

MINUTES OF BOARD MEETING: November 12, 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, November 12, 2020, in the Engineering Conference Room of the Authority's Administrative campus located at 100 Westridge Industrial Blvd., 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, Cletonya Stidom, Carlotta Harrell and Zuwena Poole. The following Authority staff and consultants were present:

Authority Staff: Lindy D. Farmer, Jr., Tony Carnell, Kim Osborne, Roderick Burch, Pat Hembree, Scott Harrison, Scott Sage, Allen Rape, Dan Newcombe, Bill Banks
Legal Counsel: Andy Welch, Smith, Welch, Webb & White
Consultants: Gordon Mortin, Tom Owens/Raymond James

II. VISITORS: Clayton Carte, Moving Henry Forward and 2019 SPLOST Chair
Siddiqa Gibson, Sandra Rozier

III. ACCEPTANCE OF AGENDA:

Mr. Carter presented the Amended Agenda for acceptance by the Board. He noted that a discussion item has been added under Report of Attorney concerning an update of the rock quarry project in Butts County. Additionally, he noted that the DBE Presentation will be tabled until the December meeting. Motion was made by Mr. Holder and seconded by Mrs. Harrell to accept the Amended Agenda as presented. The motion carried (5/0).

IV. REPORT OF ATTORNEY:

Mr. Welch reported concerning the proposed rock quarry project in Butts County. He referred to a letter received from Mr. John Harkness of the Butts County Development Authority in response to Mr. Farmer's letter outlining the Authority's concerns about the project. Mr. Harkness took offence with the Authority's letter as he felt it conveyed that the Butts County Development Authority was a proponent of the rock quarry project. Mr. Welch advised that he will prepare a response to Mr. Harkness to clarify that the Authority provided the letter in good faith and to encourage all parties to consider the serious impacts this project will have on the Authority's Tussahaw dam and reservoir as well as the impact a breach of the dam would have on the residents in the area. The Board concurred that Mr. Welch prepare a response to the Butts County Development Authority.

VI. REPORT OF GENERAL MANAGER:

Messrs. Gordon Mortin and Tom Owens addressed the Board concerning the proposed refunding the Authority's 2010 bonds. Mr. Mortin reminded the Board that he had made a presentation in June concerning the potential for savings of approximately one-half million dollars by refunding the 2010

bonds. At that time he informed the Board that his firm would continue to monitor the market and return at a later time to make a recommendation to the Board. He stated that the purpose of his presentation today is to update the Board and to recommend the Board adopt a resolution to approve moving forward with the 2020 bond issue. He advised that the Official Statement has been prepared along with the bond resolution. He stated that a meeting will be held with Staff of the Board of Commissioners to provide them with information concerning the bond refunding as well as the resolution which will be requested from the BOC. Mr. Mortin advised that everything is moving according to schedule. He requested the Board take action to approve a "parameters" resolution which includes the terms of the bond issue. The final numbers will be inserted in the resolution once those are available. He advised that he will report back to the Board at its December meeting once the bonds have been sold. Resolution No. 2020-09 "First Lien Bond Resolution of Henry County Water Authority" was presented for the Board's approval. Mr. Carter opened the floor for further discussion. Mr. Farmer noted that a validation hearing will need to be scheduled with the Superior Court which can hopefully be done next week. He noted that it will likely be necessary to reschedule the Board's December meeting. Mr. Mortin advised that he will have more information next week on the validation date. Mr. Holder inquired whether the BOC must approve the bond issue. Mr. Welch advised that the BOC will need to approve a resolution reaffirming the collection of the 2 mil tax for the existing bonds. It was emphasized that such a resolution will not extend the period of collection of the 2 mil tax. Mr. Mortin also pointed out that this bond issue is consistent with what was presented to the BOC at a joint meeting in 2019. Mr. Carter opened the floor for a motion to approve and adopt Resolution No. 2020-09 as presented. Motion was made by Mr. Holder and seconded by Mrs. Harrell to approve the resolution. There was no further discussion and the motion carried (5/0).

Announcements: Mr. Farmer announced that the Authority has received the following awards from GAWP: Collection System of Excellence Platinum Award, Distribution System of Excellence Platinum Award, Laboratory QA/QC Gold Award (Municipal Wastewater 5-20 mgd category) and Ms. Kelly Prescott received the WEF Outstanding Lab Analyst Award. The Board offered its congratulations for these accomplishments.

VII. PROJECTS AND ADJUSTMENTS:

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

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| New Projects by Authority: | EXT2108A HCSTORM3714 MTRUPG3485 | 1776 River Road Water Line Extension Chestnut Lake Drive WL Relocation Route 201 IPERL Meter Replacement |
| Developer Projects: | DEV1097 DEV3665 DEV3667 EXT2716 | Bethpage at Eagles Landing Ph 2 Oakhurst Manor The Reverie at East Lake North Ola Sewer Extension |
| Budget Adjustments: | EXT3680 | Mill Rd @ I-75 Sewer Upgrade |

Mr. Sage reviewed each project and answered questions from the Board. Mr. Rape discussed the iPerl meter upgrade. He noted that with this upgrade the Authority's staff has access to hourly reads. He stated this improved technology will provide a significant cost savings to the Authority and will also enable staff to notify customers of high/irregular consumption possibly due to a leak situation.

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

VIII. APPROVAL OF MINUTES: October 8, 2020 Regular Meeting

The minutes of the October 8, 2020 Regular Meeting and Executive Session of the Board were approved on motion made by Mrs. Harrell and seconded by Ms. Stidom. The motion carried (5-0).

IX. OTHER BUSINESS:

Mr. Pat Hembree provided an update concerning the Ken's Foods matter. He advised that everything is going well and that Ken's plant is back in order and operating well and within permit. Ken's is currently discharging 160,000 gpd to the Authority. He stated there is no reason to not allow Ken's to go back to operating under its original permit. He noted that the consent order will be lifted in December. Mr. Hembree noted that Ken's is looking at a future expansion, and the Authority will carefully review the expansion plans to make sure Ken's facilities can handle the increase.

An update was also provided concerning sewer service to the proposed Costco project on Jodeco Road. Mr. Farmer advised that he had spoken with Mr. Jones about the project and was informed by Mr. Jones that they are currently in contract negotiations, and that sewer is not an issue. Mr. Farmer noted that staff will be reviewing the Authority's CIP and options for providing sewer service along the western parallel connector project, a state project which will be completed in phases.

X. EXECUTIVE SESSION:

Mr. Carter announced that an Executive Session will be required for the purpose of discussing potential litigation and personnel matters. Prior to entering into Executive Session, the Board took a brief recess at 9:02 a.m.

A motion was made by Ms. Stidom and seconded by Mrs. Harrell to enter into Executive Session at 9:14 a.m. The Board entered into Executive Session.

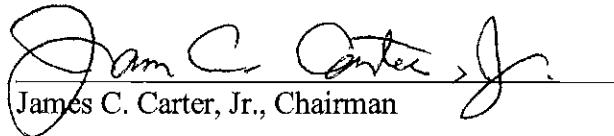
A motion was made by Mrs. Harrell and seconded by Mr. Holder to return to open session at 11:12 a.m. The motion carried (5/0).

Upon return to Open Session, a motion was made by Mr. Holder and seconded by Mrs. Harrell to approve a 3% pay increase for the General Manager in accordance with his evaluation. The motion carried with Mr. Carter, Mrs. Harrell, and Ms. Poole and Mr. Holder voting in favor; Ms. Stidom voted against the motion. The motion carried (4/1).

A motion was then made by Mr. Holder and seconded by Mrs. Harrell to approve and enter into an Employment Agreement between the Authority and Mr. Farmer, and further to authorize the Chairman to execute said Employment Agreement on behalf of the Authority. The motion carried with Mr. Carter, Mrs. Harrell, Ms. Poole and Mr. Holder voting in favor, Ms. Stidom voted against the motion. The motion carried (4/1).

XI. ADJOURNMENT:

Motion was made by Ms. Poole and seconded by Mrs. Harrell to authorize the Chairman to execute the Affidavit concerning Executive Session matters and to adjourn the meeting at 1:18 p.m. The motion carried (5-0) and the meeting was adjourned.


James C. Carter, Jr., Chairman

Kimberly Turner Osborne, Clerk