

BUSINESS OFFICE, 4725 MOFFETT ROAD, MOBILE, ALABAMA
September 11, 2023

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.

PRESENT:

Mr. Thomas Zoghby, Chair
Mr. Raymond L. Bell, Jr., Vice Chair
Ms. Barbara Drummond, Commissioner
Mr. Jay W. Weber, Commissioner

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

ABSENT:

Ms. Maria Gonzalez, Secretary-Treasurer
Ms. Linda St. John, Commissioner
Mr. John C. Williams, Commissioner

Chair Zoghby called the meeting to order and gave the invocation.

Committee Reports were next; Chair Zoghby provided a summary on the **Human Resources Committee Meeting** held on August 30, 2023. The committee reviewed the following topics: MAWSS Benefits Updates, Employee Trends, and a One-Time Retirement Bonus (Act 2023-107).

Visitors was next; Mr. Rashawn Figures of Dortch, Figures & Sons approached the Board with a request to speak on the proposed property sale of 1060 Springhill Avenue. He continued and stated that his company submitted the first (*received*) offer to Vallas Realty with the intent to purchase the building. As requested by Dortch, Figures & Sons, an email was received from Vallas Realty detailing the qualifications of an attractive offer. Mr. Figures concluded by saying their submitted offer met those qualifications and he appreciates the Board's consideration.

Mr. McCrory extended warm wishes and congratulations to **MR. EDDIE CHAVERS JR.**, Public Service Supervisor II, on his retirement after 37 years of service.

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

Item 4 Consent Agenda

Bids and Purchasing

- A. IFB 23-036 Annual Contract – Easement Vegetation Maintenance
- B. IFB 23-041 Purchase of a Kenworth T480 Crane Truck
- C. Budget Increase Request for Annual Contract MAWSS 21018 for Alum
- D. Budget Increase Request for Annual Contract MAWSS 21020 for Mission ARC Couplings
- E. Budget Increase Request for Annual Contract MAWSS 22004 for PVC Pipe & Fittings
- F. Co-op Purchase of a 2024 Freightliner 114SD Truck with Jet/Vacuum Combination Body
- G. Isaiah Project No. IEMAWSS-0104 Airport Boulevard / Walter Smith Road Force Main
- H. HDR Project No. 10199152 Stickney WTP Building Replacements & Electrical Upgrades
- I. GMC Project No. AMOB210099 EMA Building Conversion to MAWSS Laboratory, Pretreatment & EOC
- J. McCrory & Williams Project No. M5712-2738 Installation of Various Flushing Stations
- K. IFB 23-040 Replacement Agitator Pumps (*Directors Award Request*) to *JH Wright as the low and responsive bidder in the amount of \$81,920*
- L. Volkert Project No. 1025625 Mobile Street Lift Station 051 (REBID)

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

Mr. Lomax directed attention to a detailed **presentation** of the *Cooperative Projects with Local, State and Federal Authorities*. Updated progresses and costs were shown on the following:

- ❖ ALDOT – Mobile River Bridge
- ❖ ALDOT – Tensaw River Bridge Replacement
- ❖ ALDOT / City of Mobile – South McGregor Avenue
- ❖ City of Mobile – Civic Center Site
- ❖ City of Mobile / ALDOT
 - Saint Louis Street
 - Martin Luther King, Jr. Ave (Broad Street to Butchers Lane)
 - Texas Street
 - Zeigler Boulevard (Athey Road to Forest Hill Drive)
 - North McGregor Ave (Stein Avenue to Old Shell Road) / reduced scope will lower costs
- ❖ Other
 - Airbus New Hangar (meter access)
 - Mobile County (projects previously on hold)
 - U.S. Army Corps of Engineers (funding decisions)

The **Minutes of August 7, 2023** were presented for approval. Commissioner Bell moved for approval and Commissioner Drummond seconded. The motion then carried with the unanimous vote of the Board present.

Bid Openings was next, Mr. Cote read the bid tabs as follows:

Item 6A Jacobs Project No. D3424000 Nortons Lane Severe Weather Attenuation Tanks and Lift Station

The engineers estimate for this project is \$29,500,000; there were two bidders and the apparent low bidder was Robert J. Baggett in the amount of \$40,338,970. Staff will bring this item back to the Board at a later date.

Item 6B McCrory & Williams Project No. M5712-2700 Perch Creek Area Sanitary Sewer Trunk Line CIPP

The engineers estimate for this project is \$6,000,000; there were four bidders and the apparent low bidder was Gulf Coast Underground, LLC in the amount of \$4,256,208.75. Staff requests approval for a Directors Award after review has been completed by the engineer and DBE Manager. Commissioner Bell moved for approval and Commissioner Drummond seconded. The motion then carried with the unanimous vote of the Board present.

Legal was next and Attorney Dean stated there are four matters 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 Revised SRF Master Plan Phase 2 Schedules and Resolutions

- i. Staff requests approval for closing on the funding in the February 2024 column of the Master Plan Phase 2 schedules as shown in the agenda packet. The SRF loan closing amounts are as follows:

CWSRF	\$12,000,000
DWSRF	<u>\$11,936,000</u>
Total:	\$23,936,000

Commissioner Bell moved for approval; Commissioner Drummond seconded and the motion then carried with the unanimous vote of the Board present.

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- ii. Staff requests approval to replace the original 5-Year Master Plan Phase 2 Schedule with the proposed SRF schedules as shown in the agenda packet. This approval does not obligate the Board to close on the funds shown for 2025, 2026 and 2027. Commitment to closing on all or a portion of these funds can be made until June of the year preceding the year of closing.

Mr. Cote confirmed that the interest rate will remain at 2% and all of the identified (*possible*) projects are listed in detail within the Board's Agenda Packet. Commissioner Bell moved for approval; Commissioner Drummond seconded and the motion then carried with the unanimous vote of the Board present.

- iii. Staff requests approval of the ADEM CWSRF Resolution and DWSRF Resolution designating Mr. Cote as the official representative of MAWSS for the Master Plan Phase 2 Projects.

Commissioner Bell moved for approval; Commissioner Drummond seconded and the motion then carried with the unanimous vote of the Board present.

Item 9B Property Sale – 1060 Springhill Avenue (Springhill Payment Center)

Commissioner Bell moved to place this item in Unfinished Business for the October 9, 2023 Agenda. This will enable further review and discussion with Attorney Dean. Commissioner Drummond seconded and the motion then carried with the unanimous vote of the Board present.

Item 9C One-Time Retiree Bonus Request as per Act 2023 – 107

Staff requests approval of the resolution as follows:

ACT 2023-107

ACT 2023-107 (Extends the deadline for local units to elect to provide the retiree bonus as provided by Act 2022-229)

Be it resolved that the Mobile Area Water & Sewer System through its governing authority, elects to come under the provisions of Act 2022-229 of the Regular Session of the 2022 Legislature. The Mobile Area Water & Sewer System agrees to provide all funds necessary to the Employees' Retirement System to cover the cost of the one-time lump sum payment as provided for by this Act for those eligible retirees receiving benefit as of April 1, 2023 of Mobile Area Water & Sewer System with the aforementioned lump sum payment being paid in December 2023.

Commissioner Drummond moved for approval and Commissioner Bell seconded. The motion then carried with the unanimous vote of the Board present.

Item 10 Information Only Items:

- A. IFB 23-039 Annual Contract – Wire Fencing
- B. Co-op Annual Agreement for the Purchase of Employee Uniforms
- C. Co-op Purchase of a 2023 Ford Super Duty F250 Flatbed Truck
- D. Annual Maintenance Agreement for UPS Systems
- E. Emergency Purchase for a SEW Eurodrive Gear Unit for Wright Smith WWTP
- F. Ext 1 Annual Contract MAWSS 22027 – Sodium Chlorite (**YEAR 2**)
- G. Ext 1 Annual Contract MAWSS 22028 Valves (**YEAR 2**)
- H. Ext 1 Annual Contract MAWSS 22029 Cast Iron Valve Boxes & Risers (**YEAR 2**)
- I. Ext 2 Annual Contract MAWSS 21015 – Heavy Equipment Rental (**YEAR 3**)

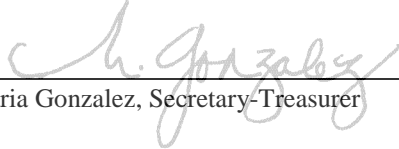
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- J. Professional Services Agreement – Video Formatted Training Content
- K. Professional Services – Annual Contract for Artic Wolf Cyber Security
- L. Sole Source Purchase of a Flygt Pump at Crenshaw St Lift Station 47
- M. Sole Source Purchase of a Flygt Pump at Giblin Rd. Lift Station 91
- N. GMC Proj No. AMOB210099 EMA Bldg Conversion EOC Owners Allowance Allocation No. 19
- O. HDR Proj No. 10170707 Myers WTP Solids Handling Improvements Change Order No. 1
- P. HDR Proj No. 10170707 Myers WTP Solids Handling Improvements Owners Allowance Allocation No. 4
- Q. HDR Proj No. 10170707 Myers WTP Solids Handling Improvements Owners Allowance Allocation No. 5
- R. HDR Proj No. 10170707 Myers WTP Solids Handling Improvements Owners Allowance Allocation No. 6
- S. HDR Proj No. 10199152 Stickney WTP Bldg Replacements and Elec Upgrades Change Order No. 11
- T. McCrory & Williams Project No. M5712-2650 Eslava Creek Force Main Replacement Phase 1
- U. McCrory & Williams Project No. M5712-2703 2021 A/C for Cleaning & Video Inspection of Various Sanitary Sewer Segments
- V. McCrory & Williams Project No. IFB 23-018 / M5712-2738 Installation of Various Flushing Stations Change Order No. 1
- W. Volkert Project No. 1025622 Island Road Tank Painting Change Order No. 1
- X. Memo to Customers: TOC Monitoring Non-Compliance
- Y. Disclosure of Property Purchase (s): Key No(s): 945464, 1509335, 1679464
- Z. Consultant Project Status Reports – July 2023

There being no further business to come before the Board at 2:10 p.m., Chair Zoghby adjourned the regular meeting to enter into **Executive Session**.

Regular meeting reconvened at 3:05 p.m. Commissioner Bell moved to grant Attorney Dean and MAWSS Executive Staff the authority (*as discussed during Executive Session*) to negotiate an easement purchase for the Spanish Fort Water Line. Commissioner Drummond seconded and the motion then carried with the unanimous vote of the Board present.

The next regular meeting is scheduled for October 9, 2023 at 1:30 p.m.



Maria Gonzalez, Secretary-Treasurer