



**MINUTES**  
**BOARD MEETING**  
April 11, 2024 – 8:30 a.m.

A meeting of the Henry County Water Authority Board, duly advertised, was held on Thursday, April 11, 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; Bruce B. Holmes, Member; Fred Mays, Member-At-Large and Lindsey McGarity, Member.

HCWA Attendance: Administration - Tony V. Camell, General Manager; Karen Lake-Thompson, Clerk; Dave Peterson, CFO. Directors: Dan Newcombe, IT, Tara Brown, Strategic Planning. Division Managers: Pat Hembree, Scott Sage, Allen Rape. Staff: Travis Jackson, Strategic Coordinator; Ken Presley, Reservoir Manager.

Counsel: Andrew Welch, III (Smith, Welch, Webb & White, LLC)  
Public Relations: Chris Wood, PhD (JWA Public Communications)  
Visitors: Don Veum

**CALL TO ORDER/WELCOME VISITORS**

Mr. Holder called the meeting to order at 8:33AM and welcomed all in attendance.

**INVOCATION** Mrs. Rozier gave the invocation.

**ACCEPTANCE OF AGENDA**

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

**PUBLIC COMMENT** None

**REPORT OF ATTORNEY**

Resolution 2024-04: Authorizing HCWA to Approve and Execute the Revised Deed of Conservation Easement between Southern Conservation Trust, Inc and HCWA regarding the Mitigation Bank at Rum Creek

Mr. Welch addressed the Board regarding the resolution that was approved back on December 14, 2023 (resolution 2023-22), stating he would come back before the Board for final approval once the modifications to the conservation easement was accepted by the US Army Corps of Engineers (USACE).

The modifications included new surveys due to SPLOST widening of Rock Quarry Road. In addition, the USACE requested change out of surveys, names, titles, as well as minor changes to the trust in general. The survey costs were covered by SPLOST and conducted by a third-party agency. Changes to the trust document title have been made, and approval of the new restrictive covenant, included in the packet as Exhibit B, is now required.

There being no further discussion, motion to accept resolution 2024-04 as presented was made by Mrs. Rozier and seconded by Mr. Mays. The motion carried (6/0).

## **REPORT OF GENERAL MANAGER**

### HCWA Dams Update

Mr. Presley provided an overview of HCWA Dams and maintenance records, highlighting the classification of the dams as category 1 or 2, with category 1 being the highest classification where failure could result in loss of life. The presentation included a map detailing the height, acreage, and storage capacity of each dam. He noted that the annual review is scheduled for April 30, in compliance with the Georgia Safe Dams Program (GSDP) of the Environmental Protection Division (EPD).

Mr. Presley explained that while EPD requires annual inspections, HCWA conducts quarterly inspections to identify any visual deficiencies. Techniques such as water seepage collection from internal drains and water elevation measurements using observation wells are employed, with data added to the Observation Well Data sheet.

Maintenance routines include mowing grass around the dams, managing irrigation, and controlling nuisance wildlife. Gardner, Long Branch, and Steele Mill Dams were mentioned as needing additional engineering evaluations. Current conditions and recommendations were discussed, with suggestions that could extend the dams' lifespan by an additional 50-100 years.

During the presentation, Mr. Holder inquired about Henry County Government's consideration of a bridge to address the road flooding issues downstream of the Gardner dam. Mr. Rape confirmed ongoing discussions about a bridge, though any decision would ultimately be made by the Henry County Government. Mr. Rape also mentioned that model results indicated that spillways 1 and 4 would fail in a 100-year flood scenario, necessitating armoring of the spillways at the Gardner Dam.

Mr. Carnell pointed out that Indian Creek Road often floods and requires a road closure. Mr. Carnell also pointed out that the warehouse and logistic areas upstream from the Gardner Dam, has contributed to excess sediment deposits in the upper end of the reservoir, indicating a future need for dredging. Mrs. Rozier requested photos at a later time to better understand the scope of the issues.

Mrs. Lott asked about the necessity of measuring seepage, to which Mr. Rape replied as a critical role in the annual inspection process, performed by a select group of qualified individuals. Mr. Presley added that the HCWA dams were designed with toe drains to accommodate such seepage and that the amount staff has been measuring at each dam is an acceptable amount.

### Recommendation to Surplus Authority Assets

Mr. Peterson presented the surplus list of lab equipment, furniture and vehicles of Authority Assets. He noted all items will be sold on govdeals.com to recoup monies for the Authority. A motion to approve the surplus assets as presented was made by Mrs. Lott and seconded by Mr. McGarity. The motion carried (6/0).

Mr. Peterson also provided an update on HCWA's Moody's Rating which is now Aa2. This Aa2 rating identifies the Authority as a high-quality organization (improvement in debt service, strong liquidity, and growing customer base) and a very low credit risk. The Moody's Ratings will be published next week.

### JWA Public Relations Report (Dr. Chris Wood)

Dr. Wood presented a media relations report concerning newsworthy events and activities and noted that the spring/fall season are the busiest for reporting. He reported on the Art Contest winners, Women's History Month celebrations, Customer Appreciation Week, and the opening of the Fishing Season. He also revisited February's publications, which featured the Stroud family for Black History Month and commemorated the passing of former Board Chair, Jimmy Carter. Additionally, January's articles were discussed, covering topics such as Leadership Academy participants, HCWA Board elections, an Essay Contest, and Water Professional awards.

Dr. Wood informed the Board of future reports covering Earth Day, the Youth Leadership Henry at the Tussahaw Water Facility, the GAWP Spring Awards, and the swearing-in of Lindsey McGarity to the HCWA Board.

Mr. Carnell added that the GAWP Spring Conference Awards saw notable achievements by both HCWA and Clayton County Water Authority, which was a highlight for the community. A formal list of the awards will be presented to the Board at the May 16 meeting.

#### Announcements

Mr. Carnell announced upcoming HCWA events such as Senior Citizen Fishing Day (April 30); Water Professionals Appreciation Day (May 1); Supplier Conference (May 2), as well as the Board Strategic Planning Session (May 16) at the Walnut Creek Water Reclamation Facility.

Mr. Presley highlighted Safe Boating Week (May 20–25, 2024), which is an opportunity for Authority staff to promote boat and reservoir safety with the public. There has been a permanent life jacket loaner station installed at the Tussahaw Reservoir Boat Ramp and compliance boat checks will be conducted by reservoir staff with awards and prizes given while supplies last.

HCWA's 3<sup>rd</sup> Annual Kids Fishing Day (June 8, 2024) an educational outreach event for Henry County youth was also mentioned. Mr. Presley stated that staff is expecting the same turn out as last year (about 300-400 participants). The Cubihatcha Outdoor Education Center (501c3) is currently accepting sponsorships for the event.

Mrs. Brown stated there are still spots available for the upcoming Citizens Academy (May 16/18/30 & June 1/13/15) and the deadline to register is May 10.

#### Walnut Creek Water Reclamation Facility - Incident

Mr. Hembree reported on a recent incident that occurred at the Walnut Creek Water Reclamation Facility construction site, involving a written threatening message discovered on April 8, 2024. Mr. Hembree stated that an active investigation by local authorities is being conducted. Construction site employees appreciated the quick action of staff by clearing the site immediately and how seriously the incident was handled. In addition, out of an abundance of caution the General Manager and key staff will meet with both construction contractors to develop improved communication, notification process as well as plans to increase patrols and police presence to further secure the site (especially at night).

#### **PROJECTS and ADJUSTMENTS**

Mr. Sage addressed the Board concerning the new and developer projects. He also noted the \$1K budget adjustment was due to price increase of materials.

New Projects:           EXT3850G Lester Mill Road Water Line Extension

MTRUPG3485B Route 211 Iperl Meter Replacement  
MTRUPG3484L Route 101 Iperl Meter Replacement

Developer Projects: DEV3559 Anderson Windows  
DEV3776 Walker Terrace

Budget Adjustment: MTRUPG3484H Route 106 Iperl Meter Replacement

Motion to approve the projects and budget adjustment was made by Mrs. Rozier and seconded by Mr. Mays.  
The motion carried 6/0

### **APPROVAL OF MINUTES**

Motion to approve the March 14, 2024 Regular Meeting minutes was made by Mr. McGarity and seconded by Mrs. Lott. The motion carried (6/0).

### **ADJOURNMENT**

Motion to adjourn the meeting at 9:40M was made by Mrs. Rozier and seconded by Mrs. Lott.  
The motion carried (6/0).

  
Warren Holder, Chairman

Minutes Reported by:  
Karen Lake-Thompson