



## Henry County Water Authority

### BOARD MEETING

MINUTES

September 8, 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; Kim Osborne, Clerk; Karen Lake-Thompson, Deputy Clerk; Travis Jackson, Strategic Coordinator; Roderick Burch, CFO; Scott Sage, Pat Hembree, Allen Rape – Division Managers; Dan Newcombe, IT Manager; Jeff Allen, Purchasing Manager

Consultants: Dr. Rick Whiteside, Corblu Ecology Group

Counsel: Will White, Smith, Welch, Webb & White

Visitors: Mr. Don Veum, Mr. Terry McMickle, Mr. Gene Strickland, Liberty Communities

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

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

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

#### 3. ACCEPTANCE OF AGENDA

Motion was made by Mr. Holder 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. Will White was present to answer questions concerning resolutions presented to the Board for the acquisition of certain water and sewer easements. He explained the new process which the Authority must follow pursuant to state law. He noted that if there is to be discussion or questions about the appraisals of the easements the Authority is acquiring, the Board will need to enter into an executive session for those discussions. Chair LaGrand opened the floor for discussion. There being none, Chair LaGrand called for motions to approve the following:

Resolution Authorizing the Acquisition of Certain Easement Areas and Rights on Property Owned by Evelyn M. & Tommy A Sexton for Public Water Purposes (SR81West WL Ext Project) (Resolution No. 2022-11) Motion was made by Mr. Carter and seconded by Mr. Mays to adopt Resolution No. 2022-11 as presented. The motion carried unanimously (6/0).

Resolution Authorizing the Acquisition of Certain Easement Areas and Rights on Property Owned by Bochra A Bahri for Public Water Purposes (SR81West WL Ext Project) (Resolution No. 2022-12)

Motion was made by Mrs. Rozier and seconded by Mr. Holder to adopt Resolution No. 2022-12 as presented. The motion carried unanimously (6/0).

Resolution Authorizing the Acquisition of Certain Easement Areas and Rights on Property Owned by Brenda H Agostinelli for Public Water Purposes (SR81 West WL Ext Project) (Resolution No. 2022-13)  
Mr. White advised that the property owner has signed the requested easement, therefore the Board need take no action on this resolution.

Resolution Authorizing the Acquisition of Certain Easement Areas and Rights on Property Owned by ‘The Ramsey Living Trust’ for Public Sewer Purposes (Resolution No. 2022-14)

Motion was made by Mrs. Gibson and seconded by Mr. Mays to adopt Resolution 2022-14 as presented. The motion carried unanimously (6/0).

Resolution Authorizing the Acquisition of Certain Easement Areas and Rights on Property Owned by Kristy Jenema fka Kristy Ahrens and Jamison Jenema for Public Sewer Purposes (Resolution No. 2022-15)

Motion was made by Mr. Carter and seconded by Mrs. Rozier to adopt Resolution No. 2022-15 as presented. The motion carried unanimously (6/0).

#### 6. REPORT OF GENERAL MANAGER

- Dr. Rick Whiteside, Corblu Ecology Group

Mr. Carnell introduced Dr. Rick Whiteside of Corblu Ecology Group. He advised that Dr. Whiteside is working with the Authority’s staff to address reservoir buffer encroachment issues along the Authority’s reservoirs, specifically the Upper Towaliga Reservoir, and requests from property owners, and the Heron Bay Homeowners Association, to encroach in the buffer areas for recreational and other activities which could potentially impact the Authority’s Reservoir Management Plans.

Dr. Whiteside explained the purpose of the Authority’s Reservoir Management Plan, how it was developed and how it connects with the Corps permitting requirements and the County’s Watershed Protection Ordinance. He also gave a history of the Authority’s reservoir permitting process, explaining the purpose of reservoir buffers and the permit requirements to protect those buffers.

Dr. Whiteside recently facilitated a meeting with staff and the U.S. Army Corps of Engineers to clarify our understanding of the requirements of the 1998 permit and it was the Corps position that those provisions still stand and are consistent with the County and Authority’s Watershed Protection Plans and ordinances as well as EPD regulations.

Dr. Whiteside emphasized that any non-permitted activities within the Authority’s protected watershed buffers could cause non-compliance with the Authority’s Reservoir Management Plan. If there is non-compliance, EPD could withhold any future renewals or additional reservoir water withdrawal permits.

- The Grove @ Talmadge Farm

A discussion was held concerning a site of potential development located in the Hampton area adjacent to Clayton County Water Authority’s (CCWA) Shoal Creek Reservoir. Mr. Carnell advised that the developer has requested an evaluation of this site to determine what would be necessary to provide

services for the potential development. He advised that the developer has requested a water and sewer availability letter from the Authority in order to complete a DRI (Development of Regional Impact) package for submission to the ARC. Mr. Carnell stated that there are several issues and concerns which must be considered: potential conflict with the County's Watershed Protection Ordinance, which is also adopted as part of the rules and regulations of the Authority; and HCWA and CCWA water and sewer service areas and facility capacities. He noted that the proposed development consists of over 7,000 residential units and would exceed sanitary sewerage treatment capacity of the Authority's Bear Creek Wastewater Treatment Plant. Mr. Holder inquired about the sizing and cost for an expansion of the Bear Creek Plant. Mr. Carnell suggested that the Authority would likely need to replace its existing 1.25 MGD plant, which is a land application site, with a new direct discharge plant capable of treating at least 4 MGD. Mr. Holder stated that based on the cost estimates from the Walnut Creek Plant expansion, the cost estimate for the Bear Creek expansion could be estimated to be about two-thirds of the cost for Walnut Creek. Mr. Carnell stated that because the proposed development is adjacent to CCWA's drinking water reservoir and the Authority's collections system will require extensive upgrades and expansion, staff's preference is that CCWA provide sanitary sewer service to the proposed development. He advised that staff has not moved forward in finalizing a Request for Proposal for a feasibility study since the development is not in compliance with the Authority's rules and regulations, nor the County's Watershed Protection Ordinance. Mr. Carnell noted that any deviation from the Henry County Watershed Protection Ordinance will impact CCWA's Reservoir Management Plan, which could alter their drinking water withdrawal permit with EPD.

- Purchasing & Procurement Report – Jeff Allen, Purchasing Manager

Mr. Jeff Allen, Purchasing Manager, gave a presentation highlighting the Authority's outreach efforts and program updates concerning the Authority's Local Sheltered Market (LSMP), Supplier Inclusion (SIP), and Local Vendor Preference (LVPP) programs. Recent outreach events included attending the Georgia Minority Supplier Development Council's Spring Opportunity Exchange (3/31/2022); Henry County Chamber's "Be Ready" program (5/17/2022); GMSDC Summer Business Opportunity Exchange (7/28/2022), as well as hosting the first HCWA Supplier Conference (6/21/2022). He noted that the Fall Supplier Conference will be held on October 27<sup>th</sup>. He also explained the BidNet Direct portal for on-line bid solicitations and noted that this service has a zero cost to the Authority as well as vendor's submitting bids in response to Authority bid opportunities. Mr. Allen also reviewed some of the program updates that have been implemented by staff including simplifying the LSMP application process. Finally, he provided some data concerning the results of the implementation of the Authority's new policies. Mrs. Rozier congratulated Mr. Allen and staff on their hard work and the progress that has been made to implement these policies since the last presentation to the Board. Mr. Carnell noted that once a contractor has been selected for the Walnut Creek expansion project, the contractor will be asked to participate in the October 27<sup>th</sup> Fall Supplier Conference to present opportunities for subcontractor needs.

- Public Relations Report – Dr. Chris Wood, JWA

Dr. Chris Wood addressed the Board concerning public relations matters including recent media coverage received on the Authority's BidNet/purchasing conferences; 2022 Water Quality Report; Citizens Academy and awards received at recent conferences. He noted that the Authority has several in-house events coming up for which media bulletins will be released: Cubihatcha Kids, Rivers Alive,

Georgia Model Water Tower Competition as well as fall hunting events. Dr. Wood noted that the Authority will be represented at the upcoming Community Impact Day (9/10/22) hosted by District IV Commissioner Vivian Thomas recognizing First Responders as well as the Contracting Plug-In Expo 2022 (9/24/22). Dr. Wood also noted that Travis Jackson represented the Authority by attending the Positive Behavioral Interventions and Support (PBIS) School Climate Youth Ambassador Summit on August 27, 2022. PBIS Director Wheeler was very pleased with the Authority's voluntary participation and requested joint mentoring collaboration in the future. Mrs. Rozier commended Mr. Jackson for his representation of the Authority at this important event. Chair LaGrand requested that polling information for the upcoming elections be included in the Authority's next *Currents* customer newsletter.

7. PROJECTS and ADJUSTMENTS

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

New Projects:               None

Developer Projects:     DEV3712       Norman Estates

Motion was made by Mrs. Rozier and seconded by Mr. Carter to approve Developer Project DEV3712. The motion carried unanimously (6/0).

Budget Adjustments:   EXT3745       E King Rd @ Floyd Rd Roundabout

Mr. Sage provided additional information concerning the requested Budget Adjustment for project EXT3745. He advised that this is a SPLOST project located in the City of Hampton. Under the terms of the Service Delivery Agreement between the Authority and the City of Hampton, the Authority will be reimbursed for material cost on this project. Motion was made by Mrs. Gibson and seconded by Mr. Mays to approve this adjustment as presented. The motion carried unanimously (6/0).

8. APPROVAL OF MINUTES   August 18, 2022 Regular Meeting of the Board

Motion was made by Mr. Carter and seconded by Mr. Mays to approve the minutes of the August 18, 2022 Board meeting. The motion carried unanimously (6/0).

9. EXECUTIVE SESSION       There was no Executive Session.

10. ADJOURNMENT

Motion was made by Mr. Holder and seconded by Mrs. Rozier to adjourn the meeting at 9:58 a.m. The motion carried unanimously (6/0).

Cletonya LaGrand, Chair

Kim Osborne, Clerk