MINUTES
PIEDMONT TRIAD REGIONAL WATER AUTHORITY
June 23, 2026

The Piedmont Triad Regional Water Authority (PTRWA) met Tuesday, June 23, 2026, 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. Robert Bald
Mr. John Bencini
Ms. Melissa Allred Blalock
Mr. Lewis Dorsett
Mr. Darrell Frye
Mr. Rich Glover
Mr. Dennis Mabe
Mr. David Parrish
Mr. Thomas Phillips
Mr. John Thomas

Welcome, by PTRWA Chairman Rich Glover

Mr. Glover welcomed the PTRWA Board members and a member of the public.

1. **Approval of May 12, 2026 PTRWA minutes**

   Mr. Glover asked if there were any revisions to be made in the May 12, 2026 minutes.

   Motion was made by Mr. Phillips, seconded by Ms. Blalock, and carried unanimously to approve the May 12, 2026, PTRWA minutes as presented.

2. **Adoption of Resolution to Restrict Funds FY 2025-2026 Budget**
   Gregory Flory, Executive Director

   Mr. Flory indicated that the proposed resolution continues the intent of the Board of Directors to accumulate funds to allow for the future replacement of aging facilities and equipment which are integral to the water treatment process. Absent the adoption of the resolution, the FY 2025-2026 budgeted, but unspent, funds would just accrue unrestricted in the PTRWA's fund balance. The FY 2025-2026 restricted funds total $843,000 as follows:

   - Capital Reserves $580,000
   - Membrane Replacement $200,000
   - Buffer/Reservoir Enhancement Protection $ 10,000
   - Maintenance/Repair Reserve $ 53,000

Motion was made by Mr. Parrish, seconded by Mr. Glover, and carried unanimously to approve and adopt the resolution establishing FY 2025-2026 restricted funds in the amount of $843,000 from the PTRWA's fund balance.

3. Public Hearing of PTRWA FY 2026-2027 Budget
Rich Glover, Chairman

Mr. Glover asked for a motion to open the public hearing on the PTRWA FY 2026-2027 budget, as required by the NC Local Government Budget and Fiscal Control Act.

Motion was made by Ms. Blalock, seconded by Mr. Frye, and carried unanimously to open the public hearing.

Mr. Glover asked if any members of the public would like to comment on the budget, there was no interest in making comments. Mr. Glover asked for a motion to close the public hearing on the PTRWA FY 2026-2027 budget.

Motion was made by Mr. Phillips, seconded by Mr. Bald, and carried unanimously to close the public hearing.

4. Adoption of PTRWA FY 2026-2027 Budget
Rich Glover, Chairman

Mr. Flory outlined the following changes made in the final proposed budget from the draft that was previously presented:

- Audit & Legal Services was decreased $5,000
- Advertising was increased $1,000
- Telephone was increased $2,000
- Meeting & Conference was increased $5,000
- Insurance was increased $10,000
- IT Licensing was increased $8,500
- Equip/Equipment Rental was increased $50,200
- Energy was decreased $25,000
- Chemicals was increased $50,000
- Vehicles (Fuel) was decreased $10,000
- Laboratory/Monitoring/Education was increased $28,000
- Membrane Replacement was decreased $30,000
- Sludge Handling/Maintenance was increased $40,000
- Safety/PPE was increased $12,000
- Capital Reserves/Outlay was decreased $50,000 (to balance budget)
- Marina Sales increased $2,700
- Contract Lab increased $25,000
- Interest Income/Other Income was increased $90,494
- Fund Balance – Sale of Front Loader $20,200

Following the explanation of the changes by Mr. Flory the Board had no questions on the proposed budget, Mr. Glover asked for a motion to approve the budget. Motion was made by Mr. Thomas, seconded by Mr. Bald, and carried unanimously to adopt the proposed PTRWA FY 2026-2027 budget.

5. Approval of Land Acquisition – Parcel 7737966644 in Randolph County
Gregory Flory, Executive Director

Mr. Flory presented to the Board a request to purchase a small, landlocked parcel located off Canter Road adjacent to the reservoir property. Mr. Flory explained that when reservoir property was originally acquired, only the land necessary for the reservoir and 200-foot buffer area were purchased. By restricting the buffer area to solely the 200-foot requirement, this created several small parcels around the reservoir with limited or no access.

Mr. Flory reported that the current parcel owner had previously inquired about obtaining an easement to access the property; however, an easement through the reservoir buffer would not be permissible under existing buffer restrictions. The parcel is now effectively landlocked as a result of the creation of the reservoir and additional property subdivision since that time, thereby limiting the owner's ability to access or sell the property.

Mr. Flory recommended purchasing the parcel, noting that its tax value is $2,650 and that the owner is requesting $4,000. Mr. Flory stated that the proposed purchase price is reasonable and below the per-acre rate previously paid for comparable property acquisitions. Mr. Flory indicated that there was sufficient funds to support the purchase in the Buffer/Reservoir/Enhancement line item and requested authorization for up to $5,000 to cover the purchase price and any associated legal or closing expenses.

Motion was made by Mr. Phillips, seconded by Mr. Parrish, and carried unanimously to approve the Purchase of Parcel 773796644 in the amount not to exceed $5,000

6. Approval of Mini Excavator in the amount not to exceed $66,000
Gregory Flory

Mr. Flory reported that the purchase of a mini-excavator had been discussed with the Board earlier in the year as part of the Authority's equipment replacement plan. Mr. Flory noted that proceeds from the sale of the front-end loader would be applied toward the purchase of the mini-excavator. In addition, Mr. Flory is pursuing the future purchase of a replacement skid steer, with both pieces of equipment being upgraded while existing equipment is sold. The replacements are being completed in phases to ensure operational equipment remains available at all times.

Mr. Flory presented bid information for a Bobcat mini-excavator and recommended awarding the purchase to the Bobcat vendor, as it was the lowest-priced bid received. Mr. Flory further reported that funding for the purchase is available within the current fiscal year budget, with approximately $84,000 remaining in the equipment line item, sufficient to cover the cost of the mini-excavator.

Motion was made by Mr. Thomas, seconded by Ms. Blalock, and carried unanimously to approve the purchase of Mini Excavator from Bobcat in the amount not to exceed $66,000.

7. **Regionalization**
   Gregory Flory, Executive Director

Mr. Flory provided an update on ongoing regionalization efforts and reported that work continues on a draft agreement for the potential purchase of the Randleman Wastewater Treatment Plant. Greensboro and High Point are currently addressing issues on their end before discussions can advance to the next stage.

One topic under review is the potential future expansion capacity of the Randleman facility. Staff noted that determining the maximum feasible expansion will likely require wastewater discharge modeling and regulatory review. A meeting with the North Carolina Department of Environmental Quality (DEQ) has been scheduled to begin those discussions.

Mr. Flory also reported that TriRiver Water, which serves portions of the Chatham County area, is evaluating similar expansion capacity questions for its wastewater facilities. Because both entities may require comparable modeling efforts, discussions are underway regarding a collaborative approach to reduce duplication and costs.

To support these efforts, Mr. Flory submitted a legislative funding request seeking assistance for required modeling and evaluation of additional regionalization opportunities, including partnerships with TriRiver Water and other regional entities. Mr. Flory stated that the request has been favorably received by members of the legislative delegation.

Mr. Flory further discussed ongoing conversations with the City of Asheboro regarding its potential participation in future regional wastewater initiatives. A meeting with Asheboro representatives is scheduled for early July to discuss both water and wastewater matters, including operation of the future water transmission line connection. Mr. Flory plans to coordinate a broader meeting involving Asheboro, the Authority, and legislative representatives later in the summer.

Mr. Flory emphasized that regionalization efforts can continue moving forward regardless of Asheboro's current level of participation. The proposed Randleman location remains a viable long-term option and could accommodate future participation by additional communities if desired.

In response to Board questions, staff stated that the Randleman facility currently has a treatment capacity of approximately 1.75 million gallons per day and that preliminary assessments suggest the site could potentially support a future facility in the range of 25 to 30 million gallons per day, subject to the results of required modeling and regulatory approvals.

Mr. Flory also discussed the availability of property adjacent to the Randleman facility that could support the expansion needs. Based on recent evaluations, including updates to dam emergency planning and downstream inundation mapping, Mr. Flory believes the Randleman site remains one of the most favorable locations under consideration. Mr. Flory noted that acquisition of additional adjacent property would likely be pursued once an agreement is finalized with Randleman.

Mr. Flory reported presenting the regionalization study and recommendations to the Triad Real Estate & Building Industry Coalition (TREBIC), where members expressed support for the project and recognized the regional need for additional wastewater capacity.

Mr. Flory concluded by reporting that discussions continue with the Town of Liberty regarding participation in regional water and wastewater projects. Liberty is pursuing grant funding for wastewater infrastructure improvements and connections to the City of Greensboro's system and remains engaged in ongoing planning efforts.

8. Construction Updates (Rotec Pilot Purchase)
Gregory Flory, Executive Director

Mr. Flory provided an update on construction activities related to the water treatment plant expansion and advanced treatment projects.

Rotec Pilot Unit Purchase: Mr. Flory reviewed the history of the reverse osmosis (RO) pilot equipment acquired as part of the original project contract. The Authority previously purchased a HARN pilot unit and rented several additional RO units for testing purposes. Since the Authority has selected a high-recovery RO process for the advanced treatment project, Mr. Flory recommended purchasing a Rotec pilot unit that more closely reflects the technology planned for full-scale installation.

Mr. Flory explained that utilizing the same equipment planned for the future facility would provide operational training benefits and improve the accuracy of ongoing testing and quality control efforts. A Rotec unit is currently on-site as a temporary rental following issues with the HARN unit. The purchase price for the Rotec unit is $220,000. Mr. Flory recommended funding the purchase through unrestricted fund balance rather than through the construction contract, thereby avoiding the contractor's markup costs.

Mr. Flory noted that the HARN unit will continue to be used through the completion of current wastewater testing activities and will subsequently be offered for sale. Any proceeds from the sale would be returned to unappropriated fund balance.

Motion was made by Mr. Phillips, seconded by Mr. Bald, and carried unanimously to approve the purchase of Rotec Pilot in the amount not to exceed $220,000 using unrestricted fund balance.

Expansion Project Status: Mr. Flory reported that the overall expansion project continues to progress without any significant issues. Some weather-related delays have occurred due to rainfall; however, these are being managed in accordance with the contract provisions. New electrical service has been installed to the raw water facilities, and contractors are now utilizing the new project entrance.

Mr. Flory also updated the Board on the sludge handling component of the project, which had previously been removed from the expansion scope while regionalization options were evaluated. Based on current regionalization discussions, staff believes treatment of water-treatment residuals will continue to be most practical at the Authority's site and has resumed design work on that portion of the project. Although redesign costs have increased due to the project being paused and modified, sufficient contingency funding remains within the Phase I budget to cover those expenses. Mr. Flory expects to bring the 60% design phase for Board review within the next year.

Advanced Treatment Project: Mr. Flory reported that management of the RO concentrate stream remains the most significant challenge associated with the advanced treatment project. Testing and evaluation efforts are nearing completion, and Mr. Flory anticipates submitting a discharge application in the near future. Preliminary plans indicate the concentrate discharge would likely be routed downstream of the dam, requiring additional infrastructure, including a pipeline crossing under the reservoir.

Mr. Flory has initiated preliminary engineering work on the concentrate line routing and will be pursuing discussions with neighboring property owners regarding future easement needs to preserve routing options before additional development occurs in that area.

Mr. Flory further reported that the advanced treatment project remains on schedule, with the 60% Guaranteed Maximum Price (GMP) anticipated in November 2027. If approved, project completion is currently projected for August 2030.

Kayak Launch Grant Project: Mr. Flory reported that implementation of the grant-funded kayak launch project remains temporarily paused while regionalization efforts are evaluated. The funding agency has agreed to delay the project schedule, and Mr. Flory expects to resume work on the project during the fall, with implementation anticipated before the grant deadline.

Asheboro Water Line Project: Mr. Flory reported that construction of the Asheboro water line remains generally on schedule. Although contractors have encountered additional rock and delays associated with railroad coordination, Mr. Flory does not anticipate impacts to the overall project completion date. Most of the American Rescue Plan Act (ARPA) funding allocated to the project has now been expended, and Mr. Flory does not foresee any issues related to ARPA compliance or funding deadlines.

9. Executive Director's Report
Gregory Flory, Executive Director

Reservoir Conditions and Water Supply: Mr. Flory reported that the reservoir remains slightly more than two feet below full pond. Although reservoir levels had declined to approximately three feet below full pond during the winter, spring rainfall resulted in some recovery. Mr. Flory reminded the Board that the Authority's Water Conservation Plan does not call for conservation measures until the reservoir reaches five feet below full pond. An update on reservoir conditions was distributed to all system partners, and no partners requested early implementation of conservation measures.

High Point reported that City Lake is currently only slightly more than one foot below full pond. Mr. Flory noted that when City Lake reaches overflow conditions, the Authority's reservoir typically recovers quickly. Due to current drought classification requirements, the Authority continues to submit weekly monitoring reports to the State regarding reservoir levels and flows.

Greensboro has requested increased water deliveries from the Authority to help preserve storage levels within its own reservoirs. Mr. Flory reported that Greensboro is currently taking the maximum amount of water available under existing agreements, including the Randolph County allocation. With the recent replacement of the raw water pump, water deliveries associated with Randolph County's allocation have resumed.

To meet increased demand, the treatment plant is operating in a split-flow configuration. Mr. Flory noted that this treatment approach requires close monitoring for manganese but reported that process adjustments have been successful and no water quality concerns have been reported by Greensboro to date. Greensboro recently completed a reverse flush of the transmission line used to receive Authority water, and Mr. Flory reported that very little of the discoloration associated with high manganese levels was observed during the process.

Reservoir and Marina Activities: Mr. Flory reported that the Operation North State fishing festival was successfully conducted at the marina during May with no issues. Several participants expressed appreciation for the program, and Mr. Flory noted its continued value to local veterans.

The Board previously authorized cooperation with the Deep Riverkeeper organization on litter cleanup efforts near the Eastside Wastewater Treatment Plant. Mr. Flory reported that approximately 8500 pounds of debris have been removed from the area to date and that cleanup activities are ongoing. Collected debris has been transported to the High Point landfill for disposal, and Mr. Flory noted significant visual improvement in the area.

Filter Rehabilitation Project: Mr. Flory updated the Board on rehabilitation work for Filter No. 4. During construction, additional deficiencies were discovered, including the apparent absence of a water stop in a portion of the filter structure. This condition allowed filter media migration into the underdrain system and may explain historical performance issues associated with the filter.

Additional recommended repairs include waterproofing treatment of the concrete structure and repairs to the filter weir. Mr. Flory advised that the waterproofing material being proposed is the same material being incorporated into portions of the expansion project and may provide useful operational data for future applications.

The estimated cost of the additional repair work is approximately $80,000. Mr. Flory recommended funding the repairs from restricted carbon replacement reserves, noting that those funds are not anticipated to be needed for future carbon replacement due to planned conversion of the GAC filters as part of the expansion project.

Motion was made by Mr. Phillips, seconded by Mr. Thomas, and carried unanimously to approve the addition to Dual Media #4 Rehab in the amount not to exceed $80,000.00.

Future Capital Improvements: Mr. Flory informed the Board that, while significant capital funds have been reserved in recent budgets, future years will likely involve increased expenditures on infrastructure projects rather than further reserve accumulation. Anticipated projects include marina roof replacement, generator upgrades, dam improvements, and membrane system evaluations designed to assess larger membrane modules for future treatment plant expansion. Mr. Flory indicated that additional project requests will be brought forward as planning progresses.

Skid Steer Purchase: Mr. Flory presented bids for the purchase of a replacement skid steer as part of the Authority's equipment replacement program. Although the Bobcat bid was slightly higher than the Kubota bid, the combined equipment package provided overall cost savings and operational consistency.

Mr. Flory recommended purchasing the Bobcat skid steer for $64,272.64 using funds budgeted in the upcoming fiscal year. Upon receipt of the new equipment, the existing skid steer will be sold and sale proceeds returned to the budget.

Motion was made by Mr. Phillips, seconded by Mr. Bald, and carried unanimously to approve the purchase of Skid Steer from Bobcat in the amount not to exceed $66,000.00.

Marina Fishing Tournaments: Mr. Flory advised the Board that a recent fishing tournament resulted in approximately 30 fish mortalities during warm-weather weigh-in activities. In response, Mr. Flory has developed guidelines for tournaments held during periods of elevated temperatures, including encouragement of catch-photo-release formats or more frequent weigh-ins to reduce fish stress and mortality. Mr. Flory noted that these measures are being implemented administratively and was providing the update for informational purposes.

10. Old Business

There was no old business.

11. New Business

There is no new business.

12. Next PTRWA meeting date – Tuesday, August 11, 2026

The next meeting date was set for Tuesday, August 11, 2026 at 12:00 noon in the PTRWA conference room. Mr. Flory also indicated that special meetings may be called if necessary to address governance matters or easement-related issues.

13. Adjournment

There being no other business, the meeting adjourned at 12:53 p.m.

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Secretary

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Recording Secretary