

BUSINESS OFFICE, 4725 MOFFETT ROAD, MOBILE, ALABAMA
APRIL 6, 2026

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:

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

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

ABSENT:

Ms. Maria Gonzalez, Commissioner

Ms. Calressia Clark

Chair St. John called the meeting to order and Commissioner Drummond gave the invocation.

Committee Reports were next; Chair St. John briefly updated those present on topics discussed March 19, 2026 at the 9:00 a.m. *Growth and Development / Infrastructure / Property Committee Meeting*. Staff reviewed Policies and Procedures Section 7 Proposed Changes (approved for thirty-day advertisement; public comment period), the MCWSF Interconnect with MAWSS and Waterline Use Agreement, the South Alabama Utilities Wastewater Contract, and provided updates on the Springhill Reservoir Property Sale.

Items discussed at the *Ad Hoc / Litigation Committee Meeting* held on March 31, 2026 at 11:00 a.m. will be confined to executive session.

Visitors was next; **Mr. Kevin B. McElroy** of 3302 Riverside Drive, Mobile, Alabama was present; requesting an audience with the Board in regards to his January 2026 meeting of the Board appearance. At that time he requested further credit to his account due to the 8.6 million gallon leak on his property that had gone unnoticed over a five-month period. This leak resulted in a water bill amount of \$23,500.

Mr. McElroy stated he is in attendance today to receive documented clarifications to the following questions:

1. What is the specific criteria for an account to be flagged due to abnormal usage?
2. If usage increased from 3,000 gallons per month to 300,000 gallons per month, why did it not trigger an alert for review?
3. Does MAWSS actively monitor accounts for leaks, or is it the sole responsibility of the user/customer?
4. How did his account remain delinquent for over 365 days without being shut off?
5. His account is currently delinquent as of today, so what is the actual trigger for shut off and why has it not been applied consistently in his case?
6. Why was his account not shut off when his account reached \$7,000; \$14,000, etc.?
7. Why was his account finally shut off 300 days later when the balance was less than \$4,500?
8. What policy was applied to determine his account should be shut off?
9. Is there a gallon amount or dollar amount that triggers a manual review?
10. Was his account ever reviewed during this period? If so, what actions were taken?
11. Are there safeguards in place to prevent losses such as this? If there are safeguards in place, why did they fail in this instance?
12. Does MAWSS offer or plan to offer real-time alerts, such as text notifications for extreme spikes in usage?

Minutes of the meeting of the Board April 6, 2026

In conclusion, if the answers are unable to be given today, he respectfully requests receiving a response, on record, at the May 4, 2026 meeting of the Board. This is not just concerning his account, it involves the protection of all customers and the prevention of this happening to someone else.

Chair St. John thanked Mr. McElroy for his submission to the Board.

Mr. McCrory extended warm wishes and congratulations to **MR. CLINT L. LAWSON, JR.**, Crew Chief, on his retirement after 31 years of service to the Board and **MR. SAMMY W. SMITH II**, Training Manager, on his retirement after 23 years of service to the Board.

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

Item 4 Consent Agenda

Bids and Purchasing

- A. IFB 25-058 Purchase of (3) Emergency Bypass Pumps / Enclosures for the Gaillard Pump Station / SRF Master Plan Phase II Project – BCL Pump Station Bypass
- B. IFB 26-011 Annual Contract – Meter Boxes and Lids
- C. IFB 26-021 Annual Contract for the Purchase of KSB Pumps
- D. Co-op Purchase of a Generator and Automatic Transfer Switch for Mississippi Street Booster Station
- E. GMC Project No. CMOB250034 Wright Smith WWTP Digester No. 1 Cover Replacement / additional subcontractor request for services on referenced project acobs Project No. D3521300 Myers SCADA Upgrades CO #3.
- F. HDR Project No. 10391316 Stickney WTP Filter / SCADA Upgrades w/tabulation of the March 2, 2026 bids and recommendation to award to Taylor Corporation in the reduced amount of \$31,871,091.
- G. Jacobs Project No. D3521300 Myers SCADA Upgrades CO #4 in the amount of \$324,486.06 or 7.5% of the original contract amount in addition to +29 days added to the original contract period
- H. McCrory & Williams Project No. M5712-2815 2025 Annual Contract for HDPE Service Line Replacement – 2nd Year spending increase request in the amount of \$100,000.
- I. McCrory & Williams Project No. M5712-2827 2025 Annual Contract for Manhole Maintenance – 1st Year spending increase request in the amount of \$200,000.

Commissioner Zoghby requested *Consent Agenda Item 4F* be removed from the Consent Agenda for further discussion.

Commissioner Williams moved for approval of **Consent Agenda** items 4A-E, G-I. Commissioner Drummond seconded and the motion then carried with the unanimous vote of the Board present.

Commissioner Zoghby queried Item 4F. The item is \$8,000,000 over the engineers estimate. If approved, how will it be funded? Mr. Hardy (HDR) approached the Board and responded that the main reasons for the higher estimate are the duration and complexity of the project. All of the equipment must be replaced and rehabilitated. This includes all piping associated with the twenty filter basins requiring a sequential shut-down, rehab and replacement.

The duration of the project is two years. Originally there were four contractors that expressed interest in bidding, but due to the extended time period, they felt the project exceeded the time they were willing to invest. With only one bidder remaining, costs increased.

There was an omission in the engineers estimate, the filter equipment troughs pricing was not included in the estimates received from the vendor and this led to a \$2,000,000 pricing difference.

The answer to the question of phasing the project and bidding it in separate pieces is it could be done, but realistically would not save on costs in the grand scheme of project completion. Phasing would introduce multiple contractors along with their mobilization and markups versus bidding in one fell swoop.

Minutes of the meeting of the Board April 6, 2026

And of course, if this project were phased, you would have several different contractors rehabbing small sections of the filters. There would be no continuity in the work which could lead to issues.

Mr. Cote stated as mentioned during SRF meetings, projects are funded based on priority. In the Phase II Drinking Water Project, filter upgrades for the Myers Plant has been scheduled and is budgeted at \$16,500,000. This project is much simpler in intricacy; will not occur until the Stickney Project has been completed and will more than likely not cost anywhere near the budgeted amount. In addition, the Army Corps of Engineers is funding \$10,000,000 of the Gaillard Pumping Station Project (*freeing up some of the SRF*).

The Myers Filter Project is over two years out, which allows staff to budget funds in the capital budget if necessary.

Commissioner Zoghby moved for approval of **Consent Agenda** item 4F. Commissioner Drummond seconded and the motion then carried with the unanimous vote of the Board present.

Mr. Barbour presented a detailed **presentation** of the *2025 Municipal Water Pollution Prevention Program (MWPP) Annual Reports for the Clifton C. Williams and Wright Smith, Jr. Wastewater Treatment Plants*.

The report is a self-evaluation of MAWSS' wastewater assets to identify system needs and determine actions for the prevention of permit violations in the future. It is structured on a point accrual system that is separated into eight categories, intended to communicate actions necessary to prevent effluent violations. The completed reports are due to ADEM each year on May 31st. Scores for 2025 are:

- > Clifton C. Williams Wastewater Treatment Plant scored 223 points
- > Wright Smith Jr. Wastewater Treatment Plant scored 46 points

The combined resolution moving forward is as demonstrated below:

- > Continue Sanitary Sewer Evaluation Surveys (SSES) to identify sources of I/I into the sewer system
- > Make priority repairs and CIPP sewer rehabilitations to reduce wet weather SSOs
- > Continue preventative cleaning of the sewers to reduce dry weather SSOs
- > Structural rehabilitation of Secondary Digester No/ 1 was completed in 2025
- > Structural rehab of the Headworks facility, including hydrogen sulfide treatment, is currently in design
- > Continued effort to improve nitrification through multiple pilot studies, continuing throughout 2026
- > Construction of Norton's Lane SWAT to be conveyed to Eslava Creek Trunk Relief Sewer
- > Electrical Improvements Project to upgrade electrical / HVAC equipment facility wide, bid April 2026
- > Addition of 30" / 36" isolation valves for the Intermediate Clarifiers / Nitrification Filters, bidding in 2026
- > Increased the elevation of and paved the entrance drive to Wright Smith for wet weather resiliency
- > Design and construction of upgrades to the Grounds and Maintenance Building, bidding in 2026
- > Rehabilitation of Primary Digester No. 1 structure and dome

Upon completion of the 15-month Moleaer Pilot Study, staff will have more concrete answers for the increase in ammonia production.

The **Minutes of March 2, 2026** were presented for approval. Commissioner Drummond moved for approval and Commissioner Zoghby seconded. The motion then carried with the unanimous vote of the Board present.

Bid Openings were next; Mr. Cote read the bid tabs as follows:

Item 6A Garver Project No. W10-2401551 Stickney WTP Solids Upgrades

The engineers estimate for this project is \$10,918,000; there were four bidders. The apparent low bidder is Taylor Corporation, in the amount of \$10,695,000. Staff requests authorization of a Directors Award after review has been completed by the engineer and SDP.

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

Minutes of the meeting of the Board April 6, 2026

Item 6B Jacobs Project No. D3755100 WS Jr. WWTP Electrical 1 & C and HVAC Modifications

The engineers estimate for this project is \$13,500,000; there were two bidders. The apparent low bidder is Moody's Electric, Inc., in the amount of \$12,768,180. Staff requests authorization of a Directors Award after review has been completed by the engineer and SDP.

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

Legal was next and Attorney Dean stated there are two litigation 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 2025 Municipal Water Pollution Prevention Reports (MWPPs)

- i. MWPP Annual Report Executive Summaries for plants as noted below:

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

- ii. MWPP Resolution Form for the Clifton C. Williams WWTP NPDES Permit ID AL0023086

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

- iii. MWPP Resolution Form for the Wright Smith Jr. WWTP NPDES Permit ID AL0023094

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

Item 9B Moleaer Nanobubble Generator (NBG) Lease / Purchase Agreement / Williams WWTP for 14 – month term of study (lease). Monthly cost in the amount of \$7,500 with \$6,000 credited towards purchase should the study prove effective.

Mr. Cote continued, requesting approval of the referenced item. Commissioner Williams moved for approval. Commissioner Zoghby seconded and the motion then carried with the unanimous vote of the Board present.

Item 9C Resolution Authorizing the Issuance of \$28,015,000 Principal Amount of Subordinated Water and Sewer Revenue Bond, Series 2026-CWSRF-A-DL

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

Item 9D Resolution Authorizing the Issuance of \$23,515,000 Principal Amount of Subordinated Water and Sewer Revenue Bond, Series 2026-A-DWSRF-DL

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

Minutes of the meeting of the Board April 6, 2026

Item 9E Facilities for Acceptance:

- i. Fellowship Way (Capital Tractor) / *Sewer Facilities Only* in the amount of \$300,524.25

The sewer force main extension along Fellowship Way just east of Demetropolis Road and the associated outfall easement. The will serve the Fellowship Way Capital Tractor site as well as future properties along Fellowship Way. Mr. Russell confirmed that staff has reviewed the project and the close-out documentation and recommends acceptance of the facilities as noted above.

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

Item 10 Information Only Items:

- A. IFB 26-007 Verified Turbine Pump Repair for C. C. Williams WWTP
- B. IFB 26-010 Purchase / Installation of a Hoist System for the MAWSS Garage
- C. IFB 26-017 Septic Tank Cleaning – Annual Contract
- D. Ext 1 Annual Contract MAWSS 25011 A & B – Easement Herbicide Treatment (Y2)
- E. Ext 1 Annual Contract MAWSS 25012 – Custodial Services (Y2)
- F. Annual Fortinet Support Renewal & Co-Terming
- G. Boat Rental Facility
- H. Purchase of Eleven (11) Power Cutter Pipe Saws
- I. Purchase of Fortinet Equipment and Support
- J. Purchase of Valves and Misc. Parts for Stickney WTP
- K. Sole Source Purchase of Fifteen (15) ADS Flow Monitor Sensors
- L. Sole Source Purchase of Three (3) Flygt Pumps for Homestead LS084 and Airport & Snow LS163
- M. Sole Source Purchase of a Flygt Pump for Airport & Snow LS163
- N. Training Room Sound & Video Upgrades for Myers WTP
- O. Jacobs Project No. D3521300 DWSRF #FS010096-03 Myers SCADA Upgrades OAA # 2
- P. Jacobs Project No. D3532200 Consent Settlement Assistance – Progress Report
- Q. M5712-2710 Water Line Valve Replacement Moffett Road / Springhill Ave. FINAL SUMMARY CO #1
- R. M5712-2813 Smith WWTP Entrance Road Improvements FINAL SUMMARY CO #2
- S. M5712-2816 Eight Mile Creek 18” S/L Replacement MH 401 / MH 407 FINAL SUMMARY CO #1
- T. M5712-2827 2025 Annual Contract for Manhole Maintenance CO #1
- U. M5712-2830 / IFB 25-057 Roof Replacement at CCW Wastewater Treatment Facility OAA #1
- V. M5712-2832 / IFB 25-056 CCW WWTF Demolition SWAT Tank and Grease Facility OAA #1
- W. Master Plan Phase I and II 2026 SRF Loan Closing Documents
- X. Disclosure of Information on Purchase of Real Property (Live Oak Trace, Key 390115, Key 1513963)
- Y. Consultant Project Status Reports – *February 2026*

Commissioner Drummond questioned the costs associated with *Information Only Item 10G*. Mr. McCrory responded that costs to establish the structures and recreational area will total approximately \$250,000 in capital costs. The annual operational costs will be \$250,000 as well.

Commissioner Drummond expressed admiration for all staff involved in providing this service for all residents that wish to participate. Chair St. John was in agreeance.

Minutes of the meeting of the Board April 6, 2026

There being no further business to come before the Board at 2:00 p.m., Commissioner Drummond motioned to move into **Executive Session**. Commissioner Williams seconded and the motion then carried with the unanimous vote of the Board present.

The Board reconvened at 3:20 p.m. Commissioner Williams motioned to grant the Director the authority to execute the settlement and lease agreement with ADCNR as discussed during Executive Session. Commissioner Drummond seconded and the motion then carried with the unanimous vote of the Board present.

The next regular meeting is scheduled for **May 4, 2026** at 1:30 p.m.



John C. Williams, Secretary-Treasurer