MINUTES
PUBLIC SERVICE BOARD
CITY OF EL PASO
December 11, 2024

The regular meeting of the Public Service Board was held in person, Wednesday, December 11, 2024

PSB MEMBERS PRESENT
Bryan Morris, Chair
Stefanie Block Uribarri, Secretary-Treasurer
Dr. Anna Gitter, Member
Lisa Saenz, Member
Dr. Hector Ocaranza, Member
Charlie Intebi, Vice-Chair
Mayor Oscar Leeser, Ex-Officio Member

PSB EMPLOYEES PRESENT
John E. Balliew, P.E., President and Chief Executive Officer
Daniel Ortiz, General Counsel

EPWATER EMPLOYEES PRESENT
Ana Sanchez, Vice President of Financial and Management Services
Gilbert Trejo, Vice President of Operations and Technical Services
Adam Wickersham, Vice President of IT
Art Duran, Chief Financial Officer
Claudia Duran, Chief of Staff
Edith Lara, Executive Assistant to the President/CEO
Patricia Borschow, Assistant General Counsel
Luz Holguin, Assistant Chief Financial Officer
Alberto Gomez, Utility Video Production Manager
Aldo Gomez Fierro, Support Services Specialist III
Robert Evans, Software Developer I
Ruben Rodriguez, Chief Water Quality Compliance Officer
Lisa Rosendorf, Chief Communications & Government Affairs Officer
Geoffrey Espineli, Engineer Division Manager
Melinda Becker, Assistant General Counsel
Adriana Castillo, Engineer Division Manager
Elmer Beeler, Chief Support & Logistics Officer
Sol Cortez, Deputy General Counsel
Felipe Lopez, Utility Chief Engineering Officer
Veronica Garcia, Senior Purchasing Agent
Gretchen Byram, Utility Senior Computer Media Specialist
Gisela Dagnino, Utility Chief Operations Officer
Irazema Rojas, Utility Chief Engineering Officer
George Quinlan, Utility Chief Safety, Security and Emergency Response Officer
Martin Noriega, Utility Chief Operations Officer
Christina Montoya-Halter, Marketing and Communications Manager
Pablo Mejia, Capital Improvement Project Manager
David Montoya, Utility Tech Infrastructure Manager
Fernando Arroyo, Utility Tech Infrastructure Manager

GUESTS
Pablo Bram, PCL/Sundt JL

The Public Service Board meeting was called to order by Bryan Morris at 8:05 a.m. A quorum of its members was present. After a moment of silence, those in attendance joined Mayor Leeser in reciting the Pledge of Allegiance.

CONSENT AGENDA

On a single motion made by Mr. Morris with a notation from the chair that he abstained from voting on Item 10 and seconded by Mayor Leeser and unanimously carried, the Board took action on the following consent agenda items:

CONSENT AGENDA

1. **CONSIDERED AND APPROVED THE MINUTES OF THE REGULARLY SCHEDULED MEETING HELD ON NOVEMBER 13, 2024.**

2. **CONSIDERED AND APPROVED AN AMENDMENT TO THE SERVICES AGREEMENT WITH THE FRONTERA LAND ALLIANCE (FRONTERA), PURSUANT TO SECTION 252.022(A)(7)(F) OF THE TEXAS LOCAL GOVERNMENT CODE, FOR FRONTERA TO PERFORM ADDITIONAL MANAGEMENT SERVICES OF THE LOST DOG AND KNAPP LANDS, FOR WHICH CONSERVATION EASEMENTS HAVE BEEN PLACED, FOR AN ADDITIONAL ANNUAL AMOUNT NOT TO EXCEED $50,000 FOR A TOTAL ANNUAL AMOUNT NOT TO EXCEED $100,000 FOR THE REMAINDER OF THE TERM, WHICH INCLUDES AN OPTION FOR TWO ONE-YEAR EXTENSIONS.**

3. **CONSIDERED AND APPROVED A MASTER CONTRACT WITH DAHILL OFFICE TECHNOLOGY CORPORATION DBA XEROX BUSINESS SOLUTIONS SOUTHWEST, THROUGH THE COOPERATIVE PACE PURCHASING COOPERATIVE CONTRACT P00230 FOR THE LEASE OF COPY MACHINES IN THE ESTIMATED ANNUAL AMOUNT OF $75,640.92 PLUS OVERAGE FEES, AT THE RATE OF $0.035 PER COLOR COPY OVER THE ALLOWANCE, FOR A TERM OF FIVE YEARS.**

4. **CONSIDERED AND APPROVED AN INCREASE IN THE MASTER CONTRACT CAPACITY TO SUN CITY COMMUNICATIONS, LLC, THROUGH THE COOPERATIVE ESC REGION 19 CONTRACT NO. 22-7434 MAINTENANCE, REPAIR AND OPERATION (MRO) EQUIPMENT, SUPPLIES, MATERIALS AND SERVICES BY AN ADDITIONAL $1,000,000 FOR A CUMULATIVE EXISTING MASTER CONTRACT AMOUNT OF $2,000,000 AND AUTHORIZED THE ISSUANCE OF FUTURE MASTER CONTRACTS IN THE ESTIMATED ANNUAL AMOUNT OF $2,000,000 FOR AS LONG AS THE TERM OF THE ESC REGION 19 CONTRACT NO. 22-7434 IS IN PLACE.**

5. **CONSIDERED AND APPROVED AN INCREASE IN THE CAPACITY OF MASTER CONTRACT ISSUED TO AIR COMPRESSOR SOLUTIONS INC, THE APPROVED DISTRIBUTOR OF ATLAS COPCO EQUIPMENT, THROUGH THE SOURCEWELL COOPERATIVE CONTRACT NO. 020923-PWT PORTABLE CONSTRUCTION EQUIPMENT WITH POWER TECHNIQUE NORTH AMERICA LLC DBA ATLAS COPCO BY AN ADDITIONAL $500,000 FOR A CUMULATIVE EXISTING MASTER CONTRACT AMOUNT OF $1,000,000 AND AUTHORIZED THE ISSUANCE OF FUTURE MASTER CONTRACTS IN THE ESTIMATED ANNUAL AMOUNT OF $1,000,000 FOR AS LONG AS THE TERM OF SOURCEWELL CONTRACT NO 020923-PWT IS IN PLACE.**

6. **CONSIDERED AND AWARDED BID NUMBER 81-24, CONCRETE AND SAND & GRAVEL REBID, TO THE SOLE RESPONSIVE, RESPONSIBLE BIDDER JOBE MATERIALS L.P., IN THE ESTIMATED ANNUAL AMOUNT OF $606,320 FOR A TERM OF ONE YEAR, WITH THE OPTION FOR FOUR ONE-YEAR EXTENSIONS.**

7. **CONSIDERED AND APPROVED A PROFESSIONAL ENGINEERING SERVICES CONTRACT FOR THE KBH DESALINATION PLANT CLEARWELL STRUCTURAL EVALUATION – PART 2 PROJECT WITH CONSOR NORTH AMERICA, INC. IN THE AMOUNT OF $97,467 AND AUTHORIZED FUTURE TASK ORDERS OR AMENDMENTS FOR ADDITIONAL DESIGN, BID, AND CONSTRUCTION PHASE SERVICES IN AN ESTIMATED AMOUNT OF $1,000,000.**

8. **CONSIDERED AND APPROVED A PROFESSIONAL ENGINEERING SERVICES CONTRACT FOR THE WATER MAINS CROSSINGS MAJOR GAS LINES PROGRAM DESIGN SERVICES - PART 2 PROJECT WITH CDM SMITH INC. IN THE AMOUNT OF $77,070 AND AUTHORIZED FUTURE TASK ORDERS OR AMENDMENTS FOR ADDITIONAL DESIGN, BID, AND CONSTRUCTION PHASE SERVICES IN AN ESTIMATED AMOUNT OF $1,000,000.**

9. **CONSIDERED AND APPROVED A PROFESSIONAL ENGINEERING SERVICES CONTRACT FOR THE MCCOMBS 30-INCH WELL COLLECTOR LINE REPLACEMENT – PART 2 PROJECT WITH BROCK & BUSTILLOS INC. IN THE AMOUNT OF $160,291.53 AND AUTHORIZED FUTURE TASK ORDERS OR AMENDMENTS FOR THE ADDITIONAL DESIGN, BID, AND CONSTRUCTION PHASE SERVICES IN AN ESTIMATED AMOUNT OF $800,000.**

10. **CONSIDERED AND AWARDED PROFESSIONAL SERVICES CONTRACTS FOR ON-CALL ARCHITECTURAL AND ENGINEERING SERVICES – RFQ 52-24 TO EXIGO ARCHITECTURE, GA INC., IN*SITU ARCHITECTURE, LLC, AND MIJARES-MORA ARCHITECTS INC. FOR AN AMOUNT NOT TO EXCEED $750,000 FOR EACH FIRM FOR A TERM OF THREE YEARS.**

11. **CONSIDERED AND AWARDED PROFESSIONAL SERVICES CONTRACTS FOR ON-CALL LANDSCAPE ARCHITECTURAL SERVICES – RFQ 53-24 TO GREENWAY STUDIO, LLC, PARKHILL, SMITH & COOPER, INC., SITES SOUTHWEST LTD. CO., SURROUNDINGS STUDIO, LLC, AND THE DRY LAND LANDSCAPE ARCHITECTURE, LLC FOR AN AMOUNT NOT TO EXCEED $250,000 FOR EACH FIRM FOR A TERM OF THREE YEARS.**

REGULAR AGENDA

12. **PRESENTATION TO MAYOR OSCAR LEESER AND LISA SAENZ IN RECOGNITION OF THEIR LEADERSHIP, DEDICATION, AND SERVICE TO THE COMMUNITY DURING THEIR TENURE ON THE PUBLIC SERVICE BOARD.**

13. **CEO MONTHLY UPDATE REGARDING UTILITY MANAGEMENT AND/OR OPERATIONS:**
    - **EPWATER EMPLOYEES MAKE RECORD UNITED WAY PLEDGES**
    - **EPWATER EMPLOYEES PARTNER WITH CPS TO PROVIDE HOLIDAY GIFTS TO MORE THAN 150 CHILDREN**
    - **EPWATER LEADERSHIP TEAM**

14. **MANAGEMENT REPORT:**
    - **CONSTRUCTION UPDATE**
    - **STRATEGY UPDATE**
    - **VIDEO FROM COMMUNICATIONS - NORTHWEST FIRST TIME WATER AND WASTEWATER PROJECT**

REGULAR AGENDA (continued)

15. **PUBLIC COMMENT: THE PSB WILL PERMIT PUBLIC COMMENT ON SUBJECTS NOT ON THE AGENDA BUT MAY NOT DELIBERATE ON THESE ITEMS IF NOT POSTED FOR DISCUSSION. THE CHAIR MAY IMPOSE REASONABLE TIME LIMITS FOR EACH SPEAKER.**

16. CONSIDERED AND APPROVED A CONSTRUCTION MANAGER AT-RISK CONSTRUCTION CONTRACT WITH PCL/SUNDT, A JOINT VENTURE, FOR THE HASKELL R. STREET WASTEWATER TREATMENT PLANT VARIOUS IMPROVEMENTS PROJECT AND ACCEPTED THE GUARANTEED MAXIMUM PRICE NUMBER 1 (GMP 1) IN THE AMOUNT OF $4,708,868.
IRAZEMA ROJAS, UTILITY CHIEF ENGINEERING OFFICER, 915-594-5562

Irazema Rojas, Utility Chief Engineering Officer, provided a presentation to the Board regarding this item (copy on file in Central Files.) The Haskell R. Street Wastewater Treatment Plant (Haskell) is a conventional activated sludge facility. It is rated to treat and discharge via two outfall locations to the Rio Grande up to 27.7 million gallons per day (MGD) of effluent on an annual average basis. The liquid treatment processes at Haskell include headworks (screening and grit removal), primary clarification, anoxic and aerated activated sludge basins, secondary clarification, tertiary effluent filtration, and disinfection using chlorine. The solids handling includes waste activated sludge (WAS) thickening using Dissolved Air Flotation Thickeners (DAFT), primary sludge and thickened WAS blending/storage tank, anaerobic digestion, and sludge dewatering using belt filter presses. Dewatered cake is hauled to a landfill for disposal. Now at over 100 years old, Haskell is in need of improvements to correct maintenance and operations issues being experienced. The Alfalfa lift station was built in 1966, rated to pump 4.3 MGD to the Bustamante Wastewater Treatment Plant (Bustamante). The sewer flows discharged by the refinery flows are included in the Alfalfa lift station service area. The improvements at the Alfalfa lift station will rehabilitate the lift station and install a new force main, via Tangier lift station, and as part of the Advanced Water Purification Facility project, these flows are being diverted from Bustamante to Haskell.

The project is being delivered using the Construction Manager At-Risk (CMAR) method. The complete CMAR project will be delivered in multiple Guaranteed Maximum Price (GMP) packages.

GMP1 will be for an early work package consisting of the procurement of long-lead time equipment for the Biological Odor Control System at the Headworks Building.

On a motion made by Mayor Leeser, seconded by Dr. Gitter, and unanimously carried, the Board considered and approved a Construction Manager At-Risk construction contract with PCL/Sundt, a joint venture, for the Haskell R. Street Wastewater Treatment Plant Various Improvements project and accept the Guaranteed Maximum Price Number 1 (GMP 1) in the amount of $4,708,868. Mrs. Rojas answered questions from the board on this item.

17. **CONSIDERED AND ADOPTED AN AMENDED AND RESTATED RESOLUTION FOR THE EMERGENCY FRONTERA FORCE MAIN PROJECT, FINDING THAT ADDITIONAL EMERGENCY CONTRACTS AND PURCHASES RELATED TO THE FRONTERA FORCE MAIN SYSTEM ARE NECESSARY TO PRESERVE OR PROTECT THE PUBLIC HEALTH OR SAFETY OF THE MUNICIPALITY'S RESIDENTS AND AUTHORIZED THE PRESIDENT/CEO OR DESIGNEE TO CONTINUE TO CONTRACT AND PURCHASE WITHOUT FURTHER ACTION OF THE PUBLIC SERVICE BOARD, PURSUANT TO ALLOWABLE EXEMPTIONS TO THE BID STATUTE UNDER SECTION 252.022(A) OF THE TEXAS LOCAL GOVERNMENT CODE TO CONTINUE TO ADDRESS THE URGENT PUBLIC NECESSITY.**

Gilbert Trejo, Vice President of Operations and Technical Services, provided a presentation to the Board regarding this item (copy on file in Central Files.) The Frontera wastewater system is critical to the operation of EPWater as it conveys the wastewater flow from the entire westside community of El Paso for treatment at the John T. Hickerson Water Reclamation Facility (Hickerson Facility). The Frontera lift station pumps a total of 10 million gallons per day of wastewater to the Hickerson Facility through the two - 3.5 miles force mains with pipe diameters ranging from 30, 36, and 42-inch.

In 2020 and 2021, the pressurized force mains experienced multiple failures leading to ruptures that discharged untreated wastewater onto the area of Sunland Park between IH-10 and Doniphan and Rio Grande River.

The emergency repairs of the Frontera wastewater systems consist of the replacement of the dual force mains and repairs of the lift station. These repairs are being implemented through the delegated authority of the Public Service Board (PSB) in phases. Phase 1 and Phase 2 are complete, and approximately 12,100 feet of new 36-inch force main have been installed. Phase 3 consists of the installation of 3,600 feet of force main. Phase 3 is currently under construction and scheduled to be completed at the beginning of 2025. Phases 1-3 will complete a full run of one new force main from the Frontera lift station to the Hickerson Facility. There is a need for Phase 4 of the project to complete a redundant second line across the most developed highest risk area.

On a motion made by Mayor Leeser, seconded by Ms. Saenz, and unanimously carried, the Board, considered and adopted an Amended and Restated Resolution for the Emergency Frontera Force Main Project, finding that additional emergency contracts and purchases related to the Frontera Force Main system are necessary to preserve or protect the public health or safety of the municipality's residents and authorizing the President/CEO or designee to continue to contract and purchase without further action of the Public Service Board, pursuant to allowable exemptions to the bid statute under Section 252.022(a) of the Texas Local Government Code to continue to address the urgent public necessity. Mr. Trejo answered questions from the board on this item.

18. Consider and approve the 2025 Public Service Board meeting schedule.

On a motion made by Mayor Leeser, seconded by Dr. Ocaranza, and unanimously carried, the Board approved this item.

EXECUTIVE SESSION

The Public Service Board will retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Sections 551.071 through 551.089. (The items listed below are matters of the sort to be discussed in Executive Session; however, the Public Service Board may move any item of this agenda to Executive Session, consistent with the terms of the Open Meetings Act.)

Section 551.071 Consultation with Attorney
Section 551.072 Deliberation Regarding Real Property
Section 551.073 Deliberation Regarding Prospective Gift
Section 551.074 Personnel Matters
Section 551.076 Deliberations Regarding Security Devices or Security Audits
Section 551.087 Deliberation Regarding Economic Development Negotiations
Section 551.089 Deliberation Regarding Security Devices or Security Audits

a. THE BOARD DELIBERATED REGARDING WHETHER THE FOLLOWING PROPERTY CAN BE DECLARED INEXPEDIENT TO THE WATER, WASTEWATER AND STORMWATER SYSTEM, THE PROPERTY IS LEGALLY DESCRIBED AS: A. WALTON SURVEY NO. 140, ABSTRACT 2714 AND IN THE P. PERES SURVEY, NO. 157, ABSTRACT 2832, EL PASO COUNTY, TEXAS, CONSISTING OF APPROXIMATELY 0.5216 ACRES. (551.071)(551.072)

On a motion made by Ms. Block Uribarri and seconded by Mayor Leeser, and unanimously carried, that the property as described in the posting language, be declared inexpedient to the water, wastewater and stormwater systems for the purpose of sale of the property and authorizing the President/CEO to sign any and all documents to complete the sale.

b. THE BOARD DELIBERATED REGARDING THE PURCHASE OF THE REAL PROPERTY LEGALLY DESCRIBED AS FOLLOWS: TRACT 2-P-2-C, BLOCK 6, ASCARATE GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS. (551.071)(551.072)

On a motion made by Ms. Block Uribarri and seconded by Mayor Leeser, and unanimously carried, that the President and CEO be authorized to proceed with acquisition of the land, as approved by the Board in accordance with the terms and conditions specified and to sign any and all documents necessary to complete the purchase.

c. <u>THE BOARD DELIBERATED REGARDING THE PURCHASE OF THE REAL PROPERTY LEGALLY DESCRIBED AS FOLLOWS: BLOCK 69, TOWNSHIP 2, T & P R.R. SURVEYS, A PORTION OF SECTIONS 11 AND 12 AND BLOCK 68, TOWNSHIP 1, T & P R.R. SURVEYS. THE EAST ½ OF SECTION 31, AND THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 31 AND THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 31, DELL CITY, HUDSPETH COUNTY, TEXAS. (551.071)(551.072)</u>

On a motion made by Ms. Block Uribarri and seconded by Mayor Leeser, and unanimously carried, that the President and CEO be authorized to proceed with acquisition of the land, as approved by the Board in accordance with the terms and conditions specified and to sign any and all documents necessary to complete the purchase.

d. <u>CONSULTATION WITH ATTORNEY REGARDING *PICKETT V. CITY OF EL PASO*, CAUSE NO. 2020DCV3514 AND CAUSE NO. 2024DCV5250. (551.071)</u>

No action was taken on this item.

On a motion made by Mayor Leeser, seconded by Ms. Saenz and unanimously carried, the Board reconvened in open session at 9:52 a.m., December 11, 2024.

Adjournment.

On a motion made by Dr. Ocaranza, seconded by Ms. Saenz and unanimously carried, the meeting adjourned at 9:53 a.m., December 11, 2024.

ATTEST:

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Bryan Morris, Chair

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Stefanie Block Uribarri, Secretary-Treasurer