

**Hart County Water and Sewer Authority
Board of Directors Meeting March 17, 2025**

The Hart County Water and Sewer Authority met on March 17, 2025, in the Hart County Cooperative Extension Service Building. Chairman Wade Carlton called the meeting to order at 6:00 p.m. Present were Vice Chair Patti York, Board Members Larry Haley, Bennie Harper and Marvin Justice, as well as Legal Counsel Kim Higginbotham, Director Pat Goran, Office Manager Karen Neal and several community residents.

Welcome

Approval of Agenda

Ms. York made a motion to approve the agenda. Mr. Harper seconded the motion. The motion passed unanimously.

Approval of February 24, 2025 Regular Meeting Minutes

Mr. Haley made a motion to approve February 24, 2025 minutes. Mr. Justice seconded the motion. The motion passed unanimously.

Public Comments

Bob Hartman of the Tahoe Drive area spoke to the Board about obtaining Authority water in his neighborhood. Mr. Goran will prepare an estimate for construction costs and Ms. Neal will send commitment letters to all residents on Tahoe Drive and Tahoe Court.

Financial Report

Director Pat Goran presented the financial report and noted that February was a good month. Mr. Goran reminded the Board HCWSA is earning good interest from investments and that money is reinvested. Mr. Goran stated the flushing meter usage was low but would rise as weather begins to warm up.

Old Business

Request for Water Service — 4011 Elberton Highway Poultry Operation

The operators of this poultry operation were not present. Mr. Carlton suggested that this item be removed from future agendas.

Request for Water Service — Tree Farm Road

Mr. Beck again requested the Authority pay to run lines and install taps for several rental homes on his private property. After a brief discussion, Mr. Carlton stated that since this is a for-profit venture, Mr. Beck would have to pay for the construction himself. Mr. Goran said that HCWSA would need to handle the installation of the water line using a contractor approved by HCWSA. A brief discussion was held regarding an easement that Mr. Beck would need to provide to HCWSA. Mr. Beck offered to pay a total of \$ 12,000 towards the cost of construction, which would include tap fees.

Georgia Environmental Finance Authority Loan for Expansion into Reed Creek area

Mr. Goran stated he had received the proposed bid drawings for the Reed Creek expansion. He stated he would ride the project route and make changes to the drawings and return them to EMI in the next couple of weeks.

Will Bailey Road — Morris Road — Beacon Light Road — Mount Olivet Road project including consideration of Holly Hills Drive

Mr. Goran stated that construction is currently near the intersection of Beacon Light Road and Mon-is Road. He noted the contractor would soon be installing the pressure reducing valve vault.

Several residents from Holly Hills Drive were present once again to request water service from the Authority. Ms. Neal stated that sixteen commitment letters had been received. Mr. Justice stated that he would be inclined to vote 'yes' if two more commitment letters were signed. Ms. Debbie McIntosh asked if she paid for one of her neighbors if the Board would approve the project. Mr. Goran stated he would like the Board to vote on the matter as the construction crew is near Holly Hills Drive now. Ms. York made a motion that if eighteen commitment letters are received that construction on Holly Hills Drive be approved. Mr. Justice seconded the motion. The motion passed unanimously.

Discussion of Authority's wholesale water purchase arrangement with Hartwell

A brief discussion was held regarding the Authority waiting for the City of Hartwell to offer a proposal. Mr. Goran reminded the Board that the City agreed that if the final agreed upon cost per thousand gallons was less than the \$3.45, they are currently charging us, the City would credit the Authority for the "overpayment". The consensus was to review and discuss at the next meeting.

Damaged fire hydrant repair discussion

Mr. Goran stated he continues to wait for the volunteer department to return information to the Authority. Mr. Goran stated he would call the volunteer department tomorrow.

Consideration of customer retail rate increase

Mr. Goran provided a condensed chart of current retail water rates from nearby communities. Mr. Carlton suggested each Board member review and be prepared to discuss it at the next meeting.

New Business

Request for Water Service — Bio Church Road / McCurry Road

Shannon Teasley had requested the Board consider this project; however, Mr. Teasley was not in attendance. Mr. Goran reminded the Board of the estimated cost for this project in 2020 was about \$ 150,000.00. The new estimate is around \$400,000.00. Mr. Goran stated he would reach out to ask if Mr. Teasley remains interested.

Discussion of Pursuing Groundwater

Mr. Goran shared a proposal from Aquetech to pursue groundwater sources in Hart County. The Board discussed at length how the Authority desires long-term security whether that comes in the form of long-term agreements with wholesale water suppliers, pursuing groundwater or considering building its own surface water treatment facility. Ms. Higginbotham inquired as to asking Royston to add an additional shift to treat more water for the Authority. Ms. Higginbotham also mentioned that the City of Elberton's water treatment facility is close to the Hart County line. Mr. Carlton asked the Board members to review the information provided for discussion at the next meeting.

Director's Comments

Mr. Goran stated that he had no further comments.

Members' Comments

Mr. Haley stated some residents were unhappy with where materials and excavated dirt have been placed during recent construction. Mr. Haley also inquired as to why fire hydrants are placed one thousand feet apart. Mr. Justice stated he was not in favor of underground wells, but that he too is interested in long-term security with Lavonia and Royston. Mr. Justice also suggested we look to the future and consider building a surface water treatment facility. Mr. Harper added that he feels the City of Hartwell should be our main and least expensive supplier.

Upcoming Meetings — April 21st, May 19th

Adjournment

Ms. York made a motion to adjourn. Mr. Haley seconded the motion. The motion passed unanimously.

A handwritten signature in blue ink, reading "Wade Carlton", is positioned above a horizontal line.

Wade Carlton, Chairman

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