

# **Hart County Water and Sewer Authority Board of Directors Meeting May 15, 2023**

The Hart County Water and Sewer Authority met on May 15<sup>th</sup>, 2023, in the Hart County Cooperative Extension Service Building. Chairman Wade Carlton called the meeting to order at 6:00 pm. Present were Board Members Larry Haley, Bennie Harper, Marvin Justice, and Patti York; Director Pat Goran; Attorney Kim Higginbotham; Board Secretary/Treasurer Holly McBrayer Mathis; Hart County residents Robert Crawford and Faron Laviolette.

## **Welcome**

## **Approval of Agenda**

Mr. Haley motioned to approve the agenda. Ms. York seconded the motion which passed 5 – 0.

## **Public Comments: remarks by invited guests**

Mr. Crawford requested water service for his proposed RV park on Bio Church Road stating that he planned to have 100 campsites, 150 RV sites and 4 swimming pools among other amenities.

Mr. Goran presented a cost estimate of \$312,577.50.

Mr. Laviolette voiced his support for the proposed Cedar Creek Circle project. Mr. Laviolette said that he had two bored wells, one of which has failed and that he was concerned about the low volume of water available on the currently used well as he expected there to be higher demand on it in the future. He also said that there were several poultry operations in the area, specifically on Moore Road, that may also be interested in water service.

## **Approval of April 17<sup>th</sup> regular meeting minutes**

Mr. Justice motioned to approve the April 17<sup>th</sup> regular meeting minutes. Mr. Haley seconded the motion which passed 5 – 0.

## **Financial report**

Mr. Goran presented the financial report. He noted that there were over 2,700 active water accounts.

Mr. Goran reminded the Board that they had previously voted to use 30% of SPLOST 5 funds, equating to \$960,000, for non-residential projects. Mr. Goran said that HCWSA has spent about \$525,000 of those SPLOST 5 funds to date. He said additionally about \$25,000 of HCWSA funds were used for the Still Waters Road poultry project. Mr. Goran suggested doing away with the 30% set-aside for non-residential projects and approving projects based on a project-by-project basis determined by their own merits.

Mr. Goran informed the Board that based on the last meeting's vote \$350,000 had been transferred from the Operating account to the GA Fund 1 account.

## **Old Business**

### **Suggested capital projects for Board consideration, including extensions to Highland Ridge/Mary's Lane, Cedar Creek Circle**

Mr. Goran shared EMI's letter of recommendation to use a 10" line on Mount Olivet Road based on their hydraulic modeling and future demand projections, and briefly reviewed pressure loss charts for various sizes of pipe.

Mr. Goran presented two project options: Will Bailey Road via Morris Road, Fred King Road, and Mount Olivet Road to the Fred King Road intersection with a cost estimate of \$1,442,200 or via Mount Olivet School Road with a cost estimate of \$1,399,840.00. Mr. Goran recommended proceeding with the Will Bailey Road Extension project to include Highland Ridge and Mary's Lane, Morris Road, a portion of Beacon Light Road and Mount Olivet Road continuing to the Fred King Road intersection because Morris Road had three times the number of residential homes as Mount Olivet School Road.

After much discussion, Mr. Justice motioned to rescind the April Phase 1 vote and in place of proceed with the Will Bailey Extension project via Morris Road as discussed. Mr. Harper seconded the motion which passed 5 – 0.

The Board then discussed the Cedar Creek Circle proposed project responses and cost estimates. The Board agreed to revisit this request at the next meeting.

The Board asked Mr. Goran to send out commitment letters to property owners on Moore Road.

### **Requirements for developer-funded projects**

Mr. Goran stated that he had suggested verbiage to be included in the county's subdivision ordinance that is under revision. Ms. Higginbotham stated that she would follow up with the Board of Commissioners. Mr. Goran stated that he would follow up with EMI to finalize specifications and standard drawings to be added to HCWSA's website.

### **Consideration of investigating groundwater resources for Authority future water supply**

Mr. Goran recommended pursuing groundwater resources research to prevent future water supply shortages, secure long term water supplies, and as a negotiating tool in discussions with our current wholesale suppliers. He noted that the water agreement with the City of Lavonia would expire December 2023 and water agreements with the City of Hartwell and the City of Royston would expire December 2024.

After a brief discussion, the Board suggested reaching out to local well drillers if it was decided to pursue groundwater in the future.

## **New Business**

### **Request for water service – proposed Bio Church Road RV Park**

After a brief discussion, the Board asked Mr. Goran to follow up with Mr. Crawford and suggest that the developer pay for the project in full.

### **Request for water service – two Bowman Highway poultry operations**

Mr. Goran presented a cost estimate of \$171,500 for the proposed Bowman Highway extension project to reach two proposed poultry operations. He said that the two individual property owners were planning to build 8 poultry houses each for a total of 16 houses. Mr. Goran recommended proceeding with this project contingent upon receiving signed commitment letters for 1 million gallons annually each.

After some discussion, the Board asked Mr. Goran to follow up with the property owners and request that they pay for the project in full in lieu of a gallons per year commitment.

### **Director's Comments**

Mr. Goran informed the Board of a request from the City of Hartwell's City Manager to allow their Gas Department to use HCWSA's Gateway tank for their radio-read antenna. The Board agreed to allow this use if the antenna mounting was magnetic, and it did not interfere with any existing EMS or other equipment currently on the tank.

Mr. Goran informed the Board that the Board of Commissioners was planning an upcoming meeting with the cities to discuss SPLOST 6 and asked if the Board also wanted to meet with the Commissioners. The Board indicated they did, and Mr. Goran stated that he will follow up with BoC Chairman Marshall Sayer to determine possible meeting dates.

### **Members' Comments**

None

### **Upcoming Meetings – June 19<sup>th</sup> and July 17<sup>th</sup>**

The next Board meetings will be held on Monday, June 19<sup>th</sup>, 2023, and Monday, July 17<sup>th</sup>, 2023

### **Adjournment**

Mr. Justice motioned to adjourn, and Ms. York seconded it. The motion passed 5 - 0.

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Wade Carlton, Chairman

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Holly McBrayer Mathis, Secretary