The Utilities Board of The Town of Cedar Bluff
May 26, 2026

STATE OF ALABAMA
CHEROKEE COUNTY

The Utilities Board of the Town of Cedar Bluff met for a called business meeting Tuesday, May 26, 2026, at 3:00 p.m. at 4971 Alabama HWY 68, Cedar Bluff, Alabama 35959. The meeting was called to order by Chairman Williams.

Roll Call:

Adam McNabb	Present	Mattie Williams	Present
Linda Pickelsimer	Present	Loretta Higgins	Present
William Warren	Present		

Meeting attendees: Larry Southerland, Janet Warren, Bobbie Hicks, Marsha Kastl, Debbra Cobia, Don Adams, Randy Cobia, LaHayne Livingston

The prayer was led by Board Member Warren and the Pledge of Allegiance led by Chairman Williams.

Chairman Williams addressed the Board. She informed the Board that Board Member Allen Baker turned in a resignation form on May 9, 2026. She then informed the Board on May 12, 2026, the Town Council of Cedar Bluff appointed Adam McNabb to take Board Member Allan Baker's position on the Board. The Board welcomed Board Member Adam McNabb.

Approval of Minutes

Office Manager Bolton presented the minutes from the meeting of April 2, 2026. Board Member Warren made a motion to accept the minutes as corrected; Board Member Pickelsimer seconded the motion.
Motion Carried (5-0)
Aye: Higgins, McNabb, Pickelsimer, Warren, Williams
Nye: None
Abstained: None

Office Manager Bolton presented the minutes from the meeting of April 21, 2026. Board Member Higgins made a motion to accept the minutes as corrected; Board Member Warren seconded the motion.
Motion Carried (5-0)
Aye: Higgins, McNabb, Pickelsimer, Warren, Williams
Nye: None
Abstained: None

Manager Report
Manager Dutton presented the Managers Report to the Board. The report consisted of twenty-two turn ons, nine turn offs, two disconnect, seven re-reads, five read leave ons, one water tap, three sewer taps, thirty-one water leaks, two sewer leaks, three meters replaced, one fire hydrant repair, one flushed line, forty-four line locates, one meter inspection, and one meter lid replaced. There was a total of eighty-five complete Work Orders.

Office Manger Bolton presented the Systems Total to the Board. The water pumped was 5,347,000 gallons and the water sold was 3,533,900 gallons; 5000 gallons were used to flush the lines, leaving a loss of 19.58%.

Chairman Williams asked if the fire hydrant repair listed on the Manager's Report was the fire hydrant at 4050 AL HWY 9. Manager Dutton stated it was for a fire hydrant off county road 131.

Board Member Higgins asked for an update on 3420 Reese St. Office Manager Bolton informed the Board the resident of 3420 Reese St. of the Boards decision during the last Board meeting and informed him there was sewer available at that address at one time and he would need to hire a plumber to locate his existing sewer line.

Board Member Higgins asked Manager Dutton if he knew the cause of the sewer overflow of a manhole on Cedar St. Manager Dutton stated the overflow is caused from rainwater infiltration.

Financial Report
Treasurer Pickelsimer stated she had reviewed the financial reports for April 2026. She called attention to the next to the last page of the report. She stated the net

income for April 2026 was $12,856.53 and the net income from October 2025 – April 2026 was $41,293.62 with an operating income of $37959.35. She explained the $37,959.35 was a seven-month total that broke down to $5400.00 per month. She then stated she felt it was an appropriate time to have a rate study done; The Board agreed. Treasurer Pickelsimer made a motion to approve April 2026 Financial Reports. Board Member Warren seconded the motion.
Motion Carried (5-0)
Aye: Higgins, McNabb, Pickelsimer, Warren, Williams
Nye: None
Abstained: None

Customer Concerns

James Wainwright, owner of Cornwall Apartments, who requested to speak to the Board concerning a leak was not present at the meeting. Office Manager Bolton addressed the Board stating the adjustment amount was $430.50. The Board asked Office Manager Bolton to contact Mr. Wainwright and inform him he would need to be present to receive any adjustment to his sewer bill due to the amount being over $200.00. The discussion ended.

Office Manger Bolton addressed the Board concerning Chelsea Earwood who had a water leak. He stated the adjustment on Ms. Earwood’s account was $82.12. Board Member Warren made a motion to credit the sewer portion of Ms. Earwood's account by $82.12. Board Member Pickelsimer seconded the motion.
Motion Carried (5-0)
Aye: Higgins, McNabb, Pickelsimer, Warren, Williams
Nye: None
Abstained: None

Old Business

Chairman Williams addressed the Board concerning Cedar Bluff Utilities contract with Northeast Water. She stated the contract was up for review. Board Member Warren made a motion to table any further discussion on the contract. Board Member Pickelsimer seconded the motion.
Motion Carried (5-0)
Aye: Higgins, McNabb, Pickelsimer, Warren, Williams
Nye: None
Abstained: None

Chairman Williams addressed the Board concerning the rate study. She stated Alabama Rural Water Association (ARWA) had completed the rate study and asked Office Manager Bolton to explain it. He stated ARWA proposed the following rates.

Proposed Rates from ARWA

WATER	$26.00	22.35% INCREASE
RESIDENT SEWER	$48.34	107.91% INCREASE
COMMERCIAL SEWER	$49.58	95.74% INCREASE

Office Manager Bolton stated he thought the sewer increase was excessive and proposed two rate increase for the Board to review.

1ST Proposed Increase

WATER	$26.00	per 2000 gal	$4.75 Increase
RESIDENT SEWER	$30.00	per 2000 gal	$6.75 Increase
COMMERCIAL SEWER	$32.00	per 2000 gal	$6.67 Increase

2ND Proposed Increase

WATER	$26.00	per 2000 gal	$4.75 Increase
RESIDENT SEWER	$28.00	per 2000 gal	$4.75 Increase
COMMERCIAL SEWER	$30.00	per 2000 gal	$4.67 Increase

Board Member Pickelsimer stated the rates should go in effect at the beginning of the next fiscal year starting on October 1, 2026. The Board agreed

After some discussion, the Board Member Warren made a motion to approve the first proposal rate increase and to have the increase start October 1, 2026. Board Member Pickelsimer seconded the motion.
Motion Carried (5-0)
Aye: Higgins, McNabb, Pickelsimer, Warren, Williams
Nye: None
Abstained: None

The new rates set by The Utilities Board of the Town of Cedar Bluff will be put in place on October 1, 2026, and are as follows:

1ST Proposed Increase

WATER	$26.00	per 2000 gal	$4.75 Increase
RESIDENT SEWER	$30.00	per 2000 gal	$6.75 Increase
COMMERCIAL SEWER	$32.00	per 2000 gal	$6.67 Increase

Base Bill (PER 2000 GAL)

	Residential		Commercial	
WATER	$26.00	$26.00	$26.00	$26.00
SEWER	$30.00	$30.00	$32.00	$32.00
GARBAGE	$15.00	TRASH EXEMPT	$20.00	DUMPSTER
SALES TAX	$1.04	$1.04	$1.04	$1.04
LICENSE FEE	$1.68	$1.68	$1.74	$1.74
TOTAL	$73.72	$58.72	$80.78	$60.78

The discussion ended.

Manager Dutton addressed the Board concerning the pump stations located at 4415 Broad St. and 4725 Cornwall Dr. He stated that he and Chairman Williams were able to talk to Bo Martin, the resident at 4415 Broad St. Manager Dutton stated Mr. Martin informed them that he has always paid the power bill for the pump station and Cedar Bluff Utilities has always maintained the pump station. Manager Dutton also informed the Board the residents of 4725 Cornwall were also paying the power bill for the pump station. Attorney McWhorter stated a right of way would need to be drawn up on both properties that would continue after the resident passes away or moves. This would allow Cedar Bluff Utilities to continue maintaining the pump stations without liability. Manager Dutton stated Cedar Bluff Utilities had a right of way document for 4725 Cornwall. Attorney McWhorter stated the right of way document for 4725 Cornwall may need to be amended and asked for a copy. The subject was tabled.

Office Manger Bolton addressed the Board concerning having the Water Tower parcel surveyed. He stated Walker Surveying Company had the lowest proposal

and would cost $700.00. After some discussion, Board Member Warren made a motion to except Walker Surveying Company's proposal and notify the company to proceed with the survey. Board Member Pickelsimer seconded the motion.
Motion Carried (5-0)
Aye: Higgins, McNabb, Pickelsimer, Warren, Williams
Nye: None
Abstained: None

Manger Dutton addressed the Board concerning running sewer to the Livingston Estate. He stated to bore under the road would cost between $5000 and $6000. He also stated it was 1400-feet from the intersection to the estate and could cost $2500 for 2-inch pipe need for the project. Manager Dutton stated he needed to get a price on 3-inch pipe. Ms. Livingston addressed the Board. She presented the Board a map of the area surrounding the estate and stated the potential extension of the sewer could help residents of the area on the map. She also stated she was willing to pay half of the cost if Cedar Bluff Utilities expanded the sewer to the estates if it was for future growth. She was also willing to pay the entire amount if it was just for running sewer to the estates. After some discussion, the subject was tabled until Manage Dutton received more bids on the bore and the price for 3-inch pipe.

New Business
Debra Cobia addressed the Board concerning new service on Summer Breeze. She stated she and her husband, Don Adams, are building a house at the end of Summer Breeze. She stated she and her husband own the first lot, where the house is being built, and she and Randy Cobia, her brother, own the remaining lots. She stated they would like to give Cedar Bluff Utility an easement to eventually run sewer and water for future development. Board Member Warren stated a plat would need to be drawn up and submitted to Town Hall. Ms. Cobia asked what it would take just to get water and sewer to the first lot. After some discussion, the Board informed Ms. Cobia a plat for the entire development would need to be presented to Cedar Bluff Town Hall and a water and sewer tap would need to be purchased for the current site of her house.

Manager Dutton addressed the Board. He stated the water taps and sewer tap charges needed to be increased. He presented a proposal for the water tap increase. He asked the Board to review the proposal so it could be discussed at the next meeting. The discussion ended.

Manager Dutton addressed the Board concerning the two Fire Hydrants that had been removed. He stated that Greg Roberts Fire Hydrant Repair & Supply contacted him to rebuild the fire hydrants with a one-year warranty for $2500.00. He also stated he could get an M & H fire hydrant from Calhoon Meter for $2981.00, with a one-year warranty. He then displayed a Hymax valve to the Board. He stated he would like to have 2, 4 and 6-inch Hymax valves. He stated the Hymax valve only takes 30 minutes to install. Manager Dutton stated he would like to get the AVK fire hydrant with the Hymax valve included. This would allow the crew to save time and have the water back on quicker. After some discussion Board Member Warren made a motion to purchase two AVK fire hydrants and 2, 4 and 6-inch Hymax valves; Board Member McNabb seconded the motion.
Motion Carried (5-0)
Aye: Higgins, McNabb, Pickelsimer, Warren, Williams
Nye: None
Abstained: None

Manager Dutton presented a quote for the repair of the fence to the Board. Board Member Warren made a motion to have the fence repaired; Board Member McNabb seconded the motion.
Motion Carried (5-0)
Aye: Higgins, McNabb, Pickelsimer, Warren, Williams
Nye: None
Abstained: None

Board Member Warren addressed the Board stating Cedar Bluff Utilities Bylaw was not in compliance. The points Board Member Warren were making had already been discussed at a previous Board meeting. The Board asked Office Manager Bolton to contact Attorney McWhorter for the revised Bylaws. The discussion ended.

Chairman Williams addressed the Board concerning the Vice Chairman position on the Board. She stated the seat was vacant due to Board Member Baker's resignation and the seat needed to be filled. Board Member

Warren made a motion to nominated Board Member McNabb as the new Vice Chairman; Board Member Pickelsimer seconded the motion.
Motion Carried (5-0)
Aye: Higgins, McNabb, Pickelsimer, Warren, Williams
Nye: None
Abstained: None

Board Member McNabb made a motion to adjourn the meeting; Board Member Warren seconded the motion.
Motion Carried (5-0)
Aye: Higgins, McNabb, Pickelsimer, Warren, Williams
Nye: None
Abstained: None

The meeting adjourned at 5:59 P.M.

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Mattie Williams, Chairman Date

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Joshua Bolton, Secretary Date