

MINUTES
BOARD MEETING
June 13, 2024 – 8:30 a.m.

A meeting of the Henry County Water Authority Board, duly advertised, was held on Thursday, June 13, 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; Richard J. Sylvia, Jr., Member; Fred Mays, Member-At-Large and Lindsey McGarity, Member.

HCWA Attendance: Administration - Tony V. Carnell, General Manager; Karen Lake-Thompson, Clerk. Directors: Dan Newcombe, IT. Division Managers: Pat Hembree, Scott Sage, Allen Rape. Staff: Randy Crumbley, Engineering Manager; Lindsey Sanders, Communications & Regulatory Coordinator; Travis Jackson, Strategic Coordinator.

Smith, Welch, Webb & White, LLC: Counsel - Andrew Welch, III
Honorable Judge Danielle Roberts (Administration of the Oath of Office)
JWA Public Communications: Public Relations: Chris Wood, PhD
Visitors: Bruce Holmes, Toni Holmes, Jani Holmes, Don Veum, Dr. Davis Bailey, Nidhi Ramani, Nicholas Graham and Chase Beasley

CALL TO ORDER/WELCOME VISITORS

Mr. Holder called the meeting to order at 8:30AM.

INVOCATION Reverend Dr. Davis Bailey of McDonough Presbyterian Church gave the invocation.

ACCEPTANCE OF AGENDA

Motion to accept the agenda as presented was made by Mrs. Rozier and seconded by Mr. Mays. The motion carried (6/0).

PUBLIC COMMENT None

SPECIAL PRESENTATION

Honoring of Mr. Bruce B. Holmes

Mr. Holder presented Mr. Holmes with a plaque recognizing his service and dedication to the HCWA Board from 2023 to 2024. Mr. Holmes concluded by thanking everyone.

ADMINISTRATION OF OATH OF OFFICE

The Honorable Danielle Roberts, Henry County Superior Court Judge administered the Oath of Office to Mr. Richard J. Sylvia, Jr., Board Member who was appointed by District 2 Commissioner Neat Robinson.

REPORT OF ATTORNEY

Resolution 2024-10: GDOT Easement Limited Agreement – SR 81 West @ New Morn Drive

Mr. Welch presented the resolution for HCWA to enter into a utility easement agreement with GDOT for installation of a new round about on SR81 @ CR204. He explained that the resolution allows HCWA to relinquish its easement rights along a newly installed 20-inch water line located at the intersection. The language was revised to require GDOT to be responsible for any future required relocation of the 20-inch water line at the intersection.

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

REPORT OF GENERAL MANAGER

Update on EPD Consent Order for Walnut Creek LAS

Mr. Hembree provided an update from the June 4th meeting with EPD and Authority staff. The meeting was to discuss revisions to the proposed Consent Order for Nitrate violations at the Walnut Creek LAS. The outcome of the meeting resulted in an agreement to remove past sewer spills and a Bear Creek LAS Total Suspended Solids violation from the Consent Order. EPD has issued a deadline of June 18th to respond to the consent order.

It was noted that the new Walnut Creek Discharge permit and the existing LAS permit will be tied together into one permit. The EPD has assured staff that, although these two plants will be under the same permit number, they still will be recognized as two separate plants. In addition, by entering into a consent order with the EPD, any inquiry into the nitrate violations within the LAS will immediately show as being adequately addressed/resolved even though the corrective action plant may take 24 months or longer to complete.

Mrs. Rozier commended staff's handling of the matter. Mr. Carnell shared that while civil penalties could not be removed, there would be a penalty reduction.

Resolution 2024-11: Resolution to Adopt an Annual Operating Budget for FY2025; Inclusive of Board Member Salaries for FY2025.

Mr. Carnell addressed the Board regarding the Authority's budget for FY25. He also noted that there have been no changes to the draft budget that was presented and reviewed by the Board during the May 16th planning session. Mr. Carnell recommended the Board adopt Resolution 2024-11, approving the Authority's FY25 budget in the amount of \$86,668,000 and for the Board to establish their monthly salary.

Mr. Carnell presented the Board with three (3) Scenarios (A, B, and C) for the selection of the Board FY25 compensation:

- (A) Current Salary/\$1,295 Monthly
- (B) 30% Henry County Chair/\$1,354 Monthly
- (C) 30% of Non-Chair Member/\$1,093 Monthly

Mr. Holder reviewed the laws regarding Board compensation and the history of the 30%, 35% and 40% percentages of County Chair and Non-Chair salaries and opened up discussion to the floor.

Motion to approve FY25 Budget as presented and Board Compensation Scenario A was made by Mrs. Rozier and seconded by Mr. Mays to adopt Resolution 2024-11 as presented. The motion carried unanimously (6/0).

Resolution 2024-12: Resolution to Adopt an Adjusted Schedule of Rates, Fees and Penalties, Inclusive of Adjustments to Water and Sewer Rates, Effective October 1, 2024

Mr. Carnell presented the proposed rate increases as follows: 2% water, sewer 3% and 10% for municipalities. Mr. Sage showed comparison rates with other counties and municipalities within the Metro Atlanta area.

Mrs. Rozier emphasized the importance of the public understanding these increases and being provided with proactive information explaining the changes to the public. Mr. Carnell agreed and plans on having Dr. Wood prepare media outreach material.

Mr. Sylvia noted the importance of informing constituents about the difference in rates of other entities in comparison to HCWA rates. Mr. Carnell agreed and explained the difference between older water municipalities that started with federal funding and HCWA, which did not include federal funding. HCWA has unique expenses that do not impact most water utilities, such as maintaining 2,000 acres of land application, over 10,000 acres of mitigation property, Category 1 dam maintenance, five reservoirs, and preparing to lose the 2mil tax, and being smaller in size. Mr. Holder concluded that the older counties on the list developed before HCWA and confirmed that they all benefited from federal funding.

Motion to approve resolution 2024-11 as presented was made by Mr. Sylvia and seconded by Mr. McGarity. The motion carried (6/0).

Plan Review & Approval Process

Mr. Sage provided an overview of the plan review process before coming to the Board for the approval. The process was examined step by step, starting with projects being assigned a unique number based on the following three (3) categories: Capital/In House, Transportation/Relocate/SPLIST/GDOT/HCDOT, or Development. Mr. Sage explained the primary prefixes and definitions, which assist with tracking later in the Project Tracking database. Finally, commonly used abbreviations were shared with the Board.

JWA Public Relations Report

Dr. Wood presented a media relations report concerning newsworthy events and media alerts. He shared upcoming news on HCWA's Water Works Experience, July 9th – 12th for rising 9th graders as well as the recent success of the 3rd Annual Cubihatcha Kids Fishing Day on June 8th, where 250 Henry County residents participated.

He explained the process of determining whether a news article will be promoted before or after its publication date. Upcoming articles will feature the Cubihatcha Kids Fishing Day, highlighting the strong community connection through sponsorships, the Citizens Academy, which concludes on Saturday, June 15, 2024, the new Board member appointment, new water & sewer rates, and the Water Quality Report.

Dr. Wood also noted, HCWA has created programs that engage every age group from K-12, including adults with the Citizens Academy. Mr. Carnell stated he is still receiving positive feedback from the Cubihatcha Kids Fishing Day. Mr. Holder remarked that during the event, families enjoyed each other's company and created lasting memories. Mr. Mays commended staff on a job well done at the Cubihatcha Kids Fishing Day event and that he's proud to be a member of the Board.

Announcements:

Mr. Carnell shared highlights from HCWA's Safety Day held on June 12, 2024. He also noted the Southern Crescent Technical College Pre-Apprenticeship Summer Program which began on May 22nd and ends July 16th.

Ms. Sanders covered highlights from the Citizens Academy, sharing this is the 3rd year of the program and that the 13 participants come from diverse backgrounds and are enthusiastic about learning about the Authority. The Citizens Academy consists of three (3) classroom days and three (3) VIP facility tour days.

Mr. Carnell shared that the Henry County Elections and Voter Registration office has inquired about using HCWA's main campus as a voting location. Staff is conducting a review of the logistics and the impact to HCWA operations before finalizing a decision on the proposed voting location.

PROJECTS and ADJUSTMENTS

Mr. Sage addressed the Board concerning the new projects, adding that the SPLOST2598 project is an ARPA exchange project. The developer project was also presented. In addition, the budget adjustment of \$41K for the Iperl meter replacement project.

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

New Projects: EXT3132A Airline Rd at Kalves Creek WL Relocation
 EXT3687A Hwy 81 W Transmission Main and BPS Upgrade Design
 SPLOST2598 North Mount Carmel Sewer Ext Design

Developer Projects: DEV3844 Stonemont Park 75 South

Budget Adjustment: MTRUPG3484J Route 105 Iperl Meter Replacement

APPROVAL OF MINUTES

Motion to approve the May 16, 2024 Regular Meeting & Strategic Planning Session was made by Mrs. Rozier and seconded by Mrs. Lott. The motion carried (6/0).

The Board took a recess at 9:57AM.

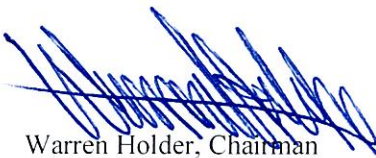
EXECUTIVE SESSION

Motion was made by Mr. McGarity and seconded by Mr. Sylvia to enter into Executive Session at 10:05AM in order to consult with the attorney for the acquisition of property. The motion carried (6/0).

Motion to end the Executive Session and return to Regular Session was made by Mrs. Rozier and seconded by Mr. Sylvia at 10:29AM. The motion carried (6/0).

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Mays and seconded by Mr. Sylvia at 10:30AM. The motion carried (6/0).


Warren Holder, Chairman

Minutes prepared by:
Karen Lake-Thompson, Clerk