISCUSSION

Presentation of Mt. Pleasant Capacity Needs by Randy Holloway, Town Manager

Mr. Randy Holloway, Town Manager and Ms. Erin Burris, Planning and Economic Development Director for the Town of Mt. Pleasant (Mt. Pleasant), gave a presentation on Mt. Pleasant’s sewer capacity needs. The presentation included: Mt. Pleasant’s vision for controlled growth and sound infrastructure; proposed improvements to Mt. Pleasant’s main water lines and sewer projects; status of Mt. Pleasant’s current sewer allocation for projects and sewer allocation reserved for economic development; and a chart showing Mt. Pleasant’s proposed capacity allocation method.

Mr. Holloway said Mt. Pleasant requests using the base allocation of 16.67% divided equally among the four service providing jurisdictions plus the 5-year average usage percentage of the remaining 83.33%. Another option was to divide the base allocation of 16.67% equally among the four jurisdictions plus Cabarrus County.

The Board had discussion on the capacity needs for Virginia Foil Park. The park will consist of a library, senior center, playgrounds, and baseball fields. There was also discussion regarding the status of the Empire Drive pump station and the Adams Creek Interceptor project.

Allocation of Wastewater Capacity from RRRWWTP Expansion

In previous Board meetings, the Board discussed options for Cabarrus County to have available capacity to allocate for future community projects throughout Cabarrus County. Mr. Wilson and Mr. VonCannon obtained an updated list of capacity allocation calculations from Cabarrus County and Cabarrus County's school district.

Mr. Wilson said he and Mr. VonCannon agree that 30,000 gallons of capacity set aside for Cabarrus County would be adequate for essential community projects. Mr. Wilson said the set aside amount would be replenished at the end of each six-month period when WSACC reviews connections for that period and determines what amount of capacity has been freed up for allocation to the jurisdictions. Mr. Wilson added that the calculation was based on five (5) calendar year average flow percentages.

The Board briefly discussed the essential community projects throughout Cabarrus County and various options for setting aside capacity for the projects.

The allocation discussion was for informational purposes only. Upon Board approval, WSACC will discuss the capacity options with Cabarrus County. Mr. Isenhour said if the Board approves setting aside capacity for Cabarrus County, an amendment to the Interlocal Wastewater Capacity Allocation Agreement would then go to each member jurisdiction for approval.

PUBLIC HEARING

Public Hearing for the System Development Fee Rates for Fiscal Year 2023-2024

Chairman Legg opened the Public Hearing for the System Development Fee Rates for the fiscal year 2023-2024.

Having no public comments, Chairman Legg closed the Public Hearing.

NEW BUSINESS

Receive Proposed System Development Fee (SDF) for Fiscal Year 2023-2024 for Final Adoption at the June 15, 2023 Board Meeting

Mr. Wilson stated that the SDF analysis performed by Raftelis Financial Consulting was made available for public comment on March 28, 2023 and received no comments by May 11, 2023.

The proposed SDF rates for the Fiscal Year 2023-2024 were included in the agenda packet. Mr. Wilson stated that the SDF rates include a new lower cost category for multi-family units with one or two bedrooms. The SDF will drop from \$2,040 to \$1,696 per unit. All multi-family units with more than two bedrooms will be charged a single-family SDF of \$2,968.

Approval of the proposed SDFs for the Fiscal Year 2023-2024 will be presented at the June 15, 2023 Board meeting.

REPORTS

Quarterly Financial Reports

In the agenda packet, Ms. Heglar provided a report of WSACC's revenues and expenses along with an investment report as of March 31, 2023. Ms. Heglar asked the Board to contact her if they would like more information or if they had any questions about WSACC's financial statements.

RRRWWTP Expansion Update

Mr. VonCannon gave a power point presentation to update the Board on the RRRWWTP expansion. The presentation included the following information:

- Crowder Construction continues with multiple crews on site working on both the electrical replacement project and the Phase 3 RRRWWTP expansion.
- The equalization subbasin concrete pours and concrete slab pours have been completed.
- The Maintenance Canopy building construction continues.
- Crowder Construction continues work for the new effluent flume.
- Completed the slab for the blower building.
- Continued work on box 101 that will tie in the equalization basin discharge to the influent line for the main pump station.
- Crowder Construction team has continued to work to mitigate potential issues with sourcing equipment for Phase 3 and the electrical upgrades effort.

Work planned for next month:

- Continue work on EQ Basin/NEF Facility.
- Continue work within Aeration Basin 6.
- Continue work at the Chlorine Contact Basin/Effluent Flume 103.
- Continue work at the new blower building and installation of the new building structure.

PUBLIC COMMENTS

There were no public comments.

CLOSED SESSION

At 6:00 P.M., Mr. Sells made a motion to go in to closed session - G.S.143-318.11(a)(1) - to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record

within the meaning of Chapter 132 of the General Statutes; and G.S.143-318.11 (a)(3) - to consult with WSACC's attorney in order to preserve the attorney-client privilege for consideration of and to give instructions to WSACC's attorney concerning the handling or settlement of a claim, judicial action or administrative procedure. Mr. Hinnant seconded the motion and the Board approved by unanimous vote.

At 6:30 P.M., Mr. Hinnant made a motion to come out of closed session. Mr. Sells seconded the motion and the Board approved by unanimous vote.

Mr. Corley then made a motion to adjourn. Mr. Sells seconded the motion and the Board approved by unanimous vote.