

Hart County Water and Sewer Authority

Board of Directors Meeting October 21, 2019

The Hart County Water and Sewer Authority met on October 21st, 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; The Hartwell Sun Reporter Drew Dotson; Hart County Administrator Terrell Partain; Hart County Commissioner Marshall Sayer; and Hart County residents Betty Brown, Mike Brown, Vickie Brown, Kevin Cape, Bud Klugh, Danny Lecroy, Joe Linville, Kevin McCraney, Jayson Nguyen, and TV Smith.

Welcome

Approval of Agenda

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

Public Comments; remarks by invited guests

Mr. Cape stated that he planned to purchase 5 lots from Mr. Smith on Whispering Creek Trail, build houses on each lot and was willing to commit to 5 taps.

Mr. Brown requested water service for Byrum Cemetery Road citing poor water quality. Mr. Carlton asked that a cost estimate be prepared and stated that the Board would revisit this request at the next meeting.

Mr. Lecroy stated his support for the Tom Rice Road, Farm Road and Andrew Floyd water service request.

Mr. Linville stated his support for the Whispering Creek Trail water service request.

Approval of September 16th regular meeting minutes

Mr. Justice motioned to approve the September 16th regular meeting minutes. Mr. Harper seconded the motion which passed 5 – 0.

Financial report

Mr. Goran presented the financial report.

Old Business

2018 Community Development Block Grant project

Mr. Goran gave an update of the 2018 CDBG grant. He noted the interest from a few residents on Byrum Cemetery Road. Mr. Goran informed the Board that a tee and valve would be placed at the intersection of Rock Springs Road and Byrum Cemetery Road for future extension of the line on Byrum Cemetery Road.

GEFA radio-read retrofit and meter replacement project

Mr. Goran stated that the contractors had completed the project in mid-September and that the final invoice was currently pending further review.

Mr. Goran recommended borrowing the entire \$365,000 approved by GEFA to utilize all of the \$110,000 in principal forgiveness available. Mr. Goran added that GEFA loans had no prepay penalties, EMI invoices already paid with HCWSA funds could be reimbursed by GEFA and the loan could be used to prepay for meters and MXUs.

No action was taken

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

Mr. Goran stated that the project bids were due on Tuesday, November 26th and he would email the Board with the apparent low bid amount. Mr. Goran also stated that 4 of the 5 poultry operators had signed the commitment letters and when the fifth one formally commits it will total 6 million gallons per year.

Request for water service – Whispering Creek Trail

Mr. Goran stated that no vacant lot commitments had been received but 3 existing home commitments had been. Mr. Goran stated that he had received a cost proposal from Arrowood for \$35,785.00.

Mr. Haley motioned to proceed contingent on receiving nine signed existing home and/or vacant lot commitments and to use HCWSA funds. Mr. Harper seconded the motion which passed 5 – 0.

Request for water service – Bethany – Bowersville Road

Mr. Goran informed the Board that there would be a cost savings of about \$14,000 if the loop was not completed; however, Mr. Goran recommended completing the loop to eliminate a dead end line.

Mr. Goran said that in his opinion this qualifies as a subdivision since a five acre tract was sold off last fall. Mr. Gordon said he felt this situation took advantage of a loophole in the County's regulations.

After much discussion, Mr. Haley motioned to proceed contingent on receiving five existing home and/or vacant lot commitments using SPLOST 4 funds and to complete the loop. Mr. Justice seconded the motion which passed 5 – 0.

Request for water – Uly White Road poultry operations

Mr. Goran explained the residential financial equivalent would require a 1,150,000 gallons per year commitment for 10 years, which Mr. Nguyen agreed to sign.

The Board agreed to revisit this topic during the next meeting.

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

Mr. Goran reminded the Board of the cost estimate of \$203,950, which would require a commitment of 2.4 million gallons a year total for 10 years shared between the 2 poultry operations. Mr. Goran said no commitment letters had been sent out yet. Mr. Carlton asked that Mr. Goran reach out to the poultry farmers and revisit this request at the next meeting.

Request for water service – Redwine Church Road poultry operations

The Board agreed to revisit this request at the next meeting.

2020 Community Development Block Grant

Mr. Goran said that a conference call was scheduled with Allen – Smith Consulting and EMI on Wednesday, October 23rd to discuss narrowing down the potential target areas.

New Business

Authority staffing and compensation

Mr. Goran requested a 2.5% cost of living increase for all HCWSA employees effective October 1, 2019. Mr. Carlton so motioned. Mr. Justice seconded the motion which passed 5 – 0.

The Board briefly discussed the open Field Technician position.

Review and discussion of Authority project prioritization and potential funding

Mr. Goran discussed the HCWSA's strategic business plan and long term goals. He noted the significant number of current water service requests. Mr. Goran stated that using SPLOST funds at the current level HCWSA is receiving, it would take over a century to complete a county wide water system. Mr. Goran suggested alternatives such as a GEFA loan or a property tax millage rate increase specifically set aside for water system expansion, such as the one currently in effect for EMS.

The Board agreed to reach out to the Hart County Board of Commissioners for a possible meeting or work session.

Mr. Carlton suggested that the Board members read through Mr. Goran's enclosures for future discussions.

Fiscal year 2020 audit engagement letter

Ms. Brown motioned to authorize both Mr. Carlton and Mr. Goran to sign the audit engagement letter. Mr. Justice seconded the motion which passed 5 – 0.

Director's Comments

Mr. Goran informed the Board that Ms. McBrayer would be out of town October 28th through October 30th and the office could potentially be closed for short periods during that time.

Members' Comments

Mr. Haley commented about a service line leak on Old Beacon Light Road, what he understood to be customer overcharges, and that he had noticed hydrants on Almar Road.

Upcoming Meetings – Monday, November 18th and Monday, December 16th

The next Board meetings will be held on Monday, November 18th, 2019 and Monday, December 16th, 2019.

Adjournment

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

Wade Carlton, Chairman

Holly McBrayer, Secretary