

**MINUTES OF BOARD MEETING: September 12, 2019**  
**HENRY COUNTY WATER AUTHORITY**

**I. CALL TO ORDER/ATTENDANCE**

A regular meeting of the Henry County Water Authority Board, duly advertised, was held on Thursday, September 12, 2019, 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., Warren Holder and Zuvena Poole. Cletonya Stidom and Carlotta Harrell were unable to attend.

The following Authority staff and consultants were present:

Administration: Lindy D. Farmer, Jr., Tony Carnell, Kim Osborne  
Roderick Burch, CFO  
Division Managers: Scott Sage, Scott Harrison, Allen Rape  
Engineering Department: Randy Crumbley, Bill Banks  
Dan Newcombe, Mgr. Information Tech.  
Legal Counsel: Andy Welch, Smith, Welch, Webb & White  
Public Relations: Chris Wood, PhD, JWA

**II. VISITORS None**

**III. ACCEPTANCE OF AGENDA**

Mr. Carter presented the Agenda for approval by the Board. There were no amendments, and the agenda was approved on motion by Mr. Holder, and seconded by Ms. Poole. The motion carried (3/0).

**IV. REPORT OF GENERAL MANAGER**

**Presentation: HCWA Service Areas**

Mr. Tony Carnell and Mr. Scott Sage gave a presentation concerning the Authority's service areas and also discussed intergovernmental agreements between the Authority and adjoining counties.

**Joint Meeting with HCBOC**

Staff presented information concerning topics of discussion for the upcoming joint meeting with the Board of Commissioners. Mr. Sage reviewed details of the Authority's capital improvement plan. Mr. Carnell noted that the cost of the projects identified in the Authority's CIP is estimated to be \$900 million. He stated that these are projects that must be completed in order to maintain the Authority's system and to meet the growing needs of the county. Mr. Carnell advised that the Authority may cost share in certain developer projects if the project would benefit the Authority's system. However, he advised that the Authority cannot fund improvements that only benefit a development. Mr. Burch reviewed information concerning the two-mil tax. He advised

that Gordon Mortin and Tom Owen of Raymond James will also attend the joint meeting. Mr. Burch noted that the Authority has provided information to the Tax Commissioner's office to assist his staff with answering questions about the two-mil tax. Mr. Welch discussed the benefit of the County's ISO rating which results in a savings to citizens on homeowner's insurance premiums, which he stated on average, is greater than the amount of the two-mil tax paid. Mr. Carnell advised that a discussion will be held concerning the Authority's request for stormwater fee credits. He noted that an outline of pertinent information has been prepared for distribution at the joint meeting concerning the Authority's request for credits.

**Recommendation to Surplus Assets**

Mr. Harrison presented a list of Authority assets recommended for surplus and the justification therefor. Motion was made by Mr. Holder and seconded by Mrs. Poole to approve surplus of said items and the motion carried (3/0).

**Media Relations Report**

Chris Wood, PhD, of JWA reported concerning media relations and upcoming activities.

**V. PROJECTS AND ADJUSTMENTS**

The following projects were reported to be within Authority policy by Mr. Farmer, and recommended for Board approval:

New Projects:	EXT3255	Wilkerson Road WL Ext.
	EXT3673	Regency Plaza Sewer Replacement
Developer Projects:	DEV3643	Luella Crossing
	DEV3042	Homewood Suites
	DEV2682	Longleaf Phase 2 Unit 4
Budget Adjustments:	None	

Motion was made by Mr. Holder and seconded by Ms. Poole to approve the projects as presented. The motion carried (3-0).

**VI. REPORT OF ATTORNEY**

Mr. Welch presented a Memorandum of Agreement between the Authority and Norfolk Southern Railroad which fixes for a period five years the license fee the Authority must pay for water and sewer pipeline crossings under railway tracks in Henry County. Mr. Welch advised that the previous agreement has expired and that he had recommended to Norfolk a five year renewal with no increase in fees. However, Norfolk Southern presented a renewal fee of \$13,500 for pipeline crossings in a casing exceeding 28- inches in diameter; and a fee of \$8,000 for pipeline crossings in casings less than or equal to 28-inches in diameter. Mr. Welch advised that this is an increase of \$1,500.00 from the previous agreement. However, he recommended the Board take action to approve the new agreement. Motion was made by Ms. Poole and seconded by Mr. Holder

to adopt Resolution No. 2019-09 to approve the Memorandum of Agreement with Norfolk Southern and to authorize its execution by the Chairman. The motion carried (3/0)

**VII. APPROVAL OF MINUTES** – August 8, 2019 Regular Board Meeting

The minutes of the August 8, 2019 regular meeting of the Board were approved on motion made by Ms. Poole and seconded by Mr. Holder. The motion carried (3-0).

**VIII. OTHER BUSINESS**

Mr. Carter discussed the schedule for the General Manager’s upcoming evaluation process. Ms. Cooper will be sending out additional information by email and a response will be required by October 14<sup>th</sup>. He encouraged members of the Board to submit responses to Ms. Cooper in a timely manner.

**IX. EXECUTIVE SESSION NONE**

**X. ADJOURNMENT**

Motion was made by Ms. Poole and seconded by Mr. Holder to adjourn the meeting at 11:02 a.m. The motion carried (3-0) and the meeting was adjourned.

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James C. Carter, Jr., Chairman

Kimberly Turner Osborne, Clerk