



**October 16, 2023
Regular Board Meeting**

The Regular Meeting of Madison Utilities convened at the Madison Utilities' Office located at 101 Ray Sanderson Drive with Chairman Terris Tatum presiding. Vice Chairman Kerry Straub, Director Connie Spears, and Director Larry Miles were in attendance. Also present were Secretary/Treasurer/General Manager Emory DeBord and Recording Clerk Jodie Parker. Director Al Sullivan was absent.

Others present were Wastewater Manager Mark Bland, Water Manager Jason Leggett, Finance Manager Gary Sparks, Customer Service Manager Misty Leftwich, New Development Coordinator Reece Lee, Assistant Finance Manager Drew Greene, and Attorney Woody Sanderson.

Chairman Terris Tatum called the Regular Board meeting to order at 5:30 p.m.

Registered public in attendance: Ms. Elaine Conti from Raftelis

1. PUBLIC COMMENTS

None

2. CURRENT AGENDA/MINUTES OF PREVIOUS MEETING

a. October 16, 2023 Current Agenda

The agenda for the October 16, 2023, Regular Meeting was presented to the Board. Director Spears moved to approve the October 16, 2023, Regular Meeting Agenda; Director Miles seconded the motion. The motion was approved unanimously.

b. October 2, 2023 Regular Meeting Minutes

The minutes for the October 2, 2023, Regular Meeting were presented to the Board. Director Spears moved to approve the October 2, 2023, Regular Meeting Minutes; Director Miles seconded the motion. The motion was approved unanimously.

c. October 12, 2023 Called Board Meeting Minutes

The minutes for the October 12, 2023 Called Board Meeting were presented to the Board. Director Spears moved to approve the October 12, 2023 Called Board Meeting Minutes; Director Miles seconded the motion. The motion was approved unanimously.

3. PLATS/BONDS

a. Preliminary Project Approval

None

b. Dedication and Improvements

None

4. OLD BUSINESS

None

5. NEW BUSINESS

Finance Manager Sparks introduced Elaine Conti from Raftelis who presented their recent rate study results to the Board. After Ms. Conti's comments, Director Spears asked if their study included customers who reside outside of Madison County. Finance Manager Sparks replied it did not, then commented that the next phase of the rate study will be to evaluate the commercial rates and the flat rate sewer only customers. Chairman Tatum thanked Ms. Conti for her time.

a. Rate Resolution No. WWB-119-2023

Director Spears moved to approve Rate Resolution No. WWB-119-2023; Vice Chairman Straub seconded the motion. The motion was approved unanimously.

b. Notification of Will Serve Request – Brian Gill Burgreen Townhomes

Director Miles moved to approve the Notification of Will Serve Request for Burgreen Townhomes; Vice Chairman Straub seconded the motion. The motion was approved unanimously.

c. Madison Utilities 2023-24 LFSP Legal Services Proposal

Attorney Sanderson stated that the rates for legal services remain unchanged from the previous year and that it is not a binding contract, but rather it merely establishes the rates for services rendered. Some of the Board members expressed some concerns about timeliness, expectations, missing documentation, and succession planning. Director Spears noted that the Board would like a minimum of six months' notice should Attorney Sanderson consider retirement. Director Miles added that the Board would like all current agreements and contracts to be audited to ensure they contain all the required exhibits or attachments.

Director Spears moved to approve the rate schedule presented for legal services for a six-month time period; Director Miles seconded the motion. The motion was approved unanimously.

6. LEGAL

Attorney Sanderson provided the Autumn Woods draft agreement to Wastewater Manager Bland and stated that he needs to confirm who the LLC is. Wastewater Manager Bland replied that he would find out and forward it to Attorney Sanderson. Attorney Sanderson updated the Board on a few other legal items that are in progress including an olfactory easement and an easement needed by the City of Madison.

Attorney Sanderson then provided the Board an update on the Fiorentino Well which had been discussed at length at the previous called meeting. He further provided legal guidance to the Board in answer to some questions and concerns expressed at the previous meeting.

Director Spears moved to allow the General Manager to negotiate the purchase of the Fiorentino well site (60x60 foot area) to include revised ingress/egress easements, permanent water rights, and continued restricted covenants prohibiting the drilling of other wells anywhere on the specified property (aquifer) among others; Director Miles seconded the motion. The motion was approved unanimously.

7. WATER REPORT

Water Manager Leggett stated that all the under-drain piping is in place at the Quarry Water Treatment Plant and that the Keene Booster Station pre-bid meeting would be held on Wednesday. He also added that the Cedar Acres Tank rehabilitation is complete, and he and the Water Plant Chief would be attending the upcoming ADEM Surface Water conference.

8. WASTEWATER REPORT

Wastewater Manager Bland gave an update on a development in Madison which has a private system with some serious defects because he wanted the Board to be aware that MU will not let them move forward until the deficiencies are corrected according to MU specifications. Wastewater Manager Bland also gave an update on the increased number of applications received since starting with WizHire, a web recruitment site.

9. FINANCE REPORT

None

10. CUSTOMER SERVICE

None

11. GENERAL MANAGER REPORT

General Manager DeBord informed the Board about an issue with a current employee. He added that he would be recusing himself as the Hearing Officer and that one would need to be appointed by the Board. Chairman Tatum appointed Vice Chairman Straub to serve as the Hearing Officer.

12. VICE CHAIRMAN STRAUB

None

13. **DIRECTOR SULLIVAN**

None

14. **DIRECTOR MILES**

None

15. **DIRECTOR SPEARS**

None

16. **CHAIRMAN TATUM**

Chairman Tatum reminded the Board that the annual review of the General Manager will take place at the next Board meeting.

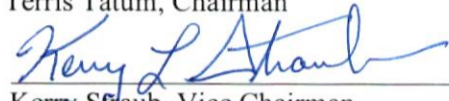
17. **ADJOURNMENT**

At 7:22 p.m., Director Miles moved to adjourn the meeting; Vice Chairman Straub seconded the motion. The motion was approved unanimously.

Approved,



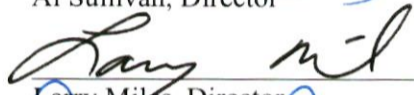
Terris Tatum, Chairman



Kerry Straub, Vice Chairman



Al Sullivan, Director



Larry Miles, Director



Connie Spears, Director

ATTEST:



Emory DeBord, Secretary/Treasurer