

**MINUTES OF BOARD MEETING: February 13, 2020**  
**HENRY COUNTY WATER AUTHORITY**

**I. CALL TO ORDER/ATTENDANCE**

A meeting of the Henry County Water Authority Board, duly advertised, was held on Thursday, February 13, 2020, 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., Cletonya Stidom, Warren Holder, Carlotta Harrell, and Zuwena Poole.

The following Authority staff and consultants were present:

Administration: Lindy D. Farmer, Jr., Tony Carnell, Kim Osborne, Roderick Burch  
Division Managers: Scott Harrison, Scott Sage, Allen Rape, Pat Hembree  
Staff: Bill Banks, Jeremy Newell, Dave Peterson  
Legal Counsel: Warren Tillery, Smith, Welch, Webb & White  
Auditing Firm: Miller Edwards, Mauldin & Jenkins

**II. VISITORS Ms. Avies D. Brown**

**III. ACCEPTANCE OF AGENDA**

Mr. Carter presented the Agenda for acceptance by the Board. The agenda was amended to include discussion by Mr. Tillery of a resolution to authorize the purchase of property for the east Henry booster pump station. Motion was made by Ms. Poole and seconded by Mr. Holder to accept the agenda as amended. The motion carried (5/0).

**IV. REPORT OF ATTORNEY**

Mr. Tillery addressed the Board concerning the acquisition of property from Coweta Harrison for the construction of the east Henry booster pump station. He advised that a Purchase and Sale Agreement has been executed by the Authority and Ms. Harrison. Mr. Sage provided additional information concerning the site location and the benefits of choosing that site for the project. Mr. Carnell explained the scope of the project, to move water from the Tussahaw water treatment facility to the Towaliga facility. He stated that Ms. Harrison's property provided the best site for the pump station; and noted that construction needs to be completed by summer. Mr. Farmer also pointed out that this project is part of the Authority's CIP. Following discussion, Mr. Tillery recommended the Board take action to approve Resolution No. 2020-02 to authorize the purchase of property from Ms. Harrison and to further authorize the Chairman, General Manager and Clerk to execute any documents necessary to effectuate the purchase of said property. Motion as made by Ms. Poole and seconded by Mr. Holder to adopt the resolution as presented. The motion carried (5/0).

**V. REPORT OF GENERAL MANAGER**

Mr. Miller Edwards of Mauldin & Jenkins addressed the Board concerning results of the audit of the Authority's FY2019 financial statements. He stated that all deadlines have been met. He reviewed pertinent portions of the report and noted that the Authority is in good financial position and continues to hold a very favorable rating from the rating agencies. He advised that this rating is also very important the county. Mr. Edwards also pointed out that the Authority is one of a few authorities that actually prepares a CAFR (Comprehensive Annual Financial Report) which is above and beyond the minimum of requirements. A copy of the Financial & Compliance Audit

Summary was given to each member of the Board. A discussion was then held concerning the sunset of the 2 mil tax and the effects that might have on the Authority's rate structure and ability to fund its Capital Improvement Plan (CIP). Mr. Holder offered his appreciation to Mr. Burch for his sound financial planning.

Mr. Burch then gave a presentation concerning the Authority's financial position through January, 2020. He provided information concerning year to date revenue, expenses and debt. Mr. Burch reported that the Charitable Assistance Program has approximately 1,600 customers enrolled and collects approximately \$750.00 per month. Samaritans Together administers the program on behalf of the Authority and 63 families have been served in 2020. Mr. Burch then reviewed the timetable for preparation of the proposed budget for FY21.

**VI. PROJECTS AND ADJUSTMENTS**

The following projects were presented, noted to be compliant with Authority policy and were recommended for approval by the Board.

Route 109 Iperl Meter Replacement  
DEV1114 Eagles Brooke Apartments Phase 2

There were no budget adjustments. Motion was made by Ms. Poole and seconded by Mr. Holder to approve the projects as presented. The motion carried unanimously (5/0).

**VII. APPROVAL OF MINUTES – January 9, 2020 Regular Board Meeting**

The minutes of the January 9, 2020 regular meeting of the Board were approved on motion made by Mrs. Stidom and seconded by Mr. Holder. The motion carried (5-0).

**VIII. OTHER BUSINESS**

Mr. Carter advised that a letter has been prepared and sent to Mr. Delander Nelson, Chairman, Henry County Planning & Zoning Board, to request a meeting with the Authority's Board.

**IX. EXECUTIVE SESSION NONE**

**X. ADJOURNMENT** Motion was made by Ms. Poole and seconded by Mrs. Stidom to adjourn at 9:37 a.m. The motion carried (5-0) and the meeting was adjourned.

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James C. Carter, Jr., Chairman

Kimberly Turner Osborne, Clerk