

**Cobb County-Marietta Water Authority
Minutes of Regular Meeting**

March 18, 2024 – 02:30 p.m.

The regular meeting of the Cobb County-Marietta Water Authority was held on March 18, 2024, at 02:30 p.m., in the Cobb County-Marietta Water Authority’s Board Room. Water Authority Board members present were James Scott, Dan Buyers, Charlie Crowder, Grif Chalfant, Lisa Cupid, and Corkey Welch. Not Present: James Balli

The meeting was called to order at 02:30 p.m. by Chair James Scott.

1. Invocation and Pledge of Allegiance

- a. Mr. Tom Ginn offered the invocation and led the Pledge of Allegiance.

2. Approval of Minutes of Regular Meeting of February 19, 2024

- a. Mr. Scott asked for approval of the minutes of the Regular Meeting of February 19, 2024. Ms. Cupid made a motion to approve the minutes as presented. Mr. Crowder seconded the motion; motion passed unanimously 6/0.

3. Approval of Minutes of Executive Session of February 19, 2024

- a. Mr. Scott asked for approval of the minutes of the Executive Session of February 19, 2024. Mr. Welch made a motion to approve the minutes as presented. Mr. Buyers seconded the motion; motion passed unanimously 6/0.

4. New business

- a. There were no new business items to present.

5. Financial report

- a. Ms. Allison Clements, Director of Finance, presented a summary of the February 29, 2024, Financial Statement (copy in file). Operating income for February was \$2,251,661, which exceeded the budget expectation by \$340,746. Net income for February was \$2,643,336, which exceeded the budget expectation by \$275,022.

6. Pension Committee Report

- a. Mr. Stan Brinkley, Chair of the Pension Committee, gave the following report on highlights of the Pension Committee meeting of February 19, 2024.
 - i. Scott Haynsworth with BHA Consulting gave the actuarial valuation report. The plan currently provides benefits for 72 people, which is up from 65 last year. The report stated that the contribution for next year would be 10.41% of the covered payroll for the year. The plan has a market value of assets of \$48.5 million with the actuarial value being \$50.4 million. The fund status remains at over 100% funded.
 - ii. Blake Myton, Portfolio Investment Manager with Sterling Capital, presented the 4th Quarter 2023 Investment Review. For the quarter ended December 31, 2023, the Fund generated a gain of 8.99% vs the benchmark of 8.93%. For the year ended Dec 31, 2023, the fund had an annual gain of 15.66% vs the benchmark of 15.86%, slightly underperforming.
 - iii. The next regular scheduled meeting will be May 20, 2024.

7. Intergovernmental Agreement Macon Soils, Inc. / Macon Water Authority Residuals Land Application

- a. Mr. Blackwell referred to the memorandum in the board package (copy in file). Mr. Chalfant made a motion to award a new five-year Intergovernmental Agreement with Macon Water Authority for Land Application of Residuals by Macon Soils Incorporated of Macon, Georgia. Ms. Cupid seconded the motion; motion passed unanimously 6/0.

8. Agronomist Contract Branch Residuals and Soil, LLC Residuals Land Application Program

- a. Mr. Blackwell referred to the memorandum in the board package (copy in file). Mr. Welch made a motion to approve a new five-year contract for Professional Agronomist Services with Branch Residuals and Soils, LLC of Rock Hill, South Carolina. Mr. Crowder seconded the motion; motion passed unanimously 6/0.

9. Ductile Iron Pipeline Contractors Prequalification List

- a. Mr. Blackwell referred to the memorandum in the board package (copy in file). Mr. Buyers made a motion to approve the listed contractors to be retained on CCMWA's Prequalified Pipeline Contractors List for Ductile Iron Pipe for the proposed size categories listed. Mr. Welch seconded the motion; motion passed unanimously 6/0.

Category 1 (24-inch and smaller)

GS Construction, Inc. (Lawrenceville, GA) – New Construction Firm

John Plott Company, Inc. (Tuscaloosa, AL) – Previously Category 3

K. M. Davis Contracting Company, Inc. (Marietta, GA)

RDJE, Inc. (Ronnie D. Jones Enterprises, Inc.) (Newnan, GA)

Wade Coats Company, Inc. (Hiram, GA) – Previously Category 2

Category 2 (36-inch and smaller)

Don Moorhead Construction, Inc. (Belton, SC)

Gordy Construction Company (Fortson, GA)

Legacy Water Group, LLC (Covington, GA)

Strickland & Sons Pipeline, Inc. (Gainesville, GA) - Previously Category 3

Category 3 (48-inch and smaller)

Cleary Construction Inc. (Tompkinsville, KY) – Previously Category 2

Unity Construction Company, Inc. (Powder Springs, GA)

Category 4 (unlimited size)

Garney Companies, Inc. (Alpharetta, GA)

JDS, Inc. (John D. Stephens, Inc.) (Lawrenceville, GA)

Mid-South Builders, Inc. (Lithonia, GA) – Previously Category 3

Morgan Contracting, Inc. (Knoxville, TN)

Reynolds Construction of Georgia, LLC (Fairburn, GA)

Ruby-Collins, Inc. (Smyrna, GA)

Thalle Construction Company, Inc. (Hillsborough, NC)

10. Sole Source Pure Technologies In-Situ Pipeline Condition Assessment

- a. Mr. Blackwell referred to the memorandum in the board package (copy in file). Mr. Buyers made a motion to approve a contract with Pure Technologies U.S., Inc. to provide professional services for condition assessment of the West Side Loop 3 water main for the proposed fee of \$781,729.20. Ms. Cupid seconded the motion; motion passed unanimously 6/0.

11. Engineering Service Contract Change Order Wyckoff Clearwell No. 3

- a. Mr. Blackwell referred to the memorandum in the board package (copy in file). Ms. Cupid made a motion to approve a task authorization under the Demand Services Contract with Engineering Strategies, Inc. for \$680,145.50 to complete construction phase services of the Wyckoff WTP Clearwell No. 3 Project with such charges to be deducted from IHC Construction's contract earnings per contract terms.
Mr. Buyers seconded the motion; motion passed unanimously 6/0.

12. On-Demand Services Contract Control Systems Integration Services

- a. Mr. Blackwell referred to the memorandum in the board package (copy in file). Mr. Welch made a motion to award a 2-year contract with MR Systems, LLC. of Norcross, Georgia, for on-call SCADA/control systems integration services, with an option for the General Manager to renew for two additional 1-year terms. Mr. Crowder seconded the motion; motion passed unanimously 6/0.

13. Old Business

- a. There were no old business items to present.

14. General Manager's report

- a. Mr. Blackwell provided the following updates to the published General Manager's Report (copy in file):
 - i. Blackjack Mountain Pipeline
 1. Contractor, Garney, is preparing close-out documentation.
 2. The pipeline was placed in service in early February 2024.
 3. The contractual substantial completion date is January 30, 2023. The project's actual substantial completion was established on October 30, 2023.
 4. The project is anticipated to finish within contract value.
 5. Garney has requested that CCMWA consider additional compensation of \$2,034,600 for changed conditions and deletion of scope. Garney has made no claim at this time.
 - ii. Wyckoff Raw Water Pipeline Improvements
 1. Contractor, Garney, has completed installation of the 54-inch water main (7,046 feet).
 2. Garney is working on close-out documentation.
 3. The contractual substantial completion date is currently December 10, 2022. The project's actual substantial completion was established on September 23, 2023.
 4. The project is anticipated to finish within contract value.
 5. Garney has requested that CCMWA consider additional compensation of \$937,200 for changed conditions and deletion of scope. Garney has made no claim at this time.
 - iii. Blackjack Mountain Ground Storage Tank
 1. This project involves replacing the steel water storage tank with a new prestressed concrete water storage tank.
 2. Contractor, Crom, is preparing a suggested plan to repair tank wall leaks, adjust the control valve to seal properly, and complete site restoration. The start-up schedule is delayed until the plan is received and approved by the Engineer, Brown and Caldwell.
 3. Project contractual substantial completion is currently September 1, 2023.
 - iv. Maner Road 36-inch Pipeline Replacement
 1. Project consists of the replacement of approximately 9,100 feet of 36" ductile iron pipe (DIP) with fiberglass reinforced polymer (FRP) pipe in south Cobb County adjacent to Georgia Power's Plant McDonough-Atkinson.
 2. Contractor, JDS Inc., began installing DIP and FRP and completed the pipe casing installation across Maner Road.

3. Good progress is being made by the contractor on pipe installation. The project should be substantially complete in July.
- v. Wyckoff Maintenance/Transmission Building Expansion Project
 1. CCMWA recently accepted bids for a roughly 3,000 square foot expansion and limited refurbishment of the Wyckoff Maintenance and Transmission building.
 2. \$2.49 million is included in the current Capital Improvement Plan budget.
 3. One bid was received (Reeves Young Construction), which was +\$4 million.
 4. As part of the upcoming “Wyckoff Dewatering Building and Thickener Addition” project, the “Valve Barn” at Wyckoff must be replaced.
 5. The new Dewatering Building will be constructed where the current Valve Barn is located. CCMWA’s engineers have given a preliminary estimated cost of \$2.0 million to replace the “Valve Barn.”
 6. Staff is exploring the option of purchasing an industrial property near the Wyckoff Division in Acworth and relocating our Transmission Division staff there, along with the Valve Barn at a reduced overall cost to CCMWA.

15. Executive Session

- a. Mr. Chalfant made a motion to go into Executive Session to discuss Pending & Potential Litigation and Cybersecurity. Ms. Cupid seconded the motion; motion passed unanimously 6/0.

Ms. Lisa Cupid left the meeting at 4:30 pm.

- b. Mr. Buyers made a motion to return to the Regular Meeting. Mr. Crowder seconded the motion; motion passed unanimously 5/0.

16. Legal

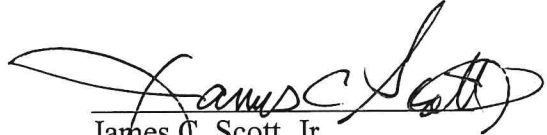
- a. Lease between the Cobb County-Marietta Water Authority and American Tower/Cellco Patnrship/Verizon Wireless
 - i. The Board decided not to take action at this time.
- b. Lease between the Cobb County-Marietta Water Authority and the City of Marietta School System
 - i. Mr. Buyers made a motion to approve the lease between the Cobb County-Marietta Water Authority, as Landlord, and Marietta City Schools, as Tenant, for the premises located at 1190 Atlanta Industrial Drive, Marietta, Georgia for a one-year lease commencing on March 18, 2024, and ending March 18, 2025. The Lease grants three additional one-year options to the Tenant with the consent of Landlord. The rent shall be \$3,000 per month plus 40% of the utilities for the building.

However, CCMWA shall notify the tenant that the new rate would be \$3,666.67 per month with 3% annual renewals thereafter. (copy in file). Mr. Welch seconded the motion; motion passed 5/0.

There being no further business, the meeting was adjourned at 5:12 p.m.



Erin Landers
Office Administrator



James C. Scott, Jr.
Chair