

**MINUTES OF SPECIAL CALLED BOARD MEETING: April 16, 2020**  
**HENRY COUNTY WATER AUTHORITY**

**I. CALL TO ORDER/ATTENDANCE**

A special called meeting of the Henry County Water Authority Board, duly advertised, was held on Thursday, April 16, 2020, via teleconference at the Authority's Administrative offices located at 1695 Highway 20 West, McDonough, GA. The meeting was held via teleconference due to Governor Kemp's declaration of a public health emergency for the State of Georgia in accordance with Executive Order 04.08.20.02. Mr. James C. Carter, Jr., Chairman, called the meeting to order at 2:00 p.m. The following members were present: James C. Carter, Jr., Cletonya Stidom, Warren Holder, Carlotta Harrell, and Zuvena Poole. The following Authority staff and consultants were present: Lindy D. Farmer, Jr., Tony V. Carnell, Pat Hembree, Bill Banks, Kim Osborne, Dan Newcombe; and Andy Welch from Smith, Welch, Webb & White.

**II. VISITORS: NONE**

**III. ACCEPTANCE OF AGENDA**

Mr. Carter announced that the purpose of the meeting is to adopt a resolution to authorize the condemnation and acquisition of 0.027 acres and 0.059 acres of property needed for the construction of the Cavanaugh Pump Station project. A Public Notice was posted and disclosed that the land acquired will be used to accommodate a necessary and integral improvement and expansion of the pump station in order to provide additional capacity to collect and transmit sewerage for treatment within the Henry County public sewer system. Notice of the public meeting was also provided to the editor of *The Henry Herald*, the County's legal organ, and was posted on the Authority's website.

Mr. Carter then presented the Agenda for acceptance by the Board. Motion was made by Mrs. Stidom and seconded by Ms. Poole to accept the agenda as presented. There was no opposition and the motion carried unanimously (5/0).

**IV. REPORT OF GENERAL MANAGER/ATTORNEY**

Mr. Welch advised that during its March 12, 2020 meeting, the Authority's Board approved and authorized the execution of a Purchase & Sale Agreement with J. T. Williams of Killearn Properties for the purchase of 0.027 acres and 0.059 acres of property needed for the construction of the Cavanaugh Pump Station expansion project. However, the sale was unable to be completed due to existing liens on the property held by Ameris Bank (f/k/a Hamilton State Bank). Mr. Welch advised that in order to acquire the property and to clear the title, the Authority's Board must approve a resolution to authorize its acquisition by condemnation. He noted that the condemnation process will take about two weeks. He also stated that his office would continue to communicate with Ameris Bank in an effort to obtain a release of the lien it holds against the property. Otherwise, the property will be acquired through condemnation. Mr. Farmer noted that time is of the essence as the contractor is onsite working on the project, however, he advised that no construction activities are taking place on the property in question. Mr. Welch presented Resolution No. 2020-04 to authorize the condemnation of property from Killearn Properties as noted above. Motion was made by Mrs. Harrell and seconded by Ms. Stidom to approve said resolution as presented and to authorize the Chairman to execute documents necessary to complete the acquisition/condemnation of said property. The motion carried unanimously (5/0).

V. **ADJOURNMENT** Motion was made by Mrs. Harrell and seconded by Ms. Poole to adjourn at 2:09 p.m. The motion carried unanimously (5-0) and the meeting was adjourned.

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James C. Carter, Jr., Chairman

Kimberly Turner Osborne, Clerk