

WATER AND SEWER AUTHORITY OF CABARRUS COUNTY

March 19, 2025

5:00 P.M.

The Board of Directors (the “Board”) of the Water and Sewer Authority of Cabarrus County (“WSACC”) met in a regular session on Wednesday, March 19, 2025, 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 the conference bridge at 1-(267) 930-4000 and using the participant access code.

The following Board Members were present:

Mr. Jeff Corley	Mr. Chris Measmer
Mr. Rob Donham	Mr. Josh Mendoza
Mr. Darrell Hinnant	Mr. Doug Paris
Mr. Randy Holloway	Ms. Jennifer Parsley-Hubbard (via video conference)
Mr. Mike Legg	

Also present were Mr. Chad VonCannon, Executive Director; Ms. Shannon Kincaid, Executive Secretary/Secretary to the Board; Mr. Thomas Hahn, Engineering Director; Ms. Wendi Heglar, Finance Director; Ms. Robin Moore, Deputy Executive Director/Administration; Mr. Thomas Jakubisin, IT Manager; Mr. Kevin Loescher, Assistant Engineering Director; Mr. Chris Carpenter, Wastewater Operations Director; Ms. Mayara Arnold, Utility Systems Engineer; Mr. Ted Talerek, Ms. Heather Avery, Ms. Rhonda Blake, and Mr. Jaz Tunnell, Corning; and Mr. William Isenhour, Johnston, Allison & Hord, P.A. (“JAH”).

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

SPECIAL RECOGNITION

Recognition of Service on WSACC’s Board of Directors to Bob Ritchie

Mr. Ritchie was unable to attend the March 19, 2025 Board meeting due to a prior commitment; therefore, he will be recognized at a future meeting.

ADOPTION OF THE AGENDA

Request for Adoption of the Agenda for the March 19, 2025 Board Meeting

Mr. Measmer made a motion to adopt the Agenda for the March 19, 2025 Board meeting. Mr. Corley seconded the motion, and the Board approved by unanimous vote.

UNFINISHED BUSINESS

Request for Approval of the Minutes of January 15, 2025

Mr. Hinnant made a motion to approve the minutes of January 15, 2025. Mr. Donham seconded the motion, and the Board approved by unanimous vote.

REPORTS

Corning Presentation on Wastewater Needs

Mr. VonCannon informed the Board that Corning approached WSACC regarding the potential to send an additional wastewater flow of approximately thirty-five thousand (35,000) gallons per day (“GPD”) to the Muddy Creek Wastewater Treatment Plant (“MCWWTP”). He explained that Corning is unique in that its sanitary wastewater flow is currently directed to the MCWWTP for treatment, and its direct discharge permit allows for the discharge of its process water directly to the Rocky River. Mr. VonCannon stated that at Corning’s invitation, he and Mr. Corley toured the Corning facility in Midland, NC. Following the tour, both he and Mr. Corley thought it would be a good idea for Corning to give a presentation to the Board concerning their request, providing Board Members with an opportunity to discuss the request and ask questions.

Mr. VonCannon then turned the meeting over to Mr. Talerek, Plant Manager of Corning’s Midland, NC facility. Mr. Talerek introduced his team as follows: Ms. Heather Avery, Operations Support Services Manager, Mr. Jazz Tunnell, Government Affairs Director, and Ms. Rhonda Blake, Health and Safety Manager. Following the introductions, Mr. Talerek and Ms. Avery provided a presentation and PowerPoint slide show to the Board. Highlights of the presentation included:

- In addition to its Optical Communications Headquarters in Charlotte, NC, Corning has eight sites in North Carolina, including its Midland, NC facility, which produces optical fiber.
- Corning’s Midland facility, the world's largest optical fiber plant, has 900 employees and 1.6 million square feet of manufacturing space, producing a daily output of optical fiber that can circle the globe multiple times.
- A graphic showed a flow chart of the process in which raw materials and process gases were used in the glassmaking process. These materials were then sent through a scrubber process to convert Cl₂ gas to salt, followed by the Neutralization process, and discharged directly into the Rocky River. This was directly followed by a graphic that illustrated how the same process would bypass direct discharge into the Rocky River and instead combine with the facility's sanitary flow, which is directed to the MCWWTP for treatment.
- An illustration showed how discussions with WSACC regarding the expansion of MCWWTP identified capacity in the existing infrastructure.
- The potential benefits that would result in Corning sending additional wastewater flow to MCWWTP for treatment.

The Board then had an in-depth discussion with Mr. Talerek, Ms. Avery, and Mr. VonCannon, which centered on Corning’s reasoning behind its request to send processed water, in addition to its sanitary flow, to MCWWTP for treatment.

Wastewater Flow Acceptance Update

Mr. Hahn provided the Board with an update, including a PowerPoint presentation on WSACC’s Capacity at Rocky River Regional Wastewater Treatment Plant (“RRRWWTP”) and MCWWTP.

Highlights of the presentation included:

- The residential developer-controlled capacity for Cabarrus County is a total of approximately four thousand eight hundred (4,800) dwelling units as of January 1, 2025. These are future residential connections that currently have approved flow acceptance.
- Around thirty-seven percent (37%) of Cabarrus County residential projects approved in 2021 have not been completed as of January 1, 2025.
- At the 2024 Cabarrus County rate of 190 residential building permits and System Development Fee permits, it would take over twenty-five (25) months for the 4,800 currently approved residential connections to be completed.
- In 2020-2022, the rate of residential flow acceptance requests has outpaced the overall rate of residential building permits. That overall trend has reversed for 2023 and 2024 values.
- RRRWWTP's 2024 actual average daily flow was 22.24 million gallons per day ("MGD"), which equals seventy-four-point one percent (74.1%) of the 30 MGD Phase 3 permitted capacity.
- MCWWTP's 2024 actual average daily flow was one-hundred ninety-seven thousand (197,000) GPD, which equals sixty-five-point seven percent (65.7%) of the 300,000 GPD permitted capacity.

For a copy of the presentation, contact the Executive Secretary to the Board.

Lake Howell Dam Gate Coating Work

Mr. Hahn provided the Board with an update, including a PowerPoint presentation with pictures of the Lake Don T. Howell ("Lake Howell") Gate Rehabilitation.

Highlights of the presentation included:

- The background of the Lake Howell gate rehabilitation, restoration tasks, and pre-existing conditions.
- Gate rehabilitation procedures included lowering the gates, pressure washing, sandblasting the upstream and downstream sides of the gates to bare metal, coating application, dry film thickness testing, and holiday testing.
- The final completion of the gate rehabilitation occurred on January 30, 2025, when the gates were raised, and the water level was allowed to rise.

For a copy of the presentation, contact the Executive Secretary to the Board.

NEW BUSINESS

Request for Approval of Award to Schnabel Engineering for Lake Don T. Howell Concrete Repairs and Ground Penetrating Radar Scan

Mr. Loescher requested approval of the Award to Schnabel Engineering for the Lake Don T. Howell Concrete Repairs and Ground Penetrating Radar Scan.

Mr. Corley made a motion to approve the Award of the Lake Don T. Howell Concrete Repairs and Ground Penetrating Radar Scan to Schnabel Engineering. Mr. Donham seconded the motion, and the Board approved by unanimous vote.

Request for Approval of the Budget Amendment for Lake Don T. Howell Concrete Repairs and Ground Penetrating Radar Scan

Ms. Heglar requested approval of the Budget Amendment to appropriate Retained Earnings in the amount of \$130,000 for the Lake Don T. Howell Concrete Repairs and Ground Penetrating Radar Scan.

Mr. Hinnant made a motion to approve the Budget Amendment for the Lake Don T. Howell Concrete Repairs and Ground Penetrating Radar Scan. Mr. Holloway seconded the motion, and the Board approved by unanimous vote.

The budget amendment was approved as follows:

AN ORDINANCE TO AMEND FY 2024-2025 BUDGET ORDINANCE

WHEREAS, the Board of Directors of the Water and Sewer Authority of Cabarrus County, North Carolina did on the 18th day of April, 2024, adopt the Water and Sewer Authority Budget for the fiscal year beginning July 1, 2024, and ending on June 30, 2025; and

WHEREAS, it is appropriate to amend the accounts in the fund listed for the reason stated;

NOW, THEREFORE, BE IT ORDAINED by the Board of Directors of the Water and Sewer Authority of Cabarrus County, that in accordance with the authority contained in G.S. 159-15, the following accounts are hereby amended as shown and that the total amounts are herewith appropriated for the purposes shown.

Operating Fund

Account No.	Account Title	Amount	From	To
1031010-4990	Retained Earnings Approp.	\$130,000	\$2,769,070	\$2,899,070
1047120-5350	Maintenance	\$130,000	\$481,122	\$611,122

REASON:

To appropriate Retained Earnings for Repairs at Lake Don T. Howell.

Adopted this 19th day of March 2025.



WATER AND SEWER AUTHORITY OF
CABARRUS COUNTY, NORTH CAROLINA


Mike Legg, Chairman

ATTEST: 
Shannon Kincaid, Secretary
(Seal)

Request for Approval of ARPA Policies

Ms. Heglar requested approval of the Record Retention Policy and the Internal Controls Policy that were included in the Agenda Packet as required by the American Rescue Plan Act (“ARPA”) and the Coronavirus Local Fiscal Recovery Fund (“CLFRF”).

Mr. Paris made a motion to approve the ARPA Policies. Mr. Measmer seconded the motion, and the Board approved by unanimous vote.

Request for Approval to Award Auditor Contract for Fiscal Year Ending June 30, 2025

Ms. Heglar requested approval of the Award of the Auditor Contract to Potter and Company, P.A., for the Fiscal Year Ending June 30, 2025, in the amount of \$32,000.

Mr. Holloway made a motion to approve the Award of the Auditor Contract to Potter and Company, P.A., for the Fiscal Year Ending June 30, 2025. Mr. Hinnant seconded the motion, and the Board approved by unanimous vote.

Presentation of the Proposed Budget for the Fiscal Year 2025-2026

Mr. VonCannon presented to the Board WSACC's Proposed Budget for Fiscal Year 2025-2026 ("FY26").

Before the March 19, 2025 meeting, the Board received the complete package of the proposed FY26 budget, along with supplemental sheets that included a comparison of the prior year's actuals to the current year's budget and detailed line-item requests by department.

A copy of the proposed FY26 budget is available for viewing in the office of the Secretary to the Board.

Mr. VonCannon began the presentation by commending the WSACC staff for their hard work and attention to detail in preparing the FY26 budget.

Mr. VonCannon stated that three major areas impacting the proposed FY26 budget are: hiring and retention of competent employees; the increase in debt service associated with the \$84.96 million dollars in revenue bonds in February 2024, which will result in a net increase in debt service of \$704,500; and the operating cost increases for chemicals and utilities.

Mr. VonCannon proposed a one-point-five two percent (1.52%) increase in the variable sewer rate from \$1.842 to \$1.870 per thousand gallons in the FY26 budget.

The total proposed FY26 budget for the Operating Fund is \$28,325,462, a seven-point-eight percent (7.8%) increase, or \$2,048,482 more than the prior year's budget.

After a brief discussion, the Board decided a budget work session was not needed.

Mr. Measmer made a motion to set the Budget Public Hearing for April 16, 2025. Mr. Corley seconded the motion, and the Board approved by unanimous vote.

GENERAL DISCUSSION

Updates from the Executive Director

Mr. VonCannon informed the Board that on February 19, 2025, WSACC held its first annual Chili Cookoff at RRRWWTP, which originated and was organized by WSACC staff. Eleven WSACC staff members entered the competition, in which guest judges voted on their favorites. Overall, the event was a great time for everyone who attended.

Next, Mr. VonCannon informed the Board that the struggles RRRWWTP recently faced from a treatment standpoint have been resolved, and he thanked WSACC staff and Brown and Caldwell for their joint effort, as the plant is now operating very well.

PUBLIC COMMENTS

There were no public comments.

CLOSED SESSION

At 6:54 P.M., **Mr. Holloway made a motion to go into 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 closed session - G.S.143-318.11(a)(6) – to consider the qualifications, competence, performance, character, fitness, conditions or appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee. Mr. Measmer seconded the motion, and the Board approved by unanimous vote.**

At 7:10 P.M., **Mr. Hinnant made a motion to come out of the closed session. Mr. Paris seconded the motion, and the Board approved by unanimous vote.**

Next, at 7:10 P.M., **Mr. Measmer made a motion to adjourn. Mr. Corley seconded the motion, and the Board approved by unanimous vote.**

The meeting adjourned until the next scheduled meeting on April 16, 2025.