

WATER AND SEWER AUTHORITY OF CABARRUS COUNTY

MARCH 19, 2026

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, March 19, 2026, at the Administrative Offices. The meeting was also set up for virtual attendance, administered by Zoom and streamed on YouTube.

The following Board Members were present:

Mr. Jeff Corley	Mr. Josh Mendoza
Ms. Jeanne Dixon	Ms. Jennifer Parsley-Hubbard
Mr. Rob Donham	Mr. Ian Patrick
Mr. Randy Holloway (via video conference)	Mr. Richard Wise
Mr. Mike Legg	

Also present were Mr. Chad VonCannon, Executive Director; Ms. Shannon Kincaid, Executive Secretary/Secretary to the Board; Ms. Robin Moore, Deputy Executive Director/Administration; Ms. Wendi Heglar, Finance Director; Mr. Thomas Hahn, Engineering Director; Ms. Mary Herington, Assistant Engineering Director; Mr. Jerret Smith, Maintenance Manager; Mr. James Sims, Wastewater Treatment Plant Operations Manager; Mr. Chris Carpenter, Wastewater Operations Director; Ms. Beverly Metcalf, Environmental Health and Safety Compliance Manager; Ms. Cayce Atkinson, Laboratory Supervisor; Mr. Thomas Jakubisin, IT Manager; Ms. Mayara Arnold, Utility Systems Engineer; Kate Dotten-Holder, Harper General Contractors; Mike Parker, Hazen; and Ms. Sheldon Stokes, Johnston, Allison & Hord, P.A.

OATH OF OFFICE

Ms. Kincaid gave the Oath of Office to Mr. Richard Wise. Mr. Wise was appointed by Cabarrus County to complete Mr. Ritchie’s unexpired term.

ADOPTION OF THE AGENDA

Request for Adoption of the Agenda for the March 19, 2026 Board Meeting

Mr. Corley made a motion to adopt the Agenda for the March 19, 2026 Board meeting. Ms. Dixon seconded the motion, and the Board approved by unanimous vote.

UNFINISHED BUSINESS

Request for Approval of the Minutes of February 19, 2026

Ms. Parsley-Hubbard made a motion to approve the minutes of February 19, 2026. Mr. Mendoza seconded the motion, and the Board approved by unanimous vote.

NEW BUSINESS

Presentation of the Proposed Budget for the Fiscal Year 2026-2027

Mr. VonCannon presented to the Board WSACC's Proposed Budget for Fiscal Year 2026-2027 ("FY27"), during which the Board had several lengthy discussions.

Prior to the March 19, 2026 meeting, the Board received the complete package of the Proposed FY27 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 FY27 budget is available for viewing in the office of the Secretary to the Board.

Mr. VonCannon began the presentation by thanking WSACC's Board and WSACC's former Executive Director, Mr. Michael Wilson, for placing WSACC in a sound financial position, making the budget process much easier.

Mr. VonCannon stated that three major areas impacting the proposed FY27 budget are: hiring and retention of competent employees, proposing a two-point seven percent (2.7%) cost of living increase based on the 2025 Consumer Price Index, along with a merit increase of up to four percent (4%); the increase in debt service associated with the Phase 4 expansion, resulting in a \$700,000 increase in debt service fixed costs; and a decrease in the operating costs at the Rocky River Regional Wastewater Treatment Plant ("RRRWTP") due to the Phase 3 and Phase 4 upgrades which have made the RRRWTP more efficient, resulting in decreased operating costs for chemicals and utilities.

Mr. VonCannon proposed a one-point-one two percent (1.12%) increase in the variable sewer rate from \$1.870 to \$1.891 per thousand gallons in the FY27 budget.

The total proposed FY27 budget for the Operating Fund is \$30,383,933, a seven-point-seven percent (7.27%) increase, or \$2,058,471 more than the prior year's budget. The increase was attributed to an increase in operating expenses of \$250,518, a Debt Service/Capital Increase for the increased debt service for Phase 4 of \$1,313,314, and non-annual required repairs for Lake Howell Dam of \$494,639.

Mr. VonCannon informed the Board that during the last twenty years, WSACC has grown from fifty-seven (57) to sixty (60) staff members, an approximately five percent (5%) increase. During this time, WSACC has seen wastewater flows increase by sixty percent (60%), added approximately fifty percent to sixty percent (50%-60%) more sewer lines, and increased the number of pump stations by approximately sixty percent (60%). He noted that this has only been possible because WSACC's good, motivated employees have bought into its culture and are committed to its success. Mr. VonCannon then commended WSACC staff for their hard work and attention to detail in preparing the Proposed FY27 Budget.

Following the presentation and Board discussion, several Members expressed an interest in a budget work session. Mr. VonCannon stated that Ms. Kincaid would poll the Board via email to determine who is interested in attending and then confirm the date and time for the meeting.

Mr. Corley made a motion to set the Budget Public Hearing for April 16, 2026. Ms. Parsley-Hubbard seconded the motion, and the Board approved by unanimous vote.

Muddy Creek Wastewater Treatment Plant Design-Build Update

Mr. Hahn provided an update to the Board regarding the Muddy Creek Wastewater Treatment Plant (“MCWWTP”) design-build process and the selection of a design-build team, during which the Board had a brief discussion.

Mr. Hahn stated that he was excited to announce that the Harper and Hazen team had been selected as the preferred design-build team, after a review of all submitted Statements of Qualifications and interviews.

Mr. Hahn stated that WSACC staff are currently working through a pre-construction business proposal with the Harper and Hazen team and anticipate bringing the pre-construction services contract to the Board for its consideration once that process is complete. Mr. Hahn noted that the pre-construction services contract would take the MCWWTP expansion to the 60% design level, at which point an estimate would be done, followed by one or more Guaranteed Maximum Price(s) being brought to the Board for consideration, in a similar process to what had been done for the RRRWWTP expansion design-build process.

Corning Industrial Wastewater Treatability Evaluation

Mr. Carpenter provided the Board with the Corning Wastewater Treatability Evaluation (“Evaluation”), which included a PowerPoint presentation.

Mr. VonCannon stated that Corning had come to WSACC’s Board meeting on March 19, 2025, to make a formal request and provide a presentation to the Board to send approximately thirty-five thousand (35,000) gallons per day (“GPD”) of industrial wastewater flow to the Muddy Creek Wastewater Treatment Plant (“MCWWTP”) for treatment. He went on to say that WSACC staff had expressed concerns about the request at that time, which WSACC staff also expressed to Corning. Mr. VonCannon explained that Mr. Carpenter’s presentation would provide the Board with a quick look at how seriously WSACC looks at requests such as this, how they are analyzed, and what effect the request would have on the plant.

Mr. Carpenter informed the Board that since Corning was built, its domestic wastewater has been sent to MCWWTP for treatment, while Corning has an industrial wastewater discharge permit to pretreat its industrial wastewater and discharge it directly to the Rocky River. Mr. Carpenter then provided a brief recap of topics of discussion that took place during Corning’s March 19, 2025 presentation: MCWWTP's current capacity, and that although an expansion at MCWWTP was anticipated, the size was not yet determined; the fact that MCWWTP is a biological plant, designed to treat domestic wastewater; the possible risks and impacts to MCWWTP if industrial wastewater flow was introduced to the plant; Corning’s average industrial daily flow discharged directly to the Rocky River; and the potential of reuse water options that might come with this request.

Mr. Carpenter stated that because of WSACC’s concerns mentioned by Mr. VonCannon, WSACC contracted with Brown and Caldwell to perform the Evaluation. The Evaluation consisted of Brown and Caldwell making mini replicas of the MCWWTP in their laboratory, which were used to run several simulations using samples from three different dates to gauge what would happen when wastewater from the MCWWTP and Corning’s industrial wastewater were mixed. As a result of the Evaluation, WSACC staff felt that MCWWTP could not safely take Corning’s industrial wastewater at this time under these conditions and made the recommendation to the Board not to take Corning’s industrial wastewater flow at this time.

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

WORK SESSION

Discussion as Necessary on the Wastewater Treatment Expansion Alternatives from the WSACC Facilities Plan

The Board held a work session during the regular Board meeting on March 19, 2026, to discuss Wastewater Treatment Expansion Alternatives (“Alternatives”) from the WSACC Facilities Plan.

Mr. VonCannon reminded the Board of the need for each member jurisdiction to provide a rough estimate and timing of its future capacity needs during the May and June 2026 timeframe, so WSACC can begin to understand the magnitude of capacity that may be required for future expansions at RRRWWTP.

GENERAL DISCUSSION

Updates from the Executive Director

Mr. VonCannon introduced Ms. Mary Herington, WSACC’s new Assistant Engineering Director, and expressed WSACC’s excitement about having her on board. Ms. Herington comes to WSACC from the City of Charlotte and, prior to that, from the Town of Harrisburg.

At 5:59 P.M., Mr. Patrick left the meeting due to a prior commitment.

PUBLIC COMMENTS

There were no public comments.

CLOSED SESSION

At 6:00 P.M., Mr. Mendoza 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. Ms. Parsley-Hubbard seconded the motion, and the Board approved by unanimous vote.

At 6:01 P.M., Ms. Dixon made a motion to come out of the closed session. Mr. Corley seconded the motion, and the Board approved by unanimous vote.

The Board then resumed in open session.

Mr. VonCannon reminded the Board that Chairman Legg’s last meeting on WSACC’s Board would be on April 16, 2026. Mr. VonCannon suggested that Mr. Corley, Vice-Chair, preside over the May 21, 2026 meeting, then hold the customary election of officers at WSACC’s Annual Meeting on June 18, 2026, which earned the consensus of the Board.

Also, at 6:02 P.M., Ms. Parsley-Hubbard 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 Thursday, April 16, 2026.