

BUSINESS OFFICE, 4725 MOFFETT ROAD, MOBILE, ALABAMA
August 12, 2024

The Board of Water and Sewer Commissioners of the City of Mobile met this Monday in their regular session at 1:30 p.m. at MAWSS' Park Forest Plaza Training Center.

PRESENT:

Mr. Raymond L. Bell, Jr., Chair
Mr. Thomas Zoghby, Vice Chair
Mr. John C. Williams, Secretary-Treasurer
Ms. Barbara Drummond, Commissioner
Ms. Maria Gonzalez, Commissioner
Ms. Linda St. John, Commissioner
Mr. Jay W. Weber, Commissioner

Mr. Bud McCrory, Jr., Director (*Teleconference*)
Mr. Bradley Dean, Attorney
Mr. Douglas L. Cote
Mr. Daryl Russell
Ms. Calressia Clark
Ms. Fatima Washington

Chair Bell called the meeting to order and gave the invocation. A moment of silence was held for Field Operations and Logistics employee, **Mr. David E. Williams**, Crew Chief. Mr. Williams passed away on July 2, 2024. He served the organization for 25 years and will be greatly missed by family and co-workers.

Committee Reports were next and Commissioner Zoghby summarized the **Finance / Risk Management Committee Meeting** held on July 24, 2024. Staff updated the committee with a detailed review and discussion of the *OPEB Actuarially Update and Determined Contributions, OPEB Trust Year-End Review, 2024 Quarterly Budget Update, 2024 Preliminary Financial Model Review, Capital Funds Spent [20-year review of the water treatment plants, sewer treatment plants, collection / distribution systems]* and *GFOA Award Recommendations*.

There were **Visitors** present requesting an audience with the Board in regards to *New Business Item 9B* on today's agenda.

Mr. Steven Crenshaw of Tanner Williams Road approached the Board and said he would like further information about the annexation of Big Creek Lake into the City of Mobile.

Ms. Melissa Gates of Rigby Road said she was made aware of the annexation during her attendance at a City Council Meeting. Her property dead ends at Big Creek Lake and she would like a clearer understanding of the implications this annexation may have to the Tanner Williams community.

Ms. Paige Wilkinson of Tanner Williams Road was next and she wanted to know why this annexation would be beneficial for MAWSS.

Mr. McCrory spoke and stated the area in question today is limited to MAWSS owned property only and does not affect property that is not directly owned by MAWSS. The request on the agenda today, if approved, would give the City of Mobile the authority to annex the MAWSS property including Big Creek Lake.

Chair Bell stated that further questions and comments would be received and addressed when the item was presented for discussion.

Ms. Washington extended warm wishes and congratulations to **MS. GWEN B. MILLER**, Administrative Support Assistant, on her retirement after 18 years of service and **MR. TERENCE A. HUBBARD**, Public Service Worker II on his retirement after 14 years of service.

Chair Bell presented the **Consent Agenda Items** for approval, and they are as follows:

Item 4 Consent Agenda

Bids and Purchasing

- A. Budget Increase Request for Annual Contract MAWSS 21023 – Polymer for H.E. Myers WTP
- B. Budget Increase Request for Annual Contract MAWSS 22022 – Submersible Pump & Motor Repairs

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- C. GMC Project No. AMOB230104 MAWSS Renovation & Audio Visual Upgrades to Boardroom, Directors Conference Room, & Training Room *Revised Subcontracting Plan*
- D. Jacobs Project No. D3226100 C.C. Williams WWTP Dewatering and Other Improvements Project CO# 2
- E. McCrory/Williams Proj No. M5712-2767 A / C for Waterline Loops Spending Authority Increase

Commissioner Zoghby moved for approval of the **Consent Agenda**. Commissioner Drummond seconded and the motion then carried with the unanimous vote of the Board.

Mr. Moore directed attention to the **presentation** on *Water Facilities*. Aspects, areas of responsibilities and the training involved to complete their processes are highlighted below:

- Raw Water – Property Management (>10,000 acres of timber, invasive species control, water supply protection and industrial customer support)
- Raw Water – Pumping Station (8/800 HP Motors which produce 20-25 mgd each)
- Water Treatment Plants – Process
- Water Treatment Plants – Awards (Operations staff has won several awards and is responsible for ensuring regulatory compliance)
- Water Treatment Plants – Operators (Staff is highly trained, must pass rigorous testing, maintain 24-7 operations)
- Water Treatment Plants – Projects (Ongoing construction, simultaneous projects)
- Booster Stations – Infrastructure (Operators are mobile, 8 tanks and 13 booster stations)
- Instrumentation/SCADA Support Personnel
- Drone Operations assistance
- Water Quality – Sampling/Flushers
- Trained Customer Service Response

The **Minutes of July 1, 2024** were presented for approval. Commissioner Drummond moved for approval and Commissioner Gonzalez seconded. The motion then carried with the unanimous vote of the Board.

There were no **Bid Openings**.

Legal was next and Attorney Dean stated there is one matter appropriate for discussion in an Executive Session.

There were no items of **Unfinished Business**.

New Business was next and they are as follows:

Item 9A Facilities for Acceptance: Semmes Village (Sewer Facilities Only)

Staff has reviewed the project and the close-out documentation and recommends acceptance of the sewer facilities as noted above in the amount of \$73,479.00. The gravity sewer extension is located south of Silver Pines Road, on the west side of Schillingers Road within the public right-of-way.

This extension will serve a new Publix Grocery Store and is located within the city limits of Semmes. The owner has submitted a request to MAWSS to inspect and maintain the facility to ensure compliance.

Commissioner Gonzalez moved for approval; Commissioner Williams seconded and the motion then carried with the unanimous vote of the Board.

Item 9B Resolution Authorizing the City of Mobile to Annex Big Creek Lake and Surrounding Properties into the Corporate Limits of the City of Mobile

Staff has reviewed the document with the City of Mobile and feels it is in the best interest of MAWSS to give the City of Mobile the authority to annex the property as noted in the following resolution:

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RESOLUTION OF THE BOARD OF WATER AND SEWER COMMISSIONERS AUTHORIZING THE CITY OF MOBILE TO ANNEX BIG CREEK LAKE AND THE AREA SURROUNDING BIG CREEK LAKE INTO THE CORPORATE LIMITS OF THE CITY OF MOBILE

WHEREAS, The Mobile Area Water & Sewer System (“MAWSS”) delivers on average over 41 million gallons per day of clean drinking water to its customers; and,

WHEREAS, MAWSS utilizes Big Creek Lake as its principal source of clean drinking water; and,

WHEREAS, the mission of MAWSS is to protect and enhance the health, safety and economic well-being of our community through responsible management of water resources, while providing superior customer service; and,

WHEREAS, the Board of Water and Sewer Commissioners deems the protection of our water resources for future generations to be vitally important to the fulfillment of this mission; and,

WHEREAS, the Board of Water and Sewer Commissioners, deems it necessary and desirable to the fulfillment of its mission that Big Creek Lake be protected from encroachments, land disturbance activities, storm-water runoff, and contamination that could adversely impact our community’s water resources; and,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF WATER AND SEWER COMMISSIONERS that the Board does hereby authorize the City of Mobile, and the Mobile City Council, to annex Big Creek Lake and the area surrounding Big Creek Lake into the corporate limits of the City of Mobile.

Done this 12th day of August, 2024.

*RAYMOND L. BELL
BOARD CHAIR*

*THOMAS ZOGHBY
VICE CHAIR*

Staff requests approval of the resolution as presented. Commissioner Gonzalez stated she has spoken with the MAWSS Director and Councilman Penn of the City of Mobile and her understanding is the benefit would be if there were future development along the highway, the City would be able to put zoning in place to alleviate any chemical run-off entering Big Creek Lake. At this time, she does not agree with this decision.

Commissioner Williams explained there are only two ways to be annexed. (1) A property owner makes a request and the City agrees to the request or (2) Annexation is put to the vote of the people. Both require a vote before a decision is made. MAWSS’ request for consideration to become annexed into the City of Mobile has to go to vote before it is passed by the City of Mobile. If it passes, MAWSS’ annexation does not affect any property other than property owned by the Board of Water and Sewer Commissioners.

The priority of the Board is to provide clean, safe drinking water to the customers that the utility serves. Over the last few years, the utility has encountered invasive species at the lake and due to Board approved actions, staff has been able to monitor and maintain the high level of water quality to the community.

Mr. Cote briefly responded to a query from Ms. Wilkinson and stated there is a watershed management plan in place and it identifies the properties needed at buffer zones for protection of the lake, especially in regard to possible run-off. The purchase of those identified and prioritized properties is funded through timber sales. These properties are not included in the request for annexation.

Chair Bell clarified for the visitors in attendance. MAWSS is not selling or gifting their property to the City of Mobile. The area in question is currently located outside the City of Mobile and with this request, MAWSS is requesting to be located within the City of Mobile.

Commissioner Williams moved for approval; Commissioner St. John seconded. Commissioner Gonzalez opposed and the motion then carried with the majority vote of the Board.

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Item 10 Information Only Items:

- A. Annual Renewal of the Citrix Software Application
- B. Blanket Approval for Purchasing of Copper Tubing up to \$50,000
- C. IFB 24-022 Cranes/Hoists Testing and Inspection Services – Annual Contract
- D. IFB 24-023 Canal Brush & Tree Mulching
- E. Ext 1 MAWSS 23020 Annual Contract – Wire Fencing at Big Creek Lake (Y2)
- F. Ext 2 Annual Contract MAWSS 22025 – Soil Materials Supply/Disposal Schedule A & B (Y3)
- G. Ext 2 Annual Contract MAWSS 22026 – Chlorine (Y3)
- H. Professional Service – Purchase & Implementation of Security Cameras, Sensors & Access
- I. Professional Service Agreement – Change Order #1 Financial Consulting
- J. Purchase of Repair Parts for Cues Camera Unit 198
- K. Purchase of a Topcon Hiper VR Network Rover GPS Unit
- L. Purchase of Two (2) Pool Recycle Pumps for Myers WTP
- M. Sole Source Purchase of Fifty (50) Portable Radios
- N. Isaiah Project No. IEMAWSS-0105 MAWSS BCL Boom Project Change Order No. 1
- O. SCADA / (PICS) Integrators RFQ Responses and Recommendation Memo
- P. M5712-2705B/DWSRF FS010096-07 Water Service Line Identification – Phase 2 Final
- Q. M5712-2798 (Base) / M5712-2800 (Add. Alt.) Moffett Road 36” Water Valve Improvements / Springhill Avenue Connection of 36” to 30” Water Line
- R. Consultant Project Status Reports – *June 2024*

There being no further business to come before the Board at 2:30 p.m., Chair Bell stated Visitors desiring additional time with the Board would be allowed ten minutes before the Commissioners move into Executive Session.

The next regular meeting is scheduled for **September 9, 2024** at 1:30 p.m.



John C. Williams, Secretary-Treasurer