

Hart County Water and Sewer Authority

Board of Directors Meeting August 16, 2021

The Hart County Water and Sewer Authority met on August 16th, 2021 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; Board Secretary/Treasurer Holly McBrayer; Hart County residents Stacey Britt, Scott Holmes and Angie and Nic McGee. Legal Counsel Walter Gordon was absent.

Welcome

Approval of Agenda

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

Public Comments: remarks by invited guests

Ms. McGee requested water service for her home on Bowman Highway near Mewborn Road. She stated that a nearby poultry operation had also expressed an interest to connect. The Board agreed to revisit this request at the next meeting.

Mr. Britt requested water service to 5 parcels on Evans Road. After a brief discussion, the Board agreed to revisit this request at the next meeting.

Mr. Holmes expressed his concerns regarding the installation of a waterline on Ack Powell Road.

Mr. Goran explained the current plans for providing water service to the Sidney Pointe subdivision, which the developer would pay for in its entirety. He also said that Charlene Fields had approached him in regard to her proposed subdivision on Ack Powell Road which she will be requesting to be annexed into the City of Hartwell. As the developer, Ms. Fields would pay for the installation in its entirety. Mr. Goran specified that the waterline on Ack Powell Road would end at Ms. Fields property unless interest beyond that point was expressed.

Mr. Goran further explained that as long as Ms. Fields observed applicable local ordinances then the Authority had no legal right to prevent her from subdividing the property nor denying water service to her. He also stated that the Authority had no legal right to try to prevent the annexation as that was a County Government responsibility. The Board concurred.

Approval of July 19th regular meeting minutes

Ms. York motioned to approve the July 19th regular meeting minutes. Mr. Justice seconded the motion which passed 5 – 0.

Financial report

Mr. Goran presented the financial report. He noted that both water and sewer sales were up and cited Haering's increased usage, particularly for sewer.

Old Business

2020 Community Development Block Grant

Mr. Goran stated that the preconstruction meeting had been scheduled for the following day, Tuesday, August 17th and a start date would be determined at that time.

Request for Water Service – Mount Olivet Road, Cleveland Mill Road, Pineview Lane, Oaktree Lane, Reno Drive

Mr. Goran informed the Board that he expected to receive the completed drawings for review this week from EMI. He also said that the recent increase in pipe costs significantly increased the cost estimates. Mr. Goran said he would like to discuss this topic further under the 2022 CDBG grant application. He also stated that he did not recommend placing this project out to bid at this time due to the projected higher cost. The Board agreed.

Consideration of increasing “\$7,500 per committed customer” expenditure guideline

After some discussion, Mr. Justice motioned to increase the cost per committed customer project consideration criteria from \$7,500 to \$10,000. Mr. Harper seconded the motion which passed 3 – 2 with Mr. Haley and Mr. Carlton opposed.

Adoption of formal cash management policy

Ms. McBrayer briefly explained Mr. Gordon’s concerns regarding NAUPA (National Association of Unclaimed Property Administrators) discussed during the July meeting. Ms. McBrayer stated that she had been advised by Mr. Gordon to request the Board’s approval of the cash management policy in its entirety after his research into the matter was satisfactory.

Discussion of potential 2022 Community Development Block Grant target areas

Ms. McBrayer presented two target area proposals for the CDBG 2022 grant application. She stated that both proposals encompass the current Mount Olivet area water service request as well as additional roads based on the 2017 area research. After doing field research in all of the proposed areas, Allen -Smith Consulting recommended proceeding with the expanded Mount Olivet area. Ms. McBrayer stated selecting the Mount Olivet area would most likely meet the 70% Low-to-Moderate Income requirements and provide a large portion of the funding for an area that has had a history of repeated water service requests as well as water quality issues.

After some discussion, the Board agreed to survey the larger target area B.

New Business

Request for water service – Price Chapel Road extension

Mr. Goran stated that he had received a water service request to extend the existing line to near the end of Price Chapel Road. He also provided two cost estimates that varied by distance. Mr. Goran recommended proceeding with the project contingent on receiving one signed residential commitment letter and one signed vacant lot letter using 6” pipe at the lengthier 620’ to provide improved fire protection and accommodate potential future growth.

After some discussion, Mr. Harper motioned to proceed contingent upon receiving the two said commitment letters at the 620’ using 6” pipe and to use Arrowood General Contracting. Ms. York seconded the motion which passed 4 – 1 with Mr. Haley opposed.

Request for water service – Evans Road “subdivision”

After some discussion, Mr. Carlton motioned to proceed with the project contingent upon a cost of construction contribution from the developer of approximately 50% of the total cost of the project, 5 tap fees of \$1,200 each, and a 10 year vacant lot commitment letter for each tax parcel. Mr. Justice seconded the motion which passed 5 – 0.

Mr. Carlton asked Mr. Goran to reach out to Mr. Britt to discuss the above motion further.

Request for water service – Bowman Highway near Mewborn Road

See public comments.

Director’s Comments

Mr. Goran congratulated Ms. McBrayer for being selected to participate in this year’s Leadership Hart program.

Mr. Goran discussed the Ack Powell Road subdivision and upcoming annexation request.

Mr. Goran recommended increasing the budget allocation for Teasley Cove to \$23,000 and Lucilla Drive to \$35,000. The Board concurred. He also confirmed the previous Board vote to complete a loop around Rosewood Circle. Mr. Goran stated that he would update the cost estimate for Rosewood Circle for the Board’s review in the September meeting.

Mr. Goran informed the Board that EMI would be working with Authority staff on a funding request for available American Rescue Plan funds. The Board agreed.

Mr. Goran briefly discussed the recent Hart County Board of Commissioner’s moratorium related to new subdivisions and their request for input. Mr. Goran explained that he had emailed suggestions on the Board’s behalf some time ago to the County Administrator.

Members’ Comments

Mr. Haley noted his concerns for responsible spending.

Upcoming Meetings – Monday, September 20th, 2021 and Monday, October 18th, 2021

The next Board meetings will be held Monday, September 20th, 2021 and Monday, October 18th, 2021 at the Authority's office.

Adjournment

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

Wade Carlton, Chairman

Holly McBrayer, Secretary