

Alabaster Water Board
MINUTES
Regular Scheduled August 19, 2025

The meeting began at approximately 6:30 p.m. in the Conference Room of Alabaster Water located at 200 Kent Stone Blvd. Secretary LaDonna Chapman called roll.

Present:

Mike Allen, Chairman
Bobby Harris, Vice Chairman
Rick Ellis, Director
Greg Farrell, Director
Stacy Rakestraw, Director

Attendees:

Laura Koon, General Manager
LaDonna Chapman, Finance and HR Manager
Michael Cain, Operations and Technology Manager
Bill Justice, Attorney
Josh Arnold, Attorney for Ryan Harless – left meeting at 6:36 p.m.

Agenda Topic Index:

Approval of Pre-Meeting Minutes
Approval of Regular Meeting Minutes
Financial Report
Old Business
Resolution 06-081925-R
Resolution Authorizing Condemnation of Property
New Business
Award of Park Forrest Terrace Water Main Replacement Contract
Professional Services Agreement - BMSS
Professional Services Agreement - KCA
General Legal Services
Resolution 07-081925-R
Resolution Authorizing PFAS Litigation
Resolution 08-081925-R
Resolution Authorizing Certain Actions with Respect to Series 2025 or 2026
Bonds
Resolution 09-081925-R
Succession Plan and Financial Policies
Master Meter Application and Deposit Approval
General Business

AWB Regular Scheduled Meeting August 19, 2025

Topic: Approval of Pre-Meeting Minutes

Director Rakestraw made a motion to approve the Pre-Meeting minutes of July 15, 2025, as written. Director Ellis seconded the motion. All ayes. Motion carried.

Topic: Approval of Regular Meeting Minutes

Director Ellis made a motion to approve the Regular Meeting minutes of July 15, 2025, as written. Director Farrell seconded the motion. All ayes. Motion carried.

Topic: Financial Report

Ms. Chapman reported cash in bank of \$3,673,805 with cash in excess of the 150 day minimum of \$220,590, a debt service coverage ratio of 1.95, 160 days of cash on hand, metered water sales of \$799,206, total operating revenue \$859,745, total operating expenses of (\$735,436), other income and expenses of (\$261,290), a net loss before capital contributions of (\$108,569) for the month of July and a year-to-date net loss before capital contributions of (\$82,938).

Ms. Chapman reported strong collections of water (99.75%), sewer (99.49%), garbage set-up (100.00%) and garbage (99.31%) fees for the month of July.

**Topic: Resolution 06-081925-R
Resolution Authorizing Condemnation of Property**

Manager Koon stated that condemnation is not the Board's preference to obtain the Harless property, but that Mr. Harless has not responded to the Board's prior offers. The Board tabled the condemnation resolution to allow the attorneys to work to resolve this issue.

Director Rakestraw made a motion to Table Resolution 06-081925-R. Vice Chairman Harris seconded the motion. Vote called. Motion carried.

Topic: Award of Park Forrest Terrace Water Main Replacement Contract

Manager Koon stated that the Board publicly bid the Park Forrest Terrace Water Main Replacement project on August 14th at 10:00 a.m. and that eight (8) bids were received. Manager Koon stated that Southern Civil Contracting, Inc. was the lowest responsive, responsible bidder in the amount of \$222,900.01. Manager Koon recommended award of the Park Forrest Terrace Water Main Replacement and requested Board authorization to execute the contract with Southern Civil Contracting, LLC. Director Farrell made a motion to award the Park Forrest Terrace Water Main Replacement Contract to Southern Civil Contracting, LLC in an amount not to exceed \$222,900.01. Director Rakestraw seconded the motion. Vote called. Chairman Allen, yes. Vice Chairman Harris, yes. Director Ellis, yes. Director Farrell, yes. Director Rakestraw, yes. Motion carried.

Topic: Professional Services Agreement - BMSS

Manager Koon requested authorization to execute a Professional Services Agreement with BMSS for the FY25 Audit on behalf of the Board in an amount not to exceed \$34,000. Director Ellis made a motion to authorize Manager Koon to sign the Professional Services Agreement with BMSS on behalf of the Board in an amount not to exceed \$34,000. Vice Chairman Harris seconded the motion. Vote called. Chairman Allen, yes. Vice Chairman Harris, yes. Director Ellis, yes. Director Farrell, yes. Director Rakestraw, yes. Motion carried.

Topic: Professional Services Agreement - KCA

Manager Koon requested authorization to execute a Professional Services Agreement with KCA for FY25 Leadership Development Training on behalf of the Board in an amount not to exceed \$54,125. Vice Chairman Harris made a motion to authorize Manager Koon to sign the Professional Services Agreement with BMSS on behalf of the Board in an amount not to exceed \$54,125. Director Rakestraw seconded the motion. Vote called. Chairman Allen, yes. Vice Chairman Harris, yes. Director Ellis, yes. Director Farrell, yes. Director Rakestraw, yes. Motion carried.

Topic: General Legal Services

The Board agreed to retain new legal counsel at a later meeting.

**Topic: Resolution 07-081925-R
Resolution Authorizing PFAS Litigation**

Manager Koon requested the Board's authorization to initiate the pending PFAS litigation. Director Rakestraw made a motion to authorize PFAS Litigation and adopt Resolution 07-081925-R. Director Farrell seconded the motion. Vote called. Chairman Allen, yes. Vice Chairman Harris, yes. Director Ellis, yes. Director Farrell, yes. Director Rakestraw, yes. Motion carried.

**Topic: Resolution 08-081925-R
Resolution Authorizing Certain Actions with Respect to the Series 2025 or 2026 Bonds**

Manager Koon presented Resolution 08-081925-R authorizing the selection of Stifel Nicholas as Bond Underwriter for the Series 2025 or 2026 Bonds after review of the Request for Proposals and based on the recommendation of the Board's Municipal Advisor, Raymond James. Director Farrell made a motion to adopt Resolution 08-081925-R. Director Ellis seconded the motion. Vote called. Chairman Allen, yes. Vice Chairman Harris, yes. Director Ellis, yes. Director Farrell, yes. Director Rakestraw, yes. Motion carried.

Topic: Succession Plan and Financial Policies

Manager Koon presented to the Board the updated Succession Plan and Financial Policies. Director Rakestraw made a motion to adopt the updated Succession Plan and Financial Policies as presented. Director Ellis seconded the motion. Vote called. All ayes. Motion carried.

Topic: Master Meter Application and Deposit Approval

Ms. Chapman presented the master meter application and deposit to the Board for approval. Director Ellis made a motion to adopt the master meter application and deposit as presented. Director Farrell seconded the motion. Vote called. Chairman Allen, yes. Vice Chairman Harris, yes. Director Ellis, yes. Director Farrell, yes. Director Rakestraw, yes. Motion carried.

General Business

Manager Koon stated the next regular Board meeting will be on September 16, 2025.

Director Ellis made a motion to adjourn at 6:52 p.m. Director Rakestraw seconded the motion. Vote called. All ayes. Motion carried.

Michael R. Allen
Chairman, Mike Allen

LaDonna Chapman
Secretary, LaDonna Chapman