

# WATER AND SEWER AUTHORITY OF CABARRUS COUNTY

October 17, 2024

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, October 17, 2024, 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. Randy Holloway  
Mr. Mike Legg  
Mr. Jonathan Marshall

Ms. Jennifer Parsley-Hubbard  
Mr. Bob Ritchie  
Mr. Lynn Shue

Mr. Donham and Mr. Hinnant were unable to attend due to prior commitments.

Also present were Mr. Chad VonCannon, Executive Director; Mr. Thomas Hahn, Engineering Director; Mr. Chris Carpenter, Wastewater Operations Director, Mr. Thomas Jakubisin, IT Manager; Ms. Wendi Heglar, Finance Director; Ms. Mayara Arnold, Utility Systems Engineer; Mr. Jerret Smith, Maintenance Manager; Ms. Robin Moore, Deputy Executive Director Administration; Ms. Shannon Kincaid, Executive Secretary/Secretary to the Board; and Mr. William Isenhour, Johnston, Allison & Hord, P.A. (“JAH”).

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

## **ADOPTION OF THE AGENDA**

Request for Adoption of the Agenda of the October 17, 2024 Board Meeting

**Mr. Marshall made a motion to adopt the Agenda of the October 17, 2024 Board meeting. Mr. Shue seconded the motion, and the Board approved by unanimous vote.**

## **GENERAL DISCUSSION**

Update from the Executive Director

Mr. VonCannon provided the following updates to the Board:

- The ribbon cutting ceremony for the Phase 3 expansion of the Rocky River Regional Wastewater Treatment Plant (“RRRWWTP”) was held on October 3, 2024. Mr. VonCannon thanked Brown and Caldwell, Crowder Construction, and WSACC staff for a successful event.
- The Board viewed a model fly-through video created by Brown and Caldwell that simulates the RRRWWTP upon completion of the Phase 4 expansion. An updated version of the video will be shared with member jurisdictions.

- WSACC’s Family Fun Day was held on October 8, 2024. Approximately one hundred people attended the event.
- WSACC will be issuing a press release the week following the Board meeting notifying residents that WSACC will be lowering Lake Don T. Howell for planned preventative maintenance.
- WSACC has received speculative limits from the North Carolina Division of Environmental Quality, which if permitted, could take the RRRWWTP to forty (40) million gallons per day (“MGD”) and fifty (50) MGD.

**UNFINISHED BUSINESS**

Request for Approval of the Minutes of September 19, 2024

**Mr. Holloway made a motion to approve the minutes of September 19, 2024. Mr. Corley seconded the motion, and the Board approved by unanimous vote.**

**NEW BUSINESS**

Request for Approval of Eight (8) Resolutions Authorizing Condemnation to Acquire Property

Mr. VonCannon requested approval of eight (8) Resolutions Authorizing Condemnation to Acquire Property for Phase 2 of the Lower Coddle Creek Parallel Interceptor Project.

<b><u>Schedule 1</u></b>		
<b>Record Property Owners</b>	<b>Property</b>	<b>Interest to be acquired</b>
Tower Place MF TIC 1 LLC Tower Place MF TIC 2 LLC	417 Tala Drive SW Concord, NC 28027 PIN: 5519-20-4300	Temporary Construction Easement: 0.237 AC
Misael Antonio Hernandez Alfaro Cruz Aguilar Hernandez	4428 Glen Haven Drive SW Concord, NC 28027 PIN: 5519-01-4020	Temporary Construction Easement: 0.023 AC
Robin H. Shankle	4596 Hampton Chase Drive SW Concord, NC 28027 PIN: 5518-19-7975	Temporary Construction Easement: 0.050 AC
John P. Patalak Lydia Patalak	Lots #208 & #209 Glen Haven Drive SW Concord, NC 28027 PIN: 5519-01-0247	Temporary Construction Easement: 0.454 AC
David L. McLain Denise M. McLain	3501 Cedar Springs Drive SW Concord, NC 28027 PIN: 5509-91-2606	Permanent Access Easement: 0.139 AC
Todd W. McGee	3874 Bent Creek Drive SW Concord, NC 28027 PIN: 5519-00-4536	Temporary Construction Easement: 0.156 AC
Lachasity A. Forney	4597 Hampton Chase Drive SW Concord, NC 28027 PIN: 5518-29-0985	Temporary Construction Easement: 0.038 AC
Francis L. Coyle Joan A. Coyle	4363 Coddle Creek Drive Concord, NC 28027 PIN: 5509-81-8727	Temporary Construction Easement: 0.136 AC

**Mr. Ritchie made a motion to approve eight (8) Resolutions Authorizing Condemnation to Acquire Property. Mr. Marshall seconded the motion, and the Board approved by unanimous vote.**

## **PUBLIC COMMENTS**

There were no public comments.

## **REPORTS**

### **Quarterly Financial Reports**

In the agenda packet, Ms. Heglar provided WSACC's revenues and expenses report and WSACC's investment report as of September 30, 2024, for the Board's review. Ms. Heglar asked the Board to contact her with any questions regarding WSACC's financial statements.

### **WSACC Capital Improvement Project Update**

Mr. Hahn provided an update on WSACC's Capital Improvement Projects ("CIP"). Mr. Hahn provided a Power Point presentation with pictures showing updates of the work to-date.

Highlights of the presentation included:

- Update on Phase 3 and Phase 4 expansions of the RRRWWTP.
- Collection system construction updates on the Lower Coddle Creek Parallel Interceptor and the Back Creek Parallel Interceptor.
- Update on WSACC Studies which include: the Master Plan, the Wastewater Treatment Facilities Plan and Preliminary Engineering Report, and the Inflow and Infiltration Study.

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

## **CLOSED SESSION**

**At 5:30 P.M., Ms. Parsley-Hubbard 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)(4) - to discuss matters relating to the location or expansion of industries or other businesses in the area served by the local body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations. Mr. Ritchie seconded the motion, and the Board approved by unanimous vote.**

**At 5:34 P.M. Mr. Marshall made a motion to come out of closed session. Ms. Parsley-Hubbard seconded the motion, and the Board approved by unanimous vote.**

**At 5:34 P.M., Ms. Parsley-Hubbard made a motion to adjourn. Mr. Ritchie seconded the motion, and the Board approved by unanimous vote.**

The Board meeting adjourned until the next Board meeting scheduled for November 21, 2024.