



**CITY COUNCIL  
SPECIAL MEETING  
AGENDA  
KANNAPOLIS CITY HALL  
401 LAUREATE WAY, KANNAPOLIS, NC  
APRIL 30, 2026  
6:00 PM**

**Please Turn off Cell Phones or Place on Silent Mode.**

**CALL TO ORDER AND WELCOME**

**ADOPTION OF AGENDA - Motion to Adopt Agenda or make revisions**

**DISCUSSION OF WATER AND WASTEWATER OPTIONS**

**MOTION TO ADJOURN**

**ADA Notice**

In accordance with Title II of the Americans with Disabilities Act (ADA), any person requiring an accommodation to participate in a function or program of the City of Kannapolis should contact Daniel Jenkins, Assistant Human Resources Director & ADA Coordinator by phone at 704-920-4312, email [adacoordinator@kannapolisnc.gov](mailto:adacoordinator@kannapolisnc.gov), or in person at Kannapolis City Hall as soon as possible, but not later than forty-eight (48) hours prior.

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**CITY OF KANNAPOLIS**  
**CITY COUNCIL SPECIAL MEETING MINUTES**  
**April 30, 2026**

A special meeting of the Kannapolis City Council was held on Monday, April 30, 2026, at 6:00 PM, Kannapolis City Hall located at 401 Laureate Way, Kannapolis, NC.

**CITY COUNCIL MEMBERS PRESENT:**

Council Members:            Doug Wilson, Mayor  
                                     Darrell Jackson  
                                     Dianne Berry  
                                     Isaiah Payne  
                                     Naomi Hatchell

Council Members Absent:    Ryan Dayvault, Mayor Pro Tem  
                                     Jeanne Dixon

City Manager:                Wilmer Melton

Assistant City Manager:    Tina Cline

Assistant City Manager:    Kristin Jones

Staff Present:                David Jordan                    Alex Anderson  
                                     Brian Roberts                 Suzanne Burgess  
                                     Irene Wong                    Gerald Faulkner  
                                     Richard Smith

Visitors Present:            Rick Flowe                      Adam Kiker  
                                     Jonathan Williams

**CALL TO ORDER AND WELCOME**

Mayor Wilson called the meeting to order and welcomed all in attendance.

**ADOPTION OF AGENDA**

Mayor Wilson called for a motion regarding the Agenda. Council Member Berry made the motion to approve, second by Council Member Jackson and the motion carried unanimously.

**BUSINESS AGENDA**

**Discussion of Water and Wastewater Options(Wilmer Melton, City Manager) (Copy included as Agenda Item G.A.)**

City Manager Wilmer Melton opened the discussion by framing the evening's purpose as a follow-up to conversations held during a prior Council retreat. He emphasized that no formal vote would be taken, but that a consensus from Council to guide budget planning and project prioritization would be needed.

Water Resources Director Alex Anderson introduced two outside technical consultants: Adam Kiker of LKC Engineering and Jonathan Williams of Garver to assist with questions. He then provided a

1 condensed refresh of both the wastewater and water systems. On the wastewater side, the City's  
2 current base flow is approximately 4.5 million gallons per day (MGD). Assuming 65% build of the  
3 current Comprehensive Plan over the next 25 years, projected flows will approach 11 MGD by 2050.  
4 To sustain development at that pace, Mr. Anderson noted that approximately 2 to 2.5 million gallons  
5 of additional sewer capacity would be needed every ten years, beginning around 2030.

6  
7 Three primary strategies were identified to address wastewater capacity: expansion of the existing  
8 Rocky River facility operated by the Water & Sewer Authority of Cabarrus County (WSACC); a  
9 connection to Salisbury Rowan Utilities (SRU) via a point near Exit 65 on I-85; and a joint wastewater  
10 treatment plant with the Town of Landis, designed to be scalable up to approximately 6.5 MGD over  
11 time.

12  
13 On the water side, current available capacity stands at approximately 15.5 MGD, with projected  
14 demand reaching just over 16 MGD by 2055. Mr. Anderson cautioned that this projection assumes no  
15 drought conditions, no purchase reductions, and the continued availability of 8.5 MGD from  
16 Kannapolis Lake, a figure that a recent WSACC study suggests may decrease. Potential strategies to  
17 address water capacity include a connection to the City of Salisbury's water system and expansion of  
18 water purchases through Albemarle. Mr. Melton noted that per the North Carolina Department of  
19 Environmental Quality (NCDEQ) guidance, the city should be in active planning mode at 80% of  
20 capacity utilization, and in construction by 90%.

21  
22 Mr. Anderson presented a list of neighborhoods in the western portion of the city, including Mountain  
23 Vine, Copper Creek, Canton Drive, Tucker, and Hardwood Lane, that have expressed interest in  
24 receiving public water service. He noted that trunk lines are already in place, and that extending  
25 service to these neighborhoods would not significantly affect overall system demand projections  
26 given their relatively small size. Staff recommended that before extending lines, the city seek signed  
27 commitments from a majority of residents agreeing to connect, both to demonstrate community  
28 support and to ensure adequate water turnover in the lines.

29  
30 Council Member Berry asked about the minimum participation threshold. Mr. Melton clarified that  
31 while past practice has sought a majority, there is no binding policy requiring a specific percentage,  
32 and that simple majority could be sufficient, though staff would prefer higher participation. He also  
33 distinguished that the mandatory connection provisions used in the Fisher Town situation would not  
34 apply in these areas. Mr. Anderson confirmed that these neighborhood extensions are categorized as  
35 discretionary (priority three) projects and would not affect the city's core growth capacity.

36  
37 Mr. Anderson walked the Council through five CIP scenarios, each building upon the last:

38  
39 Scenario Zero covers only operations and maintenance obligations with inflation factored in and  
40 fulfills the city's existing contractual commitment to pay approximately \$600,000 annually toward  
41 the 2027 WSACC expansion, a signed agreement for which the city is already obligated. Mr. Melton  
42 stated that this scenario involves little discretion, as the city has already committed to these  
43 expenditures but that rate increases will be required simply to meet bond covenants and existing  
44 contracts. The estimated rate impact for the upcoming budget is an increase of \$1.86 per month on  
45 water and \$7.92 on sewer.

46 Scenario One adds a set of priority projects on top of Scenario Zero. Key among these are: the  
47 Charlotte Water interconnect at Summers Walk; a series of water treatment plant rehabilitation

1 projects including a PFAS treatment system (estimated at \$16 million, though staff intends to pursue  
2 federal reimbursement); replacement of the water main at the NCDOT Lake Fisher bridge crossing;  
3 the Forest Brook main (for which private and state funding is being pursued, potentially at no cost to  
4 the city); the Kentucky Street collector sewer replacement; and, critically, the Kannapolis-Landis joint  
5 wastewater treatment plant, estimated at \$29 million for the city's 50% share. Mr. Melton noted that  
6 a resolution of support co-signed by the Mayor and the Town of Landis has been submitted to the  
7 General Assembly, and that both state legislative delegation members, Senator Carl Ford and  
8 Representative Grant Campbell, have expressed strong support. A connection to Salisbury Rowan  
9 Utilities and the final phase of the Public Works Operations Center upfit are also included. Total  
10 priority one costs over 10 years are estimated at \$69 million. The incremental rate impact above  
11 Scenario Zero is approximately \$1.00 per month additional on water and \$0.20 to \$0.30 on sewer.  
12

13 Scenario Two adds a substantial list of water quantity and distribution projects, including water main  
14 extensions in the Charlotte Church Road area, replacement and upsizing of the aging railroad crossing  
15 mains at 8th Street and Ridge Avenue, the first phase of the North Kannapolis water main loop along  
16 Glen Avenue, a new elevated storage tank in the northern portion of the city, and ongoing two-inch  
17 water main replacements estimated at \$3.3 million per year over 10 years. Additional sewer upsizing  
18 projects in the Coldwater Creek basin are also included. Mr. Anderson noted that more than a third of  
19 Scenario Two projects carry no cost in the first 10 years, as they fall within the 20-year planning  
20 horizon. The incremental water rate impact for this scenario is approximately \$2.00 per month above  
21 Scenario One, primarily driven by large pipeline projects tied to Comprehensive Plan build-out.  
22

23 Scenario Three is additive and includes the neighborhood water extension projects described earlier  
24 (Mountain Vine, Copper Creek, Tucker, and others), a \$7.5 million Charlotte Water connection to  
25 serve the far western basin (west of Caldwell Creek), the Crusaders Way and Three Sisters  
26 connections, additional phases of the Glen Avenue north loop, potential water purchase arrangements  
27 with Salisbury, and a sewer force main upsizing on Brantley Road driven purely by capacity needs at  
28 Kannapolis Crossing. Mr. Anderson noted that if the Salisbury Rowan Utilities sewer connection  
29 moves forward, the Brantley Road force main project would drop off the 10-year list entirely,  
30 illustrating how some projects are interdependent. The Salisbury water capital buy-in is estimated at  
31 up to \$28 million in a worst-case scenario, though staff anticipate the actual obligation would be  
32 substantially lower through negotiation.  
33

34 Scenario Four addresses long-range growth corridors and includes an Odell School Road water  
35 extension to enable eastern development and a major water feed from the Kannapolis water plant to  
36 the Kannapolis Parkway corridor via the western transmission route. Mr. Anderson characterized  
37 these as "growth board" projects with no immediate urgency, dependent entirely on continued  
38 Comprehensive Plan build-out.  
39

40 Jonathan Williams of Garver offered substantive commentary on the strategic dimensions of the  
41 discussion. He drew an analogy to portfolio diversification, encouraging Council to consider not  
42 putting all utility capacity in regional partnerships. While the city's existing relationships with  
43 WSACC, Concord, and Albemarle have served it well, he cautioned that as the city grows faster than  
44 some of its partners, it may find itself at the mercy of other municipalities' timelines and priorities.  
45 He described the Kannapolis-Landis joint plant as a meaningful step toward the city controlling more  
46 of its own utility destiny, particularly on the wastewater side, and noted that on a cost-per-gallon basis,  
47 it is the least expensive treatment alternative available for meeting near-term capacity needs.

1  
2 Mr. Williams also addressed the regulatory uncertainty surrounding a new wastewater discharge  
3 permit into the Yadkin-PeeDee Basin, noting that any new NPDES discharge into a watershed  
4 currently undergoing nutrient rulemaking, as High Rock Lake is, is subject to a permitting moratorium  
5 until new nutrient limits are established. He expressed cautious optimism, however, suggesting that  
6 proactively proposing to meet or exceed anticipated nutrient limits could be presented to the General  
7 Assembly as a basis for legislative relief, and that this should not be treated as a project-stopper. Mr.  
8 Melton underscored that the city already holds two "straws" in the Yadkin Basin, through its existing  
9 Albemarle connection and the inter-basin transfer arrangement with Concord and Salisbury, and that  
10 those existing assets should be maximized. He added that the city has, for years, declined to recruit  
11 water-intensive industry precisely because of capacity constraints, and that improving infrastructure  
12 would open the door to more selective and higher-value economic development.

13  
14 Mayor Wilson echoed concerns about over-dependence on regional partners and acknowledged that  
15 controlling one's own infrastructure is preferable when feasible. Council Member Jackson asked  
16 whether developers could proceed with septic systems in the interim if sewer capacity is unavailable.  
17 Mr. Melton confirmed that the city does not prohibit septic where lots can accommodate it but noted  
18 that most developers seeking density cannot make the economics work with septic and would likely  
19 not pursue such projects. He acknowledged this leaves the city in a difficult position where growth  
20 may slow if capacity is not expanded.

21  
22 Council Member Hatchell questioned the absence of revenue projections from the presentation. Mr.  
23 Anderson responded that the real revenue driver for utility systems is not residential connections but  
24 industrial and large commercial development, pointing to areas like Kannapolis Crossing and North  
25 Kannapolis as the city's primary revenue generators.

26  
27 Mr. Anderson summarized the rate impacts associated with each scenario relative to the upcoming  
28 budget. Scenario Zero, which is effectively unavoidable, results in a \$1.86 per month increase on  
29 water and \$7.92 on sewer. Scenario One adds approximately \$1.00 per month on water and a modest  
30 sewer increase above Scenario Zero. Scenario Two adds roughly \$2.00 per month further on water,  
31 primarily attributable to large distribution infrastructure tied to comprehensive plan growth. Staff  
32 noted that some projects may be eligible for reimbursement through state or federal grants, which  
33 could reduce the rate impacts if funding is secured.

34  
35 Mayor Wilson invited Council members to share their general preference among scenarios. Council  
36 Member Berry indicated support for Scenario Two. Council Member Hatchell indicated a lean toward  
37 Scenario One, citing rate impact concerns for residents, though acknowledged that Scenario Two  
38 might be appropriate if outside funding materializes. Mayor Wilson acknowledged the challenge,  
39 noting that rate increases are unavoidable at any scenario level and that the real question remains the  
40 city's desired pace and type of growth. Mr. Williams reiterated that Scenarios Zero and One are  
41 effectively locked in given existing commitments, and that the choice before the Council is really  
42 how far into Scenarios Two through Four the city is prepared to go, guided by its land use plan.

43  
44 Mr. Melton summarized staff's general recommendation as pursuing at minimum Scenario One, with  
45 the acknowledgment that Scenario Two would be appropriate given moderate growth ambitions, and  
46 that Scenario Four is not something he could recommend given the financial scale involved. The  
47 discussion concluded with a brief break called at 7:37 PM by Mayor Wilson.

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Council resumed at 7:43 PM

Discussion focused on identifying a balanced approach to utility rate increases and capital investments. Mr. Kiker reiterated that Option Zero would result in a sewer rate difference of approximately \$1.92 and a water rate difference of approximately \$2.48 and suggested a compromise approach with sewer rates closer to Option 2 and water rates between Options 1 and 2. Mr. Anderson clarified that the recommended \$33 million capital program equates to approximately \$3.3 million annually over the next 10 years and would address most identified system needs, including replacing aging water mains, adding fire hydrants, and upgrading infrastructure that no longer meets current standards.

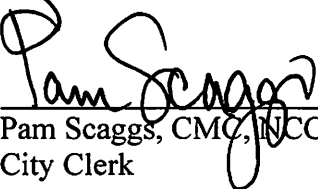
Mr. Melton emphasized the need to replace deteriorating galvanized lines, update the Long-Range Utility Plan, and make meaningful investments in rehabilitation while continuing to support future growth. Discussion also centered on ensuring the utility system can accommodate desired economic development, including distribution, light manufacturing, advanced manufacturing, and technology-related industries.

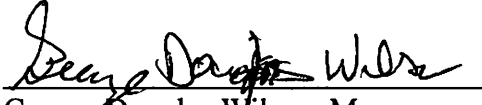
Council further discussed financing strategies, including borrowing to accelerate projects, noting that while some projects are scheduled for later years, many rehabilitation efforts could begin immediately. Stormwater funding was also discussed, including a potential \$1 monthly increase. By the end of the discussion, there was general consensus around a hybrid version of Option 2, with support for communicating rate increases as necessary investments in system reliability, capacity, and long-term community growth. Council Member Jackson recommended using the Kannapolis Matters newsletter and other outreach efforts to explain the purpose and benefits of the proposed increases.

**MOTION TO ADJOURN**

There being no further business, Council Member Payne motion to adjourn, second by Council Member Hatchell, and the motion carried unanimously.

The meeting adjourned at 8:01 P.M. on Monday, April 30, 2026.

  
Pam Scaggs, CMC, NCCMC  
City Clerk

  
George Douglas Wilson, Mayor  
City of Kannapolis