



## Henry County Water Authority BOARD MEETING

### MINUTES

November 10, 2022 – 8:30 a.m.

#### Attendance:

Members of the Board: Cletonya LaGrand, Chair; Sandra Rozier, Vice Chair; Siddiqa Gibson, Secretary; Jimmy Carter, Warren Holder and Fred Mays

HCWA Staff: Tony Carnell, General Manager; Karen Lake-Thompson, Deputy Clerk; Travis Jackson, Strategic Coordinator; Roderick Burch, CFO; Dave Peterson, Finance Manager; Scott Sage, Pat Hembree, Allen Rape – Division Managers; Dan Newcombe, IT Manager and Tamara Woodie, HR Manager.

Counsel: Andy Welch - Smith, Welch, Webb & White

Consultant: Sheree Knowles – HR Knowledge Source

#### 1. CALL TO ORDER/WELCOME VISITORS

Chair LaGrand called the meeting to order at 8:30am and welcomed all in attendance.

#### 2. INVOCATION Mr. Holder gave the invocation.

#### 3. ACCEPTANCE OF AGENDA

Motion was made by Mrs. Gibson and seconded by Mr. Carter to accept the agenda as presented. The motion carried unanimously (6/0).

#### 4. PUBLIC COMMENT None

#### 5. REPORT OF ATTORNEY

Mr. Welch presented the following resolutions:

Resolution authorizing Execution of a Waterline Relocation Agreement with Palace Hospitality Group, LLC for the Relocation of a 16-inch Water Line along I-75 @ Patrick Henry Parkway.  
(Resolution No. 2022-19)

Mr. Welch discussed cost sharing with the developer to help offset the costs. HCWA will cover materials and the developer covers labor and other expenses. General Manager also discussed additional developer costs associated with the project and the need for the line to be relocated and its benefits to both parties.

Motion was made by Mr. Holder and seconded by Mr. Mays to adopt Resolution 2022-19 authorizing the Chair to execute the Waterline Relocation Agreement with Palace Hospitality Group, LCC for the Relocation of a 16-inch Water Line along I-75 @ Patrick Henry Parkway. The motion carried unanimously (6/0).

Resolution authorizing Granting of the Right-of-Way to the County along Peeksville Road. Motion was made by Mrs. Rozier and seconded by Mr. Carter to approve and adopt Resolution No. 2022-20 authorizing the Chair to execute the Granting of the Right-of-Way to the County along Peeksville Road. The motion carried unanimously (6/0).

## 6. REPORT OF GENERAL MANAGER

### Update – Jodeco Village/Emson Investment Properties, LLC

Mr. Carnell provided update to the Board regarding recent communication with Dr. Le.

In early October 2022 Mr. Rob Franks, JHJ's property manager, contacted Mr. Carnell and requested discontinuance of JHJ's water service being that all of the tenants have now moved out of JHJ's two buildings and water service was no longer required. Mr. Franks stated that he was not sure if JHJ would immediately seek a new sewer line connection being that there were other potential issues pertaining to stormwater.

In the process of staff attempting to disconnect the water service on or around October 12, 2022, it was discovered that Emson Investment Properties, LLC's water service was connected to JHJ's water service. As a result, Emson Investment Properties, LLC was issued a 90-day Notice of Termination letter for disconnection of their water service from JHJ's water line.

Mr. Carnell subsequently received a phone call from Dr. Le. The phone call was pleasant and Mr. Carnell arranged for staff to meet Dr. Le onsite to discuss disconnection/reconnection options. Dr. Le agreed that she would work to get the water line disconnected.

### Update - ARPA Project Funding

Mr. Carnell updated the Board on the status of HCWA ARPA project funding request from the County with history dating back to 2021. Mr. Carnell also stated that over the past year he has met with each of the County Commissioners and the County Manager to discuss infrastructure needs within their respective Districts.

Mr. Carnell also updated the Board, that he and Mr. Sage presented a Resolution approving American Rescue Plan Act (ARPA) Funds for Henry County Water Authority (HCWA) in the amount of \$7,300,000 for various projects at the November 1, 2022 HCBOC meeting. The HCBOC tabled the motion for further discussion.

Board members further discussed the best application of ARPA project funds and concerns within their respective Districts.

Resolution authorizing the Henry County Water Authority to update its request of ARPA funds of up to \$8.3 million dollars to be used towards the Walnut Creek Water Reclamation Facility Expansion (Resolution No. 2022-21). Motion was made by Mrs. Rozier and seconded by Mr. Carter to adopt Resolution No. 2022-21 as presented. The motion carried (5/0/1). Chair LaGrand abstained from voting.

Resolution authorizing the Henry County Water Authority to construct certain projects on behalf of Henry County. Motion was made by Mrs. Gibson and seconded by Mrs. Rozier to adopt Resolution No. 2022-22 as presented. The motion carried (5/0/1). Chair LaGrand abstained from voting.

### Recess

Chair LaGrand called a five (5) minute recess at 10:06AM.

Motion was made to bring the Board meeting back into session at 10:11AM by Mr. Holder and seconded by Mrs. Gibson. The motion carried (6/0)

## 7. EXECUTIVE SESSION (*An executive session may be held to discuss matters pursuant to O.C.G.A. §50-14-2*)

Motion was made by Mr. Carter and seconded by Mr. Holder to enter into Executive Session at 10:11AM in order to discuss personnel matters. The motion carried unanimously (6/0).

The Board returned to Regular Session at 10:51AM. The motion was made by Mr. Holder and seconded by Mrs. Gibson. The motion carried unanimously (6/0).

REPORT OF GENERAL MANAGER (continued)

Recommendation to Surplus Panola Tank - Pat Hembree, Division Manager

Mr. Hembree explained the reason for the Panola Tank surplus due to it being the oldest tank in the system and no longer in use. He recommends removing the tank and hopefully getting an estimated cash value for the steel of \$72,000.

Motion was made to approve the Panola Tank surplus by Mr. Carter and seconded by Mr. Holder. The motion carried unanimously (6/0).

Public Relations Report – Dr. Chris Wood, JWA

Dr. Chris Wood addressed the Board concerning public relations matters including recent media coverage received on the Henry County Rivers Alive (Oct. 4), Hands of Hope Kickball Tournament (Oct. 8), benefitting the uninsured and underserved Henry County residents with medical, dental and mental health counseling services, and District 4 Community Service day (Oct. 8). He also noted HCWA's past/upcoming events: Georgia Model Water Towers Competition (Nov. 4), Youth Deer Hunts (Oct. 22 & Nov. 5), and the Veterans Hunt (Nov. 19). Dr. Wood also stated that polling/voting information was sent out to all customers in their bills and was included in the HCWA Currents newsletter.

Mr. Mays commented that he visited with HCWA staff and the participants at the Youth Deer Hunt on November 5<sup>th</sup> for the first time. He stated that it was great seeing all the smiles on the faces of the kids and that it was a pleasure speaking with HCWA employee volunteers and he admired their enthusiasm and what they do.

Mr. Carnell also announced the employee holiday luncheon scheduled for December 8, 2022.

8. PROJECTS and ADJUSTMENTS

Mr. Sage addressed the Board concerning the following projects which were presented for Board approval:

New Projects:	EXT2837	Gardner Pump Station Rehabilitation
	EXT3832	North Ola PVC Replacement
	EXT3842	500 Pullin Road, Fire Hydrant Install
	SPLOST2225A	North Ola Road Sidewalk
	SPLOST2977B	Peeksville Road Phase II
	EXT3617	Tru-Hilton Waterline Relocation

Motion was made by Mrs. Rozier and seconded by Mr. Holder to approve New Projects. The motion carried unanimously (6/0).

Developer Projects:	DEV2678	Kingston Phase 2
	DEV3733	Cambria Subdivision

Motion was made by Mr. Carter and seconded by Mr. Mays to approve Developer Projects. The motion carried unanimously (6/0).

Budget Adjustments: EXT2911A Walnut Creek WRF Expansion

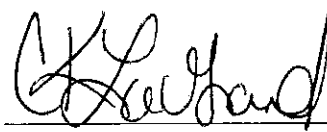
Mr. Hembree provided additional information concerning the budget adjustment that was modified from Engineering & Consultants costs to include the Contract for Construction, construction testing, and in-house network and security installation costs. Motion was made by Mr. Carter and seconded by Mr. Mays to approve the adjustment as presented. The motion carried unanimously (6/0).

9. APPROVAL OF MINUTES October 13, 2022 Regular Meeting of the Board

Motion was made by Mrs. Gibson and seconded by Mr. Mays to approve the minutes of the October 13, 2022 Board meeting. The motion carried unanimously (6/0).

10. ADJOURNMENT

Motion was made by Mr. Holder and seconded by Mr. Mays to authorize the execution of the executive session affidavit and to adjourn the meeting at 11:30AM. The motion carried unanimously (6/0).



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Cletonya LaGrand, Chair

Karen Lake-Thompson, Deputy Clerk