

Hart County Water and Sewer Authority

Board of Directors Meeting September 16, 2019

The Hart County Water and Sewer Authority met on September 16th, 2019 in the Hart County Cooperative Extension Service Building. Chairman Wade Carlton called the meeting to order at 6:00 pm. Present were: Board Members Patti Brown, Larry Haley, Bennie Harper and Marvin Justice; Director Pat Goran; Legal Counsel Walter Gordon; Board Secretary/Treasurer Holly McBrayer; and Hart County residents John Fenley, Brandon Floyd, Kevin McCraney, Christal Nash, Robert Nash, Jayson Nguyen, Ashley Poole, Thomas Saxon, Chad Singleton, and TV Smith.

Welcome

Approval of Agenda

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

Public Comments; remarks by invited guests

Mr. Floyd requested water service for Redwine Church Road. He stated that there were 4 poultry houses and 2 residents that were willing to sign commitment letters.

Mr. Fenley requested water service for Whispering Creek Trail.

Mr. McCraney requested water service for Bethany Bowersville Road and suggested not completing the loop so that the \$7,500 per committed customer guideline would be met.

Mr. Poole voiced his support for the water service request for Eagle Grove School Road, Mewborn Road and Liberty Church Road. Mr. Poole stated that he had signed and brought his poultry operations commitment letter.

Mrs. Nash voiced her support for the Whispering Creek Trail water service request.

Mr. Singleton offered his support for the Bethany Bowersville Road water request.

Mr. Smith also voiced his support for the Whispering Creek Trail water service request.

Approval of August 19th regular meeting minutes

Mr. Haley motioned to approve the August 19th regular meeting minutes. Mr. Justice seconded the motion which passed 5 – 0.

Financial report

Mr. Goran presented the financial report. He noted the record water sales due in part to Oglethorpe Power.

Old Business

2018 Community Development Block Grant project

Mr. Goran stated that Target Area #3 (Airline Store Road/Kotal Road/Pan Am Place/Piedmont Place/Becky Lane) was nearing completion. Mr. Goran said he is continuing to meet with qualifying individuals and 10 residents on Reese Lane, Hanley Road, and Park Lane were now active customers.

GEFA radio-read retrofit and meter replacement project

Mr. Goran informed the Board that the contractor indicated they had completed all meter replacements they were supposed to do. Mr. Goran said that he planned to do a test meter reading.

Mr. Goran explained that the original estimate for the project was \$275,000, but when the loan documents were signed it was for a maximum of \$365,000 based on a later higher estimate that EMI had submitted to GEFA. Because of that, in order to capture the full \$110,000 of principal forgiveness available HCWSA would have to borrow \$365,000, which is more than the \$275,000 that was planned.

Request for water service – Mewborn Road, Eagle Grove School Road, Liberty Church Road poultry operations, and residents

Mr. Goran informed the Board of his recent meeting with poultry farmers in the project area. The farmers agreed to commit to 6 million gallons per year in total and sign revised commitment letters. Mr. Goran encouraged the Board to vote whether or not to proceed with this project.

After some discussion regarding various types of commitment letters, Mr. Justice motioned to adopt the newly drafted commitment letters. Mr. Haley seconded the motion which passed 5 – 0.

Mr. Haley motioned to proceed with publicly advertising for bids for this project. Mr. Justice seconded the motion which passed 5 -0.

Request for water service – Whispering Creek Trail

After some discussion, the Board agreed to request a formal proposal from Arrowood General Contracting and mail out the new vacant parcel commitment letters. The Board agreed to revisit this request at the next meeting.

Request for water service – Bethany – Bowersville Road

The Board asked Mr. Goran to compare the cost to complete the loop and the cost to reach the farthest committed customer. Mr. Goran stated that regardless of the outcome he would recommend completing the loop. The Board agreed to revisit this request at the next meeting.

Request for water – Uly White Road poultry operations

Mr. Goran presented a revised estimate of \$75,740.50, which was less than the previous estimate due to running several hundred feet less pipe.

Mr. Carlton asked Mr. Goran to create a spreadsheet showing the estimated costs of each current poultry service requests compared to the amount of SPLOST 5 allocated for non-residential projects before making any decisions regarding poultry operations' requests.

Request for water service – Tom Rice Road, Farm Road, Andrew Floyd Road poultry operations, residents

Mr. Goran presented a cost estimate of \$203,950. He stated that no commitments written or verbal had been received.

2020 Community Development Block Grant

Mr. Goran informed the Board of potential target areas suggested by Allen Smith Consulting and EMI after they all drove through possible target areas. Mr. Goran said that based on this initial research, it appeared HCWSA should apply for the maximum grant amount of \$750,000.

Request for water service – Bowersville Hwy

No action was taken.

New Business

Request for water service – Redwine Church Road poultry operations

Mr. Goran presented a cost estimate of \$148,840.

Mr. Floyd discussed his current drinking water usage for his poultry operations. The Board agreed to revisit this request at the next meeting.

Proposed fiscal year 2020 operating budget

Mr. Goran presented the proposed fiscal year 2020 budget. After some discussion, Mr. Haley motioned to approve the budget with no changes. Mr. Justice seconded the motion which passed 5 – 0.

Annual review of Board members’ potential conflicts of interest

Each Board member completed a conflict of interest disclosure.

Intergovernmental agreement between Hart County, Industrial Building Authority, Water and Sewer Authority for Gateway 3 lift station

Mr. Gordon explained the intergovernmental agreement. Mr. Goran said he will be very involved with the project to ensure compliance with HCWSA specs and standards.

Mr. Justice motioned to adopt the intergovernmental agreement between Hart County, the Industrial Building Authority and Hart County Water and Sewer Authority and authorize the Chairman to sign the document. Mr. Harper seconded the motion which passed 5 – 0.

Fiscal year 2018 audit

The Board discussed the FY18 financial audit and agreed to pay the final invoice for additional services.

Director’s Comments

None

Members' Comments

Mr. Carlton asked Mr. Goran to follow up with the contractor concerning removing unused materials from Still Waters Road.

Upcoming Meetings – October 21st and November 18th

The next Board meetings will be held on Monday, October 21st, 2019 and Monday November 18th, 2019.

Adjournment

Mr. Haley motioned to adjourn and Mr. Justice seconded it. The motion passed 5 - 0.

Wade Carlton, Chairman

Holly McBrayer, Secretary