

Hart County Water and Sewer Authority Board of Directors Meeting June 19, 2023

The Hart County Water and Sewer Authority met on June 19th, 2023, in the Hart County Cooperative Extension Service Building. Chairman Wade Carlton called the meeting to order at 6:00 pm. Present were Board Members Larry Haley, Bennie Harper, Marvin Justice, and Patti York; Director Pat Goran; Attorney Kim Higginbotham; Board Secretary/Treasurer Holly Mathis; Hart County Commissioner Michael Bennett; Hart County resident Calvin Duong.

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

None

Approval of May 15th regular meeting minutes

Mr. Haley motioned to approve the May 15th regular meeting minutes. Mr. Harper seconded the motion which passed 4 – 0.

Mr. Justice arrived at this time.

Financial report

Mr. Goran presented the financial report. He noted that the remaining \$1,187,461 SPLOST dollars had been allocated to the Will Bailey Road – Mount Olivet Road connector project therefore exhausting SPLOST 5 funds. Mr. Goran stated that the remaining cost, estimated at \$289,739, would be paid for using Authority funds.

Old Business

Request for water service – Cedar Creek Circle area possibly including Moore Road, Stephen Johnson Road

Mr. Bennett voiced his support for the Cedar Creek Circle proposed project and volunteered to deliver commitment letters to residents in that area. He also asked that the request be revisited at the next meeting and the Board agreed.

Request for water service – proposed Bio Church Road RV Park

Since the requestor was not in attendance, no action was taken.

Request for water service – Bowman Highway poultry operations

Mr. Doung requested water service on behalf of the owners, his brothers, of the two proposed poultry operations which would include two farms, a total of 16 poultry houses, and two 2” meters.

Mr. Goran reminded the Board that they had asked Mr. Goran to ask the seller of the property to relay to the buyers that they pay for the project in full at an estimated cost of \$171,500 and noted that poultry farmers had never been required to make this type of monetary contribution before. Mr. Duong stated that he had not been informed of that request but was under the impression that an annual gallon commitment would be sufficient. Mr. Goran asked if the Board would like to continue using the previously used annual gallons per year commitment. Mr. Carlton stated that he supported this method.

Mr. Goran said that an annual gallon purchase commitment of a combined 1.3 million gallons total per year would be required for this project based on how the Board has handled these requests in the past.

After some discussion, the Board asked Mr. Goran to follow up with the property buyers. The Board agreed to revisit this request at the next meeting.

Will Bailey Road – Mt Olivet Road connector project

Mr. Goran informed the Board that EMI was currently doing the necessary fieldwork for this project. He recommended having the side roads of Cleveland Mill Road, Oaktree Lane, and Pineview Lane in the bid package since they had been included from an earlier proposed project and that would result in a lower engineering cost. Mr. Goran said that HCWSA's standard bid package includes the provision that HCWSA has the right to add or remove up to 25% of the work scope. The Board agreed.

New Business

5:00 pm June 20th meeting with Board of Commissioners about SPLOST 6

Mr. Goran reminded the Board of the SPLOST 6 meeting with the Board of Commissioners at 5:00 pm on Tuesday, June 20th.

Ms. Higginbotham said that it was her understanding that the Hart County Health Department had upcoming public meetings to discuss increasing minimum lot size requirements for homes with onsite sewage disposal to $\frac{3}{4}$ of an acre with public water and 1- $\frac{1}{2}$ acre for a private well.

Consideration of Georgia Environmental Finance Authority loan with principal forgiveness

Mr. Goran informed the Board that HCWSA's proposed approximately \$5,000,000 project had qualified for a loan at a yet to be determined percentage of principal forgiveness. He stated that the proposed project would extend HCWSA's system into the Reed Creek area by connecting onto our existing line on New Prospect Road. Mr. Goran said that a 5-year loan would be a significant saving in interest expenses compared to a 20-year loan and HCWSA could use SPLOST 6 proceeds to pay the loan's principal. After some discussion, the Board agreed to revisit this topic at the next meeting.

Consideration of financial participation in Royston's water treatment plant upgrade

Mr. Goran informed the Board that he had communicated with Ms. Sharleen Ayers, Royston City Manager, about a cost contribution to their water treatment facility upgrade. Mr. Goran said that his goal was to equate a financial contribution from HCWSA to long-term lower pricing tied to Royston's cost to treat water plus a reasonable mark-up.

After some discussion, the Board agreed to discuss a proposal from the City of Royston once that proposal has been provided. Mr. Goran said he would follow up with Ms. Ayers. The Board agreed to revisit this topic at the next meeting.

Director's Comments

Mr. Goran stated that the Authority's Specifications and Construction Details had been posted to HCWSA's website. Mr. Goran also stated that he had requested the Board of Commissioners to add related verbiage to the new subdivision ordinance.

Members' Comments

Mr. Haley stated that the GDOT engineering consultant had reached out to him about the need to raise the vault on Royston Highway due to the bridge replacement project. Mr. Goran stated that he would follow up with GDOT.

Upcoming Meetings – July 17th and August 21st

Due to scheduling issues, the July meeting was tentatively rescheduled for Monday, July 24th, 2023, at 6:00 pm. The August meeting will be held on Monday, August 21st, 2023. There was also discussion about the need to have the July meeting.

Adjournment

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

Wade Carlton, Chairman

Holly McBrayer Mathis, Secretary