

PUBLIC WORKS COMMISSION  
MEETING OF WEDNESDAY, APRIL 10, 2024  
8:30 AM

Present: Donald L. Porter, Chairman  
Christopher G. Davis, Vice Chairman  
Ronna Rowe Garrett, Secretary

Others Present: Timothy L. Bryant, CEO/General Manager  
Derrick Thompson, City Council Liaison  
Media

Absent: Richard W. King, Treasurer  
Adman Lindsay, Assistant City Manager/Liaison  
Chancer McLaughlin, Interim Town Manager/Liaison  
Michael Boose, Cumberland County Liaison

I. REGULAR BUSINESS

Chairman Donald Porter called the meeting of April 10, 2024, to order at 8:30 am.

PLEDGE OF ALLEGIANCE

Chairman Donald Porter led the Commission in the Pledge of Allegiance

APPROVAL OF AGENDA

Commissioner Ronna Rowe Garrett motioned to amend the agenda by adding a new item IX, Closed Session for Legal Matters, and renumber existing item IX as item X. Motion was seconded by Commissioner Christopher Davis, and the amendment was unanimously approved.

Commissioner Christopher Davis motioned to approve the amended agenda. Motion was seconded by Commissioner Ronna Rowe Garrett, and was unanimously approved.

II. AWARD PRESENTATIONS

A. 2024 Directors Award for Drinking Water Treatment Optimization  
Presented by: Mick Noland, Water Resources Chief Operations Officer.

Mr. Noland presented the 2024 Directors Award for Drinking Water Treatment Optimization from the Partnership for Safe Water Treatment. He stated P.O. Hoffer and Glenville Lake Water Treatment Facilities were conferred this award.

III. CONSENT ITEMS

A. Approve Minutes of meeting of March 27, 2024

- B. Adopt PWC Resolution # PWC2024.01 – Resolution to Declare Personal Property as Surplus and Authorize Sale of Property by Public Auction

Fayetteville Public Works Commission (“PWC”) owns a 2010 Ford F-450 Camera Inspection Van, VIN #1FDAF4HY3AEA83122 (the “Personal Property”). The Personal Property is aging and unreliable for PWC’s current needs. As such, PWC staff has determined that PWC has no use for the Personal Property at this time and that it would be in PWC’s best interest to sell the Personal Property and recoup some of its investment. PWC staff estimates that the value of the Personal Property is at least thirty thousand dollars (\$30,000.00).

North Carolina General Statute (“NCGS”) §160A-266 sets forth the methods by which the Commission can sell property. That statute provides in part that personal property valued at thirty thousand dollars (\$30,000) or more may be sold by any method permitted thereby. NCGS §160A-270 permits the Commission to sell property by authorizing the establishment of an electronic auction procedure or by authorizing the use of existing private or public electronic auction services.

**COMMENT:** PWC staff requests that the Commission declare the Personal Property as surplus and authorize the sale of the Property by electronic auction and the publishing of the notice of the auction solely by electronic means in accordance with NCGS §160A-270.

- C. Approve bid recommendation to award bid for the purchase of Distribution Transformers Three Phase Pad Mounts to Alpha Plotter LLC, Greenville, NC, the lowest responsive, responsible bidder and in the best interests of PWC, in the total amount \$767,188.10, and forward to City Council for approval.

The Distribution Transformers Three Phase Pad Mounts are budgeted in Warehouse Inventory.

Bids were received March 19, 2024, as follows:

<u>BIDDERS</u>	<u>MANUFACTURER</u>	<u>TOTAL PRICE</u>	<u>DELIVERY</u>
*ECB Solutions LLC Oxford, MS	Maddox	\$ 383,000.00	10-12 Weeks*
*Fleming Electric Inc San Francisco, CA	Magnetron	\$ 427,536.00	62-64 Weeks*
<b>Alpha Plotter LLC Greenville, NC</b>	<b>Eaglerise</b>	<b>\$ 767,188.10</b>	<b>18-20 Weeks</b>
Amek A&S Inc South Gate, CA	Electric	\$ 868,700.00	40 Wks. ARO
PulseMac Solutions San Antonio, TX	Jiangsu Daelim	\$ 875,035.00	N/A
MVA Power Montreal, CA	MVA Power	\$ 882,540.00	N/A
WEG Transformers Washington, MO	WEG Transformers	\$ 917,452.00	48-50 Weeks
Sunbelt Solomon Temple, TX	Sunbelt Solomon	\$ 934,821.00	54 Wks. ARO
MP Predictive Tech	Maddox	\$1,064,206.08	46 Weeks

Orlando, FL Hyundai Corporation Torrance, CA	Inc Electric	\$1,093,600.00	36 Wks. ARO
America Wire Group Los Angeles, CA	Magnetron	\$1,135,396.00	46 Weeks
JST Power Lake Mary, FL	JST Power	\$1,313,200.00	30 Weeks
Technology Inc Lake Mary, FL	Electronic	\$2,609,000.00	10-15 Months

\* ECB Solutions LLC and Fleming Electric Inc. quoted only part of the transformers.

**COMMENTS:** Notice of the bid was advertised through our normal channels on February 19, 2024, with a bid opening date of March 19, 2024. Bids were solicited from fourteen (14) vendors and thirteen (13) were received. The award is recommended to Alpha Plotter LLC, Greenville, NC. **MWDBE/SLS Participation:** Alpha Plotter, LLC, Greenville, NC is not a small local business and is not classified as a MWDBE business.

- D. Approve bid recommendation to award bid for the purchase of Relay Control Houses to VFP, Inc., Roanoke, VA, the lowest responsive, responsible bidder, in the total amount \$605,890.00, and forward to City Council for approval.

The Relay Control Houses will be bond funded through account strings:  
103.0000.0802.2207988-05.690161..CPR1000471 & 103.0000.0802.2102564-  
05.690161..CPR1000421

Bids were received February 1, 2024, as follows:

<u>BIDDERS</u>	<u>BASE BID</u>
VFP, Inc., Roanoke, VA	\$605,890.00

**COMMENTS:** The Commission is asked to approve an award for the purchase of relay control houses needed for the rebuild of P.O. Hoffer 69 to 15 x 25kV Substation and Cumberland Road 69 to 15 x 25kV Substation. Notice of the bid was advertised through PWC's normal channels on December 20, 2023, with a bid opening date of February 1, 2024. Bids were solicited from six (6) bidders. PWC received one (1) bid for this project. The one (1) bid received was then evaluated by the Electric Systems Support-Substations and Procurement departments to ensure that the equipment cost, maintenance, and availability met PWC & industry standards. The lowest responsive, responsible bidder was VFP, Inc. Roanoke, VA. **MWDBE/Local Participation:** VFP, Inc., Roanoke, VA, is not a small local or MWDBE business.

- E. Approve bid recommendation to award bid for the purchase of the Structure and Equipment needed for the rebuild of Cumberland Rd. 69 to 15 x 25 kV Substation to Substation Enterprises, Inc., Alabaster, AL, the lowest lead time, responsive, responsible bidder, in the total amount of \$426,010.00, and forward to City Council for approval.

The Cumberland Rd Substation Structure and Equipment will be bond funded via account string 103.0000.0802.2207988-05.690161..CPR1000471.

Bids were received February 22, 2024, as follows:

<b>BIDDERS</b>	<b>LEAD TIME</b>	<b>BASE BID</b>
Peak Substation Services, Birmingham, AL	70-72 Weeks	\$377,850.00
M.D. Henry, Pelham, AL	38-40 Weeks	\$394,932.71
<b>Substation Enterprises, Inc., Alabaster, AL</b>	<b>28-30 Weeks</b>	<b>\$426,010.00</b>

**COMMENTS:** Notice of the bid was initially advertised through PWC's normal channels on December 18, 2023, with a bid opening date of January 26, 2024. The solicitation was readvertised due to the long lead time of the one (1) bid originally received. The readvertisement was distributed via PWC's normal channels on January 31, 2024, with a bid opening date of February 22, 2024. Bids were solicited from six (6) vendors. PWC received three (3) bids for this project. The three (3) bids received were then evaluated by the Electric Systems Support-Substations and Procurement departments. The lowest lead time, responsive and responsible bid was submitted by Substation Enterprises, Inc., Alabaster, Alabama. **MWDBE/Local Participation:** Substation Enterprises, Inc. is not a MWDBE or local business. Substation Enterprises intends to perform the contract with its own workforce.

- F. Approve bid recommendation to award bid for the purchase of the Structure and Equipment needed for the rebuild of P.O. Hoffer 69 to 15 x 25 kV Substation to Substation Enterprises, Inc., Alabaster, AL, the lowest lead time, responsive, responsible bidder, in the total amount of \$448,418.00, and forward to City Council for approval.

The PO Hoffer 69 to 15 X 25 kV Substation Structure and Equipment will be bond funded via account string 103.0000.0802.2102564-05.690161..CPR1000421

Bids were received February 22, 2024, as follows:

<b>BIDDERS</b>	<b>LEAD TIME</b>	<b>BASE BID</b>
Peak Substation Services, Birmingham, AL	70-72 Weeks	\$379,490.00
M.D. Henry, Pelham, AL	38-40 Weeks	\$408,243.04
<b>Substation Enterprises, Inc., Alabaster, AL</b>	<b>28-30 Weeks</b>	<b>\$448,418.00</b>

**COMMENTS:** Notice of the bid was initially advertised through PWC's normal channels on December 18, 2023, with a bid opening date of January 26, 2024. The solicitation was readvertised due to the long lead time of the one (1) bid originally received. The readvertisement was distributed via PWC's normal channels on January 31, 2024, with a bid opening date of February 22, 2024. Bids were solicited from six (6) vendors. PWC received three (3) bids for this project. The three (3) bids received were then evaluated by the Electric Systems Support-Substations and Procurement departments. The lowest lead time, responsive and responsible bid was submitted by Substation Enterprises, Inc., Alabaster, Alabama. **MWDBE/Local Participation:** Substation Enterprises, Inc. is not a MWDBE or local business. Substation Enterprises intends to perform the contract with its own workforce.

END OF CONSENT

#### IV. UPDATE ON CAPE FEAR REGIONAL THEATRE EXPANSION PROJECT

Presented by: Timothy Bryant, CEO/General Manager  
Ella Wren, Cape Fear Regional Theatre  
Mary Kate Burke, Cape Fear Regional Theatre

Ms. Ella Wren and Ms. Mary Kate Burke provided an update on the Cape Fear Regional Theatre (CFRT). Ms. Wren stated the CFRT is a 501(c)3 non-profit organization. They have 14 full-time employees, with 200+ Annual Artist Contracts. The theatre services 50,000 annually, 20,000 of whom are youth.

Ms. Wren mentioned the need for additional space for the youth. The theatre is embarking on a program to increase space. She discussed their educational and outreach program.

Phase 1 of the Capital Improvement Plan is complete. It encompassed upgrading the interior of the theatre including wider seats, deeper rows, new HVAC system, and a custom sound system designed by a TONY-Award winning sound designer. This \$1MM renovation was completed in December 2021 and funds are fully committed.

Phase 2 is ongoing. This phase includes large scale renovation and reimagining! Expansion includes: an open and bright two-story lobby with extra event spaces, scene shop, rehearsal & education spaces, a centralized administrative office suite, and an elevator!! This is a minimum of \$22M Capital Improvement Plan. She stated they have raised \$15M so far. The CFRT has received funding from the State of North Carolina, the City of Fayetteville, and the Fayetteville Public Works Commission. They have also received funding through private funding.

Below is the current building.





To the left: Renderings of the new and improved theatre, with the existing utility structure.  
To the right: Renderings of the new and improved theatre, with underground facilities.

Ms. Wren went on to discuss the possibility of underground utilities surrounding the new theatre, and discussion ensued. Commissioner Garrett asked about parking for the renovated theatre. It was shown on an additional map that additional parking is in the design. Discussion ensued.

Chairman Porter thanked Ms. Wren and Ms. Burke for the update.

## V. INFORMATION TECHNOLOGY UPDATE

Presented by: Mark Lawler, Information Technology Chief Officer

Mark Lawler stated PWC's Information Technology is divided into four elements.

Applications – Utility & Business Applications, Geographic Information (GIS), Quality Assurance (QA). This element is headed by David Gajowiak

Infrastructure – Systems, Network, IT Support, Development Operations (DevOps). This element is headed by James Williams.

Cyber Security. This element is headed by David Ruiz

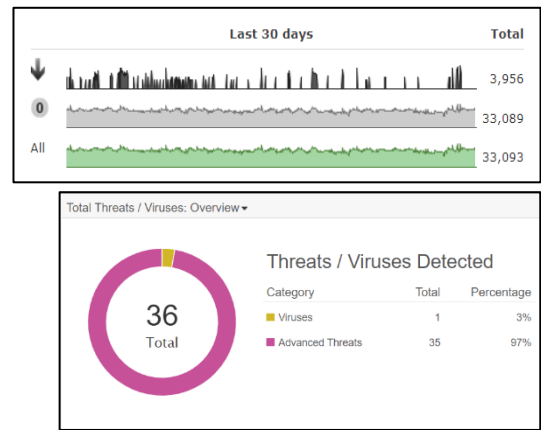
Data & Analytics. This element is headed by Prethesh Thomas

Mr. Lawler stated the IT Department is responsible for the following:

- Manage and monitor technology operations at PWC:
  - 24 hours a day, 7 day a week
  - 6000+ Devices & Peripherals
  - 380+ Servers
  - 450+ Network Systems
  - 37 Databases support the business applications
  - Over 40 business critical applications



- 35 Advanced threats and 1 virus were blocked
- 33,093 Intrusion attempts on the edge of the network
- Increased Cyber-attacks directed at North Carolina Utilities



**Log analysis: FY24 - Over 200 billion logs analyzed**  
**PWC Phishing Test**

- Monthly Tests for all Employees
- March Test over 100 Employees Reported

Following the update, Commissioner Garrett commended Mr. Lawler and his team. She stated there are very few things that can cripple an organization, but cyber warfare is one of them.

Commissioner Davis confirmed that the IT Department is open and available 24 hours a day. He has had computer/connectivity issues while away and they were available when he called.

Commissioner Porter also thanked Mr. Lawler and his group for the work they do.

## VI. GENERAL MANAGER REPORT

### Safety

Mr. Bryant stated the PWC team continues to work safely overall across the entire team. Our total recordable injury rate is trending at .046 with a target of 1,

### People

Everyone continues to work diligently against all the various challenges he has put in front of them. Things have changed and he is hearing feedback, and it all is heading in the right direction. We are making the right decisions, moving the ball in the right direction in order for the growth and long-term sustainability of PWC.

### Community Engagement

Our annual water treatment changeover is complete as of April 1.

The US EPA will announce its final drinking water standard at the PO Hoffer Treatment Plant at 10:30 this morning. That new standard is 4 parts per trillion, maximum contaminant level, lifetime exposure for PFAS and PFOA with a three-to-five-year compliance timeframe. Previously, there were no established primary drinking water standard for PFAS limits. EPA guidance for the health advisory for 70 parts per trillion for nearly ten years PWC has been advocating for regulatory agencies to reduce and prevent the discharge of pollutants, including PFAS into the Cape Fear River, our primary water source.

While PWC has acknowledged PFAS are present in our source water, the EPA has reaffirmed that 70% of consumers' exposure to these emerging compounds come from non-drinking water resources, Mr. Bryant stated as he previously communicated. Further, as he previously communicated in January



of this year, PWC is moving forward with eliminating PFAS from its drinking water by installing granular activated carbon filtration systems by 2028, the result of an engineering study that began back in 2021 with anticipation of these new EPA final standards.

Mr. Bryant stated he will be departing to the PO Hoffer Plant to greet our guests at the EPA and others, as we continue to advocate for clean water in Cape Fear River and Glenville Lake as we work to deploy our solution backed by engineering science and data.

#### Running the Business

We are actively working to prepare for our annual budget report in May. He has been engaged with the team as we look at our numbers to ensure we are putting a budget that can sustain PWC operations and manage our cost to our customers.

### VII. COMMISSIONER/LIAISON COMMENTS

#### **City Council Liaison Derrick Thompson**

No comments

#### **Commissioner Ronna Rowe Garrett**

No comments

#### **Commissioner Christopher Davis**

No comments

#### **Commissioner Donald Porter**

Thanked staff for the updates, Stated it was a great meeting and highly informative.

### VIII. REPORTS AND INFORMATION

The Commission acknowledges receipt of the following reports and information.

A. Personnel Report - March 2024

B. Career Opportunities

C. Actions by City Council during the meeting of March 25, 2024, related to PWC:

- Approved Bid Recommendation – Re-Advertisement of Water Main Replacement from Robeson Street to Winslow
- Approved Bid Recommendation – Re-Advertisement for Procurement and Construction of Gillespie B1.9 Solar PV Utility Station

### IX. *(Added item)* CLOSED SESSION PURSUANT TO NORTH CAROLINA GENERAL STATUTES 143-318.11(A)(3) FOR LEGAL MATTERS

Commissioner Ronna Rowe Garrett motioned to enter closed session pursuant to North Carolina General Statutes 143.318.11(A)(3) for Legal Matters. Motion was seconded by Commissioner Christopher Davis, and unanimously approved at approximately 9:09 am.

There being no more discussion, upon motion by Commissioner Ronna Rowe Garrett, seconded by Commissioner Christopher Davis, and unanimously approved, the Commission returned to open session at 9:24 a.m.

#### X. ADJOURNMENT

There being no further business, upon motion by Commissioner Ronna Rowe Garrett, seconded by Commissioner Christopher Davis, and unanimously approved, the Commission adjourned at 9:24 a.m.