



MINUTES
PIEDMONT TRIAD REGIONAL WATER AUTHORITY
December 9, 2025

The Piedmont Triad Regional Water Authority (PTRWA) met Tuesday, December 9, 2025, at 12:00 pm in the PTRWA Conference Room, 7297 Adams Farm Road, Randleman, NC. Chairman Rich Glover called the meeting to order.

Present: Mr. John Bencini
Ms. Melissa Allred Blalock
Mr. Lewis Dorsett
Mr. Darrell Frye
Mr. Rich Glover
Mr. David Parrish
Mr. Thomas Phillips
Mr. John Thomas
Mr. Dennis Mabe (virtual)

Absent: Mr. Robert Bald

Welcome, by PTRWA Chairman Rich Glover

Mr. Glover welcomed the PTRWA Board members and 6 members of the public, 3 as general attendees and 3 consultants supporting staff presentations.

1. Approval of November 18, 2025 PTRWA minutes

Mr. Glover asked if there were any revisions to be made in the November 18, 2025 minutes.

Motion was made by Mr. Phillips, seconded by Ms. Blalock, and carried unanimously to approve the November 18, 2025, PTRWA minutes as presented.

**2. Resolution Approving of Accepting Funding Offer DWSRF-EC
Gregory Flory, Executive Director**

Mr. Flory informed the Board that the money incorporated in this offer had previously been accepted by the Board through earlier resolutions. This action serves as the formal acceptance of the funds through a DWSRF-EC principal forgiveness loan offer in the amount of \$1,000,000.00. These funds have been designated for Pilot Study work on the Advanced Treatment project and they will be used to reimburse funds already expended by PTRWA.

Motion was made by Mr. Thomas, seconded by Mr. Phillips, and carried unanimously for approval of Accepting Funding Offer DWSRF-EC.

3. Property Disposal Policy **Gregory Flory, Executive Director**

Mr. Flory reported that efforts have been ongoing to clean up retired and replaced equipment throughout the facility. Veronica has been working to sell these surplus assets through GovDeals. Some items have not received bids despite being listed twice.

It was noted that the current property disposal resolution, adopted in 2016, does not provide a process for disposing of property that remains unsold. Under statute, personal property determined to have no value or remaining unsold after reasonable efforts may be discarded.

Mr. Flory proposed updating the Property Disposal Policy to state that surplus items will be advertised twice on GovDeals. If no bids are received, the Board would declare the property as having no value and authorize the Executive Director to dispose of it by appropriate means.

Mr. Flory will prepare a revised resolution for consideration at the next Board meeting.

4. Regionalization Master Plan **Gregory Flory, Executive Director**

Mr. Flory provided a detailed presentation on the Regional Master Plan, summarizing key findings, challenges, and recommendations for water and wastewater planning through 2050. A detailed presentation was shared, similar to one recently presented to the Guilford County Commissioners on November 20th. Mr. Flory also reported on a meeting held in Randolph County on December 5th that was attended by mayors and managers from all municipalities in Randolph County, where the plan was discussed and feedback was received.

Key Issues and Drivers

- Existing capacity, interlocal agreements, and infrastructure are insufficient to meet projected needs and regulatory mandates for the two-county region by 2050.
- Contributing factors include:
 - Regional growth and economic development require expanded water and wastewater capacity.
 - New EPA standards for PFAS/PFOA in drinking water and nutrient reduction requirements for the Deep River Basin.
 - Small systems in distress due to deferred maintenance, drawing legislative attention.
- Legislative interest in regionalization continues, with UNC Finance Center currently conducting a legislatively directed study on barriers to regionalization. A report is due to the legislature at the start of the next legislative session.

The Board's 2024 strategic planning process affirmed an expanded mission for PTRWA to partner with regional communities to plan, advocate for, and deliver high-quality water, wastewater, and related services.

Regionalization Benefits

- Convening stakeholders and leveraging economies of scale are central recommendations of the Master Plan.
- Regional cooperation offers the least overall cost solution compared to a “go-it-alone” approach.
- External funding is more likely with a regional consensus on the solution, though given reductions in overall infrastructure funding support is not guaranteed.
- Non-financial benefits include reduced uncertainty regarding discharge locations and limiting additional wastewater flow into the reservoir.

Financial and Capacity Projections

- Water-side investments under a regional model are estimated at \$1.5 billion through 2050; many costs are unavoidable regardless of future decisions regarding regionalization.
- Wastewater projections show all systems approaching capacity limits at varying times, requiring upgrades.
- Randolph County utilities would see lower rates under a regional scenario; High Point’s rates may increase but it ensures long-term capacity. Greensboro gains a discharge option outside Jordan Lake, supporting future growth.
- By 2050, even with regional cooperation, available capacity will be nearly fully utilized, requiring future strategies such as recycled water or direct potable reuse.

Regional Wastewater Alternatives

Staff reviewed five alternatives evaluated in the Master Plan:

- Go-It-Alone Scenario: Estimated cost of \$1.6 billion, providing capacity only through 2042.
- Alternative 1: Regional facility at Randleman with select upgrades at other facilities; cost \$2.6 billion; capacity through at least 2050.
- Alternative 2: Regional facility at Randleman with Eastside expansion and upgrades at other facilities; cost \$2.8 billion; least recommended option.
- Alternative 3: Regional facility at Asheboro while retaining and upgrading some existing facilities; cost \$3.1 billion.
- Alternative 4: Consolidate all flows into a single regional facility at Asheboro; cost approximately \$3.1 billion.

Biosolids Management

- Regulatory uncertainty, rising landfill tipping fees, and capacity limitations at existing plants are major challenges.
- Public concerns about land application of sludge due to emerging contaminants are increasing.
- Two options will be recommended:
 - Short-term solution for immediate needs.
 - Long-term solution involving shared costs, partnerships with outside utilities, and potential public-private partnerships.

Financial Analysis

- Rate benchmarking used the industry standard of 5,000 gallons per month for water and wastewater to provide an apples-to-apples comparison.
- Projections modeled rates under the go-it-alone scenario and each regional alternative through 2050.
- Larger utilities, such as Greensboro with 110,000 customers, show lower rates due to larger rate base compared to smaller systems.
- Regional solutions may require cost reallocation to address disparities in customer connections, which will be addressed in future interlocal agreements.
- Overall, regionalization provides the most cost-effective and sustainable approach for the majority of partners.

Interbasin Transfer (IBT) Update

- Recent legislation (Session Law 2024-77, House Bill 694) removed the designation between the Haw and Deep River basins, eliminating the basis for the Authority's IBT certificate.
- This change increases flexibility for regionalization by allowing water and wastewater transfers without previous limitations, enabling better nutrient and flow management.
- Reporting requirements remain unclear; staff recommends continuing reporting for the current year and reevaluating next year.

Governance Framework

Staff introduced a suggested roadmap for governance changes to support regionalization:

- Inclusivity: Future governance should allow representation from founding members, both counties, and potential expansion communities to strengthen the coalition and attract outside funding.
- Membership Criteria: New members must provide a financial commitment, either through purchase of allocation or contribution of assets (e.g., facilities, reservoirs). The Board will need to decide upon a process for determining acceptable contributions and the valuation.
- Participating Communities: Jurisdictions receiving water or wastewater service directly or indirectly from PTRWA should be recognized as stakeholders.
- Advisory Committee: The current steering committee could transition into a standing advisory committee to enhance transparency, facilitate public input, and provide local expertise.
- Goal: Create a governance structure that balances inclusivity with financial responsibility, ensuring equitable representation as the Authority expands.

Next Steps

- Master Plan will be presented for adoption at the next meeting.
- Begin outreach to stakeholders, strengthen coalition support, and prepare presentations for state and federal partners.
- Initiate discussions on revising the PTRWA Master Agreement to incorporate new membership and governance framework.
- Develop preliminary engineering reports (PERs) to identify the most effective

- implementation strategy.
- Continue efforts to secure state and federal funding, with formal requests to follow adoption of the plan.

5. Owners Advisory Contract

Gregory Flory, Executive Director

Mr. Flory presented an update to the construction budget, including revised figures for the Owner's Advisor contracts related to the expansion project and advanced treatment design. Owner's Advisor for Expansion updated amount is \$2.95 million, previously budgeted at \$2.8 million. Owner's Advisor for Advanced Treatment added amount of \$575,000 to cover services through 60% design.

The overall construction budget presented for approval is lower than the prior amount approved in July, which was \$89,293,400. Through negotiations and cost reductions, the revised budget reflects a decrease of approximately \$1.5 million. Staff noted that further reductions may occur when the design is finalized. The updated expansion and advanced treatment budget presented for approval is \$87,599,817.

Motion was made by Mr. Lewis, seconded by Mr. Phillips, and carried unanimously for approval of the updated budget.

6. Construction Updates

Gregory Flory, Executive Director

Expansion: Mr. Flory reported that the contractor has begun clearing spoils piles at the temporary construction facility, with relocation expected to start within the next month. It was noted that contingency allocations remain the primary point of discussion. Staff is working to clarify distinctions between owner's contingencies and design contingencies and anticipates reaching an agreement in the near future.

Asheboro Waterline Extension: Mr. Conn reported that the project team is awaiting final confirmation on the cost for upsizing the line to 24 inches. Randolph County has approved \$2.4 million in additional funding toward the project to support the upsizing. It is anticipated that the \$500,000 previously authorized by the Board will also be allocated to this project, pending receipt of the final cost estimate.

7. Executive Director's Report

Gregory Flory, Executive Director

Mr. Flory informed the board that iron and manganese levels in the finished water have remained very low over the past several months, although levels in raw water remain elevated. Greensboro continues to experience some discolored water issues and had scheduled a community meeting to address the matter. The meeting was postponed due to inclement weather and will be rescheduled.

Mr. Flory informed the board that the annual preventative maintenance switch to free chlorine is currently underway. The ammonia feed was turned off yesterday, and only free

chlorine is now being distributed throughout the system. Partner utilities are expected to complete their transition today, with free chlorine reaching Randleman immediately, Archdale later today, Jamestown tomorrow, and High Point later today.

Customers may notice increased chlorine odor and additional system flushing during this period. The free chlorine treatment will continue through April, after which the system will return to chloramines for the warmer months.

Mr. Flory noted that a snapshot of the latest fishing ranking from Fishmasters was included in the meeting materials. The lake is currently ranked #5 out of 30, which is considered strong performance given that the top four ranked facilities offer free fishing access. PTRWA remains the highest-ranked facility that charges a fee.

Regarding the seasonal opening, staff indicated that the start date will be weather-dependent. If late February temperatures are unusually warm, the lake may open during the last week of February; otherwise, opening will occur in early March. The schedule will be updated on the Authority's website accordingly.

Mr. Flory informed the board that approximately 20 employees and their families participated in the Randleman holiday parade last week. The event was well attended, and participants enjoyed the experience.

Mr. Flory met with the new mayor of Jamestown last week and went through questions she had on the Town's relationship with PTRWA and some decisions that had been made through prior Board action.

8. Old Business

There was no old business.

9. New Business

Mr. Dorsett reported that an upgrade and upsizing of the outfall line in Archdale is planned. The project will likely require Board approval for temporary easements on PTRWA property, including areas within the buffer zone. Additional details will be provided as design and permitting progress.

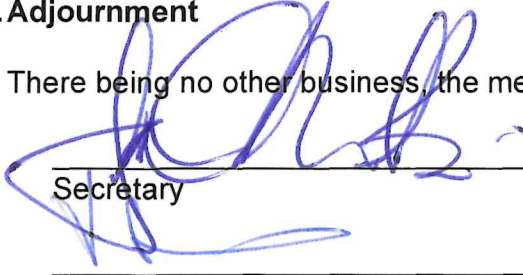
Mr. Glover reported that the annual review of the Executive Director would be conducted by the Personnel Committee at 11:00 am on Tuesday, January 13, 2026 prior to the Board meeting. Board members serving on the Personnel Committee will be Mr. Glover, Mr. Phillips, Mr. Frye, and Mr. Thomas.

10. Next PTRWA meeting date – Tuesday, January 13, 2026

The next meeting date was set for Tuesday, January 13, 2026 at 12:00 noon in the PTRWA conference room.

11. Adjournment

There being no other business, the meeting adjourned at 1:13 p.m.



Secretary

Recording Secretary