

## Henry County Water Authority

### MINUTES

#### BOARD MEETING

March 9, 2023 — 8:30 a.m.

A meeting of the Henry County Water Authority Board, duly advertised, was held on Thursday, March 9, 2023, at the Authority's Administrative offices (Engineering Building) located at 100 Westridge Industrial Blvd., McDonough, GA. The following Board members were present: Jimmy Carter, Chair; Sandra Rozier, Vice Chair; Myra Lou, Secretary/Treasurer; Bruce Holmes, Member; Warren Holder, Member; Fred Mays, Member-At-Large

Attendance: Administration - Tony V. Camel], General Manager; Karen Lake-Thompson, Clerk; Dave Peterson, CFO. Directors: (Dan Newcombe, IT; Tara Brown, Strategic Planning). Division Managers: (Pat Hembree, Allen Rape). Staff: Travis Jackson, Randy Crumbley,

Counsel: Andrew Welch, III, Smith, Welch, Webb & White, LLC

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

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

#### **2. INVOCATION**

Mr. Carter introduced Reverend Vickey Wansley, Assistant Pastor of Wesley Chapel United Methodist Church who gave the invocation.

#### **3. ACCEPTANCE OF AGENDA**

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

#### **4. PUBLIC COMMENT** None

#### **5. REPORT OF ATTORNEY**

##### Ordinance to Readopt the Reservoir Management Plan (Ordinance 2023 -01)

Mr. Welch addressed the Board regarding readopting the Reservoir Management Plan (RMP) that was drafted in 2002 and approved by the Georgia Environmental Protection Division (EPD). Mr. Welch stated that the current version of the RMP has "draft" wording removed from the document as well as includes an updated map of Tussahaw Reservoir, which was not in existence at the time of the 2002 adoption.

A motion was made by Mr. Holder noting this is not to repeal the ordinance and it was seconded by Mrs. Rozier to approve HCWA Ordinance 2023-01. The motion carried 6/0.

##### Resolution Authorizing r<sup>d</sup> Revised Memorandum of Understanding (MOU) with Georgia Department of Transportation (GDOT) for 1-75 Commercial Vehicle Lanes Project

Mr. Welch discussed the revisions with the Board where GDOT revised the previous amended HCWA Resolution 2022-17, that was adopted in October 2022. This revision also authorizes the Chair or General Manager to approve any other amendments excluding redesign.

There being no further discussion, a motion was made by Mr. Holder and seconded by Mr. Mays to approve HCWA Resolution 2023-04. The motion carried 6/0.

#### Resolution to Abandon Sewer Line at Heron Bay — Hole #6.

Mr. Welch addressed the Board concerning the Authority's desire to abandon and terminate the easement located at Heron Bay Golf Course, Hole #6, The sewer line was installed by the developer with anticipation to serve future phases.

There being no further discussion, a motion was made by Mr. Holmes and seconded by Mrs. Loft to approve HCWA Resolution 2023-05. The motion carried 6/0.

#### Resolution to Accept Offer from Henry County and SPLOST - Granting of the Right-of-Way to the County along Rock Quarry Road.

Mr. Welch addressed the Board regarding the resolution authorizing the Authority's acceptance of the settlement offer from Henry County and SPLOST to avoid condemnation for the joint right-of-way acquisition project of Rock Quarry Road to widen and reconstruct Rock Quarry Road from Eagles Landing Parkway to SR42/Hwy 138. It was noted that compensation did not include mitigated wetland impacts to HCWA's Rum Creek mitigation bank. The County will reimburse the Authority prior to finalizing the modification application to the US Army Corps of Engineers.

There being no further discussion a motion was made by Mrs. Lott and seconded by Mr. Mays to approve HC WA Resolution 2023-06. The motion carried 6/0.

## **6. REPORT OF GENERAL MANAGER**

### Recommendation to Surplus Authority Assets

Mr. Peterson presented the surplus list of Authority Assets, which mainly consisted of supplies from the decommissioned Springdale Plant. Mr. Peterson noted that all of the items will be sold on [govdeals.com](https://www.govdeals.com) to recoup monies for the Authority. A motion to approve the surplus assets as presented was made by Mrs. Rozier and seconded by Mr. Holder. The motions carried 6/0.

### The Grove at Talmadge Farms

Mr. Camell provided an update to the Board regarding the recent request by the developer for the Authority to review and consider a plan for a feasibility study for water and wastewater availability. Mr. Camell stated he replied to the developer that the submitted plans did not meet the criteria of the Authority's Watershed Protection District Rules, Regulations and Ordinances. The submitted conceptual plan of the high-density development does not accurately depict the water quality critical area, buffers and other components and could compromise future permitting. The Authority has requested that the developer submit revised conceptual plan as well as a commitment to pay for the feasibility study. Mrs. Rozier noted that the Authority will not compromise the integrity of the Authority's permitting process.

### Legislative Update

Mrs. Brown provided a legislative update on the cross over bills impacting the Authority as follows: HB227 — Offense of criminal interference with critical infrastructure; HB254 — Alternative procedure of designation of legal organ; HB193 — Increase dollar values of certain public works construction contracts exempt from bidding requirements; HB206 — Local government: creation of Commercial Property Assessed Conservation, Energy and Resiliency Development Authorities and HB119 — Uniform rules of the road; procedure for passing stationary vehicles.

Announcements

Mr. Carnell announced upcoming events, where HCWA staff will be present: Henry County Chamber Capitol Day @ GA State Capitol — March 15, 2023; World Water Day! Customer Appreciation — March 22, 2023; Henry County Municipal Dinner @ City of Hampton — March 23, 2023; Henry County Schools - Youth Ambassador Summit — March 25, 2023 and Employee Fishing Day — April 1, 2023.

7. PROJECTS and ADJUSTMENTS

Mr. Hembree addressed the Board concerning the Big Cotton Indian Creek PS Pump Upgrade and explained that the new pumps will operate more efficiently with a reduction of power costs. Mr. Crumbley addressed the Board concerning the remaining projects and provided a description for each project which are all within the Authority's policy.

New Projects:	EXT2687C	Big Cotton Indian Creek PS Pump Upgrade
	EXT3838	King Mill Road Norfolk Southern New Railroad Track
	EXT3856	Willow Lane AC Pipe Replacement
	SPLOST3765	Bridges Road @ Willow Lane
	SPLOST3798	Selfridge Road

Developer Projects:	DEV3787	Kings Oak
	DEV3813	Enclave at Brookstone

Motion was made by Mrs. Rozier and seconded by Mrs. Lott to approve the New Projects and Developer Projects as presented. The motion carried (6/0).

Mrs. Sandra Rozier, Board Vice-Chair asked to be excused from the meeting at 9:48AM.

8. APPROVAL OF MINUTES

Motion was made by Mrs. Lott and seconded by Mr. Holder to approve the February 9, 2023 Board minutes. The motion carried 5/0.

Motion was made by Mr. Holder and seconded by Mr. Holmes to approve the February 9, 2023. Executive Session Board minutes. The motion carried 5/0.

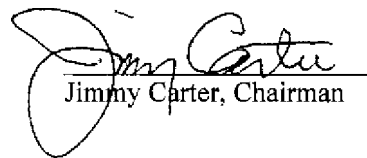
9. EXECUTIVE SESSION (An executive session may be held pursuant to O.C.G.A. §50-14-2)

Motion was made by Mr. Holder and seconded by Mr. Holmes to enter into Executive Session at 9:58AM in order to consult with the attorney pending property litigation matters. The motion carried unanimously (5/0).

The Board returned to Regular Session at 10:36AM. A motion was made by Mr. Holder and seconded by Mr. Mays. The motion carried unanimously (5/0).

10. ADJOURNMENT

Motion was made by Mrs. Lott and seconded by Mr. Holmes to adjourn the meeting at 10:37AM. The motion carried (5/0).



Jimmy Carter, Chairman

Karen Lake-Thompson, Clerk