



REGULAR BOARD MEETING

NOVEMBER 25, 2025 AT 9:00 AM

BRWA BUSINESS OFFICE – 112 N MAIN STREET

AGENDA

112 North Main Street, Rutherfordton, NC 28139

PHONE: 828.286.0604 | FAX: 877.375.1630

A. WELCOME/ROLL CALL

B. CALL TO ORDER

C. APPROVAL OF MINUTES

1. Minutes of Regular Meeting of October 28, 2025

2. Minutes of Closed Session of October 28, 2025

D. SPECIAL PRESENTATIONS

E. PUBLIC PRESENTATIONS

F. APPROVAL OF AGENDA

G. NEW BUSINESS

1. Consideration of Resolution 12-25: DOT ROW Offer for 112 N Main St

2. Consideration of Resolution 13-25: DOT ROW Offer for Poors Ford

H. REPORTS

1. Director's Report

2. Financial Reports for Oct 2025

I. BOARD MEMBER REMARKS

J. ADJOURNMENT

MINUTES OF THE REGULAR BOARD MEETING OF THE BROAD RIVER WATER AUTHORITY

October 28, 2025

The Regular Board meeting of the Broad River Water Authority was held Tuesday, October 28, 2025 at 9:00 am at the BRWA business office.

Present were Board members:

- Danny Searcy, Chairman
- Jamie Guillermo, Vice Chair
- Jenny Piper, Treasurer
- Stan Clements
- Steve Garrison
- David Guy
- Brandon Harrill
- Scott Webber

BRWA Staff Members Present:

- Maria Hunnicutt
- Kendall Cabral

Attorney: John Crotts, King Law Offices

Welcome

Attendees were welcomed at 9:00 am by Chairman Danny Searcy.

Approval of Minutes

The minutes of the Annual Board Meeting of July 22, 2025 were reviewed. A motion to approve the minutes was made by Stan Clements and seconded by Jamie Guillermo. Minutes were unanimously approved. Note that there was no meeting of the Board for August or September 2025.

Presentations

None.

Approval of Agenda

A motion to approve the agenda as presented was made by Brandon Harrill, seconded Stan Clements, and approved unanimously.

New Business

Consideration of Resolution 11-25: Authorization to Apply for SRF Helene Funding was presented. With assistance from McGill Associates, staff has prepared a project proposing improvements to the raw water canal to protect it from future flood events, deterioration of the canal sideslopes and potential increased erosion and sedimentation actions. This Resolution is

Broad River Water Authority Meeting Minutes**October 28, 2025**

required to authorize the funding application to NC DWI for Helene SRF funds that are principal forgiveness up to \$5 million. The application deadline is November 3 and funding decisions will be made at the SWIA meeting on December 10. The Executive Director is named as the Authorized Representative in the Resolution. A motion to approve Resolution 11-25 was made by Steve Garrison, seconded Jamie Guillermo, and approved unanimously.

Reports

An overview of the monthly Leadership Team presentation was provided highlighting the Projects, People and Priorities for the month. Several important updates include the upcoming re-bid for the Love's water/ sewer project on 10/23, Polk Regional awaiting Secretary of State approval, and progress on key infrastructure projects. There were many community activities that BRWA participated in including the scarecrow contest, Hilltop Festival, Soil & Water Conservation Day, McNair Connect Tour, Chase Middle School Career Fair, Trick or Treat on Main, and NCRWA training at Concord Community Water System. The financial report for September (pre-audit) was provided at the meeting.

Closed Session

A motion was made by Steve Garrison at 9:55 am to enter into closed session under NC GS 143.318.11 A6 to discuss the annual performance evaluation of the Executive Director. The motion was seconded by Brandon Harrill, and unanimously approved.

Once in open session, a motion was made by Steve Garrison to increase the Executive Director's salary to step 12 with a merit bonus of \$3,000. The motion was seconded by Jenny Piper and approved unanimously. A request was made to consider a market study on salaries with public/private compatible positions to ensure the Authority is competitive with compensation.

Board Member Remarks

There were many positive and encouraging comments from Board members about the Executive Director's performance and the direction of the Authority.

Adjournment

With a motion by Brandon Harrill, a second from Stan Clements, and unanimous approval, the meeting was adjourned at 10:39 am.

The next meeting is scheduled for November 25, 2025 at 9:00 am in the business office.

Respectfully submitted,

Maria S. Hunnicutt, Secretary

MINUTES OF THE CLOSED SESSION BOARD MEETING OF THE BROAD RIVER WATER AUTHORITY

October 28, 2025

The Board entered into closed session per NC GS 143.318.11 A3 “to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.”

Kendall Cabral (HR/ Finance Coordinator) presented the Board with the 360 evaluation results for the Executive Director. The Board reviewed the evaluation criteria distributed and summarized by Chairman Searcy. Average score was 4.95 out of 5.

At 10:30 am, a motion to end closed session was made by Stan Clements and seconded by Brandon Harrill. The meeting continued in open session.

Respectfully submitted,

Maria S. Hunnicutt, Secretary

Item G-1: Resolution 12-25 NCDOT ROW for 112 N Main St

The NCDOT has offered a sum of \$3,975 for a right of way and temporary easement on the property located at the business office, 112 N Main St, Rutherfordton. This is part of the Hwy 221A project. Documents included describe the property and maps show the location. Note that the plans show “DO NOT DISTURB” on the retaining wall. Also included is the document provided by NCDOT “Understanding the Right of Way Process”.

RESOLUTION NO. 12-25

Meeting of November 25, 2025

**A RESOLUTION APPROVING THE OFFER FROM NCDOT
TO PURCHASE PROPERTY AT 112 N MAIN STREET**

WHEREAS, the NC Department of Transportation (NCDOT) has contracted with Carolina Land Acquisitions, Inc. to acquire the necessary Right of Way and Easement areas needed related to the construction of project HL-0065 009 US 221 A (Charlotte Rd and W/E Main St) From W Court St to SR 2169 (Oakland Rd); and

WHEREAS, this project will impact the property owned by the Authority at 112 N Main Street, Rutherfordton, which is the site of the Authority’s business office; and

WHEREAS, the description of land and effects of the acquisition are stated as “approximately 1.113 acres of which approximately 0.007 acres is being acquired as right of way, leaving approximately 1.106 acres remaining on the left with access to North Main Street (SR 1920). Also being acquired is a Temporary Construction Easement containing approximately 0.033 acres” for the improvements of “landscaping”; and

WHEREAS, the total contingent offer for this right of way and temporary easement is \$3,975.00.

**NOW, THEREFORE, BE IT RESOLVED BY THE BROAD RIVER WATER
AUTHORITY:**

1. The offer attached is accepted by the Authority.
2. Maria S. Hunnicutt, Executive Director, is hereby authorized to act on behalf of the Authority to administer the agreement conditions.
3. This resolution shall become effective upon its adoption and approval.

Adopted and approved by vote of (for _____)(against _____) this the 25th day of November, 2025.

Broad River Water Authority

Attest: _____

Maria S. Hunnicutt, Secretary
Corporate Seal

By: _____

Danny Searcy, Chairman

**SUMMARY STATEMENT/CONTINGENT OFFER TO PURCHASE REAL PROPERTY
DUE TO THE ACQUISITION OF RIGHT OF WAY AND DAMAGES**

TO: Broad River Water Authority
112 North Main Street
Rutherfordton, NC 28139

DATE: 11/18/2025
TO: Lessee, if Applicable
N/A

TIP/PARCEL NO.: HL-0065 009

COUNTY Rutherford

WBS ELEMENT: 50685.2.1

DESCRIPTION: US 221 A (Charlotte RD and W/E Main ST) From W Court ST to SR 2169 (Oakland RD)

Dear Property Owner:

The following contingent offer of just compensation is based on the fair market value of the property and is not less than the approved appraised value for the appropriate legal compensable interest or interests. The approved value disregards any increase or decrease in the fair market value of the property acquired due to influence caused by public knowledge of this project. The contingent offer of just compensation is based on an analysis of market data, comparable land sales, and, if applicable, building costs in the area of your property. **Please retain this form as it contains pertinent income tax information.**

Value of Right of Way to be Acquired	\$ <u>1,125.00</u>
Value of Permanent Easements to be Acquired	\$ <u>-0-</u>
Value of Temporary Easement (Rental of Land) to be Acquired	\$ <u>1,850.00</u>
Value of Improvements to be Acquired	\$ <u>1,000.00</u>
Damages, if any, to Remainder	\$ <u>-0-</u>
Benefits, if any, to Remainder	minus \$ <u>-0-</u>
TOTAL CONTINGENT OFFER	\$ <u>3,975.00</u>

The total contingent offer includes all interests other than leases involving Federal Agencies and Tenant owned improvements.

(A) Description of the land and effects of the acquisition

Subject property described in Deed Book 2020, page 3663, Rutherford County Registry, contains approximately 1.113 acres of which approximately 0.007 acres is being acquired as right of way, leaving approximately 1.106 acres remaining on the left with access to North Main Street (SR 1920). Also being acquired is a Temporary Construction Easement containing approximately 0.033 acres.

(B) The TOTAL CONTINGENT OFFER includes payment for the improvements and appurtenances described below:
Landscaping

Provided there is sufficient time remaining in the project schedule, you may repurchase these improvements for a retention value, with the stipulation that you remove them from the acquisition area at no expense to the Department.

(C) Should you desire to sell the Department the portion of your property considered to be an uneconomic remnant or buildable lot, as explained to you by the Right of Way Agent, the total contingent offer would be: \$ N/A. Please note that any contingent offer to purchase a remnant/buildable lot is conditioned upon the remnant/buildable lot being environmentally clean prior to the conveyance to the Department. You may be required to provide the Department with a release from the appropriate environmental agency stating that all contaminants have been remediated and/or removed to their standards.

The original of this form was handed/mailed, if out of state owner, to Reid Hammett and Maria Hunnicutt with
Broad River Water Authority on November 18th, 20 25. Owner was furnished a copy of the Right of Way Brochure/Owner's Letter.

I will be available at your convenience to discuss this matter further with you. My telephone number is 919-622-5723.

Please be advised that the agent signing this form is only authorized to recommend settlement to the North Carolina Department of Transportation, and any recommended settlement is not a binding contract unless and until accepted by the North Carolina Department of Transportation by its formal execution of documents for conveyance of Right of Way, Easements, and/or other interests.

(Signed)



Tyler Barabasz - Right of Way Agent



Owner: BROAD RIVER WATER AUTHORITY

Mailing Address: PO BOX 37
SPINDALE

NC 28160

Parcel Num: 1203437

Property Address: 0 MAIN ST

Deed Ref: 2020 - 3663

Prop Desc:

Total Acres: 0.53

Deed Date: 3/21/2019

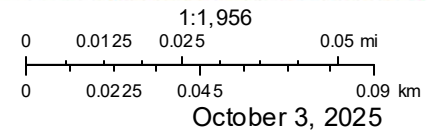
Total Prop Value: 0

Township: RUTHERFORDTON

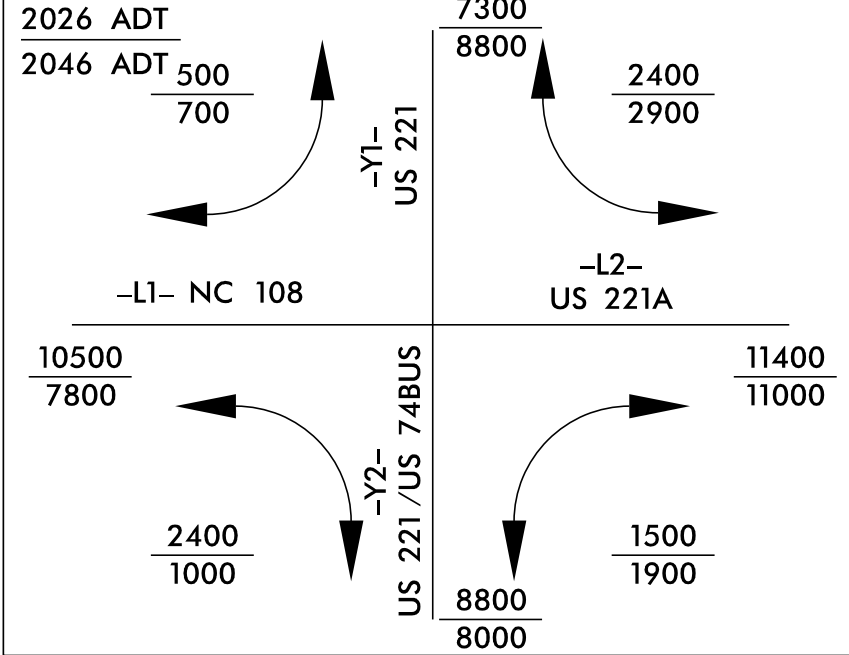
Map Ref: -

Map/Block/Lot: 52 1 4

Fire District:



INTERSECTION WITH NC 108 (-L1-),
US 221 (-Y1-), US 221/74 BUS (-Y2-),
AND US 221A (-L2-)

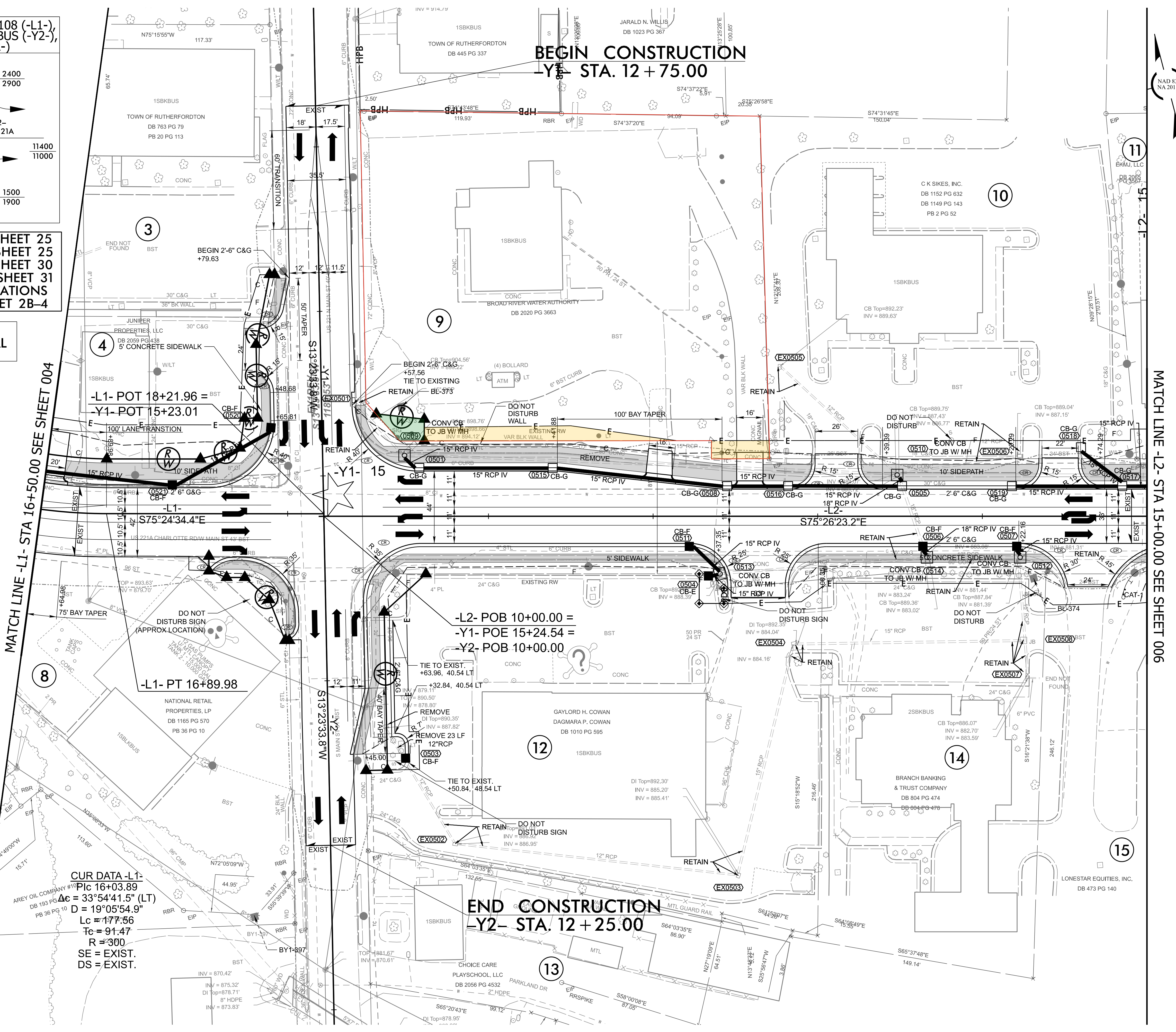


FOR -L1- PROFILE, SEE SHEET 25
FOR -L2- PROFILE, SEE SHEET 25
FOR -Y1- PROFILE, SEE SHEET 30
FOR -Y2- PROFILE, SEE SHEET 31
FOR RIGHT-OF-WAY STATIONS
AND OFFSETS, SEE SHEET 2B-4

☆ EXISTING SIGNAL

MATCH LINE -L1- STA 16+50.00 SEE SHEET 004

MATCH LINE -L2- STA 15+00.00 SEE SHEET 006



CUR DATA -L1-
Pic 16+03.89
 $\Delta c = 33^\circ 54' 41.5''$ (LT)
 $D = 19^\circ 05' 54.9''$
 $Lc = 177.56$
 $Tc = 91.47$
 $R = 300$
SE = EXIST.
DS = EXIST.

END CONSTRUCTION
-Y2- STA. 12 + 25.00

Section G, Item 1.

R/W 005

NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
RUTHERFORD COUNTY

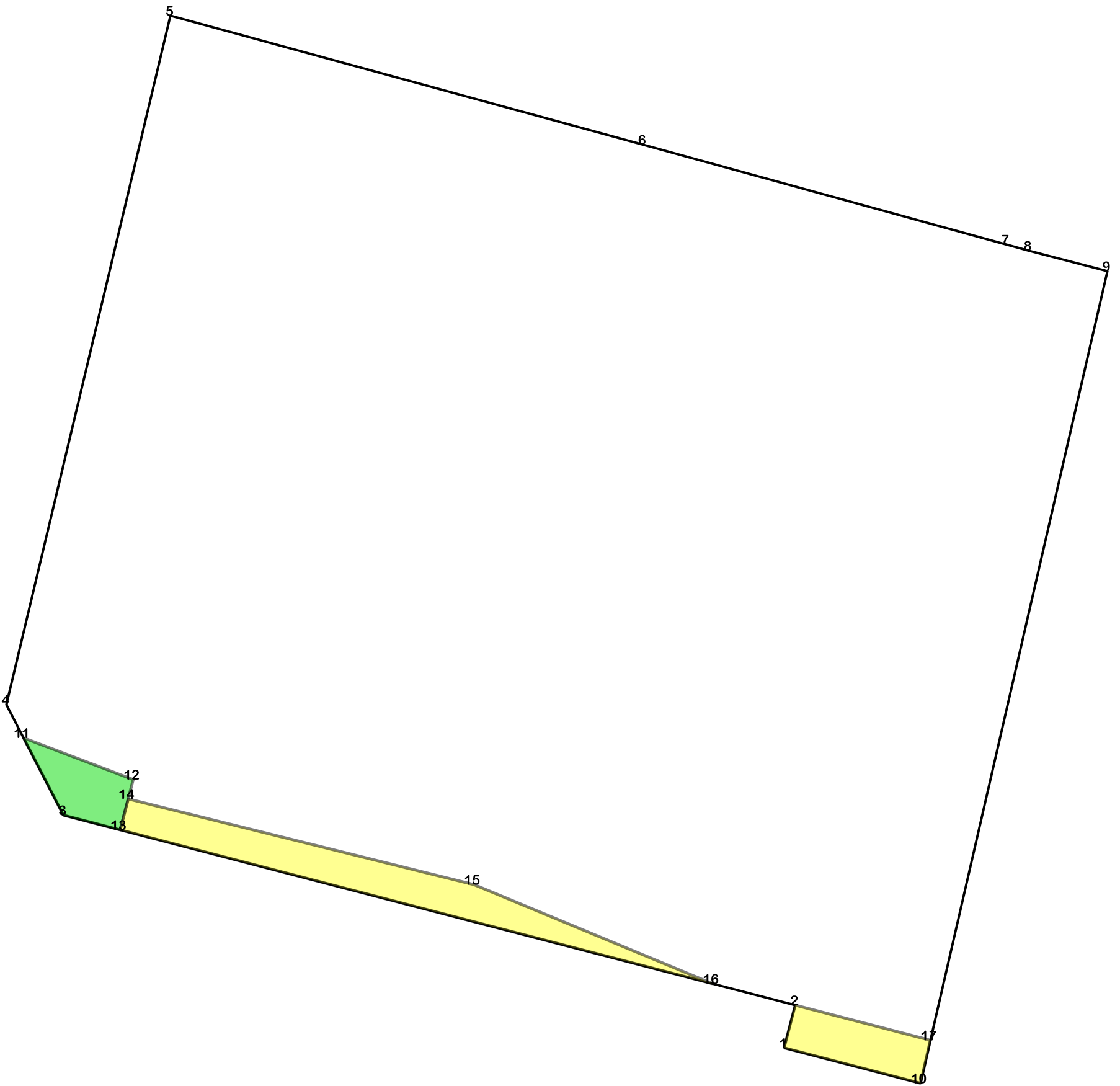
ROADWAY DESIGN UNIT
ROADWAY DESIGN
ENGINEER

HYDRAULICS
ENGINEER

DOCUMENT NOT CONSIDERED FINAL
UNLESS ALL SIGNATURES COMPLETED

PREPARED BY
HNTB

REVISIONS



NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
RIGHT OF WAY BRANCH	
BROAD RIVER WATER AUTHORITY	
PARCEL # 009	HL0065_RWA.dgn
DB 2020 PG 3663	10-07-2025

	SQR FT	ACRES		
ROW	308	0.007		
FROM - TO	DISTANCE (FT)	BEARING	RADIUS (FT)	CURVE LENGTH (FT)
R2233B-7 - 3	4416.39	N 77°02'22" W		
3 - 11	21.74	N 27°16'22" W		
11 - 12	29.34	S 69°11'04" E		
12 - 13	13.00	S 14°33'37" W		
13 - 3	14.67	N 75°26'23" W		

	SQR FT	ACRES		
TCE	1045	0.024		
FROM - TO	DISTANCE (FT)	BEARING	RADIUS (FT)	CURVE LENGTH (FT)
R2233B-7 - 13	4401.72	N 77°02'41" W		
13 - 14	8.00	N 14°33'37" E		
14 - 15	89.01	S 76°05'01" E		
15 - 16	64.63	S 67°26'06" E		
16 - 13	153.00	N 75°26'23" W		

	SQR FT	ACRES		
TCE	386	0.009		
FROM - TO	DISTANCE (FT)	BEARING	RADIUS (FT)	CURVE LENGTH (FT)
R2233B-7 - 10	4192.60	N 77°16'31" W		
10 - 1	35.21	N 75°26'23" W		
1 - 2	11.00	N 14°33'37" E		
2 - 17	34.90	S 75°26'23" E		
17 - 10	11.00	S 12°57'41" W		

TYPE	COUNT	SQR FEET	ACRES
Parcel	1	48498	1.113
ROW	1	308	0.007
TCE	2	1430	0.033
PDE	0	0	0.000
PUE	0	0	0.000
PCE	0	0	0.000
PE	0	0	0.000
TDE	0	0	0.000
TUE	0	0	0.000
DUE	0	0	0.000
DTE	0	0	0.000
AUE	0	0	0.000
REM	0	0	0.000
SE	0	0	0.000
Other	0	0	0.000

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THE PROPERTY SHOWN ON THIS MAP WAS LOCATED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR HIGHWAY DESIGN PURPOSES. SOME ERROR MAY EXIST BETWEEN THE GRAPHICAL AND ACTUAL GROUND LOCATIONS OF PROPERTY LINES. THIS MAP IS TO BE USED AS A GRAPHICAL REPRESENTATION OF THE NCDOT'S INTENT TO ACQUIRE PROPERTY FOR RIGHT OF WAY PURPOSES, AND IN NO WAY REPRESENTS AN ACTUAL BOUNDARY SURVEY OF THIS PROPERTY.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
RIGHT OF WAY BRANCH	
BROAD RIVER WATER AUTHORITY	
PARCEL # 009	HL0065_RWA.dgn
DB 2020 PG 3663	10-07-2025

Property Summary

Tax Year: 2025

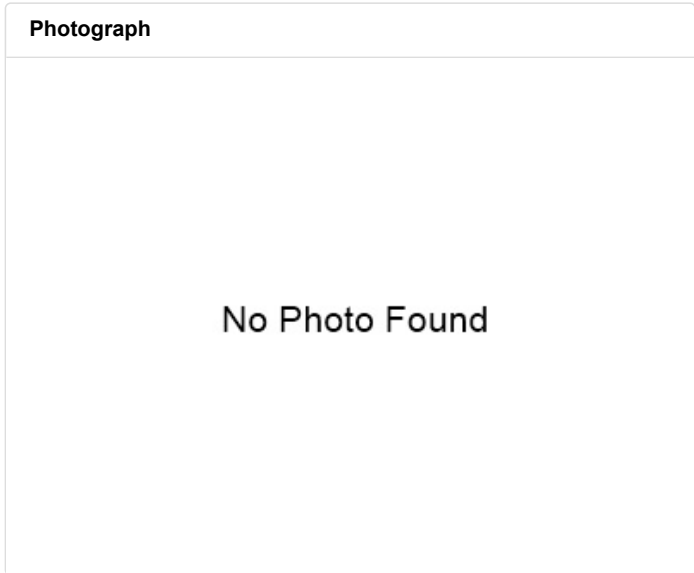
REID	1203437	PIN	1610-81-5210	Property Owner	BROAD RIVER WATER AUTHORITY
Location Address	0 MAIN ST	Property Description		Owner's Mailing Address	PO BOX 37 SPINDALE NC 28160

Administrative Data	
Plat Book & Page	
Old Map #	NONE
Market Area	C35L
Township	Rutherfordton
Planning Jurisdiction	RUTHERFORD
City	RUTHERFORDTON
Fire District	
Spec District	MD7 TWN RUTHFTN MSD
Land Class	COMMERCIAL
History REID 1	
History REID 2	
Acreage	0.53
Permit Date	
Permit #	

Transfer Information	
Deed Date	3/21/2019
Deed Book	002020
Deed Page	03663
Revenue Stamps	\$650
Package Sale Date	3/21/2019
Package Sale Price	\$162,500
Land Sale Date	
Land Sale Price	

Improvement Summary	
Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Property Value	
Total Appraised Land Value	\$69,000
Total Appraised Building Value	
Total Appraised Misc Improvements Value	\$5,700
Total Cost Value	\$74,700
Total Appraised Value	
Other Exemptions	\$74,700
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	



Building Summary

Misc Improvements Summary

Section G, Item 1.

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
0	10000	SIZE	ASPHALT PAVING	\$2.85		1986	80	0	0		\$5,700
Total Misc Improvements Value Assessed: \$5,700											

Land Summary

Land Class: COMMERCIAL		Deeded Acres: 0		Calculated Acres: 0			
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
CIV		PRIMARY SITE	23000.00 SQUARE FOOT PRICED	\$3			\$69,000
Total Land Value Assessed: \$69,000							

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	BROAD RIVER WATER AUTHORITY	DEED	100	650	\$162,500	002020	03663	3/21/2019
1 Back	FIRST CHARTER REAL EST HOLDING/ FIFTH THIRD BANK AKA/ FIFTH THIRD BRANCH REAL & PERS	DEED	100, 100, 100	0		000789	00068	12/20/2001
2 Back	BRIGHT, JAMES CO INC	DEED	100	140	\$70,000	000605	00398	1/5/1993

Notes Summary

Building Card	Date	Line	Notes
No Data			

Understanding the Right of Way Process





North Carolina is one of the fastest growing states in the nation. As the state grows, the need for transportation improvements grows as well. The N.C. Department of Transportation (NCDOT) is committed to providing a safe transportation system that ensures people and goods can get where they need to go, improve economic opportunities and protect the quality of our state.

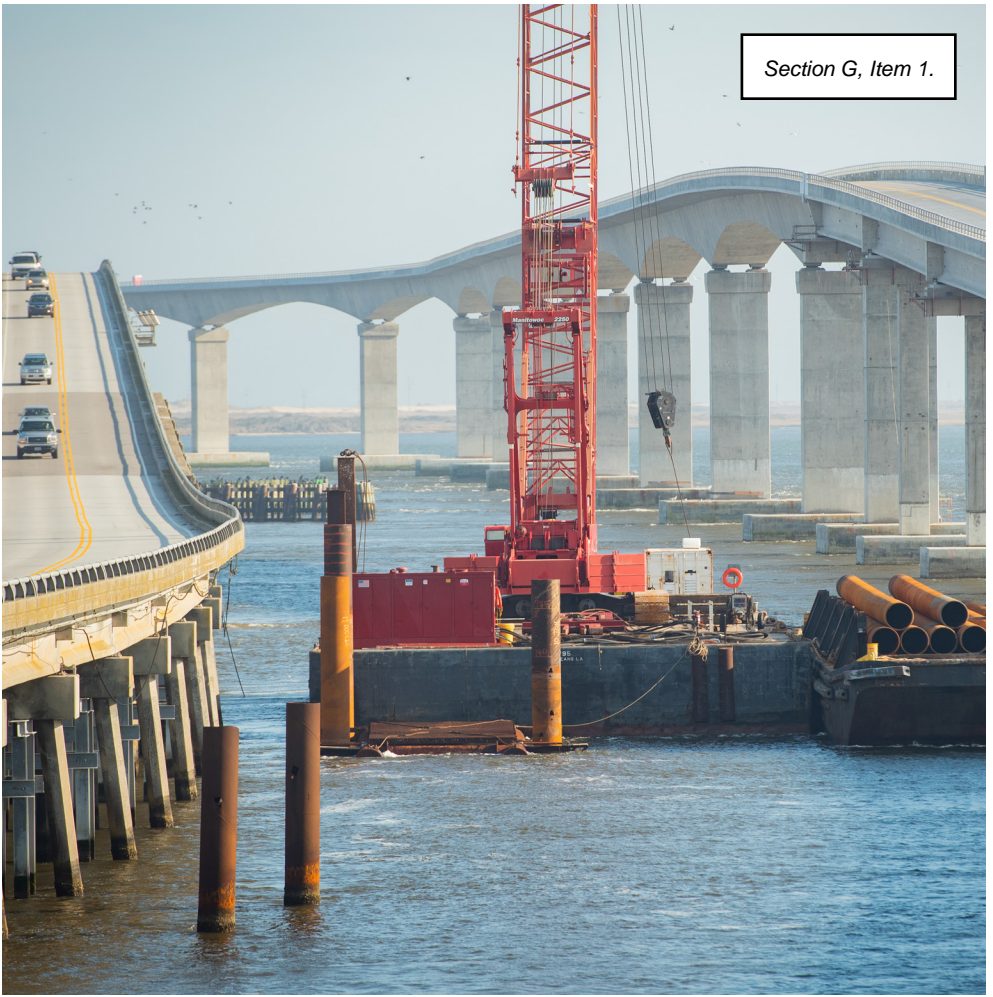
Often this process involves the purchase of land so that North Carolina's highways and other public modes of transportation can expand and handle increased demands. If you own property near an existing or proposed highway, you may be interested in how NCDOT operates and how you, as a citizen, may be affected by a highway or other transportation project.

NOTICE REQUIREMENT

The notice requirement in 49 C.F.R (Code of Federal Regulations) 24.102(b) provides: ***“Notice to owner. As soon as feasible, the Agency shall notify the owner in writing of the Agency's interest in acquiring the real property and the basic protections provided to the owner by law and this part.”***

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WHY IS NORTH CAROLINA'S TRANSPORTATION INFRASTRUCTURE SO IMPORTANT?

North Carolina maintains more than 80,000 miles of roads throughout the state. As North Carolina's population continues to grow, it is essential that transportation improves for citizens and visitors. For example, highways with improved accessibility improve the safety of travel for the public, emergency vehicles and school buses.

Not only do improved highways improve and ensure safety, but they also create jobs that grow North Carolina's economy. Tourism and recreation increase, the economy improves, and residential, commercial and industrial developments thrive.

STEPS IN A TRANSPORTATION PROJECT

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A certain amount of private property must be acquired to provide North Carolinians with safer and modern transportation systems. This is a consideration that the department does not take lightly. Your land is one of your most valuable possessions and NCDOT will consider all reasonable options to avoid the purchase of private property where possible.

The coordinated efforts of planners, Right of Way agents, design engineers, traffic engineers and others are needed to determine the safest location and design that most benefits the public.

STEPS FOR A NCDOT TRANSPORTATION PROJECT

- 1 A transportation project is identified
- 2 Multiple elements related to the future project are studied (*traffic, property surveys, etc..*)
- 3 Public hearings and meetings take place; environmental studies are conducted
- 4 Project alignment (path of location) is approved
- 5 Project design is approved and property needs are identified
- 6 Right of way acquisition is authorized by the NCDOT Board of Transportation
- 7 Boundary surveys are prepared and right of way to be acquired is marked on the property
- 8 A written offer is made to the property owner
- 9 The property owner receives just compensation
- 10 Relocation assistance is provided to those who are eligible.
- 11 NCDOT certifies former property owners have moved from the property
- 12 NCDOT advertises for construction, bids are submitted and the construction contract is awarded
- 13 Construction begins
- 14 Project is complete and open to the public



INITIAL CONTACT WITH NCDOT

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Once a transportation route is approved and the design is complete, detailed plans are developed which determine the amount of land needed for the construction of the transportation project. If you are identified through a title search as an owner of property needed for the project, a Right of Way agent will contact you to discuss the highway project and its impact on you.

Right of Way agents are trained to explain the project and answer any questions you have.

- The transportation project may require only a portion of your property (partial acquisition) or your entire property
- You will be shown highway right of way plans to see how your property may be affected
- You will be advised of your legal rights during the initial meeting



YOU HAVE THE LEGAL RIGHT TO:

1. Have your property appraised by a licensed appraiser
2. Accompany the appraiser on the inspection of all structures on your property
3. Have your property appraised for value without any appraiser conflict of interest and without undue influence or coercion reflected in the appraised value
4. Receive a written offer for compensation
5. Negotiate with NCDOT on your written offer
6. Be paid the full amount of compensation prior to being required to vacate your property
7. Receive an offer to purchase any small, remaining tracts left over from your acquisition at market value
8. Be informed of your rights and benefits under the Relocation Program if your dwelling or commercial building is in the path of the highway project
9. Be assured of your rights under Title VI, the Civil Rights Act of 1964, N.C. General Statutes, and 49 CFR Code of Federal Regulations
10. Have your compensation determined by a court of law if you cannot reach a settlement with NCDOT



THE APPRAISAL PROCESS

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Following your initial meeting with the Right of Way agent, an appraiser will contact you to set up a meeting to assess fair market value. You are guaranteed to have your property appraised for value without any appraiser conflict of interest and without undue influence or coercion reflected in the appraised value.

If the impacts to your property are minimal, the agent may prepare a “value evaluation” in lieu of an appraisal. This evaluation will involve an analysis of recent sales of similar properties in the area. If you are unsatisfied with the value evaluation or prefer to have a complete appraisal analysis performed, you can always request to have your property appraised by a general licensed appraiser.

The appraiser may need to see the inside of your home or business and take measurements to ensure your appraisal is as accurate as possible. You have the right to accompany the appraiser on the inspection of all structures on your property and ask questions.

A review appraiser will review the completed appraisal to ensure all elements affecting your property values are considered and an accurate appraisal of value is set.



WRITTEN OFFER TO PURCHASE

You will receive a written offer for compensation for the fair market value of your impacted property. The offer will represent the full amount of the approved appraisal or value evaluation.

YOUR WRITTEN OFFER WILL INCLUDE:

- 1 The full amount offered as just compensation. If NCDOT does not need your entire property for the project, your written offer will state whether you are entitled to receive damages to your remaining property.
- 2 A description and location of your land to be acquired
- 3 Identification of buildings, structures and/or other items which are considered part of the property needed for the project. When appropriate, a statement will identify any separately held ownership interest in the property such as tenant-owned improvements.
- 4 An offer to purchase any small, remaining tracts, deemed as uneconomic by the Department, that has no utility or economic potential to the Department or property owner.



SETTLEMENT AND CLOSING

You have the right to negotiate with the department on your settlement. When you reach a settlement, you may expect payment within 2-6 weeks from the date documents are signed.

If you have an outstanding lien or mortgage on the property, it may take longer than normal to receive payment. Liens and mortgages must be paid off or NCDOT must receive a release from the mortgage or lien company allowing the department to proceed with payment to you while your lien or mortgage is active. NCDOT will hire a closing attorney, at no charge to you, to process any lien or mortgage information or payments on your behalf. The closing attorney will legally transfer the property to NCDOT at a formal closing, at no cost to you.

In some situations where the amount of land needed for the project is small, your Right of Way agent may be able to close the claim without the aid of an attorney. In such cases, the agent will record the deed between you and NCDOT and deliver payment to you.



TAX PRORATIONS

At closing, the amount of right of way you deed to NCDOT will be deducted from your county tax assessment. However, you may still be required to pay the full taxes of your property prior to this. You are eligible to be reimbursed for a portion of your current real estate property taxes which will be prorated at the time of closing by the closing attorney. You could be asked to provide tax receipts to the Right of Way agent to process this reimbursement.

IRS REPORTING

The sale of property for public purposes falls within the Internal Revenue Service classification of “Involuntary Conversion.” Your federal income taxes may be affected by the sale of your property. You will receive a 1099 at the end of the year by either NCDOT or the attorney who closed on your property.

WHAT HAPPENS IF YOU DON'T AGREE ON THE VALUE OF YOUR PROPERTY WITH NCDOT FOR THE SALE OF YOUR PROPERTY?

The North Carolina Constitution permits the State to acquire your property for a transportation project, provided you are paid just compensation. There is no requirement that you reach a settlement with NCDOT for the sale of your property. To fully protect your rights, the laws of North Carolina allow you to have compensation determined by a court of law.

If you and the department do not reach an agreement on the value of your property, the Right of Way agent will request the Attorney's General office to initiate a lawsuit allowing NCDOT to acquire your property through the Clerk of Superior Court in the county where your property is located. This process is known as condemnation.

STEPS FOR CONDEMNATION:

STEP 1

NCDOT notifies you or your representative of an impending condemnation lawsuit action. The date of the filing of the lawsuit should be clearly stated to you in a written letter.

STEP 2

The Attorney General's office will file the condemnation action on the date stated to you.

STEP 3

The Attorney General's office will also deposit with the Clerk of Court in the county where your property is located, the amount which NCDOT has offered you as just compensation for your property. Just compensation is the fair market value indicated on your written offer letter.

STEP 4

Once NCDOT makes a deposit with the Clerk of Court, the department has the right to enter onto your property. If necessary, NCDOT will notify you of a date you need to vacate premises. We want to work with you to provide as much as time as possible to find and move to a new home while keeping the project on schedule.

STEP 5

You can apply to the Clerk of Court to withdraw the money from the deposit. Your application to withdraw this money does not mean that you agree to settle. The judge who disperses this money may elect to withhold some, or all, money for taxes, mortgages, liens and assessments, and may pay those items out of your deposit money. Once the deposit is made available, interest on the amount of the deposit will NOT accrue, even if left on deposit with the court.

STEP 6

If you decide to contest the valuation of your property by NCDOT, you must file a response to the lawsuit as filed by the Attorney General's office. It is important that you or your representatives file in a timely manner. If an answer to the lawsuit is not filed within one calendar year, NCDOT can seek a default judgment which would allow the judge to award a settlement in the amount of the deposit amount filed.

STEP 7

The Clerk of Court will set a date for the trial where a jury will hear testimony from you and NCDOT. Negotiations can continue during the process. If an agreement is reached prior to the trial, both parties can petition the judge for settlement approval.

STEP 8

The court will require formal mediation prior to trial if both parties still have not reached a resolution. You or your representative will be contacted to select a certified mediator.

STEP 9

If a settlement with NCDOT is not reached at mediation or prior to trial, the judge will commence trial on this matter to determine fair market value of your property.



THE RELOCATION ASSISTANCE PROGRAM

If you are required to move, you will be informed of your rights and benefits under the Relocation Program. The Right of Way agent will provide you with relocation advisory services and assist you through the relocation process.

In some instances, you will receive replacement housing payments for moving as determined by State and Federal regulations. You will be paid the full amount of compensation before being required to vacate your property.

FREQUENTLY ASKED QUESTIONS

Why are Public Meetings Held?

A public meeting gives you and local officials the opportunity to have an open discussion regarding the need for and merits of the proposed transportation project. An official transcript is made of these comments and NCDOT will review and discuss them to determine if suggestions can be implemented into the plan.

Can a Survey or Soil Testing Crew Enter my Property Without my Permission?

Yes. North Carolina General Statute 136-120 permits survey or soil testing crews authorized by NCDOT to enter upon any lands to perform surveys or soil tests without permission from the property owner. However, as a matter of law, crews are required to notify you before doing so. The law also provides that compensation be paid to you for any damages or injury to the premises caused by these crews.



What if my Property is Being Affected by a Transportation Project, but the Date to Purchase my Property is Years in the Future? Can NCDOT Purchase my Property Now?

NCDOT cannot purchase your property until the project is authorized. However, the department does allow affected property owners to apply for the purchase of property early if you have a hardship. You must be able to prove that you can have a medical or financial hardship, or a safety concern for NCDOT to consider the purchase of your property in advance. You may request a hardship acquisition application from your local Division Right of Way office.

What if I Own Rental Property That is Affected by the Transportation Project and my Tenants Move out after Hearing how the Project will Affect the Property?

Until NCDOT acquires your rental property, your lease is still valid with the tenant. You have the right to enforce your lease until the Department acquires your property. If your tenant moves out and you are having difficulty leasing the property because of knowledge of the transportation project, you can request that NCDOT pay your rent on the property for up to six months.

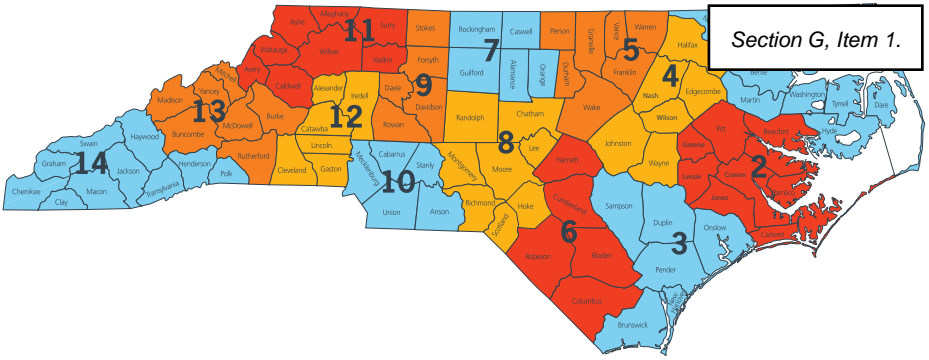
If the department approves this payment, you cannot lease the property to anyone. Your request for protective rent will typically only be considered for projects where the Right of Way project acquisition start date is less than six months from anticipated Right of Way project authorization by the Board of Transportation.

May I Request a Meeting with Right of Way or Division Staff Before the Right of Way Acquisition Process Begins?

Absolutely! In fact, we encourage you to contact your local NCDOT Right of Way or Division Office to find out as much as possible about a transportation project. On the next few pages, you will find a roster of our local Right of Way and Division Offices.

How are my Rights Protected During the Acquisition of my Property?

When NCDOT decides to impact private lands, we do so with great care and study. We do not want to acquire any lands we do not absolutely need. You can learn more about your rights under Title VI, the Civil Acts Right of 1964, N.C. General Statutes, and 49 CFR Code of Federal Regulations.



DIVISION 1

Division Engineer's Office

113 Airport Drive, Suite 100
 Ahoskie, N.C. 27910
 (252) 482-1865

Right of Way Office

230 N.C. 42 West
 Ahoskie, N.C. 27910
 (252) 332-8182

DIVISION 2

Division Engineer's Office

2815 Rouse Rd. Extension
 Kinston, N.C. 28504
 (252) 775-6100

Right of Way Office

1430 East Arlington Blvd.
 Greenville, N.C. 27858
 (252) 364-9030

DIVISION 3

Division Engineer's Office

5501 Barbados Blvd.
 Castle Hayne, N.C. 28429
 (910) 341-2000

Right of Way Office

5501 Barbados Blvd.
 Castle Hayne, N.C. 28429
 (910) 341-2100

DIVISION 4

Division Engineer's Office

509 Ward Blvd.
 P.O. Box 3165
 Wilson, N.C. 27895
 (252) 640-6400

Right of Way Office

490 Ward Blvd.
 Wilson, N.C. 27985
 (252) 640-6570

DIVISION 5

Division Engineer's Office

2612 N. Duke St.
 Durham, N.C. 27704
 (919) 220-4600

Right of Way Office

815 Stadium Dr.
 Durham, N.C. 27704
 (919) 220-4700

DIVISION 6

Division Engineer's Office

P.O. Box 1150
 Fayetteville, N.C. 28302 (mail)
 558 Gillespie St.
 Fayetteville, N.C. 28301 (physical)
 (910) 364-0600

Right of Way Office

Fayetteville, N.C. 28302 (mail)
 455 Transportation Dr.
 Fayetteville, N.C. 28301 (physical)
 (910) 364-0605

DIVISION 7

Division Engineer's Office

P.O. Box 14996 (*mail*)
Greensboro, N.C. 27415-4996
1584 Yanceyville St. (*physical*)
Greensboro, N.C. 27415-4996
(336) 487-0000

Right of Way Office

1101 E. Wendover Ave., Suite 200
Greensboro, N.C. 27405
(336) 334-3515

DIVISION 8

Division Engineer's Office

121 DOT Drive
Carthage, N.C. 28327
(910) 773-8000

Right of Way Office

293 Olmsted Blvd., Suite 11A
Pinehurst, N.C. 28374
(910) 621-6100

DIVISION 9

Division Engineer's Office

375 Silas Creek Pkwy.
Winston-Salem, N.C. 27127
(336) 747-7800

Right of Way Office

1605 Westbrook Plaza Dr.,
Suite 201
Winston-Salem, N.C. 27103
(336) 760-8737

DIVISION 10

Division Engineer's Office

716 W. Main St.
Albemarle, N.C. 28001
(704) 983-4400

Right of Way Office

206 Charter Rd.
Albemarle, N.C. 28001
(704) 244-8900

DIVISION 11

Division Engineer's Office

801 Statesville Rd.
North Wilkesboro, N.C. 28659
(336) 903-9101

Right of Way Office

709 Statesville Ave. (*physical*)
North Wilkesboro, N.C. 28659
(336) 667-9114

DIVISION 12

Division Engineer's Office

P.O. Box 47 (*mail*)
Shelby, N.C. 28151-0047

1710 E. Marion St. (*physical*)
Shelby, N.C. 28151-0047
(980) 552-4200

Right of Way Office

840 Wallace Grove Dr.
Shelby, N.C. 28150
(704) 480-5472

DIVISION 13

Division Engineer's Office

55 Orange St.
Asheville, N.C. 28801
(828) 250-3000

Right of Way Office

6 Roberta Rd., Suite 102
Asheville, N.C. 28803
(828) 274-8435

DIVISION 14

Division Engineer's Office

253 Webster Rd.
Sylva, N.C. 28779
(828) 586-2141

Right of Way Office

1594 E. Main St.
Sylva, N.C. 28779
(828) 586-4040

ROW ACQUISITION PROCESS CHECKLIST

Section G, Item 1.

1. Initial contact date:

2. Appraisal/value evaluation inspection date:

3. Written offer date:

4. Settlement date:

5. Closing date:

6. If no settlement, condemnation filing date:

Visit us at
ncdot.gov



Item G-2: Resolution 13-25 NCDOT ROW for Poors Ford

The NCDOT has offered a sum of \$2,275 for a right of way and temporary easement on the property located at 1141 Poors Ford Rd, Rutherfordton, which is the location of the Authority's 5 million gallon ground storage tank and pump station. This is part of the Hwy 221A project. Documents included describe the property and maps show the location.

RESOLUTION NO. 13-25

Meeting of November 25, 2025

**A RESOLUTION APPROVING THE OFFER FROM NCDOT
TO PURCHASE PROPERTY AT POORS FORD RD**

WHEREAS, the NC Department of Transportation (NCDOT) has contracted with The Right of Way Group, LLC. to acquire the necessary Right of Way and Easement areas needed related to the construction of project R-2233BA Rutherfordton Bypass from US 74 Bypass to US 221 South of US 74 Business (Charlotte Road); and

WHEREAS, this project will impact the property owned by the Authority at 1141 Poors Ford Rd, Rutherfordton, which is the site of the Authority’s Poors Ford ground storage facility and pump station; and

WHEREAS, the description of land and effects of the acquisition are stated as “approximately 5.110 acres of which 0.000 acres is being acquired as right of way, leaving 5.110 acres remaining on the right with access to Poors Ford Road. Also being acquired is a temporary construction easement containing approximately 0.043 acres and a permanent utility easement containing approximately 0.032 acres.” for the improvements of “chain link fence”; and

WHEREAS, the total contingent offer for this right of way and temporary easement is \$2,275.00.

**NOW, THEREFORE, BE IT RESOLVED BY THE BROAD RIVER WATER
AUTHORITY:**

1. The offer attached is accepted by the Authority.
2. Maria S. Hunnicutt, Executive Director, is hereby authorized to act on behalf of the Authority to administer the agreement conditions.
3. This resolution shall become effective upon its adoption and approval.

Adopted and approved by vote of (for _____)(against _____) this the 25th day of November, 2025.

Broad River Water Authority

Attest: _____
Maria S. Hunnicutt, Secretary

By: _____
Danny Searcy, Chairman

**SUMMARY STATEMENT/CONTINGENT OFFER TO PURCHASE REAL PROPERTY
DUE TO THE ACQUISITION OF RIGHT OF WAY AND DAMAGES**

TO: Broad River Water Authority DATE: 10/22/25
112 Main Street TO: Lessee, if Applicable
Rutherfordon, NC 28139

TIP/PARCEL NO.: R-2233BA 092
COUNTY Rutherford WBS ELEMENT: 34400.2.4
DESCRIPTION: Rutherfordon Bypass from US 74 Bypass to US 221 South of US 74 Business (Charlotte Road)

Dear Property Owner:

The following contingent offer of just compensation is based on the fair market value of the property and is not less than the approved appraised value for the appropriate legal compensable interest or interests. The approved value disregards any increase or decrease in the fair market value of the property acquired due to influence caused by public knowledge of this project. The contingent offer of just compensation is based on an analysis of market data, comparable land sales, and, if applicable, building costs in the area of your property. **Please retain this form as it contains pertinent income tax information.**

Value of Right of Way to be Acquired	\$	<u>0.00</u>
Value of Permanent Easements to be Acquired	\$	<u>325.00</u>
Value of Temporary Easement (Rental of Land) to be Acquired	\$	<u>100.00</u>
Value of Improvements to be Acquired	\$	<u>1,850.00</u>
Damages, if any, to Remainder	\$	<u>0.00</u>
Benefits, if any, to Remainder	minus	<u>\$ 0.00</u>
TOTAL CONTINGENT OFFER	\$	<u>2,275.00</u>

The total contingent offer includes all interests other than leases involving Federal Agencies and Tenant owned improvements.

(A) Description of the land and effects of the acquisition

Subject property described in Deed Book 766, page 509, Rutherford County Registry, contains approximately 5.110 acres of which 0.000 acres is being acquired as right of way, leaving 5.110 acres remaining on the right with access to Poors Ford Road. Also being acquired is a temporary construction easement containing approximately 0.043 acres and a permanent utility easement containing approximately 0.032 acres.

(B) The TOTAL CONTINGENT OFFER includes payment for the improvements and appurtenances described below:
Chain Link Fence

Provided there is sufficient time remaining in the project schedule, you may repurchase these improvements for a retention value, with the stipulation that you remove them from the acquisition area at no expense to the Department.

(C) Should you desire to sell the Department the portion of your property considered to be an uneconomic remnant or buildable lot, as explained to you by the Right of Way Agent, the total contingent offer would be: \$ N/A. Please note that any contingent offer to purchase a remnant/buildable lot is conditioned upon the remnant/buildable lot being environmentally clean prior to the conveyance to the Department. You may be required to provide the Department with a release from the appropriate environmental agency stating that all contaminants have been remediated and/or removed to their standards.

The original of this form was handed/mailed, if out of state owner, to Maria Hunnicutt
on October 22 20 25. Owner was furnished a copy of the Right of Way Brochure/Owner's Letter.

I will be available at your convenience to discuss this matter further with you. My telephone number is 401-486-5321

Please be advised that the agent signing this form is only authorized to recommend settlement to the North Carolina Department of Transportation, and any recommended settlement is not a binding contract unless and until accepted by the North Carolina Department of Transportation by its formal execution of documents for conveyance of Right of Way, Easements, and/or other interests.

(Signed) 
Joe Martin - Right of Way Agent

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION-RIGHT OF WAY UNIT

RIGHT OF WAY TRANSMITTAL SUMMARY

TIP/Parcel No.: R-2233BA 092 WBS Element: 34400.2.4 County: Rutherford

1. Owner(s): Broad River Water Authority Fed Aid Project: N/A

Address: 1141 Poors Ford Rd Rutherfordton, NC 28139

2. Plan Sheet No.: 19 Survey Stations: SS 10+00 to SS 13+00 to SL-Y16- on R

3. Land Area to be Acquired and Values:

Right of Way:		<u>0.000</u>	X	\$ <u>11,000</u>	=	\$ <u>0</u>
Temp Construction Easement (TCE):	<input checked="" type="checkbox"/>	<u>0.043</u>	X	\$ <u>11,000 X 20%</u>	=	\$ <u>100</u>
Drainage Easement	Temp <input type="checkbox"/>	<u>0.000</u>	X	\$ _____	=	\$ <u>0</u>
	Perm <input type="checkbox"/>	<u>0.000</u>	X	\$ _____	=	\$ <u>0</u>
Permanent Utility Easement (PUE):	Perm <input checked="" type="checkbox"/>	<u>0.032</u>	X	\$ <u>11,000 X 90%</u>	=	\$ <u>325</u>
Other:			X	\$ _____	=	\$ <u>0</u>
Land:						\$ <u>425</u>

4. Improvements to be Acquired and Values:

Estimated Value of each Improvement to be acquired:

(1) Chain Link Fence		\$ <u>1,850</u>
Improvements:		\$ <u>1,850</u>

5. Cost to Cure (Damage to Remainder)

Cost to Cure: \$ 0

6. Allocation:

Value of Land to be Acquired:	\$ <u>425</u>
Value of Improvements to be Acquired:	\$ <u>1,850</u>
Cost-to-Cure (Damage to Remainder):	\$ <u>0</u>
Acquisition Total: \$ <u>2,275</u>	

7. Photograph and Sketch of Acquisition attached.

The property owner or owner's representative was contacted on 8/11/2025 and given the opportunity to accompany the **Appraiser** during the inspection of this parcel.

The parcel was inspected on 8/14/2025

Ashley Cooper MAI, MSRE, CPM *Ashley Cooper* 9/30/2025
Specified Appraiser Signed Date

ROW \$ _____ Perm. Easements \$ _____ Temp. Easements \$ _____

NCDOT Administrative Approval Only

Approved By: _____ Date: _____

THE ACQUISITION

THE ACQUISITION

Description of the Acquisition

The Rutherfordton Bypass Project is located from US 74 Bypass to US 221 South of US 74 Business (Charlotte Road) in Rutherford County. The project's goal is to alleviate congestion, enhance safety, and shorten commute times for those using the US 221 corridor in the Rutherfordton area.

The NCDOT has proposed the acquisition of a Permanent Utility Easement on the subject property as well as a Temporary Construction Easement. A description of the easements and acquisition areas follows.

The information provided to us by the client includes the acquisition of property rights for the project impacting the subject. The following summary of acquisition areas is followed by a description of the rights acquired and illustrations of the acquisition. Abbreviations used in this section include:

PUE: Permanent Utility Easement (Red)

TCE: Temporary Construction Easement (Yellow)

Land Areas:	AREA LT. OF R/W	AREA IN R/W	AREA RT. OF R/W	TOTAL
	0.000 AC	0.000 AC	5.110 AC	5.110 AC
Less: Land Area in Existing R/W:	0.000 AC	0.000 AC	0.000 AC	0.000 AC
Appraise Net Areas	0.000 AC	0.000 AC	5.110 AC	5.110 AC
Easements:	TCE: 0.043 AC	PUE: 0.032 AC	PDE: 0.000 AC	
	Other: 0.000 AC	DUE: 0.000 AC		

Land Acquisition

There is no fee simple acquisition proposed for the subject property.

Proposed Easements

Permanent Utility Easement (PUE)

The NCDOT proposes to acquire a PUE located along the frontage on Poors Ford Road. The PUE is trapezoidal in shape, ranging in length from 30.019 feet to 40.810 feet, with a depth ranging from 32.551 feet to 52.364 feet. The PUE will total 0.032-acre, or 1,399.154 square feet and will be used to support underground/overhead utility purposes just inside the property line. The area is highlighted in red on the maps and graphics to follow.

THE ACQUISITION

According to the NCDOT, the *“Said permanent utility easement in perpetuity is for the installation and maintenance of utilities, and for the purposes for which the Department of Transportation is authorized by law to subject the same. The Department of Transportation and its agents or assigns shall have the right to construct and maintain in a proper manner in, upon and through said utility easement area(s) a utility line or lines, with all necessary pipes, poles and appurtenances, together with the right at all times to enter said utility easement area(s) for the purpose of inspecting said utility line or lines and making all necessary repairs and alterations thereon; together with the right to cut away and keep clear of said utility line or lines, all trees and other obstructions inside the utility easement area(s) and to cut, fell and remove any and all trees on the premises that are or may become tall enough, in The Department of Transportation and its agents or assigns’ opinion, to endanger a line or other facility within the utility easement area(s) (“Danger Trees”). The Department of Transportation and its agents or assigns shall also have the right to access the utility easement area(s) and Danger Trees at any time and from time to time by vehicles, equipment, and pedestrians, provided that such access to the utility easement area(s) and Danger Trees from outside of the utility easement area(s) shall be confined to then-existing streets, roads, and driveways to the extent they provide sufficient access. The Department of Transportation shall also have the right to construct and maintain the cut and/or fill slopes in the above-described permanent utility easement area(s), and the right to use the permanent utility easement area(s) for additional working area during the above-described project. The underlying fee owner(s) retain(s) the right to continue to use the permanent utility easement area(s) in any manner and for any purpose, including but not limited to access and parking, provided that such use does not interfere with or disturb the permanent utility easement or utility installations. The Department of Transportation’s acquisition of the permanent utility easement(s), by itself, does not constitute new control of access (C/A), and the subject property shall retain existing abutter’s rights (if any) and existing points of ingress and egress (if any) not affected by other takings on the subject property. Furthermore, upon completion and acceptance by the Department of Transportation of the above-described project, utilities or appurtenances within the permanent utility easement(s) shall not be added or modified to i) obstruct the subject property’s access point(s), and/or ii) unreasonably interfere with the subject property’s parking.”*

Temporary Construction Easement (TCE)

The temporary construction easement will total 0.043-acre (1,872.992-square feet). The TCE is located along the frontage on Poors Ford Road. The TCE is rectangular in shape, extending approximately 30.77 feet south with a width of approximately 61 feet. The TCE will be used during the construction period to allow for access of equipment and personnel required to complete the installation of the previously discussed proposed acquisition. Upon completion of the project, all property rights in this area will revert back to the property owner. The TCE is highlighted in yellow on the maps and graphics to follow.

THE ACQUISITION



AERIAL MAP WITH OVERLAY & PHOTO IDENTIFICATION

Effects of the Acquisition

Land

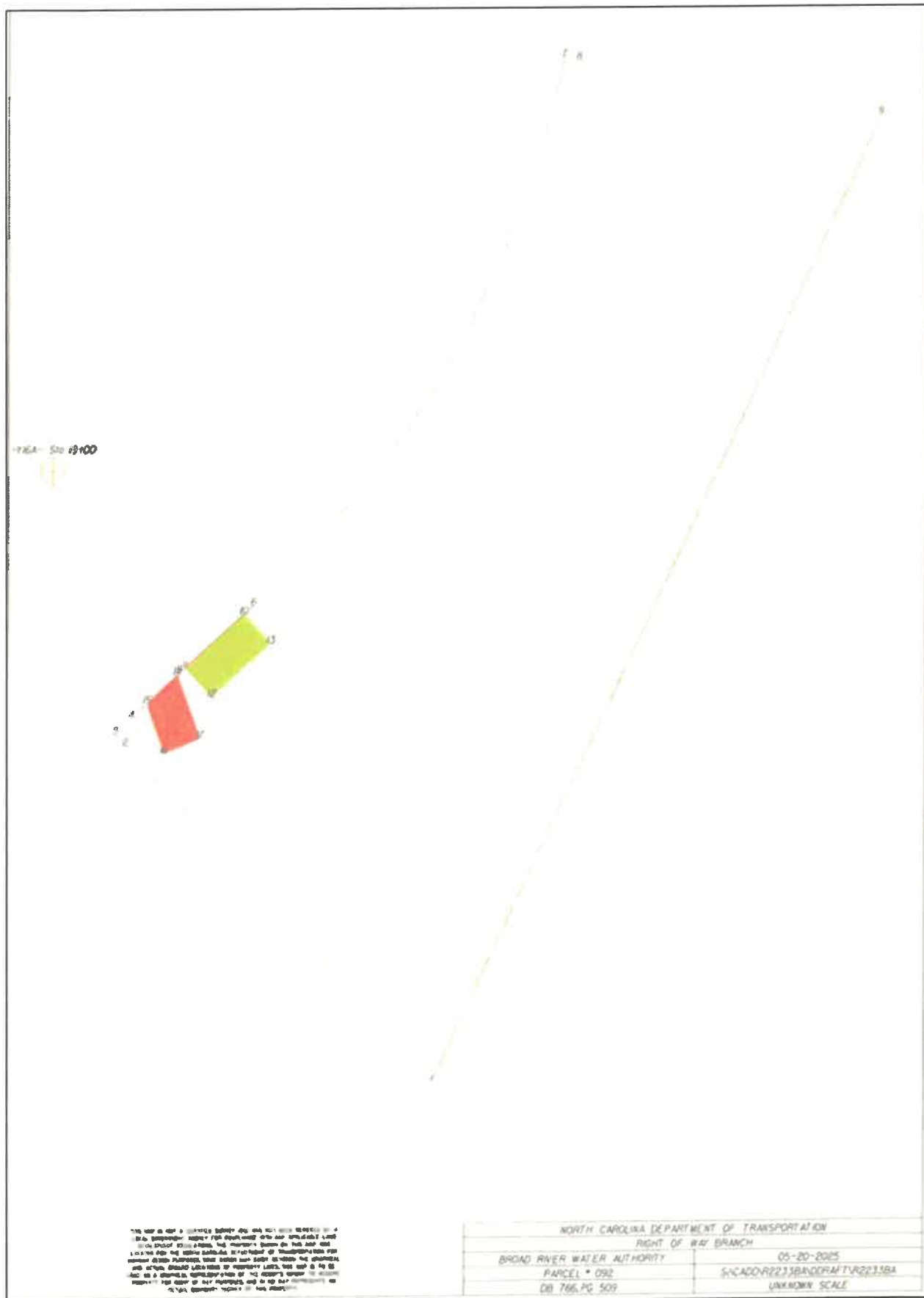
After the acquisition, the subject's size will remain unchanged at 5.110-acre with overall similar shape and utility as before the addition of the PUE and TCE. The PUE is permanent whereas the TCE is temporary for the duration of the project. Based on the documentation provided, the permanent easement is located along the periphery of the site, overlapping with existing overhead powerlines. Therefore, the location of the permanent easement does not significantly impact site utility.

The existing right-of-way of Poors Ford Road will terminate in a cul-de-sac to the north of the subject, and the roadway will be tied into a new proposed route for Poors Ford Road further west of the subject. The subject site will retain its access point on Poors Ford Road which connects to the new roadway, providing similar connectivity to US 221 S to the north and the Hwy 74 Bypass to the south. The site's remaining acreage is sufficient to support residential improvements consistent with the market. The site will retain access, frontage, and visibility from Poors Ford Road with similar connectivity to surrounding thorough-fares.

It is noted that the subject's current owner, a public utility company, has plans to expand the existing water utility operation on the site. Project plans for the operation were provided and show the construction of a new pump house southeast of the proposed PUE, an expanded gravel driveway, and miscellaneous infrastructure all outside of the acquisition areas. The project plans do not impede the planned expansion on the subject property.

The site will still be able to accommodate residential development, which was determined to be its highest and best use before the acquisition. The Appraiser has researched the market and considered damages to the remainder and has reached a satisfactory independent conclusion that there are no additional damages to the remainder.

THE ACQUISITION



CADD SHEET (PARCEL #092)

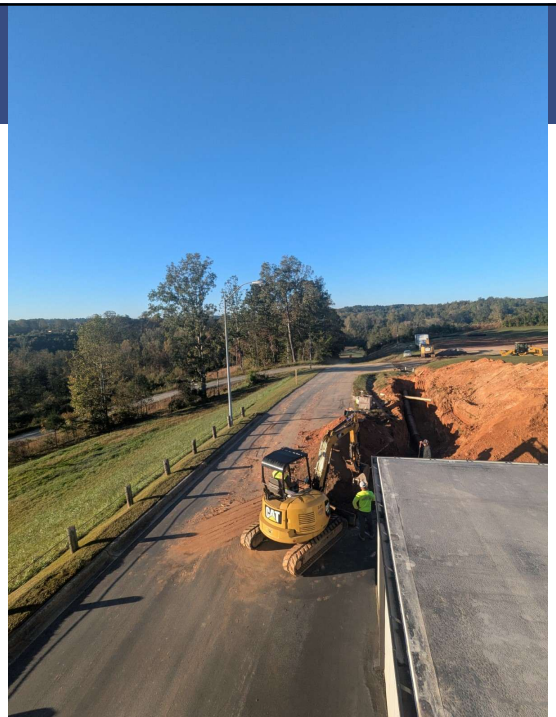
DIRECTOR'S REPORT: LEADERSHIP TEAM October 2025



PROJECTS

WTP

- Plant is running great, back to normal chemical usage levels after 12 months post-Helene.
- Raw Water Line Project - Carolina Specialties Construction/ Kimley Horn
 - Initial pressure tests failed. Contractor to find issue and repair. Substantial completion expected prior to Jan 2, 2026.
- Equipment Building
 - Grading completed and contractor selected.
- WTP and Poors Ford Improvements - Garver
 - Design has been submitted for permitting.. DEQ review could be delayed until January pushing out bid timeframe. Expected costs ~\$13 million.
- \$3.2 million funding application submitted for Raw Water Canal Improvements



PROJECTS

Distribution

- Azalea Dr replacement complete
- N Cleghorn replacement is next
- Engineering underway for new line extensions at Springhead Commons and on Dewitt Owens Rd
- Generator for shop/ warehouse
 - Permits pulled, equipment to be delivered in Jan
- Construction has started on shed/ cover for pipe



LOVE'S / Hwy 221 Update

- EDA grant of \$1.9 Million awarded July 2023
- Bid opening 10/23:
 - Two Brothers \$4,152,156
 - Piedmont Utility \$4,356,376
 - TP Howard \$5,775,833
- Odom reduction of scope based on line-item pricing
 - Sewer
 - Removal of sewer liftstation upgrades and forcemain
 - Removal of Highway 221 encasement at Birch Hutchins.
 - Sewer will be installed to intersection of Birch Hutchins and Highway 221.
 - Reduction of contingency (Slightly less than 10%)
 - Water
 - Removal of Water line from Birch Hutchins to Buildz
 - Removal of water line on NorthShore parcel.
 - Reduction of contingency (Slightly less than 10%)
 - Two Brothers \$1,913,172

4



PROJECTS

Admin/ Organizational

- 2nd visit on-site Audit work completed 11/13
- Lead Service Line Inventory \$1M
 - Progress Meetings 10/20 & 11/18
 - Public notice to be mailed to “unknowns” mid December (next slide)
- Focus on addressing Ampstun billing software issues and AMI infrastructure project delays

5

PEOPLE

- **Employee Lunch - Community Connection 10/29**
- **Employee Lunch - Thanksgiving 11/19**





TRICK OR TREAT ON MAIN 2025

7

WE'RE A
TOYS FOR TOTS
DROP-OFF SITE!



TOYS FOR TOTS

HELP US SPREAD
HOLIDAY CHEER
THIS SEASON!

BROAD RIVER
WATER AUTHORITY



CHRISTMAS
Pajama Party

Wednesday Dec. 17th @ 12pm
Dist. Training Center
PLEASE WEAR CHRISTMAS PJS

- FOOD - DRINKS - REINDEER GAMES - FUN - PRIZES -

8

Social Media/Community Engagement

9

PRIORITIES

	Billed Volume MG	Billed Volume MGD	Revenue	\$ Compared to prior month	\$ Compared to prior year
Oct 25	186.72 MG	6.22 MGD	\$682,313	- 10.7%	+ 3.6%
Sept 25	217.08 MG	7.24 MGD	\$764,520	- 2.1%	+ 3.4%
Aug 25	226.54 MG	7.31 MGD	\$782,510	+ 1.7%	+ 9.4%
July 25	234.5 MG	7.56 MGD	\$769,632	+ 2.1%	+ 0.8%

10

PRIORITIES



- **Meter Register Replacements**
 - 4,755 brain dead registers have been replaced August 2024 - Oct 2025
 - 66% of system replaced
- **Customer Portal**
 - 2,488 users currently
 - Increase from 0 in Sept 2024
- **Bank Draft**
 - 1,490 customers currently
 - Increase from 973 in Sept 2024

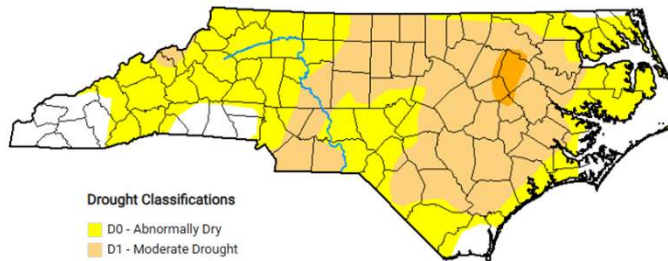
11

Drought Update

Current Conditions

as of November 18, 2025 at 8am ET

US Drought Monitor of North Carolina



Drought Classifications

- D0 - Abnormally Dry
- D1 - Moderate Drought
- D2 - Severe Drought
- D3 - Extreme Drought
- D4 - Exceptional Drought

12

Revenue:	Original FY26 Adopted	10/31/2025	
Operating Revenue:			
Water Services:	\$8,629,300	\$2,926,147	
Taps and Connections:	\$105,000	\$76,959	
Late/ Disconnect/ Penalty Fees:	\$137,000	\$45,279	
Water Testing Fees:	\$12,000	\$3,575	
Billing Services:	\$41,000	\$13,986	
Total Operating Revenue	\$8,924,300	\$3,065,946	34%
Non Operating Revenue:			
Gain on Disposal Fixed Asset			
Miscellaneous Revenue	\$1,000	\$22,589	
Lease of Property	\$45,000	\$16,020	
Interest & Investment	\$200,000	\$53,939	
Reimbursable Revenue (LCRI)	\$1,000,000	\$0	
Reimbursable Revenue (Helene)	\$300,000	\$0	
Total Non-Operating Revenue	\$1,546,000	\$92,548	6%
Capital Revenue:			
Grants			
Transfer From Capital Res. Fund	\$1,234,700	\$0	
Total Capital Revenue	\$1,234,700	\$0	
Total Revenue:	\$11,705,000	\$3,158,494	

Revenue

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Operation & Maintenance Expenses	Original FY26 Adopted	10/31/2025	
Salaries and Wages:	\$2,103,200	\$620,160	
Employee Benefits and Insurance:	\$887,800	\$249,263	
Materials & Chemicals:	\$415,000	\$130,457	
Utilities:	\$756,100	\$203,665	
Auto Fuel:	\$56,600	\$12,025	
Department Supplies & Inventory:	\$365,300	\$111,401	
Billing and Collections:	\$83,500	\$22,228	
Contracted Services:	\$237,000	\$38,963	
Professional Services:	\$117,500	\$34,065	
Repairs and Maintenance:	\$70,000	\$30,737	
Insurance Property and Liability:	\$123,000	\$107,190	
Capital Outlay:	\$30,000	\$8,959	
License and Subscription Fees:	\$100,000	\$54,950	
Travel and Training:	\$34,000	\$5,397	
Miscellaneous Expenses:	\$30,000	\$13,011	
Contingency:	\$30,000	-\$953	
Total O & M Expenses	\$5,439,000	\$1,641,517	30%
Non-Operating Expense			
Reimbursable Expense (LCRI)	\$1,000,000	\$0	
Reimbursable Helene: Interconnect w/ LCF and ICWD	\$100,000	\$0	
Reimbursable Helene: Interconnect w/ Concord Community	\$200,000	\$0	
Transfer To Reserve Fund	\$0	\$0	
Total Non-Operating Expenses	\$1,300,000	\$0	
Debt Expenditures			
Bonds - Principal	\$2,381,800	\$0	
Bonds - Interest	\$104,200		
Total Debt Expenditures	\$2,486,000	\$0	
Total Expenses	\$9,225,000	\$1,641,517	

O&M Expenses

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BROAD RIVER WATER AUTHORITY
Income Statement
As of October 31, 2025

Section H, Item 2.

	Month Ending 10/31/2025	Month Ending 09/30/2025	Year To Date 10/31/2025	Prior Year To Date 10/31/2024
REVENUE				
Operating Revenue				
Water Services:	673,307.38	706,351.99	2,926,147.44	2,901,832.56
Taps and Connections:	24,459.20	23,175.00	76,959.20	76,345.00
Late/ Disconnect/ Penalty Fees:	12,197.93	11,549.95	45,278.77	47,381.55
Water Testing Fees:	815.00	390.00	3,575.00	4,350.00
Billing Services:	3,498.80	3,494.55	13,985.85	13,928.90
Total Operating Revenue	714,278.31	744,961.49	3,065,946.26	3,043,838.01
Non-Operating Revenue				
Miscellaneous Revenue	22,588.85	0.00	22,588.85	0.00
Lease of Property	3,940.75	3,962.63	16,019.96	14,911.72
Interest Investment	13,195.22	13,810.11	53,938.86	63,365.80
Total Non-Operating Revenue	39,724.82	17,772.74	92,547.67	78,277.52
TOTAL REVENUE	754,003.13	762,734.23	3,158,493.93	3,122,115.53
EXPENSES				
O&M Expenses				
Salaries and Wages:	154,433.44	152,725.10	620,160.18	587,894.86
Employee Benefits and Insurance:	54,599.43	55,591.91	249,263.20	237,317.52
Materials and Chemicals:	33,598.61	37,383.97	130,456.87	138,142.72
Utilities:	53,447.82	52,577.19	203,664.65	223,045.50
Auto Fuel:	655.01	3,697.67	12,024.51	12,000.36
Department Supplies & Inventory:	41,654.56	23,865.35	111,401.06	135,721.99
Billing and Collections:	10,203.50	5,348.50	22,228.38	44,530.58
Contracted Services:	14,748.83	5,316.79	38,963.33	35,752.35
Professional Services:	11,935.00	5,321.15	34,064.65	46,760.50
Repairs and Maintenance:	8,654.53	8,313.57	30,737.11	20,423.75
Insurance Prop Liab:				
Insurance Prop Liab (ADMIN)	766.00	0.00	104,417.35	99,865.13
Insurance Claims (DIST)	0.00	0.00	2,772.21	0.00
Capital Outlay:	5,777.56	1,741.81	8,959.32	3,871.14
License and Subscription Fees:	1,050.99	7,449.23	54,949.59	57,357.27
Training and Travel	2,157.08	1,829.37	5,396.54	4,825.15
Miscellaneous Expenses:	6,340.84	1,758.59	13,011.43	9,598.65
Contingency:	0.00	(952.69)	(952.69)	0.00
Total O&M Expenses	400,023.20	361,967.51	1,641,517.69	1,657,107.47
Non-Operating Expenses				
Reimbursable Expenses	(178,218.45)	39,644.70	(11,149.55)	0.00
Total Non-Operating Expenses	(178,218.45)	39,644.70	(11,149.55)	0.00
Depreciation & Interest				
Depreciation	136,755.57	136,755.57	547,022.28	732,728.00
Interest Expense	5,365.46	5,365.46	21,461.84	68,660.00
Total Depreciation & Interest	142,121.03	142,121.03	568,484.12	801,388.00
TOTAL EXPENSES	363,925.78	543,733.24	2,198,852.26	2,458,495.47
NET INCOME FY	390,077.35	219,000.99	959,641.67	663,620.06

BROAD RIVER WATER AUTHORITY

Balance Sheet As of October 31, 2025 Year To Date 10/31/2025

Current Assets	
Cash NC CMT	418,261.11
Checking TD	5,071,287.15
Checking OZK	0.00
Sweep OZK	0.00
Petty Cash	2,934.98
Water Receivable	889,621.80
Sewer Receivable	313,278.35
Sanitation Receivable	88,814.38
Allowance for Doubtful Account	(105,522.74)
Unbilled Revenue	146,495.15
Grants Receivable	60,874.70
Reimbursable Receivable	0.00
State Sales Tax	136,677.26
2% Food Tax	140.27
Co Sls Tax RcvblRutherford	60,517.39
Co Sls Tax RcvblOther Countie	3,914.65
Other Receivable	0.00
Prepaid Expenses	11,555.44
Total Current Assets	7,098,849.89
Noncurrent Assets	
Lease Receivable	422,208.90
Capital Assets	
Construction in Progress	3,611,427.51
Land	865,308.09
Buildings	23,592,901.40
Water System Lines	25,396,296.37
Equipment	12,082,939.53
Furniture and Fixtures	125,173.70
Vehicles	1,100,639.72
Accumulated Depreciation	(32,466,599.43)
Capital Assets, net of depreciation	34,308,086.89
Total Noncurrent Assets	34,730,295.79
Deferred Outflow of Resources	
Pension Deferrals	724,069.00
Deferred Charge on refunding	6,880.03
Total Deferred Outflow of Resources	730,949.03
Total Assets	42,560,094.71
Current Liabilities	
Accounts Payable	171,820.60
Salaries Payable	0.00
Employee Deductions	(545.52)
Retirement Payable	31,822.86
Accrued Interest	39,479.32
Accrued Salaries	0.00
Accrued Vacation	110,984.16
Payable from restricted assets	
Customer Deposits Water	188,132.73
Customer Deposits Sewer	47,726.78
Customer Deposits Sanitation	1,673.37

BROAD RIVER WATER AUTHORITY
 Balance Sheet
 As of October 31, 2025
 Year To Date 10/31/2025

Section H, Item 2.

Customer Overpayments	9,792.45
Sewer Receipts PayableRutherford	111,041.88
Sanitation Rcpts PayableRutherford	31,601.25
Sewer Receipts PayableSpindal	145,287.96
Sanitation Rcpts PayableSpindal	34,340.56
Sewer Receipts PayableCliff	13,685.10
Water Taps County	0.00
Reserve For Sewer/ Sanitation	402,092.73
Deferred Revenue	402,826.94
Total Current Liabilities	1,741,763.17
 Long Term Liabilities	
Pension Liability	988,942.00
Bonds Payable 2008	0.00
Bonds Payable 2010	0.00
Bonds Payable 2015	1,895,000.00
Bond Discount	27,123.08
Total Long Term Liabilities	2,911,065.08
Total Liabilities	4,652,828.25
 Deferred Inflows of Resources	
Pension Deferrals	9,304.00
Total Deferred Inflows of Resources	9,304.00
 Capital	
Net Income	959,641.67
Cash and Available Assets	36,938,320.79
Total Capital	37,897,962.46
Total Liabilities and Capital	42,560,094.71