

PUBLIC WORKS COMMISSION
MEETING OF WEDNESDAY, SEPTEMBER 24, 2025
8:30 AM

Present: Christopher G. Davis, Chairman
Richard W. King, Vice Chairman
Ronna Rowe Garrett, Secretary
Donald L. Porter, Treasurer

Others Present: Timothy L. Bryant, CEO/General Manager
Kirk deViere, Cumberland County Commission Chairman/Liaison (VIA WEBEX)
Derrick Thompson, City Council Liaison
Adam Lindsay, Assistant City Manager
Media

Absent: Chancer McLaughlin, Hope Mills Town Manager

I. REGULAR BUSINESS

Chairman Christopher Davis called the meeting of September 24, 2025, to order at 8:30 a.m.

PLEDGE OF ALLEGIANCE

Chairman Davis led the Commission in the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Donald Porter motioned to approve the agenda. Motion was seconded by Commissioner Richard King and unanimously approved.

II. CONSENT ITEMS

Commissioner Ronna Garrett motioned to approve the Consent Items as presented by staff. Motion was seconded by Commissioner Donald Porter and unanimously approved.

- A. Approve Minutes of meeting of September 10, 2025
- B. Adopt PWC Resolutions - PWC2025.31 thru PWC2025.33 Directing the Filing of State Revolving Loan Applications.
 - PWC2025.31 – Resolution directing the filing of State Revolving Loan application for funding the PO Hoffer/Glenville Lake WTP GAC Facilities project, which is currently estimated at \$146.3 million. We have received principal forgiveness funding of \$26.0 million and a letter of intent from the State approving a \$54.5 million low interest loan. Costs for the project have escalated and additional funding will be needed. This application will be for the remaining amount of \$65.8 million.

- PWC2025.32 – Resolution directing the filing of State Revolving Loan application for funding the PO Hoffer WTP Expansion Phase 3: Residuals Improvements project, which is currently estimated at \$49.7 million. Costs for the project have escalated from \$34.9 million and additional funding will be needed. This application will be for the remaining amount of \$14.8 million.
- PWC2025.33 – Resolution directing the filing of State Revolving Loan application for funding the Rockfish Creek WRF Expansion Phase 3 project, which is currently estimated at \$157.4 million. We have received a letter of intent from the state approving a \$31 million low interest loan. This application will be for the remaining amount of \$126.4 million.

C. Adopt PWC Resolutions - PWC2025.34 thru PWC2025.37 - Declaring Personal Property as Surplus and Authorize Sale of Property by Sealed Bid

Fayetteville Public Works Commission (“PWC”) owns equipment that is identified below in our inventory. Staff has determined that PWC no longer has any use for the Equipment, that the Equipment should be sold at this time, and that the estimated value of the Equipment is at least thirty thousand dollars (\$30,000.00). Staff, therefore, requests that the Commission declare this Equipment to be surplus and authorize the sale of the Equipment via sealed bid in accordance with G.S. 160A-268.

- Resolution PWC2025.34 - Transformers, Pad Mount, 600 KVA, totaling 4” (the “Equipment”).
- Resolution PWC2025.35 - Transformers, Pad Mount, 1200 KVA, totaling 4” (the “Equipment”).
- Resolution PWC2025.36 - Transformers, Pad Mount, 1400 KVA, totaling 4” (the “Equipment”).
- Resolution PWC2025.37 - Transformers, Pad Mount, 2250 KVA, totaling 2” (the “Equipment”).

END OF CONSENT

III. CONSIDERATION OF SOLE SOURCE REQUEST - PURCHASE AND INSTALL 32-TAP VACUUM INTERRUPTING ON-LOAD TAP CHANGER

Presented by: Marc Tunstall, Interim Chief Operating Officer, Electric Systems
Joel Valley, Director, Electric Support Services

Mr. Bryant stated this item was pulled for the Commission’s consideration. He explained the reason for the Sole Source Request which is to purchase 32-tap vacuum interrupting on-load tap changer.

Mr. Bryant also elaborated on the meaning of a Sole Source Request. He stated we typically have to submit an RFP, however, in this case, we want to move forward with a sole source request or recommendation for this particular item because we have more than 30 of these already in our system, and because of that we want to not follow the lowest bidder RFP process.

Mr. Bryant and staff responded to Commission’s questions regarding the RFP process and the price difference in the RFP lowest bidder and the sole source.

Upon motion by Commissioner Ronna Rowe Garrett, seconded by Commissioner Donald Porter, the Sole Source Request to purchase 32-tap vacuum interrupting on-load tap changer was unanimously approved.

IV. BIG ROCKFISH CREEK OUTFALL AND LIFT STATION ELIMINATION PROJECT SUMMARY

Presented by: Misty Manning, Chief Operating Officer, Water Resources
Allan Riddle, WR Engineer III, Water Resources Engineering

Misty Manning stated the Big Rockfish Creek Outfall is one of the major projects we have going on in our Water Resources Engineering Department. So, we wanted to bring you an update on that today.

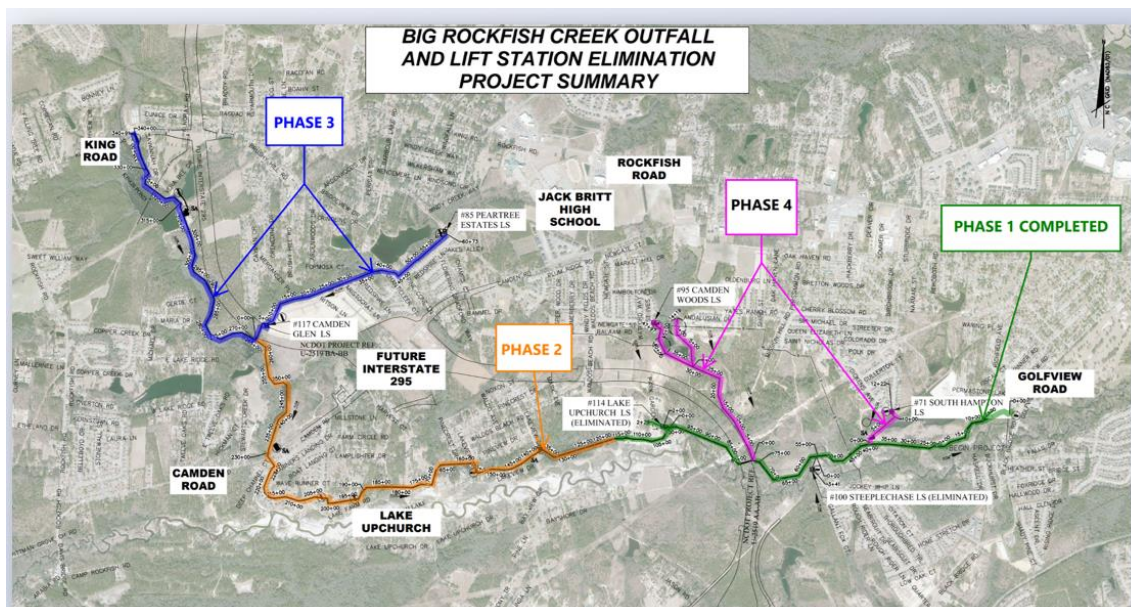
Ms. Manning noted the agenda says that AJ Riddle will be giving the presentation, however AJ has laryngitis, and Kevin Howell will give the presentation today.

Mr. Howell stated our agenda for today will go over a project background, timeline, and project phasing as we did split the project into four phases, the budget and a project status as to where we are today.

Project Background

- Big Rockfish Creek Outfall and Lift Station Elimination Outfalls
 - Sanitary Sewer Mains:
 - 24-inch: 4.31* miles of sanitary sewer
 - 18-inch: 2.12* miles of sanitary sewer
 - Eliminates six lift stations, via:
 - 12-inch: 1.07* miles of sanitary sewer
 - 8-inch: 1.82* miles of sanitary sewer
- * Approximate value

Big Rockfish Creek Outfall Phases



Project Analysis

- ▶ PWC Potential Sanitary Sewer Options
 - Gravity Sanitary Sewer Outfall
 - Regional Pump Station & Force Main
- ▶ Gravity Sanitary Sewer Outfall
 - Eliminates six existing neighborhood lift stations
 - Increased Reliability
 - Ability to provide sanitary sewer to underserved areas
- ▶ Regional Pump Station
 - Did not provide sanitary sewer to underserved areas
 - Did not eliminate existing neighborhood lift stations

Project Timeline



2018 – Request for qualifications

2019 – Funding Awarded for both Outfall and Lift Station projects (October 2019)
Major Engineer Report Completed in November 2019

2020 – Big Rockfish Creek Outfall is separated into four construction phases due to size and scope of the project.
Funding Application Resubmittal for Phase I through IV (September 2020)
Big Rockfish Creek Outfall Phase I Advertisement in November 2020
Big Rockfish Creek Outfall Phase I Readvertisement in December 2020

2021 – Big Rockfish Creek Outfall Phase I Bid Opening in January 2021
North Carolina Division of Water Infrastructure (NCDWI) Increases Funding award in March 2021
NCDWI Authority to Award Phase I in April 2021
Notice to Proceed Big Rockfish Creek Outfall Phase I in June 2021

2022 Funding Application Resubmittal (September 2022)

2023 Big Rockfish Creek Outfall Phase II Advertisement in June 2023
Big Rockfish Creek Outfall Phase II Readvertisement in June 2023
Big Rockfish Creek Outfall Phase I is completed on August 21, 2023
NCDWI Increases Funding (September 2023)

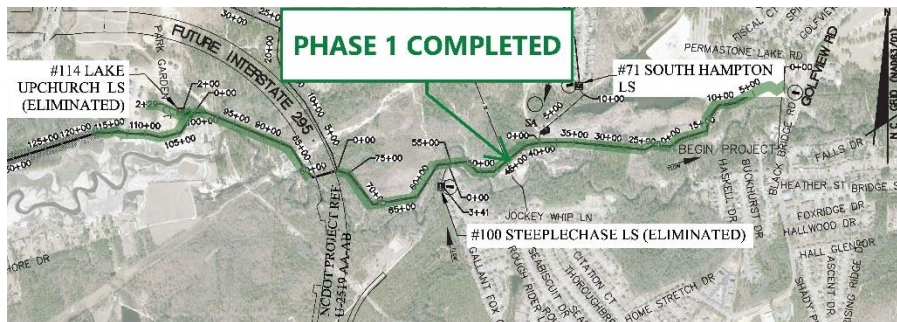
Funding Application Resubmittal (September 2023)

- 2024 NCDWI Authority to Award in January 2024
Notice to Proceed for Big Rockfish Creek Outfall Phase II in March 2024
NCDWI increases funding for Lift Station Eliminations in April 2024
Funding Application Resubmittal (September 2024)
- 2025 NCDWI increases the funding for Lift Station Eliminations in March 2025
- 2026 Anticipated Bid Dates for Big Rockfish Creek Outfall and Lift Station Elimination Phases III and IV in February 2026
Anticipated Completion for Big Rockfish Creek Phase II in April 2026
- 2028 Big Rockfish Creek Outfall and Lift Station Eliminations Completed

Big Rockfish Creek Outfall Phases

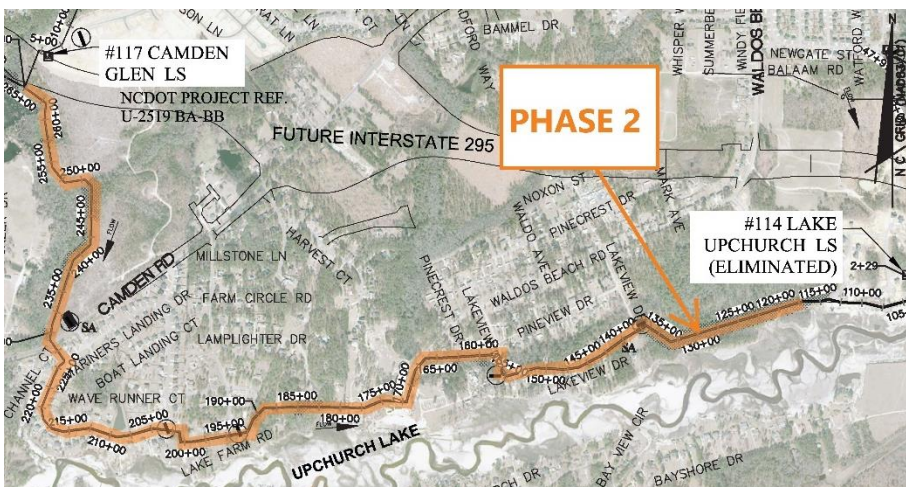
Phase I Completed

- Sanitary Sewer: 2.2 miles of 24-inch
- Eliminated Lake Upchurch and Steeplechase Lift Stations: 0.06 miles of 12-inch and 0.04 miles of 8-inch
- 51 manholes



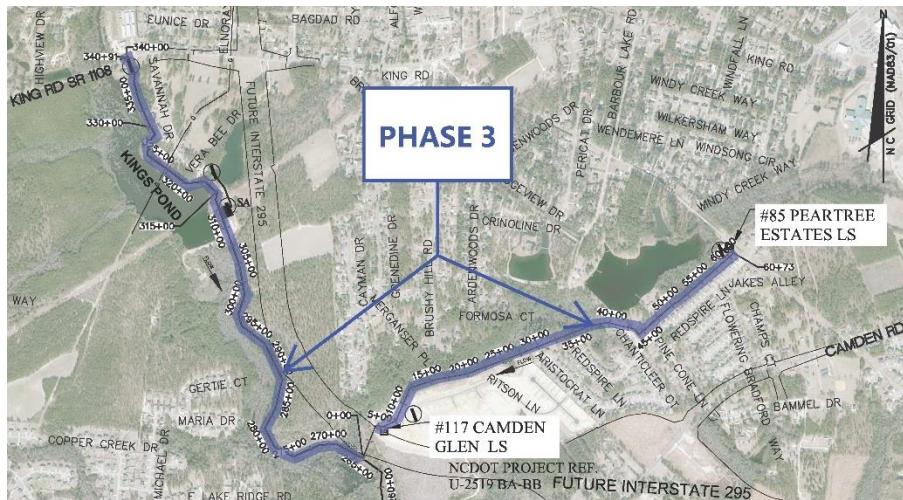
Phase II Under Construction

- Sanitary Sewer: 2.11 miles of 24-inch and 0.68 miles of 18-inch
- Eliminates Camden Glen Lift Station: 0.24 miles of 8-inch
- 72 manholes



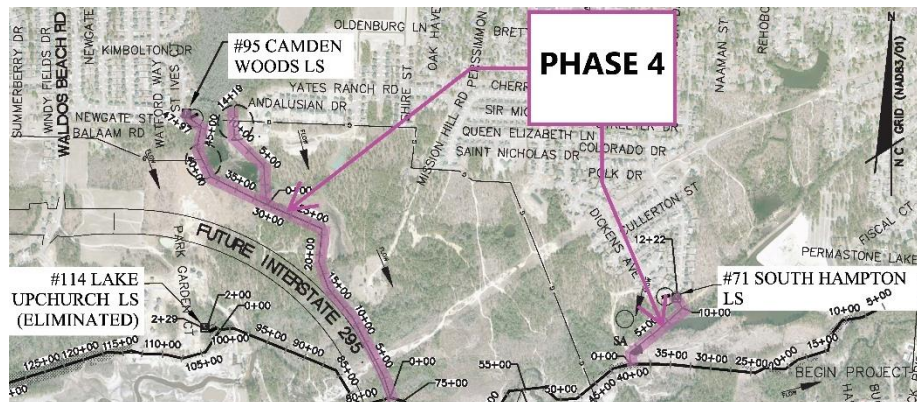
Phase III

- Sanitary Sewer: 1.44 miles of 18-inch
- Eliminates Peartree Estates Lift Station: 0.09 miles of 12-inch and 1.04 miles of 8-inch



Phase IV

- Eliminates South Hampton and Camden Woods Lift Stations: 0.92 miles of 12-inch and 0.50 miles of 8-inch



Project Budget

BRCO Total Project Cost Summary			
Contract	Outfall	LS Elimination	LS to be Eliminated
Professional Services	\$4,555,947.89	\$1,338,171.84	
DWI Loan Administration	\$2,496,348.84	\$1,198,141.33	
Phase I Construction	\$9,189,936.16	\$523,138.45	Lake Upchurch LS Steeplechase LS
Phase II Construction	\$20,141,917.55	\$3,625,619.95	Camden Glen LS
Phase III Construction	\$5,828,811.52	\$7,220,454.43	Peartree Estates LS
Phase IV Construction	\$0.00	\$4,474,650.00	Camden Wood LS South Hampton LS
Total	\$42,212,961.96	\$18,380,176.00	

Project Funding

Project Funding Summary			
Source	Outfall	LS Elimination	Total
State Revolving Fund (Loan)	\$31,187,999.00	\$18,380,176.00	\$49,568,175.00
General/Bond Fund	\$11,024,962.97	\$0.00	\$11,024,962.97
Total	\$42,212,961.96	\$18,380,176.00	\$60,593,137.97

Project Status

- Phase II Under Construction (55% Complete)
- Phase III and Phase IV
 - Submit Contract Documents to North Carolina Division of Water Quality by December 2025
 - Submit Permits

Staff responded to questions and comments from Commissioners and Liaison.

V. GENERAL MANAGER REPORT

Safety

Mr. Bryant stated the PWC team continues to work safely overall. Our TRIR is 0.5. He stated we had three minor events that required first-aid that have impacted our TRIR indicator, given the number of hours that we have worked thus far in the fiscal year. Mr. Bryant stated the biggest takeaway for him, and the executive team is that our team members are reporting these minor incidents where in the past years they did not, and we would not know about them. For our team members, the processes are working. They are reporting the minor incidents and the near misses that allow us to get better every day.

People

Mr. Bryant announced that Mark Lawler, PWC's Chief Information Officer (CIO) was recognized by the Inspire Leadership Network with the 2025 ORBIE Award for Chief Information Officer of the Year for Corporate Organizations. He stated since 1998, the ORBIE Awards have recognized leadership excellence, fostered executive relationships, and inspired the next generation of technology leaders. Finalists and winners are selected through an independent peer adjudicated process led by prior ORBIE recipients. Since this inception, the ORBIE awards have recognized more than 5000 finalists with over 800 leaders receiving this prestigious award. Mr. Bryant congratulated Mr. Lawler and his team for all their great work in representing PWC.

Mr. Bryant stated he has been taking these opportunities for several meetings to talk about our preparations during the storm season, and again, it is very apropos given that we currently have two tropical waves in the Atlantic with greater than 80 % chance of forming into tropical storms within the next week. He stated they are both literally directly headed for North Carolina and our coastline

within the next week. He stated the PWC is alert and monitoring these storms, and we are prepared in the event that we are impacted.

Now is the time to ensure that our customers and our employees' personal storm plans are in place and our standard outage planning resources are in place before the storm. Though these storms are still forming, they are literally headed right towards us in one form or the other.

Running the Business

Mr. Bryant stated on this past Monday he had the honor of representing PWC at the City of Fayetteville's City Council meeting where PWC's appeal of the zoning for the Carver's Falls Solar Farm was approved. The entire PWC team deserves a great round of applause for their work and preparation that resulted in this affirmative vote. Additionally, Mr. Bryant stated he appreciates the Bryan family as he mentioned to the news media, as well as all of our adjacent property owners that shared their concerns with the PWC team as well as the City Council. Their passion for conservation does not go unnoticed. PWC will continue to do everything possible to ensure that PWC and the Carver's Falls Solar Farm continue to create long term neighbors.

Mr. Bryant stated as a follow-up to our last Commission Meeting, he is pleased to share that NCDEQ has completed its engineering review regarding the GAC project. Their comments are relatively minor and PWC and Hazen Sawyer expect those comments to be addressed and returned to NCDEQ by the end of next week.

VI. COMMISSIONER/LIAISON COMMENTS

Commissioner Donald Porter

Commissioner Porter stated he receives a lot of calls regarding wanting to come before the board or wanting to talk to the CEO. He stated when he was in the army, when they came to him it would just slow the process. He stated he has no reservations in giving out anyone's number because he knows the issue will be taken care of.

Commissioner Ronna Rowe Garrett

Commissioner Garrett stated that while Mark (Lawler) does not want to be in the spotlight, she has to say that the IT team are the quiet professionals. It is like HR no one notices them until something is wrong. She commends Mark for leading the team and being recognized in that way is fantastic. We always hear about engineering and all the other teams. She thanked him for being a professional and representing us in the right way.

Commissioner Richard King

Commissioner King commended everyone here. He stated when we were at the meeting on Monday, he was proud of us because we worked together as a team; we came together. Just like Mark and the IT Dept., they worked together to obtain the award. He loves to experience the open dialogue; everyone working together.

County Commission Chair Kirk deViere

Chairman deViere congratulated PWC on our success on Monday.

Council Member Derrick Thompson

Council Member Thompson thanked Mr. Bryant for addressing the emergency response.

Commissioner Christopher Davis

Commissioner Davis stated good job and let us continue the great work.

VII. REPORTS AND INFORMATION

The Commission acknowledges receipt of the following reports and information.

- A. Monthly Cash Flow Report - August 2025
- B. Recap of Uncollectible Accounts – August 2025
- C. Utility Payments by Payment Type – August 2025
- D. Personnel Report – August 2025
- E. LGRS Report
- F. Career Opportunities
- G. Approved N.C. Department of Transportation Encroachment Agreement(s):
 - Encr. #19953 - install 8” C900 DR18 PVC, 8” DI PC350, and 1” Type K Pipe @ Waldo Beach Rd (SR1115) and Lakeview Dr (SR3399)
 - Encr. #19952 - install 4” SS Lateral; 8” C900 PVC DR 18 ,8”DIPC350 WM and Type K Pipe @ Lakeview Dr (SR3399) and SR1113
- H. Actions by City Council during the meeting of September 8, 2025, related to PWC:
 - PWC – Approved Sole Source Recommendation – Ten (10) M420D PCS/PCS Omni Device Kits and Ten (1) M400D Single SPM-900 Extensions
 - PWC - Approved Bid Recommendation - Three (3) Continuous Rated 67 KV Delta to 13.09 Y/7.56KV with LTC Rated 24/35.8/44.8 MVA Power Transformers at ONAN, ONAF, ONAF

VIII. CLOSED SESSION PURSUANT TO NORTH CAROLINA GENERAL STATUTES 143-318.11(A)(6) FOR PERSONNEL MATTERS

Commissioner Donald Porter motioned to enter Closed Session pursuant to North Carolina General Statutes 143-318.11(A)(6) for Personnel Matters. Motion was seconded by Commissioner Ronna Garrett and unanimously approved at 9:13 am.

There being no further discussion, the Commission returned to open session upon motion by Commissioner Ronna Garrett, seconded by Commissioner Donald Porter and unanimously approved at 10:20 am.

III. ADJOURNMENT

There being no further discussion, upon motion by Commissioner Donald Porter, seconded by Commissioner Richard King, and unanimously approved, the meeting adjourned at 10:20 a.m.