

December 2, 2025

At the Special Called Meeting of the Mayor and Board of Aldermen/women of the Town of Canton held at the Town Hall at 85 Summer Street, December 2, 2025, at 5:00pm with Mayor Zeb Smathers, and Aldermen/women Mull and Alderman Hamlett were present, Alderman Shepard arrived at 6:16p.m. and Alderwoman Proctor was absent the, following proceedings were held.

A. Call to Order

Mayor Smathers called the meeting to order at 5:01 p.m.

B. Roll Call

Mayor Smathers stated that Manager Stinnett, Assistant Manager Walker, Clerk Dunbar, and Attorney Morgan were present.

C. Pledge/Invocation

Alderwoman Mull led those in attendance in reciting the pledge of allegiance.

E. Mayor Comments

Mayor Smathers stated that the Pisgah High School JROTC has an event tomorrow at 8:30am and he asked if the Board wanted to attend, to let him know. Mayor Smathers stated that he is doing a Christmas greeting tomorrow morning at Kiss Country and asked the Board's permission for giving Eddie and Amanda Foxx a Key to the City for being great supporters for Canton. The Board agreed to give Eddie and Amanda Foxx keys to the city.

Mayor Smathers stated that Larry Henson, who lives near Highland Park asked what the process would be to close a roadway near Rhoda Street. Mayor Smathers stated that he will get more information about closing the roadway from Mr. Henson and then bring it back before the Board.

Alderwoman Mull stated that the Canton Home tour is this Sunday December 7th, and tickets are \$15 per person.

Mayor Smathers added that the Canton Christmas Parade is Thursday at 6pm at hopes to see a big crowd.

G. Public Comments:

There were no public comments.

H. Managers Reports

I. Old Business

New Business

1. REQUEST FOR QUALIFICATIONS OWNER ADVISOR FOR EXISTING WASTEWATER TREATMENT PLANT IMPROVEMENTS AND NEW WASTEWATER TREATMENT PLANT DESIGN BUILD PROJECT

- McGill and Associates

Mark Cathy from McGill and Associates, gave a presentation about the owner advisor for the existing wastewater treatment plant improvements and construction of a new facility. Mr. Cathy introduced other members from McGill and Associates that were in attendance.

Mike Waresak from McGill and Associates addressed the Board on the other wastewater treatment plant projects the firm has completed.

Brian Kugler from MBP, stated that his firm will partner with McGill and Associates, that will assist in the design build process, and will consult with the contractors to construct the project.

Mark Cathy asked the Board if they had any questions.

Mayor Smathers stated that this is a unique project and wants to ensure that this project is accomplished correctly. Mayor Smathers stated that he and this Board do not want to settle, but to make sure the end result is great.

Mayor Smathers asked Mr. Cathy what insurances McGill and Associates can offer to make sure Canton is first. Mayor Smathers added that he does not want to see water rates increase anymore.

Mr. Cathy stated that McGill and Associates cannot make Canton their only clients, however, we are here in the community. Mr. Cathy continued by stating that he was here during Helene, and they will do their best to keep Canton a top priority. Mr. Cathy added that many employees from McGill live in this area and they want what is best for Canton.

Mayor Smathers asked Mr. Cathy about the new and existing Wastewater Treatment Plant. Mr. Cathy answered, we will continue looking at all possibilities.

Mayor Smathers stated he wanted to hear about the obstacles for this project, he wants the firm to explain the difficulties for this project. Mr. Cathy stated that the site has its challenges and making the existing plant compliant with regulations.

Mayor Smathers stated that this Board is a hard-working board and if Sarah White from the Mountaineer asked Mr. Cathy if there was any hope for water rates to be lowered. Mayor Smathers answered, it is the goal to keep prices minimized, and lower if possible.

- Bolton and Menk

Ken Orie from Bolton and Menk, gave the Board a presentation of the owner advisor for the wastewater treatment plant. Mr. Orie stated that Bolton and Menk wants to be a part of Canton's success story.

Chris Rosenboom from Bolton and Menk, spoke about his firm and stated that he knows about the Town's timeline and their team is ready for the challenge.

Chris Swanson from Bolton and Menk, spoke to the Board about the firm and stated that the entire town can trust Bolton and Menk. Mr. Swanson stated that he is an expert in treating waste.

Alderman Hamlett asked what success Bolton and Menk has had with similar towns like Canton. Mr. Swanson spoke about two towns in Minnesota that Bolton and Menk worked with that was similar to

Canton's project. Mr. Swanson continued by stating that the project was completed successfully.

Alderman Hamlett asked the group what the first step would be if they are awarded the project. Mr. Rosenboom stated that it would consist of a meeting to make sure the firm has everything they need from the Town, and then to get started on the RFP.

Mayor Smathers stated that we are very passionate about this project, because this is the future of Canton. Mayor Smathers stated that Tommy Long has been a great advocate for this group. Mayor Smathers asked the firm how fully committed to Canton the firm intends to be. Mr. Roosenboom stated that the firm will be opening an office in Western North Carolina in the future.

Mayor Smathers asked the firm if they have ever experienced a project with a lot of moving parts like in Canton.

Tommy Long spoke about Bolton and Menk wanting to be a part of rural municipalities and spoke about the firm's dedication

Alderman Shepard asked the group how do you foresee attacking these issues. Mr. Rosenboom stated that contractors are going to be a big part of this project.

Jeff Goss spoke about the panel and the scoring sheet from the RFQs. Mr. Goss stated that the review panel would suggest to the Board to choose McGill and Associates. Mr. Goss stated that this would be the pleasure of the Board.

Mayor Smathers asked if there had to be a decision made tonight. Mr. Goss stated no, however time is a big factor with this issue.

Mayor Smathers asked that we take a five-minute break, then return to discuss.

Mayor Smathers asked for a break at 7:05p.m.

The break concluded at 7:28p.m.

Mayor Smathers stated that the Board does not need to vote on the owner advisor tonight, but it should be added to the agenda under old business for the next regular called meeting if a decision is not made.

Alderman Hamlett stated that he would like to be the first to address this discussion. Alderman Hamlett continued stating that he saw the expertise of McGill and Associates during their presentation, but Alderman Hamlett stated he saw passion in the Bolton and Menk presentation. Alderman Hamlett stated that if the Board would vote tonight, he would vote for Bolton and Menk. Alderwoman Mull agreed with Alderman Hamlett.

Alderman Shepard stated that he knows McGill and Associates has a good history in Canton working on different projects, including wastewater. Alderman Shepard stated that he is concerned about McGill's staff being stretched too thin and not being able to give the wastewater treatment plant project the attention that it needs.

Mayor Smathers asked if there would be a price difference between the two firms. Mr. Goss stated that usually engineering firms will have similar price points.

Mr. Goss stated that McGill does have ongoing projects in Canton.

Mayor Smathers asked the citizens in attendance if they had any concerns.

Michelle Schafer stated her concern was who would the firms use for subcontractors would be, she is also worried about the travel cost.

Zachary Stines 298 Wesley St. Stated that McGill is familiar, but B&M could see Canton as a way of expanding their business in this region by building the wastewater treatment plant.

Joe Garnace 165 Wesley Street. Stated that change could be nice and he usually likes the underdog.

Alderman Shepard stated that he would like more time to look over the presentations. Alderman Shepard stated that he liked the idea of a design build process.

The Board decided to table this discussion until next Thursday and be added to old business.

2. PROFESSIONAL ENGINEERING SERVICES FOR TECHNICAL ASSISTANCE & ENGINEERING FOR INFRASTRUCTURE PROJECTS AWARD

Mr. Goss addressed the Board about the six engineering firms who submitted to the Request for Qualifications regarding the technical assistant and engineering for infrastructure projects.

Alderman Shepard asked if these RFQs were for the WRDA projects. Mr. Goss answered yes.

Alderman Shepard stated that he likes the relationships that the Town has with McGill now because they know our projects and Town.

Alderman Hamlett made a motion to select McGill and Associates for the engineering services for technical assistance and engineering for infrastructure projects. Alderwoman Mull seconded the motion. All voted in favor of the motion and the motion carried.

K. Closed Session: Pursuant to N.C.G.S. 143-318.11 (a) (3)(4)(5)

At 8:01 p.m. Alderwoman Mull made a motion to enter closed session pursuant to N.C.G.S. 143-318.11 (a) (3)(4)(5). Alderman Shepard seconded the motion, and all were in favor and the motion carried. At

9:54p.m. Alderwoman Proctor made a motion to enter open session and Aldermen Shepard seconded the motion will all in favor the motion passed. No action was taken. Alderwoman Mull made a motion to adjourn the meeting. Alderwoman Proctor seconded the motion. All voted in favor of the motion and the motion carried.

L. Adjournment

The next Regularly Scheduled meeting will be held on Thursday, November 13, 2025, at 6:00p.m. at Town Hall located at 85 Summer Street, Canton, NC 28716. There being no additional business, Mayor Smathers adjourned the meeting at 9:54p.m.

Sam Dunbar, Town Clerk