



**July 19, 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, Customer Service Manager Misty Leftwich, and Attorney Woody Sanderson. Reece Lee, the New Development Coordinator for MU, was also in attendance. Finance Manager Gary Sparks was absent.

Visitors in attendance included Madison City Mayor Paul Finley and Dr. Tian Wu.

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

1. PUBLIC COMMENTS

Mayor Paul Finley addressed the Board concerning the construction of a potential apartment complex within the Madison City limits. He expressed concerns about the impact of a project of that size in the location suggested. Mayor Finley requested a strategic meeting with the MU Board, City officials and the Madison School Board to discuss in greater detail.

Director Spears made a motion to postpone a decision on the proposed development for a month until the MU Board, Madison City officials, and the school Board could meet. Director Cook seconded the motion. Vice Chairman Haraway abstained. The motion was approved. Mayor Finley commented that they would work quickly to get the meeting scheduled.

2. CURRENT AGENDA/MINUTES OF PREVIOUS MEETING

a. July 19, 2021 Current Agenda

The agenda for the July 19, 2021 Regular Meeting was presented to the Board. Wastewater Manager Bland requested to add a legal item to be discussed in Executive Session. Vice Chairman Haraway moved to approve the July 19, 2021 Regular Meeting Agenda as submitted with the addition of the legal item to be discussed in Executive Session; Director Spears seconded the motion. The motion was approved unanimously.

b. June 7, 2021 Regular Meeting Minutes

The minutes for the June 7, 2021 Regular Meeting were presented to the Board. Director Spears identified a misspelling of Dr. Wu's name. Vice Chairman Haraway moved to approve the minutes, with correction to Dr. Wu's name, for the June 7, 2021 Regular Meeting; Director Szmyd seconded the motion. The motion was approved unanimously.

3. PLATS/BONDS

a. Preliminary Project Approval

None

b. Dedication and Improvements

i. Pike Place, Phase 2, at Clift Farm

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

ii. The Harvest at Clift Farm (Clift Farm Phase 4)

Vice Chairman Haraway moved to approve the Dedication and Improvements for The Harvest at Clift Farm (Clift Farm Phase 4); Director Spears seconded the motion. The motion was approved unanimously.

iii. The Orchard at Clift Farm (Clift Farm Phase 5)

Director Spears moved to approve the Dedication and Improvements for The Orchard at Clift Farm (Clift Farm Phase 5); Vice Chairman Haraway seconded the motion. The motion was approved unanimously.

iv. 3 Park Preserve Subdivision

Director Spears moved to approve the Dedication and Improvements for 3 Park Preserve Subdivision; Vice Chairman Haraway seconded the motion. The motion was approved unanimously.

v. The Village at Oakland Springs, Phase 2

Director Spears moved to approve the Dedication and Improvements for The Village at Oakland Springs, Phase 2; Director Szmyd seconded the motion. The motion was approved unanimously.

vi. Windemere Subdivision, Phase 1

Director Spears moved to approve the Dedication and Improvements for the Windemere Subdivision, Phase 1; Director Szmyd seconded the motion. The motion was approved unanimously.

4. OLD BUSINESS

None.

5. NEW BUSINESS

a. Large Meter Testing (2-year cycle)

Customer Service Manager Leftwich informed the Board that this will be the third time to outsource the large meter testing. She added that the contracted company has better technology, and it is a benefit to MU since it can be a significant revenue loss when the large meters aren't working properly. Vice Chairman Haraway moved to approve the Large Meter Testing; Director Spears seconded the motion. The motion was approved unanimously.

b. Extension for General Engineering Services

Director Spears identified two errors in the attached contract which Attorney Sanderson stated he would correct. Director Spears moved to approve the Extension for General Engineering Services with the noted corrections; Vice Chairman Haraway seconded the motion. The motion was approved unanimously.

c. MU Observance of June 19th Holiday

Director Spears moved to approve the MU Observance of June 19th Holiday; Vice Chairman Haraway seconded the motion. The motion was approved unanimously.

d. Change to New Development Projects with Pending Dedications

Water Manager Leggett explained that this is just an update to the pending dedications list which had become lengthy due to some projects which never happened and some which neglected to be removed. Vice Chairman Haraway moved to approve the Change to New Development Projects with Pending Dedication; Director Spears seconded the motion. The motion was approved unanimously.

e. Western Transmission Main Phase 3 Contract Amendment

Water Manager Leggett briefly explained that, after a discussion with the City of Madison, it was assumed that all of the survey data needed for the design of the Western Transmission Main Phase 3 was complete. However, it was discovered shortly after that a section of Balch was not included in the survey data and would need to be added. Vice Chairman Haraway moved to approve the Western Transmission Main Phase 3 Contract Amendment; Director Szmyd seconded the motion. The motion was approved unanimously.

6. **LEGAL**

Attorney Sanderson mentioned that he is still working on the North Wells and the Windstone Pump Station maintenance agreement. He added that there are two condemnation actions to discuss in Executive Session.

7. **WATER REPORT**

Water Manager Leggett stated that there are several large projects underway. He explained that the Quarry Water Treatment Plant expansion is underway and that they were able to find a quieter method for shoring up the hole for the clear well. He added that he has been in frequent communication with the neighboring residents and had not received any complaints. Chairman Tatum asked if the work hours for construction had been adjusted at the QWTP. Water Manager Leggett confirmed they will be when more workers are on site and the Edgewater residents had been notified. Water Manager Leggett also said that the Highlands project is still behind and that, even though more crews have been added, the weather has been an impediment.

8. **WASTEWATER REPORT**

Wastewater Manager Bland informed the Board that with value engineering they were able to reduce the cost of the WWTP expansion project to the \$9 million range. He added that the contractor is ready to go but the delivery of materials is holding up the start. Wastewater Manager Bland also stated that the Western Interceptor Phase 2 is complete and that the project on Michli is complete and awaiting paving.

9. **FINANCE REPORT**

Absent

10. **CUSTOMER SERVICE**

None

11. **GENERAL MANAGER REPORT**

General Manager DeBord relayed to the Board a discussion he had with the General Manager of the Limestone County Water and Sewer Authority and read excerpts from an email he received. After a brief discussion, it was determined that General Manager DeBord would inquire about the company that LCWSA had used to obtain a previous valuation assessment.

12. **VICE CHAIRMAN HARAWAY**

None.

13. **DIRECTOR COOK**

None.

14. **DIRECTOR SPEARS**

None

15. **DIRECTOR SZMYD**

None.

16. **CHAIRMAN TATUM**

None

Prior to adjourning, Vice Chairman Haraway moved to enter Executive Session to discuss potential litigation; Director Szmyd seconded the motion. The motion was approved unanimously.

At 7:11 p.m. Director Spears moved to exit Executive Session; Vice Chairman Haraway seconded the motion. The motion was approved unanimously.

Director Spears moved to proceed with the Halsey property condemnation; Director Szmyd seconded the motion. The motion was approved unanimously.

Director Spears moved to make an offer based on the results of the appraisal of Sanders property; Director Szmyd seconded the motion. The motion was approved unanimously.

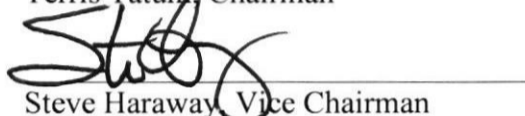
17. ADJOURNMENT

At 7:25 p.m. the Board agreed to adjourn.

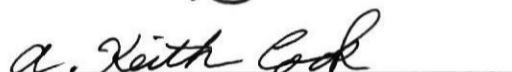
Approved,



Terris Tatum, Chairman



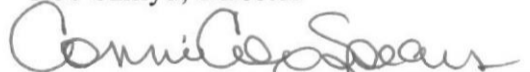
Steve Haraway, Vice Chairman



A. Keith Cook, Director



Rob Szmyd, Director



Connie Spears, Director

ATTEST:



Emory DeBord, Secretary/Treasurer