



**MINUTES**  
**BOARD MEETING**  
August 8, 2024 – 8:30 a.m.

A meeting of the Henry County Water Authority Board, duly advertised, was held on Thursday, August 8, 2024, at the Authority's Administrative offices (Engineering Building) located at 100 Westridge Industrial Blvd., McDonough, GA. The following Board members were present: Warren Holder, Chair; Sandra Rozier, Vice Chair; Myra Lott, Secretary/Treasurer; Fred Mays, Member-At-Large; Lindsey McGarity, Member; and Richard J. Sylvia, Jr., Member

HCWA: Tony V. Carnell, General Manager; Dave Peterson, CFO; Karen Lake-Thompson, Clerk.

Directors: Dan Newcombe, IT; Tara Brown, Strategic Planning.

Division Managers: Scott Sage, Engineering and Allen Rape, Customer Support Services.

Staff: Randy Crumbley, Engineering Manager; Lindsey Sanders, Communications & Regulatory Coordinator; Travis Jackson, Strategic Coordinator. Ken Presley, Reservoir Manager; Eric Osborne, Water Production Manager, and Jeremy Newell, AMI/Field Services Manager.

Counsel: Andrew Welch, III (Smith, Welch, Webb & White, LLC)

Public Relations: Chris Wood, PhD (JWA Public Communications)

Visitors: Pastor McGinnis, Don Veum, Montina Young-Frasier, Clayton Carte

**CALL TO ORDER/WELCOME VISITORS**

Mr. Holder called the meeting to order at 8:33AM.

**INVOCATION** Pastor McGinnis of Locust Grove United Methodist Church gave the invocation.

**ACCEPTANCE OF AGENDA**

Mr. Holder asked that the agenda be amended to include an Executive Session before Resolutions 2024-17 and 2024-18 for the purposes of potential litigation and property acquisition. Motion to accept the amended agenda was made by Mr. Sylvia and seconded by Mrs. Rozier. The motion carried 6/0.

**PUBLIC COMMENT** None

**REPORT OF ATTORNEY**

Resolution 2024-13: MOU between HCWA and GDOT – Bethlehem Road at I-75

Mr. Welch presented resolution 2024-13, stating this is a Design-Build Memorandum of Understanding (MOU) between HCWA and GDOT regarding GDOT's new interchange at I-75 and CR 312/Bethlehem Road, which includes realignment and widening of the roads to alleviate traffic on Hwy 155.

This MOU gives HCWA the rights to choose the contractor to install water/sewer lines as well as the design and construction of the relocation. GDOT will be responsible for payment.

There being no further discussion, motion to accept resolution 2024-13 as presented was made by Mrs. Rozier and seconded by Mrs. Lott. The motion carried 6/0.

Resolution 2024-14: Multi-Year Lease Agreement with the City of Stockbridge

Mr. Welch presented resolution 2024-14, a multi-year lease agreement with the City of Stockbridge (City) to provide a lease of HCWA property (formerly Hudson Bridge WWTP) in exchange for a sanitary sewer

easement across the City of Stockbridge's property. The exchange will allow the City to develop a passive park on HCWA's property for a term of 20 years, to be renewed annually. All facilities and liabilities will be at the expense of the City. Mr. Welch also stated that inter-governmental agreements are typically valid for 50 years; however, HCWA has agreed to accept the City's request for a 20-year agreement.

Mrs. Rozier noted this as a win-win situation. Mr. Holder added that this collaboration demonstrates the strong ability of the two governments to work together effectively.

Motion to accept resolution 2024-14 as presented was made by Mrs. Rozier and seconded by Mr. Mays. The motion carried 6/0.

Resolution 2024-15: Authorizing Acquisition of Certain Easement Areas and Rights on the Property known as the Hall Property located at 630 South Antioch Road

Mr. Welch presented resolution 2024-15 to the Board, authorizing the acquisition of a water line easement and rights on the property known as the Hall Property located at 630 South Antioch Road. Mr. Welch identified this as a condemnation action that, once completed, will eventually create a loop to maintain pressure and flow to the area. Mr. Sage noted that the condemned easement will cover 70 feet of road frontage for the new line.

There being no further discussion, motion to approve the resolution as presented was made by Mr. Sylvia and seconded by Mr. Mays. The motion carried (6/0).

Resolution 2024-16: Emergency Water Purchase Agreement between HCWA & Spalding County Water and Sewerage Facilities Authority (SCWSF)

Mr. Welch presented resolution 2024-16, which provides back-up emergency water service to Spalding County. Mr. Holder stated this interconnection is good neighbor policy, considering that Upper Towaliga is located in Spalding County.

There being no further discussion, motion to approve the resolution as presented was made by Mrs. Lott and seconded by Mr. Sylvia. The motion carried (6/0).

**EXECUTIVE SESSION**

Motion was made by Mr. Sylvia and seconded by Mr. McGarity to enter into Executive Session at 8:56AM in order to consult with the attorney for the potential litigation and acquisition of property. The motion carried (6/0)

Motion to end the Executive Session and return to Regular Session was made by Mr. Sylvia and seconded by Mr. McGarity at 9:38AM. The motion carried (6/0)

*The Board took a recess 9:39AM - 9:42AM.*

**REPORT OF ATTORNEY**

Resolution 2024-17: Hwy 19/41 Waterline Project Easement Acquisition - THLJ Investments, et al.

Mr. Welch presented resolution 2024-17, authorizing the acquisition of certain easement areas and rights on the property known as THLJ Investments, et al property.

There being no further discussion, motion to approve the resolution as presented was made by Mrs. Rozier and seconded by Mr. Mays. The motion carried (6/0).



Resolution 2024-18: Hwy 19/41 Waterline Project Easement Acquisition - Minter Land Holdings

Mr. Welch presented resolution 2024-18, authorizing the acquisition of certain easement areas and rights on the property known as the Minter property.

There being no further discussion, motion to approve the resolution as presented was made by Mrs. Rozier and seconded by Mrs. Lott. The motion carried (6/0).

**REPORT OF GENERAL MANAGER**

Tussahaw Reservoir Criminal Trespassing

Messrs. Rape and Presley provided a history and timeline from September 2020 – June 2024 regarding a recent trespassing and buffer encroachment leading up to a criminal trespass warrant for the home owner located at 3166 Peeksville Road, Locust Grove.

HCWA staff identified active vegetation disturbance/cuttings, signs of vehicle use and boats stored in the buffer. The owner was notified to stop numerous times and did not abide.

On September 7, 2023 the owner signed a buffer rules/restrictions letter and HCWA staff explained Watershed Protection Ordinances, Reservoir Buffer Ordinances, as well as the United States Army Corps of Engineers Covenant Agreement. The owner signed but stated they will still continue to use the property as desired.

Trail cameras were installed on October 19, 2023 and captured 20 trespassing incidents from October 24, 2023 to June 17, 2024. As a result, the Henry County Police Department issued a Criminal Trespass warrant for the owner. On July 13, 2024 the owner turned himself in to the Henry County Sheriff's Office and is awaiting trial.

Comprehensive Plan Agreement

Mrs. Brown provided an update of the Comprehensive Plan Agreements (CPA) for the Cities of Stockbridge, Hampton, McDonough, and Locust Grove, which is required by HCWA through the Service Delivery Act (SDS) of 1997. The CPA aids in capital improvement project planning, defines service territories, prevents duplication of services and ensures governments are not engaged in inequities.

The CPA were sent to City Managers on June 7, 2024 and HCWA staff met with all the Cities for discussion/review. The City of Locust Grove and McDonough have both forwarded the CPA to their respective counsel for legal review. A meeting with the City of Stockbridge is being scheduled. However, the City of Hampton has not responded, with the last communication being on July 9, 2024.

Mr. Welch explained that the CPA prevents competition among those involved and helps establish rates that benefit citizens. The CPA ensures cities that are currently eligible for the discounted municipal rate will continue to receive it.

June 2024 - High Water Demands

Mr. Osborne provided an update of the high water demands during June 2024 and the actions taken to resolve the issues. Mr. Osborne attributed part of the increased demand to new residential growth and the corresponding lawn care needs. He explained that while the capacity to meet the demand was sufficient, the challenge arose when attempting to deliver water beyond the East Lake water tank to the northern portion of the County.

The psi (pounds per square inch) readings across from the East Lake water tank were at 140-150 psi, but only 50-60 psi at the valve entering the tank, with no leaks detected. Mr. Osborne further explained that the mesh liner inside the strainer valve, which protects the tank from damage and debris, was found to be too fine to

allow the high flows to pass. As a result, the strainer valve could not handle the increased higher-than-normal flow. This issue only presented itself during the peak water demands that HCWA was experiencing.

Mr. Osborne also noted that a transfer pump impeller was failing to allow more than 10 to 15 feet of water into the Tussahaw clear well, due to corrosion from chlorine. This issue has since been resolved. Mr. Carnell thanked staff for their hard work and knowledge during this situation, which involved daily and late-night meetings to resolve.

Mr. Newell explained how the Pressure Monitoring Profile, used to examine pressure throughout the system, helped identify where pressure was lost by analyzing different pressure zones via Ally meters. A demonstration was provided showing how the sensors distributed throughout the system relay data to the software, which then identifies pressure points at various locations. Mr. Newell also mentioned that 16 sensors per route are being installed as part of the smart meter upgrades.

#### HCWA awarded GFOA Excellence in Financial Reporting/ FY2023 (14<sup>th</sup> Year!)

Mr. Peterson shared that HCWA was awarded the Georgia Finance Officers Award (GFOA) for the 14<sup>th</sup> consecutive year! He explained the process of applying for this prestigious award which involves sharing financial reports, extensive interviews and going through a rigorous auditing process.

Mr. Peterson also shared that he and Dr. Wood were panelists at a recent Water Finance Conference. The panel topic was Water Pricing and Affordability with discussions focused on rate setting/studies, master plans, charitable assistance, and how to keep water affordable for the community. He noted that not a lot of systems have charitable assistance programs.

#### JWA Public Relations Report

Dr. Wood highlighted recent news releases and coverage from the GAWP Annual Conference in Savannah. HCWA received numerous awards including Platinum and Gold for Best Operated Plants (Tussahaw & Towaliga WTP- 17<sup>th</sup> year! for both plants) and the Bear Creek WRF for 100% compliance/no permit violations.

In addition, Mr. Carnell received high honors with the Hugh A. Wyckoff award, for exceptional/outstanding service as well as the Champion of Diversity Award. Mr. Osborne received the Kenneth J. Miller award for outstanding volunteer service. HCWA also received the US Presidents Volunteer Service award (Silver) for community service.

Dr. Wood reported on upcoming media releases, including Water Works Camp, Mr. Sylvia's Board appointment, Water Quality Report, Citizens Academy and the Internship program with Southern Crescent Technical College. Other upcoming events highlighted were: Cubihatcha Kids (Henry County 3<sup>rd</sup> Graders) on September 9 -13, & 23 – 27; Rivers Alive Clean-up, October 4; Youth Deer Hunts, October 19 & November 2 (application deadline is September 20); Model Water Tower Competition, November 8<sup>th</sup>; and the Veterans Deer Hunt on November 16.

Mr. Carnell emphasized that he does not take these awards lightly and partly came as a result of the Board challenging the team to prioritize procurement diversity and community engagement. Consequently, the outreach programs, including the HCWA2GO water tank initiative, have experienced high demand. Educational materials and insights from HCWA's work with other utilities are being shared with and throughout the public water sector.

As a result of these efforts, HCWA has received invitations to share its experiences on a national stage, including a recent invitation for the General Manager to speak in New Orleans. Mr. Carnell concluded by noting that these outreach initiatives represent a solid return on investment. Mr. Holder concurred, acknowledging that the employees are the driving force behind the Authority's success.



**PROJECTS and ADJUSTMENTS**

Mr. Sage addressed the Board concerning the new projects and Mr. Newell showed the map location for each project.

New Projects: EXT3719A Indian Creek WRF Scada Upgrade  
EXT3741A Western Parallel Connector- 16 Inch WL Ext  
EXT3937 88 Maddox Drive WL Ext  
GDOT3801 Western Parallel Connector WL Relocation - Jodeco Rd to Jonesboro Rd  
GDOT3801A Western Parallel Connector SS Relocation/Hudson Bridge Rd to Jonesboro Rd  
HCSTORM3840 S Ola Rd Storm Drain Improvement  
SPLOST3792 Knight Drive Roadway Improvement

There being no further discussion, motion was made by Mr. Sylvia and seconded by Mr. McGarity to approve the new projects as presented. The motion carried 6/0.

Developer Projects: DEV3443 PNK Building D  
DEV3769 Reserve at Hickory Hills  
DEV3865 Colonnade Townhomes  
DEV3884 Garden Lakes SS Ext  
DEV3897 Prose McDonough

Mr. Sage addressed the Board concerning the developer projects. There being no further discussion, motion was made by Mr. Mays and seconded by Mr. McGarity to approve the developer projects as presented. The motion carried (6/0).

**APPROVAL OF MINUTES**

Motion to approve the June 13, 2024 Regular Meeting minutes was made by Mrs. Rozier and seconded by Mr. Sylvia. The motion carried (6/0).

Motion to approve the June 13, 2024 Executive Session Meeting minutes was made by Mr. McGarity and seconded by Mrs. Lott. The motion carried (6/0).

**ADJOURNMENT**

Motion to adjourn the meeting was made by Mr. Mays and seconded by Mrs. Rozier at 10:48AM. The motion carried (6/0).



Warren Holder, Chairman

Minutes prepared by:  
Karen Lake-Thompson