

MINUTES OF BOARD MEETING: August 8, 2019
HENRY COUNTY WATER AUTHORITY

I. CALL TO ORDER/ATTENDANCE

A regular meeting of the Henry County Water Authority Board, duly advertised, was held on Thursday, August 8, 2019, at the Authority's Administrative offices located at 1695 Highway 20 West, McDonough, GA. Mr. James C. Carter, Jr., Chairman, called the meeting to order at 8:00 a.m. The following members were present: James C. Carter, Jr., Warren Holder, Zuwena Poole, Cletonya Stidom and Carlotta Harrell.

The following Authority staff and consultants were present:

Tony Carnell, Deputy Manager
Kim Osborne, Clerk
Pat Hembree, Div. Mgr., Water & Wastewater
Roderick Burch, CFO
Dan Newcombe, Mgr. Information Tech.
Allen Rape, Division Manager
Scott Sage, Div. Mgr. Engineering
Andy Welch, Smith, Welch, Webb & White

II. VISITORS None

III. ACCEPTANCE OF AGENDA

Mr. Carter presented the Agenda for approval by the Board. There were no amendments, however, the order of business was changed so that the Report of Attorney (Item 4) followed discussion of Projects and Adjustments (Item 6). Motion was made by Mr. Holder and seconded by Mrs. Harrell to accept the Agenda as stated. The motion carried (5-0).

IV. REPORT OF GENERAL MANAGER

Presentation: HCWA Internet Security

Mr. Dan Newcombe, Manager of Information Technology, gave a detailed presentation concerning the internet security processes and procedures utilized by the Authority.

Water Treatment Facility Redundancy

Mr. Pat Hembree, Div. Manager Water & Wastewater, addressed the Board concerning water system redundancy between the Authority's two water production facilities (Towaliga and Tussahaw). He noted that if one system goes out of service, the Authority is able to supplement with the other facility.

Announcements: Henry County Chamber Intergovernmental Retreat – August 22nd and 23rd. Cubihatcha Kids Field Trips September and October.

V. PROJECTS AND ADJUSTMENTS

The following projects were reported to be within Authority policy by Mr. Farmer, and recommended for Board approval:

New Projects:	HCSTORM3668	John Elliott Road WL Relocation
Developer Projects:	DEV3655	Jonesboro Road Commercial
Budget Adjustments:	None	

Motion was made by Mr. Holder and seconded by Ms. Poole to approve the projects as presented. The motion carried unanimously (5-0).

VI. REPORT OF ATTORNEY

Mr. Welch addressed the Board concerning the need to abandon sewer line easements on properties owned by Restaurant Holdings, LLC (Wendy’s @ Highway 155 and East Lake Road) and Eagle West, LLC located on Highway 155 @ Industrial Parkway). He explained that in both situations the sewer line serving these properties had been relocated and a new sewer easement conveyed to the Authority by the property owners. Mr. Welch explained that since the old sewer easement is no longer needed for public purposes, the Authority must take action to abandon the line and convey title back to the current property owner. He presented Resolution No. 2019-07 to authorize the abandonment of the old sewer line located on Restaurant Holdings (Wendy’s) property at Highway 155; and to authorize the Chairman to execute a quit claim deed in favor of Restaurant Holdings. He also presented Resolution No. 2019-08 to authorize the abandonment of the old sewer easement on the Eagle West LLC property and to authorize the Chairman to execute a quit claim deed in favor of Eagle West LLC. Motion as made by Mrs. Stidom and seconded by Mrs. Harrell to adopt both resolutions as presented. The motion carried unanimously (5-0).

VII. APPROVAL OF MINUTES – July 11, 2019 Regular Board Meeting

The minutes of the July 11, 2019 regular meeting of the Board were approved on motion made by Ms. Poole and seconded by Mr. Holder. The motion carried unanimously (5-0).

VIII. OTHER BUSINESS

Proposed Changes to Soil Amendment Regulations

Mr. Carter reported concerning his discussion with Agriculture Commissioner Gary Black regarding the Authority’s concerns with the proposed changes to the State’s soil amendment regulations. He advised that Commissioner Black acknowledged that he is aware of the Authority’s concerns and assured Mr. Carter that the proposed amendment of the regulations will be rewritten to address these issues.

Question Regarding Rebates to Developers who pay to Install Water/Sewer Lines

The question was raised whether the Authority has a policy in place that would provide rebates to private developers who come into the county and install water or sewer in an area that previously had no service; and whether new customers connecting to those service lines cost share in these improvements. Mr. Carnell advised that once a developer installs a line and conveys that infrastructure to the Authority, and the Authority accepts those lines, it becomes a part of the public system and anyone can tap in at their cost to obtain service. Mrs. Stidom expressed the opinion that the Authority is not working with developers to support the County's efforts to promote growth in the county. Mr. Welch noted the expense associated with expanding the Authority's sewerage system, but also pointed out that the Authority does enter into agreements with developers to cost-share on major projects that provide a system improvement for the Authority.

IX. EXECUTIVE SESSION NONE

X. ADJOURNMENT

Motion was made by Ms. Poole and seconded by Mrs. Stidom to adjourn the meeting at 10:04 a.m. The motion carried (5-0) and the meeting was adjourned.

James C. Carter, Jr., Chairman

Kimberly Turner Osborne, Clerk