

GREENVILLE UTILITIES COMMISSION
GREENVILLE, NORTH CAROLINA

Thursday, February 19, 2026

The Board of Commissioners of the Greenville Utilities Commission met in the Greenville Utilities Board Room in regular session at 12:00 noon with the following members, and others present, and Chair Garner presiding.

Commission Board Members Present:

Mark Garner	Dr. Wanda D. Carr via conference call
Ferrell L. Blount III	Dillon Godley
Michael Cowin	Simon Swain
Justin Fuller via conference call	Dr. Bob Shaw

Commission Staff Present:

Tony Cannon, General Manager/CEO	Kevin Keyzer
Chris Padgett	Paige Wallace
Andy Anderson	Lou Norris
Jeff McCauley	Jonathan Britt
Phil Dixon	Melinda Sampson
Ken Wade	Amanda Wall
Jacob Swink	Molly Ortiz
Colleen Sicley	Lena Preville
Scott Mullis	Kathy Howard
David Springer	Julius Patrick
Scott Farmer	Brian Greer
Amy Wade	Chad Flannagan
Durk Tyson	Brian Shannon
Todd Cannon	
Carl Smith	
Richie Shreves	

Others Attending:

Ginger Livingston, The Daily Reflector; Jeff Monico, The Sierra Club; Clif Whitfield, Washington Regional Public Water Supply; and Justing Sittig, Chamber Leadership Institute.

Chair Garner called the meeting to order. Chair-Elect Ferrell Blount ascertained that a quorum was present.

Chair Garner welcomed Chamber Leadership Institute participant Justin Sittig.

ACCEPTANCE OF THE AGENDA

A motion was made by Mr. Cowin, seconded by Dr. Shaw, to accept the agenda as presented. The motion carried unanimously.

SAFETY BRIEF

Mr. Kevin Keyzer, Operations Support Manager, provided a safety brief and explained the plan of action should there be an emergency at today's meeting. Mr. Keyzer stated that with daylight savings time approaching, the National Fire Protection Agency recommends changing smoke detector batteries and testing smoke detection systems.

RECOGNITION OF WATER TREATMENT PLANT AREA WIDE OPTIMIZATION PROGRAM (AWOP) 2024 GOLD STAR AWARD

Mr. David Springer, Director of Water Systems, stated this 2024 Gold Star Award represents a significant accomplishment and asked Mr. Julius Patrick, Water Treatment Plant Facility Manager, to share more information on the award. Mr. Patrick introduced Clif Whitfield, Assistant Regional Engineer with the Washington Regional office, to share information on the 2024 AWOP Award. Mr. Whitfield stated that the North Carolina Department of Environmental Quality presented GUC's Water Treatment Plant staff with the 2024 Area Wide Optimization Program (AWOP) Gold Star Award for the tenth consecutive year. GUC was one of three plants in the Washington Region to receive this award.

Mr. Whitfield said AWOP was developed to help water systems successively meeting more stringent regulations and achieve higher levels of water quality. The focus of the AWOP award is turbidity removal, a key test of drinking water quality. Eliminating particles lessens the amount of chemicals needed to process water, which reduces byproducts in the water.

Mr. Whitfield congratulated the Water Treatment Plant staff on these accomplishments.

CONSENT AGENDA

Mr. Cannon presented the following items for approval on the consent agenda:

(Agenda Item 1) Approval of Minutes - Regular Meeting: January 15, 2026, and Governance Workshop Session: January 15 and 16, 2026

(Agenda Item 2) Consideration of Memorandum of Understanding and Agreement Between Green Town Properties, Inc. and Greenville Utilities Commission for the Development of the East Carolina Research and Innovation Campus.

Due to a conflict of interest, Mr. Godley asked to be excused from voting. A motion was made by Mr. Blount, seconded by Mr. Swain to excuse Mr. Godley from the vote. The motion carried unanimously.

Mr. Godley left the boardroom.

A motion was made by Mr. Blount, seconded by Mr. Cowin to approve the consent agenda as presented. The motion carried unanimously. Mr. Godley returned to the meeting.

MEMORANDUM OF UNDERSTANDING AND AGREEMENT

THIS MEMORANDUM OF UNDERSTANDING AND AGREEMENT (the "Memorandum") is made and entered into this the 19th day of February 2026, by and between GREEN TOWN PROPERTIES, INC., a North Carolina non-profit corporation ("Green Town"), and GREENVILLE UTILITIES COMMISSION of the City of Greenville, Pitt County, North Carolina ("Commission") a body politic duly chartered by the State of North Carolina.

WHEREAS, Green Town is a North Carolina non-profit corporation established to provide, make available, and coordinate the acquisition, development, and management of real estate assets for the benefit of East Carolina University Foundation, Inc., a North Carolina non-profit corporation, as well as any of its constituents or supporting organizations, including East Carolina University, to fulfill its educational mission; and

WHEREAS, Commission is duly chartered by the State of North Carolina for the management, operation, maintenance, improvement, and extension of the public utilities (including water, sewer, natural gas, and electricity) both within the corporate limits of the City of Greenville and outside the said corporate limits; and

WHEREAS, East Carolina University has established the East Carolina Research and Innovation Campus (the "Project") as a collaboration to create an urban hub that focuses on bringing

resources and expertise together to fuel job creation, research, education, business growth, and workforce development within Greenville and Pitt County; and

WHEREAS, the Project offers an opportunity for East Carolina University, a top tier research institution, and leading companies to co-locate and collaborate in support of education, innovation, economic growth, and workforce development; and

WHEREAS, the Commission desires to support education and workforce development resulting in economic growth through the Project by providing financial support and assistance to Green Town.

NOW, THEREFORE, for and in support of education and workforce development resulting in economic growth through the Project, the Commission hereby agrees to provide financial support to Green Town in an amount up to One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) per year (each an "Annual Payment"), as mutually agreed upon annually, for a period of five (5) years. The first Annual Payment shall be due on November 1, 2027, or such other date as Commission and Green Town may mutually agree. Each successive Annual Payment will be paid on the anniversary date of the first Annual Payment. Unless otherwise agreed, this Memorandum will expire on the fifth anniversary of the first Annual Payment; and

BE IT FURTHER AGREED that all funds provided to the non-profit will be used for a public purpose in accordance with law, and that upon request of Commission, Green Town will timely supply such records, information, and verification relating to expenditures of the funds or the operations of Green Town as may reasonably be requested by the Commission; and

BE IT FURTHER UNDERSTOOD that as required by law, this multi-year Agreement is subject to annual appropriation by the governing Board; and that this Agreement may be modified or terminated upon mutual agreement of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum this the date and year first above written.

GREEN TOWN PROPERTIES, INC.

By: _____, /s/ President

[SEAL]

ATTEST:

_____, /s/ Secretary

GREENVILLE UTILITIES COMMISSION

By: _____
/s/ Anthony C. Cannon, General Manager/CEO

[SEAL]

ATTEST:

/s/ Amy Wade, Executive Secretary

REVIEW OF MONTHLY FINANCIAL STATEMENT – JANUARY 31, 2026 (Agenda Item 3)

Key financial metrics for the combined funds for the period ending January 2026:

Operating Cash	\$91,650,914	Days of Cash on Hand	123
Less Current Liabilities	<u>(\$34,857,015)</u>		
Fund Balance	\$56,793,899	Days of Cash on Hand After Liabilities	76

Fund Balance Available for Appropriation: 18.1%

Average Investment Yield: 3.40%

Fund Equity/Deficit Before Transfers

	Current Month			Year to Date		
	Actual	Budget	Last Year	Actual	Budget	Last Year
Electric	\$192,035	(\$523,376)	\$2,776,220	\$4,441,605	\$4,295,543	\$2,572,802
Water	\$35,441	(\$68,030)	\$104,046	\$1,016,529	\$329,089	\$898,624
Sewer	\$333,952	(\$163,249)	\$142,597	\$1,772,768	(\$62,784)	\$1,735,510
Gas	(\$2,526,363)	\$1,481,577	\$1,905,317	(\$1,813,211)	(\$3,094,826)	\$2,737,758
Combined	(\$1,964,935)	\$726,922	\$4,928,180	\$5,417,691	\$1,467,022	\$7,944,694

Fund Equity/Deficit After Transfers

	Current Month			Year to Date		
	Actual	Budget	Last Year	Actual	Budget	Last Year
Electric	\$192,035	(\$673,209)	\$2,776,220	\$3,542,102	\$3,246,708	\$4,322,802
Water	\$35,441	(\$101,363)	\$24,046	\$832,529	\$95,754	\$481,127
Sewer	\$333,952	(\$111,166)	\$92,597	\$1,672,768	\$301,799	\$1,435,510
Gas	(\$2,526,363)	\$1,456,728	\$1,405,317	(\$1,963,211)	(\$3,268,765)	\$1,637,758
Combined	(\$1,964,935)	\$570,990	\$4,298,180	\$4,084,188	\$375,496	\$7,877,197

Mr. Jeff McCauley, Chief Financial Officer, stated that the weather impact for the month of January 2026 indicated that the heating degree days were lower than January 2025, and the cooling degree days were lower than January 2025. January rainfall was approximately 2.89 inches which was lower than last year. The portfolio earned 3.40% for the month of January.

Overall year-to-date results through the end of January remain stable. The Electric Rate Stabilization Reserves are approximately \$10.8 million, and the Gas Rate Stabilization Reserves are \$7.8 million. The Operating Reserves are 123 Days Cash on Hand, and Renewals and Replacements Reserves are approximately \$2.6 million. The Capital Project Funds Reserved for Existing and Future Capital Projects are approximately \$21.7 million.

After discussion, a motion was made by Mr. Godley, seconded by Mr. Cowin, to accept the January 31, 2026, Financial Statement. The motion carried unanimously.

GENERAL MANAGER’S REPORT (Agenda Item 4)

1. Informational Reading

Ranking of Qualifications, Bids, Statistical Data Report, Sewer Spill Tracking Report, Load Management Report, and PGA Report were provided.

The Ranking of Qualifications and Bids awarded by the General Manager/CEO during the past month was reported for information:

GREENVILLE UTILITIES COMMISSION

RANKING OF QUALIFICATIONS RECEIVED

ENGINEERING SERVICES FOR ON-CALL ENGINEERING SERVICES
OCTOBER 21, 2025 @ 11:00 AM

VENDOR QUALIFICATION RANKING
NV5 Engineers & Consultants, Inc.*
The East Group, P.A., (TEG)*
Progressive Architecture Engineering, P.C.*

* Indicates vendors selected, based on their submissions, qualifications and availability.

BIDS RECEIVED

ITEM I (7) 300 KVA PAD MOUNT TRANSFORMER, STK # 205150
DECEMBER 9, 2025 @ 2:00 PM

VENDORS	DELIVERY TIME (WKS)	UNIT PRICE	OWNERSHIP COST/UNIT	TOTAL
Kllen Group America	18	\$11,762.96	\$21,026.96*	\$82,340.72
AR Transformers, Inc.	14	12,200.00	21,776.00	85,400.00
EagleRise Distribution, Inc.	16	14,155.00	23,570.00	99,085.00
WEG Transformers USA, LLC	24	16,279.00	25,740.40	113,953.00
Wesco Distribution, Inc. (Bid #1)	22	17,283.00	26,513.40	120,981.00
Wesco Distribution, Inc. (Bid #2)	16	20,955.00	30,842.70	146,685.00
JST Power Equipment, Inc.	22	25,116.00	34,768.50	175,812.00
CJ Electric Co., Ltd.	16	14,232.00	23,570.10	99,085.00(1)
Maddox Transformers	-	-	-	- (2)

* Indicates recommended award based on lowest total ownership cost.

- (1) Indicates vendor is not an approved source.
- (2) Indicates vendor did not submit a complete bid.

ITEM II (8) 167 KVA U.G. PAD MOUNT TRANSFORMER, STK # 201130
DECEMBER 9, 2025 @ 2:00 PM

VENDORS	DELIVERY TIME (WKS)	UNIT PRICE	OWNERSHIP COST/UNIT	TOTAL
Wesco Distribution, Inc. (Bid #2)	12	\$5,037.00	\$9,309.30*	\$40,296.00
Kllen Group America	18	5,163.98	9,582.98	41,311.84
EagleRise Distribution, Inc.	16	6,700.00	11,573.50	53,600.00
Technology International, Inc.	30	8,900.00	13,536.50	71,200.00
Wesco Distribution, Inc. (Bid #1)	18	10,151.00	14,681.90	81,208.00
JST Power Equipment, Inc.	22	10,507.00	15,385.90	84,056.00
AR Transformers, Inc.	14	15,412.00	20,327.50	123,296.00
CJ Electric Co.,Ltd.	20	7,971.00	12,799.50	63,768.00(1)

* Indicates recommended award based on lowest total ownership cost.

- (1) Indicates vendor is not an approved source.

ITEM III (50) 50 KVA PAD MOUNT TRANSFORMER, STK # 205140
DECEMBER 9, 2025 @ 2:00 PM

VENDORS	DELIVERY TIME (WKS)	UNIT PRICE	OWNERSHIP COST/UNIT	TOTAL
Wesco Distribution, Inc. (Bid #2)	18	\$2,703.00*	\$4,708.80*	\$135,150.00
Kllen Group America	12	2,991.51	4,632.51	149,575.50
AR Transformers, Inc.	14	2,890.00	4,843.00	144,500.00
Wesco Distribution, Inc. (Bid #1)	18	3,231.00	5,054.40	161,550.00
EagleRise Distribution, Inc.	16	3,200.00	5,114.90	160,000.00
Technology International, Inc.	30	4,050.00	6,115.50	202,500.00
JST Power Equipment, Inc.	22	5,974.00	7,885.60	298,700.00
CJ Electric Co.,Ltd.	16	3,884.00	5,739.80	194,200.00(1)

* Indicates recommended award based on lowest total ownership cost.

(1) Indicates vendor is not an approved source.

ITEM IV (40) 75 KVA PAD MOUNT TRANSFORMER, STK # 205040
DECEMBER 9, 2025 @ 2:00 PM

VENDORS	DELIVERY TIME (WKS)	UNIT PRICE	OWNERSHIP COST/UNIT	TOTAL
Wesco Distribution, Inc. (Bid #2)	12	\$3,193.00	\$5,818.60*	\$127,720.00
AR Transformers, Inc.	14	3,230.00	5,831.00	129,200.00
Kllen Group America	18	3,462.09	5,967.69	138,483.60
EagleRise Distribution, Inc.	16	3,582.00	6,192.60	143,280.00
Wesco Distribution, Inc. (Bid #1)	18	3,969.00	6,441.00	158,760.00
Technology International, Inc.	30	5,500.00	7,954.00	220,000.00
JST Power Equipment, Inc.	22	6,935.00	9,551.00	277,400.00
CJ Electric Co.,Ltd.	16	4,243.00	6,878.50	169,720.00(1)

* Indicates recommended award based on lowest total ownership cost.

(1) Indicates vendor is not an approved source.

ITEM V (20) 25 KVA CSP 7200V TRANSFORMER, STK # 205020
DECEMBER 9, 2025 @ 2:00 PM

VENDORS	DELIVERY TIME (WKS)	UNIT PRICE	OWNERSHIP COST/UNIT	TOTAL
AR Transformers, Inc.	14	\$1,372.00	\$2,433.10*	\$27,440.00
Kllen Group America	18	1,571.53	2,575.03	31,430.60
Wesco Distribution, Inc. (Bid #1)	8	1,659.00	2,793.30	33,180.00
EagleRise Distribution, Inc.	16	1,730.00	2,850.00	34,600.00
Technology International, Inc.	30	2,500.00	3,737.20	50,000.00
CJ Electric Co.,Ltd.	12	2,105.00	3,231.80	42,100.00(1)

* Indicates recommended award based on lowest total ownership cost.

(1) Indicates vendor is not an approved source.

ITEM VI (20) 15 KVA CSP 7200V TRANSFORMER, STK # 205010
 DECEMBER 9, 2025 @ 2:00 PM

VENDORS	DELIVERY TIME (WKS)	UNIT PRICE	OWNERSHIP COST/UNIT	TOTAL
AR Transformers, Inc.	14	\$1,230.00	\$1,951.50*	\$24,600.00
Kllen Group America	18	1,294.09	1,964.29	25,881.80
EagleRise Distribution, Inc.	16	1,360.00	2,109.40	27,200.00
Wesco Distribution, Inc. (Bid #1)	8	1,475.00	2,234.30	29,500.00
Technology International, Inc.	30	2,240.00	3,051.20	44,800.00
CJ Electric Co.,Ltd.	12	1,900.00	2,710.60	38,000.00(1)

* Indicates recommended award based on lowest total ownership cost.

(1) Indicates vendor is not an approved source.

ITEM VII (10) 10 KVA CSP 7200V TRANSFORMER, STK # 205000
 DECEMBER 9, 2025 @ 2:00 PM

VENDORS	DELIVERY TIME (WKS)	UNIT PRICE	OWNERSHIP COST/UNIT	TOTAL
AR Transformers, Inc.	14	\$1,170.00	\$1,718.40*	\$11,700.00
Kllen Group America	18	1,182.32	1,780.82	11,823.20
EagleRise Distribution, Inc.	16	1,300.00	1,849.30	13,000.00
Wesco Distribution, Inc. (Bid #1)	8	1,411.00	1,959.40	14,110.00
Technology International, Inc.	30	2,250.00	2,809.20	22,500.00
CJ Electric Co.,Ltd.	12	1,913.00	2,484.80	19,130.00(1)

* Indicates recommended award based on lowest total ownership cost.

(1) Indicates vendor is not an approved source.

ITEM VIII (2) 750 KVA 120/208 TRANSFORMER, STK # 206320
 DECEMBER 9, 2025 @ 2:00 PM

VENDORS	DELIVERY TIME (WKS)	UNIT PRICE	OWNERSHIP COST/UNIT	TOTAL
AR Transformers, Inc.	14	\$16,900.00	\$36,427.00*	\$33,800.00
Kllen Group America	18	17,623.68	36,814.68	35,247.36
EagleRise Distribution, Inc.	16	22,800.00	42,327.00	45,600.00
Wesco Distribution, Inc. (Bid #2)	22	34,381.00	54,011.50	68,762.00
WEG Transformers USA, LLC	36	35,697.00	55,238.70	71,394.00
JST Power Equipment, Inc.	22	38,337.00	57,717.00	76,674.00
Wesco Distribution, Inc. (Bid #1)	22	41,406.00	60,195.30	82,812.00
CJ Electric Co.,Ltd.	16	19,294.00	39,174.70	38,588.00(1)

* Indicates recommended award based on lowest total ownership cost.

(1) Indicates vendor is not an approved source.

ITEM IX (1) 750 KVA 277/480 TRANSFORMER, STK # 208310
DECEMBER 9, 2025 @ 2:00 PM

VENDORS	DELIVERY TIME (WKS)	UNIT PRICE	OWNERSHIP COST/UNIT	TOTAL
AR Transformers, Inc.	14	\$16,500.00	\$35,967.00*	\$16,500.00
Kllen Group America	18	17,123.68	36,314.68	17,123.68
EagleRise Distribution, Inc.	16	19,800.00	39,267.00	19,800.00
WEG Transformers USA, LLC	36	29,969.00	49,374.50	29,969.00
Wesco Distribution, Inc. (Bid #2)	22	31,020.00	50,448.90	31,020.00
Wesco Distribution, Inc. (Bid #1)	34	31,400.00	50,784.50	31,400.00
JST Power Equipment, Inc.	22	35,925.00	55,305.00	35,925.00
CJ Electric Co.,Ltd.	16	18,559.00	37,601.50	18,559.00(1)

* Indicates recommended award based on lowest total ownership cost.

(1) Indicates vendor is not an approved source.

PRECAST CONCRETE RELAY CONTROL HOUSE FOR THE BOVIET SUBSTATION
DECEMBER 18, 2025 @ 2:00 PM

VENDORS	DELIVERY (WEEKS)	TOTAL
Modular Connections, LLC	26	\$264,175.00*
VFP, Inc.	30-32	265,269.00

* Indicates recommended award based on the lowest responsible, responsive bid.

SUPORT CLAMPS, PLASTIC SERVICE TEES & FITTINGS
JANUARY 13, 2026 @ 2:00 PM

VENDORS	DELIVERY (WEEKS)	TOTAL
Consolidated Pipe & Supply	Stk-7	\$55,097.75*
Border States Industries, Inc.	1-6	24,153.40(1)
Stuart C. Irby	1-8	5,962.00(1)

* Indicates recommended award based on the lowest responsible, responsive bid.

(1) Indicates vendor does not meet minimum specifications.

CAST IRON WATER METER BOXES
JANUARY 27, 2026 @ 2:00 PM

VENDORS	DELIVERY (WEEKS)	TOTAL
Consolidated Pipe & Supply	Stock	\$12,900.00*
TEC Utilities Supply, Inc.	1	13,000.00
Core & Main LP	1-2	13,330.00

* Indicates recommended award based on the lowest responsible, responsive bid.

The Duke Energy Progress (DEP) monthly peak occurred on January 31, 2026, for the hour ending at 9:00 p.m. GUC's load management system was in full operation during this period. As a result, the estimated avoided demand costs amount to \$1,616,061.

2. Key Performance Indicators (KPIs)

The Corporate KPI report was provided.

3. Other

- Mr. Cannon stated GUC staff handled the recent winter storm well. The GUC Management Team will have a debriefing regarding the winter storm on March 2, 2026.

Mr. Cannon stated staff recommends transferring \$2.5M from the rate stabilization fund to cover the cost of the short fall for purchasing natural gas and recommends the board delay the recovery of the collection of funds via the PGA until April 2026 when more financial information is available. After discussion, a motion was made by Mr. Cowin, seconded by Mr. Godley, to revisit the collection of funds via PGA in April. The motion carried unanimously.

- Mr. Cannon asked Director of Gas Systems Durk Tyson to give an update on the recent natural gas inspection. Mr. Tyson stated the North Carolina Utility Commission office of Pipeline Safety performed an inspection on GUC's Natural Gas Distribution system. Mr. Tyson reported it was a clean inspection with no violations.

BOARD MEMBERS' REMARKS (Agenda Item 5)

Several commissioners commended GUC staff on their hard work and dedication to safely maintaining GUC's infrastructure and providing reliable utility services to the community, as well as congratulated the Water Treatment Plant staff on their accomplishment.

Commissioner Godley commended the Finance department on the Popular Annual Finance Report (PAFR).

BOARD CHAIRS' REMARKS/REPORT (Agenda Item 6)

Chair Garner congratulated the Water Treatment Plan on their accomplishments as well as GUC staff on exceptional customer service as seen by the commendations each month in the agenda packet.

Chair Garner announced the following meetings:

- Finance/Audit Committee Meeting on March 4, 2026, at 12:00 noon
- GUC Regular Meeting on Thursday, March 19, 2026, at 12:00 noon
- Joint Pay and Benefits Committee Meeting on March 25, 2026, at 1:00 p.m.

Closed Sessions:

Mr. Phillip Dixon, General Counsel, stated that the Board of Commissioners should consider entering Closed Session pursuant to the following statutes.

N.C.G.S. 143-318.11(a)(1) To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes.

N.C.G.S. 143-318.11(a)(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations.

N.C.G.S. 143-318.11(a)(5) To establish or instruct the staff or agent concerning the negotiation of the price and terms of a contract concerning the acquisition of real property.

Upon motion by Mr. Godley, seconded by Mr. Swain, the Greenville Utilities Board of Commissioners unanimously agreed to enter Closed Session at 12:36 p.m. for such purposes.

There being no further business to come before the Board of Commissioners in Closed Session, upon motion by Mr. Blount, seconded by Mr. Godley, the Board of Commissioners unanimously agreed to return to Open Session at 1:01 p.m. Without objection, and no further business to conduct Chair Garner adjourned the GUC Board of Commissioner meeting at 1:02 p.m.

Respectfully submitted,

Amy Wade
Amy Wade, Executive Secretary

APPROVED:

Wanda Carr
Wanda Carr, Secretary