

Hart County Water and Sewer Authority

Board of Directors Meeting December 21, 2020

The Hart County Water and Sewer Authority met on December 21st, 2020 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 York, Bennie Harper, and Marvin Justice via phone; Director Pat Goran; Legal Counsel Walter Gordon; Hart County Board of Commissioners Chairman Joey Dorsey; Hart County Administrator Terrell Partain; and Developer Caleb Musser. Board Member Larry Haley and Board Secretary/Treasurer Holly McBrayer were absent.

Welcome

Approval of Agenda

Ms. York motioned to approve the agenda. Mr. Harper seconded the motion which passed 4 – 0.

Public Comments: remarks by invited guests

Mr. Goran explained that Mr. Musser was in attendance to request water service for phases 2 and 3 of a subdivision on Walnut Drive between Mount Hebron Road and Reed Creek Highway. Mr. Goran further explained that Mr. Musser had source water approval from EPD for the 32 lots in phase 1 but currently not an EPD permit to operate. Mr. Goran stated that the subdivision plat had been approved by Hart County for Phase 1 only at this point and that cost estimates for Phase 2 and Phase 3 had been included in the Board packets. Mr. Goran said that Mr. Musser is requesting an extension of HCWSA's system to the subdivision and that Phase 1 is being served by a well system.

Mr. Musser stated that he had been informed of another developer who had shared in the cost of construction and therefore requested cost estimates from Mr. Goran. Mr. Musser then requested that the Authority share in the cost to run a water line from Reed Creek Highway along Walnut Drive to reach the proposed Phase 2 portion of the subdivision.

Mr. Carlton stated he was not interested in cost sharing citing past failed developments. Mr. Carlton also stated that in his opinion it was not the Authority's mission to run water lines for developer profit. Mr. Justice and Ms. York agreed. No action was taken.

Approval of November 16th regular meeting minutes

Mr. Harper motioned to approve the November 16th regular meeting minutes. Ms. York seconded the motion which passed 4 – 0.

Financial report

Mr. Goran presented the Financial Report.

Old Business

Request for Water Service – Mount Olivet Road between Fred King Road and Cleveland Mill Road, including Pineview Lane

Mr. Goran provided a revised estimate based on 6" pipe as requested by Mr. Carlton. Mr. Goran noted the number of commitment letters required changed significantly based on the lower estimate. He also noted that there had been a significant increase in PVC pipe prices over the last few months.

Mr. Justice suggested possibly increasing the cost per committed customer criteria to account for supply cost increases in the future.

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

2020 Community Development Block Grant

Mr. Goran informed the Board that EMI had completed the field surveying work and said it would probably be a couple months until a bid package was ready.

Review and discussion of Authority's Mission Statement and Strategic Business Plan

Mr. Goran said that several of the short-term goals had been completed. He suggested reviewing long term goals, using the check list for new project consideration and revisit this topic in January.

New Business

Request for water service – Old Hendry's Church Road

Mr. Goran stated that the requestor had four signed commitment letters and one verbal agreement, although no signed letters had actually been received. Mr. Goran provided a cost estimate of \$37,217.80 but suggested increasing it to \$40,000 due to the recent increase in PVC pipe prices. Mr. Goran said that it would be significantly more expensive to install additional pipe, cross the stream and connect to HCWSA's existing line at the intersection of Goldmine Village Road and Old Hendry's Church Road.

Mr. Partain stated that GDOT had plans to replace the bridge on Old Hendry's Church Road in 2021.

Mr. Justice motioned to proceed with the project contingent upon receiving 5 signed commitment letters in advance of the start of construction and that the project cost does not exceed \$42,000. Mr. Harper seconded the motion which passed 4 – 0.

Request for water service – proposed Walnut Drive subdivision

See Public Comments

Proposed replacement of deteriorating water lines on Lucilla Drive, Circle Drive

Mr. Goran recommended replacing the 2" line on Lucilla Drive and Circle Drive due to deterioration, age, and numerous repairs to that specific area. Mr. Goran provided a cost estimate of \$30,513.92.

Mr. Justice motioned to proceed with replacing the 2" water lines on Lucilla Drive and Circle Drive contingent upon the project cost not exceeding \$35,000. Mr. Harper seconded the motion which passed 4 – 0.

Director's Comments

Mr. Goran informed the Board that he had discussed the Authority's sales tax exemption with the auditors to determine if the exemption could be utilized further.

Members' Comments

Mr. Justice reiterated the suggestion of increasing the cost per committed customer criteria. He also suggested having virtual meetings in the future due to COVID.

Ms. York suggested continuing the discussion regarding the strategic plan and redefining the Authority's short- and long-term goals. She also noted the need to be proactive in decision making.

Mr. Dorsey suggested HCWSA consider temporarily lowering its tap fees since people will soon be receiving \$600 COVID-related checks.

Mr. Carlton suggested using the Ag-Science Center or the Library's meeting room instead of virtual meetings.

Upcoming Meetings – Thursday, January 21st, 2021 and Monday, February 15th, 2021

The next Board meetings will be held Thursday, January 21st, 2021 due to the Martin Luther King, Jr. holiday and Monday, February 15th, 2021.

Adjournment

Ms. York motioned to adjourn, and Mr. Harper seconded it. The motion passed 4 - 0.

Wade Carlton, Chairman

Holly McBrayer, Secretary