

## **Hart County Water and Sewer Authority Board of Directors Meeting July 21, 2025**

The Hart County Water and Sewer Authority met on July 21, 2025, in the Hart County Cooperative Extension Service Building. Chairman Wade Carlton called the meeting to order. Present were Vice Chair Patti York, Board Members Larry Haley, Bennie Harper and Marvin Justice. Also present were Legal Counsel Kim Higginbotham, Commissioner Marshall Sayer, Director Pat Goran, Office Manager Karen Neal, Hartwell Sun Editor Rose Scoggins and many local residents.

### **Welcome**

### **Approval of Agenda**

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

### **Approval of June 16, 2025 Regular Meeting Minutes**

Mr. Haley made a motion to approve the minutes of the June 16, 2025 Board meeting. Ms. York seconded the motion. The motion passed unanimously.

### **Public Comments**

Developers Gavin Brady and Lucas Brady requested the Board consider expanding the Authority water system to Pristine Cove where they plan to build five homes. Mr. Carlton stated the Board would take the request under advisement.

Local residents Mark Gregory and Lewis Gainey said they are on a shared well on Fleming Park Road and were present to request the Board consider expanding the Authority water system into the Paynes Creek area. Mr. Carlton stated it would be a large undertaking, but the Board would take the request under advisement.

Residents Randy Thornton, Clint Bridges and Rachelene Johnson of Cleveland Mill Road requested the Board consider expanding the current Mount Olivet Road project to Cleveland Mill Road and Reno Drive to install five taps for four homes that have experienced occasional dry wells while others have bad tasting well water despite having filtration systems. Mr. Carlton stated the Board would discuss it later in the meeting.

### **Financial Report**

Mr. Goran provided a detailed financial report touching on the current committed SPLOST and HCWSA funds as well as the continued positive cash flow. He stated that recent usage is at near record levels of over 1,400,000 gallons per day recently.

## **Old Business**

### **Will Bailey Road – Morris Road – Beacon Light Road – Mount Olivet Road Project including consideration of extending onto side roads**

Mr. Goran stated the project is approaching its end. Discussion then turned to residents requesting water in the Cleveland Mill and Reno Drive area. After some discussion, Ms. York made a motion to do the project if we receive five commitment letters and it meets the \$10,000 per committed customer criteria. Mr. Justice seconded the motion. The motion passed unanimously.

### **Reed Creek Area Expansion Project – Notices of Award**

Mr. Goran stated the lowest bidder for the materials contract was from Consolidated Pipe & Supply Company, Inc. He also stated the lowest bidder for the construction contract was from Arrowood General Contracting, Inc. Mr. Goran asked the Board to vote to sign two resolutions officially awarding the contracts to Consolidated Pipe & Supply Company, Inc. and Arrowood General Contracting, Inc. per the Georgia Environmental Finance Authority (GEFA) requirements. Ms. York made a motion for Mr. Carlton to sign the two resolutions as Chairman of the Board. Ms. York made a companion motion for Ms. Neal to sign the resolutions as acting Secretary/Treasurer. Mr. Haley seconded both motions. The motions passed unanimously. Mr. Goran stated a pre-construction meeting for this project will be held on Wednesday, August 13, 2025. Mr. Carlton asked if we could add to the scope of the project and Mr. Goran stated GEFA has generally been very flexible about allowing HCWSA to add to the scope of prior projects.

### **Discussion of Authority's wholesale water purchase arrangement with Hartwell**

Mr. Goran stated he sent a counter proposal to the City of Hartwell and is currently awaiting a response.

### **Request for water service – Tahoe Drive / Tahoe Court**

Mr. Earl Johnson again petitioned the Board for water in the Tahoe Drive and Tahoe Court area. He stated that he currently has fourteen signed commitment letters from a total of thirty-two homes. Mr. Carlton stated it would take several more commitments to meet the parameters for construction. Mr. Carlton asked Mr. Johnson to continue to speak to neighbors and seek additional commitments.

### **Discussion of Pursuing Groundwater**

Mr. Goran stated he has two people who are interested in discussing an agreement to drill for water. He said he has been very busy but is hoping to have those conversations soon.

## **New Business**

### **Request for water service – 440 Union Hill Church Road poultry operation(s)**

Local residents Tony Koehn and Calvin Harms requested the Board approve a line extension to their poultry operations on Union Hill Church Road that have a combined total of thirteen poultry houses each using roughly two million gallons of water per year. They also shared there are thirteen residences near their poultry operations that may be interested in water as well. Mr. Goran spoke about the sharp rise in construction costs since Covid. Mr. Harper suggested HCWSA send out commitment letters to Union Hill Church Road to gauge interest. Mr. Goran stated letters were sent out years ago but there was very little interest. Mr. Justice made a motion to table this discussion until the next meeting. Mr. Harper seconded the motion. The motion passed unanimously.

### **Director's Comments**

Mr. Goran's only comment is that he will be on vacation from July 22<sup>nd</sup> through around July 29<sup>th</sup>.

### **Members' Comments**

Mr. Haley stated HCWSA needs another Field Technician given the growing customer base. Mr. Justice agreed, stating that he feels Mr. Goran and Ms. Neal need assistants to cover for them when they are out of the office. Ms. York discussed the need for succession planning.

### **Upcoming Meetings**

Mr. Carlton announced the next meeting dates would be August 18<sup>th</sup> and September 15<sup>th</sup>.

### **Adjournment**

Ms. York made a motion to adjourn the meeting. Mr. Harper seconded the motion. The motion passed unanimously. The meeting was adjourned.

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Wade Carlton, Chairman