



**August 2, 2021
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 Steve Haraway, Director Rob Szmyd, Director A. Keith Cook and Director Connie Spears were also in attendance. Also present were Secretary/Treasurer/General Manager Emory DeBord and Recording Clerk Jodie Parker.

Others present were Wastewater Manager Mark Bland, Water Manager Jason Leggett, Finance Manager Gary Sparks, Customer Service Manager Misty Leftwich, and Attorney Woody Sanderson. Reece Lee, the New Development Coordinator for MU, was also in attendance.

Visitors in attendance included Mr. Jeff Mullins

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

1. PUBLIC COMMENTS

None

2. CURRENT AGENDA/MINUTES OF PREVIOUS MEETING

a. August 2, 2021 Current Agenda

The agenda for the August 2, 2021 Regular Meeting was presented to the Board. Vice Chairman Haraway moved to approve the August 2, 2021 Regular Meeting Agenda as submitted; Director Spears seconded the motion. The motion was approved unanimously.

b. July 19, 2021 Regular Meeting Minutes

The minutes for the July 19, 2021 Regular Meeting were presented to the Board. Director Spears moved to approve the minutes for the July 19, 2021 Regular Meeting; Vice Chairman Haraway seconded the motion. The motion was approved unanimously.

Prior to starting with the plats and bonds, Chairman Tatum requested the Board discuss the Dunlop Blvd Vacation of Right-of-Way. Jeff Mullins confirmed that this is just for the vacation of the right-of-way and that plats and easements would follow. Vice Chairman Haraway moved to approve the Vacation of Dunlop Blvd as presented; Director Spears seconded the motion. The motion was approved unanimously.

3. PLATS/BONDS

a. Preliminary Project Approval

i. Barnett's Crossing, Phase 1

Vice Chairman Haraway moved to approve the Preliminary Project Approval for Barnett's Crossing, Phase 1; Director Cook seconded the motion. The motion was approved unanimously.

ii. Bellawoods Phase 1

Director Spears moved to approve the Preliminary Project Approval for Bellawoods Phase 1; Vice Chairman Haraway seconded the motion. The motion was approved unanimously.

iii. Creekside Park, Phase 3

Vice Chairman Haraway moved to approve the Preliminary Project Approval for Creekside Park, Phase 3; Director Szmyd seconded the motion. The motion was approved unanimously.

iv. Greenbrier Hills, Phase 4

Director Spears moved to approve the Preliminary Project Approval for Greenbrier Hills, Phase 4; Vice Chairman Haraway seconded the motion. The motion was approved unanimously.

v. The Heights at Town Madison, Phase 2A

Vice Chairman Haraway moved to approve the Preliminary Project Approval for The Heights at Town Madison, Phase 2A; Director Szmyd seconded the motion. The motion was approved unanimously.

vi. Heritage Hills, Phase 2

Director Spears moved to approve the Preliminary Project Approval for Heritage Hills, Phase 2; Vice Chairman Haraway seconded the motion. The motion was approved unanimously.

vii. Moore's Creek, Phase 5

Vice Chairman Haraway moved to approve the Preliminary Project Approval for Moore's Creek, Phase 5; Director Szmyd seconded the motion. The motion was approved unanimously.

viii. The Pines Sewer Extension

Vice Chairman Haraway moved to approve the Preliminary Project Approval for The Pines Sewer Extension; Director Spears seconded the motion. The motion was approved unanimously.

ix. Windermere, Phase 2

Director Spears moved to approve the Preliminary Project Approval for Windermere, Phase 2; Vice Chairman Haraway seconded the motion. The motion was approved unanimously.

b. Dedication and Improvements

i. Clift Farm, Phase 2B

Vice Chairman Haraway moved to approve the Dedication and Improvements for Clift Farm, Phase 2B; Director Spears seconded the motion. The motion was approved unanimously.

ii. The Heights at Town Madison, Phase 4D

Director Spears moved to approve the Dedication and Improvements for The Heights at Town Madison, Phase 4D; Director Szmyd seconded the motion. The motion was approved unanimously.

iii. Town Madison, Phase 2

Vice Chairman Haraway moved to approve the Dedication and Improvements for Town Madison, Phase 2; Director Spears seconded the motion. The motion was approved unanimously.

4. **OLD BUSINESS**

None.

5. **NEW BUSINESS**

a. Discontinuation of Zoom Link for Board Meetings

Vice Chairman Haraway moved to approve to Discontinue the Zoom Link for Board Meetings; Director Szmyd seconded the motion. The motion was approved unanimously.

6. **LEGAL**

Attorney Sanderson reported to the Board on a recent meeting with the City of Madison (which was discussed at the previous Board meeting), regarding an upcoming project outside the city limits. Attorney Sanderson gave a historical account of the past operating procedures of Madison Utilities as well as an account of recent events relating to the project in question. After a lengthy discussion, Chairman Tatum stated that nothing that is done by the Board or Madison Utilities should be detrimental to the City, but that we also have a fiduciary responsibility to the Board and to the rate payers. Director Spears commented that in the future, these types of larger developments should be discussed earlier so that the City officials can be aware. Attorney Sanderson stated that the Board is not required to vote on whether to move forward with serving water and sewer to the location in question but that they were welcome to weigh in on it. Chairman Tatum said it was his opinion to follow existing Board policy, to which Director Szmyd and Director Cook agreed.

~~Director Szmyd made a motion to agree to serve the Zen Living Apartments, Vice Chairman Haraway seconded the motion. The motion was approved unanimously.~~

7. **WATER REPORT**

Water Manager Leggett stated that the Quarry Water Treatment Plant expansion is at about the same point with the piles installed and that he has not received any complaints from the neighboring residents. He also stated that the Keene Booster Station engineering was not quite ready for the final stage and that the Highland Drive project Phases 2 & 3 were very close to tying on to the water main; he added that after there was service to the meters then the final clean-up could begin.

8. **WASTEWATER REPORT**

Wastewater Manager Bland stated that August 9th would be the official start date for the Wastewater Treatment Plant expansion to begin. He also informed the Board that some fittings are becoming harder to obtain and that, whenever possible, only domestic parts are used but there may come a time when it will be necessary to accept imports.

9. **FINANCE REPORT**

Finance Manager Sparks stated that budget and benefit discussions would be coming up in the next month as well as Property/Casualty insurance.

10. **CUSTOMER SERVICE**

None

11. **GENERAL MANAGER REPORT**

General Manager DeBord briefly commented that he and the Finance Manager had a good preliminary meeting with the General Manager from the Limestone County Water and Sewer Authority and his consultants, Jackson Thornton. The meeting was held to determine the scope of the consulting engagement with LCWSA and to request a quotation of cost of services that would be required to complete the work for LCWSA.

12. **VICE CHAIRMAN HARAWAY**

None.

13. **DIRECTOR COOK**

None.



14. **DIRECTOR SPEARS**

None

15. **DIRECTOR SZMYD**

None.

16. **CHAIRMAN TATUM**

None

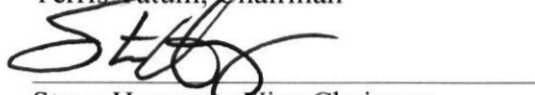
17. **ADJOURNMENT**

At 7:00 p.m. the Board agreed to adjourn.

Approved,



Terris Tatum, Chairman



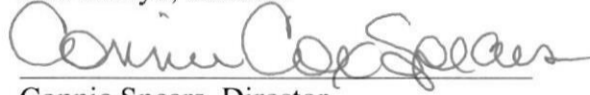
Steve Haraway, Vice Chairman



A. Keith Cook, Director



Rob Szmyd, Director



Connie Spears, Director

ATTEST:



Emory DeBord, Secretary/Treasurer