



NOTICE OF SPECIAL BOARD MEETING POSTED: July 22, 2025

The Chairman of the ONWASA Board of Directors has called for a Special Board Meeting to take place at 4pm on July 24, 2025, at the Main Office of ONWASA, 228 Georgetown Road, Jacksonville. Action is expected to be taken. The agenda follows:

**AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS
228 Georgetown Road Jacksonville
Thursday, July 24, 2025
4:00 PM**

CALL TO ORDER - Chairman Royce Bennett

1. APPROVAL OF AGENDA

Action Requested: Motion to approve agenda as amended/submitted.

2. BUSINESS



A. Southeast Regional Wastewater Treatment Plant Upgrade and Expansion Progressive Design-Build (PDB)



Presenting: Mr. Franky J. Howard, CEO & Mr. Jeffrey T. Lohr, PE, Assoc. DBIA

On May 29, 2025, ONWASA issued a Request for Qualifications (RFQ) for the Southeast Regional Wastewater Treatment Plant Upgrade and Expansion Progressive Design-Build Project. By the July 3rd deadline, five proposals were received. After a thorough review, staff selected the top four teams for interviews. Following an extensive interview process, staff determined that T.A. Loving is the most qualified and responsive Design-Build Team to meet the needs of the project.

Staff recommends that the Board allow staff to begin contract negotiations with T.A. Loving. The negotiated contract will be brought back to the Board for final review and approval.

ACTIONS REQUESTED: Consider a “Motion to authorize staff and legal counsel to begin contract negotiations with T.A. Loving regarding the Southeast Regional Wastewater Treatment Plant Upgrade and Expansion Progressive Design-Build Project.”



B. Consideration of Property Purchase - Hubert Homeplace Property Church Road Hubert, NC

Presenting: Mr. Franky J. Howard, CEO

In May of this year, ONWASA staff was approached by the owner of a parcel of land adjacent to the Hubert Water Treatment Plant. The property owner expressed interest in selling the property to ONWASA. After a review of the location and its potential value to the Authority's operations, staff has evaluated the proposed purchase and recommends proceeding under the negotiated terms.

ACTIONS REQUESTED: Consider a "Motion to authorize the CEO to execute all documents necessary to complete the purchase of the property in accordance with the terms outlined in the contract."



C. Condemnation of Utility Easement

Presenting: Mr. Brett J. DeSelms, Authority Attorney

ONWASA is preparing to undertake a force main project that will convey flow through a 12 inch pipe from the Holly Ridge wastewater service area to the Summerhouse wastewater treatment plant, and ultimately to the Southeast Regional wastewater treatment plant (hereinafter the "Project"). In order to complete the Project ONWASA requires a permanent utility easement across L3 P3 Longleaf Acres, Onslow PIN # 424703033559 as depicted in the attached Plat of Easement Survey ("the Property"). ONWASA has determined that the value of the utility easement is \$975.

The Property has three owners (Holly Ridge Associates, LLC, JEHR, LLC, and Decoy Investments, LLC), each owning a 1/3 interest. Staff has attempted to come to an agreement with three owners as to a purchase price for the easement; however, one of the owners (Decoy Investments, LLC) has been non-responsive to Staff's attempts. It is therefore recommended that ONWASA proceed with condemnation of the utility easement and authorize ONWASA's attorney to prosecute the eminent domain action.

ACTIONS REQUESTED: Consider a "Motion to authorize Brett J. DeSelms to file and prosecute a condemnation action against the Property's owners in order to obtain a permanent utility easement in the Property"



D. Advanced Metering Infrastructure – Equipment Acquisition & Installation for Phase 2



Presenting: Mr. Franky J. Howard, CEO & Mr. J. Eric Adams, CFO

ONWASA continues progress with the implementation of Advanced Metering Infrastructure (AMI). Following the successful execution of Phase 1, staff have reviewed the project's progress and are prepared to move forward with Phase 2, which will focus on the rest of the North Topsail Beach service area.

As with Phase 1, staff recommend continuing with Sensus and their authorized dealer, Ferguson Enterprises, as the sole source provider. Sensus meters are uniquely capable of capturing pressure, temperature, and usage data, while also offering remote on/off functionality in a single device.

ACTIONS REQUESTED:

Consider a “Motion to Adopt the Advanced Metering Infrastructure Amended Project Ordinance and Corresponding Budget Amendment.”

And

Consider a “Motion to proceed with the contract with Sensus/Ferguson Enterprises for the acquisition and installation of the referenced equipment as a sole source vendor and authorize the Chief Executive Officer to execute the contract and any additional documents as required in connection with this action.”



E. FY25 Budget Rollover to FY26

Presenting: Mr. J. Eric Adams, CFO

Each year the Finance Department tracks purchases or projects that were ordered or procured in one fiscal year, but which will not be received or completed until the following fiscal year. Generally Accepted Accounting Principles state that expenses must be booked in the fiscal year in which they are received or completed. For the fiscal year just begun on July 1, 2025 there are 17 purchase orders which are carried over from the prior fiscal year. Of the 17 purchases, 4 are engineering/consultant projects, 3 equipment purchases, 6 computer equipment purchases and 4 vehicle or vehicle accessories purchases. The total is \$1,588,978.65. These funds were budgeted in FY 25 but not spent. Fund balance to match the expenditure would be budgeted in the current year, FY26, to cover all expenses.

ACTION REQUESTED: Consider a “Motion to approve the Purchase Order Rollover and Associated Budget Amendment to fully cover the Rollover Purchases.”



F. Discussion of Potential Changes of the Composition of the ONWASA Board of Directors

Presenting: Mr. Brett DeSelms, Attorney & Mr. Franky J. Howard, CEO

The ONWASA Board of Directors is currently composed in accordance with the provisions established at the time of the Authority’s formation. Recent discussions and inquiries have prompted a review of the current board structure, including the number of members, the method of appointment, and the potential inclusion of appointed citizen members.

Staff and legal counsel will provide a summary of the statutory framework governing the formation and modification of water and sewer authority boards as well as the feasibility, process, and implications of making changes to board composition.

ACTION REQUESTED: Provide direction to legal counsel and staff regarding any desired changes to the composition of the Board.

- 3. CHIEF EXECUTIVE OFFICER'S COMMENTS**
- 4. BOARD OF DIRECTOR COMMENTS**
- 5. ADJOURN**

For Reference: ONWASA Strategic Plan Goals

Business Items and Major Budget Initiatives are all tied to the goals that are part of ONWASA's adopted strategic plan. Icons indicate which goals the item(s) support.



Workforce Development

Attracting, developing, and retaining a professional, highly skilled, engaged, and versatile team.



Operational Quality

Delivering high-quality service through reliable and sufficient infrastructure, qualified personnel, and efficient operations.



Financial Sustainability

Generating revenues sufficient to support operations and growth, while utilizing financial resources in a strategic and efficient manner.



Customer Satisfaction

Sustaining a culture that delivers and enhanced customer experience through superior service.



Communication and Engagement

Fostering an environment that encourages open communication and accessibility, builds awareness, and supports strong partnerships