

Hart County Water and Sewer Authority

Board of Directors Meeting August 20, 2018

The Hart County Water and Sewer Authority met on August 20th, 2018 in the Hart County Cooperative Extension Service Building. Chairman Wade Carlton called the meeting to order at 6:00 pm. Present were: Vice - Chairman Hugh Holland; Board Members Larry Haley and Marvin Justice; Director Pat Goran; Legal Counsel Walter Gordon; Board Secretary/Treasurer Holly McBrayer; Hart County Commissioner R. C. Oglesby; The Hartwell Sun Reporter Michael Isom; and Hart County residents Diana Escalante, Joyce Escalante, Brian Griggs, David Garfinkel, Carolyn Kee, Kenneth Kee, Reese Oglesby, Bob Rigley, Helga Rigley, Dorrton Ripley, Chad Tucker, William Tucker, and Allison Wright. Board member Patti Brown was not in attendance.

Welcome

Approval of Agenda

Mr. Holland motioned to approve the agenda. Mr. Haley seconded the motion which passed 4 – 0.

Public Comments; remarks by invited guests

Mr. Garfinkel spoke on behalf of the Paradise Point Road residents and requested water service. He stated that two wells currently served the area, one of which had reached its limit and one had failed. Mr. Garfinkel said that several property owners would like to build homes on their land, but the lack of available water prevented development. Mr. Garfinkel also stated that he had done an initial survey of residents willing to commit. He informed the Board that 19 of the 20 residents who had responded were willing to commit.

Mr. Goran stated that Paradise Point Road was approximately 5 miles from HCWSA's closest current waterline. Mr. Goran explained the possibility of a project in the Reed Creek area that could potentially service Paradise Point Road. Mr. Goran went on to explain the Board's criteria for choosing projects. Mr. Carlton stated the request would be taken under consideration.

Commissioner Oglesby requested water service for Cedar Creek Circle and the Newburg area. Mr. Oglesby also requested commitment letters be re-sent to area residents. Mr. Carlton stated that commitment letters had been sent in the past with very low response; however, the request would be taken under consideration.

Approval of July 16th regular meeting minutes

Mr. Holland motioned to approve the July 16th regular meeting minutes. Mr. Haley seconded the motion which passed 4 – 0.

Financial report

Mr. Goran presented the financial report. He noted the increase in wholesale water sales due to a City of Lavonia leak. Mr. Goran also noted a significant cost incurred for the Georgia DOT contractor on the Royston Highway - Zion Church Road Quick Response Project.

Old Business

Request for Water Service – Mewborn Road, Eagle Grove School Road, Liberty Church Road poultry operations, residents (pending results of 2018 Community Development Block Grant application)

Mr. Goran informed the Board that the results of the grant application were typically announced at the end of August. He stated an announcement would be forthcoming.

Request for water service – Price Chapel Road

Mr. Goran updated the Board on the progress of the Price Chapel Road project. He expected the project to be completed within the next two weeks.

Discussion of potential rate increase and revisions to customer policies

The Board agreed to schedule a called meeting to discuss a potential rate increase and revisions to customer policies so that all Board members could be in attendance. The called meeting was tentatively scheduled for Thursday, August 30th, 2018 at 6:00 pm. The Board discussed the importance of notifying customers in advance as well as its effective date if in fact a rate increase occurred.

Request for water service – Bowersville Highway (potential 900'+- extension)

After some discussion, Mr. Holland motioned to proceed with extending the water line on Bowersville Highway using Arrowood General Contracting contingent on the cost being \$30,000 or less and Mr. Sanders committed to 4 taps and the base fee for 12 months for each. Mr. Justice seconded the motion which passed 4 – 0.

Bayview Road “subdivision”

After much discussion, Mr. Carlton motioned to have Mr. Goran and Mr. Gordon draft a letter to send to the Hart County Board of Commissioners requesting that they review and clarify the existing subdivision ordinance and their Bayview Road decision. Mr. Holland seconded the motion which passed 4 – 0.

New Business

Request for water service – Paradise Point Road

See Public Comments

Request for Water Service – Twin Cove Drive

Mr. Goran presented a cost estimate of \$20,887.65 and stated that 2 signed commitment letters had been received. Mr. Holland motioned to proceed contingent on receiving at least one additional commitment letter, easements being obtained and using Arrowood General Contracting or if Arrowood General Contracting is not available, the project would be placed out for bids. Mr. Justice seconded the motion which passed 4 – 0.

Golfview Drive “subdivision”

The Board agreed to revisit this topic at the next meeting since no representative was in attendance.

Fiscal Year 2019 operating budget

The Board agreed to revisit this topic at the next meeting.

Freeman Drive “subdivision”

Mr. Griggs stated that his company is in agreement that the Freeman Drive development is a subdivision. He suggested that meters could be placed on Mt. Olivet Road to serve the three lots on Freeman Drive.

Mr. Goran stated that, in his opinion, regardless of where the meters were placed the subdivision ordinance required the extension of the water line down Freeman Drive at the developer’s expense.

Mr. Gordon agreed the Freeman Drive development is a subdivision and noted that flag lots are addressed in the county’s subdivision ordinance.

Mr. Griggs questioned why two other developments appeared to be treated differently than this one, and stated his desire to minimize cost. Mr. Goran said that he had no knowledge of one of the two developments, and his recollection was that the other one had to do with the distance from an existing hydrant to the homes being built being less than 1,000 feet. Mr. Goran stated that he would research this issue and contact Mr. Griggs if need be.

The Board agreed to revisit this topic at the next meeting.

Director’s Comments

Mr. Goran updated the Board on the Corp of Engineer’s water request for Payne’s Creek campground. He stated that COE funding would be at least 1 year away and suggested pending the request.

Mr. Goran requested a formal vote regarding the new truck purchase. Mr. Haley motioned to approve the purchase of a new truck. Mr. Holland seconded the motion which passed 4 – 0.

Members’ Comments

None

Upcoming Meetings –September 17th and October 15th

The next two regular Board meetings will be held on Monday, September 17th, 2018 and Monday, October 15th, 2018.

Other Items

William Tucker and Chad Tucker spoke on behalf of William O. Tucker, Inc. in response to a letter received from the Gordon Law Firm dated July 17, 2018. Chad stated that he had purchased a hydrant meter and had spoken to Mr. Goran about purchasing the meter prior to purchasing it so that William O. Tucker, Inc. would not be charged the \$3.00 per day fee. Chad also stated that Mr. Goran had said he would seek the Board’s approval of using of a private meter.

Mr. Goran stated that he did not recall speaking with either Chad or William about purchasing their own meter prior to him having been surprised to see a private hydrant meter being used on Airline-Goldmine Road.

Chad stated that he had brought the private meter to Mr. Goran in person for him to inspect and approve in January. Mr. Goran again stated that he did not recall that taking place.

Both William and Chad denied any theft of water. Mr. Goran stated that there were pictures of William Tucker taking water from a hydrant without a meter in 2017.

Mr. Gordon stated that William O. Tucker, Inc. had not signed the hydrant use agreement nor had they responded to multiple letters sent.

Mr. Goran clarified that there was no longer a \$3.00 per day fee. He stated that there is a \$90 monthly base fee from 0 – 9,000 gallons and \$1600 as a deposit for the hydrant meter assembly which could be refunded at any time and a signed agreement was required. Mr. Goran also shared his concerns that the private meter did not include a shutoff valve or check valve. He asked that all hydrant meter customers use a meter assembly provided by HCWSA. Mr. Goran again stated that he never saw a private meter until it was in use on Airline-Goldmine Road.

Chad Tucker said that he had not ordered their own hydrant meter yet in January when he came into the HCWSA office.

Mr. Goran also stated his desire that all customers be treated equally and follow the same rules.

Mr. William Tucker stated that he should have responded to the letters received.

After much discussion, Mr. Holland motioned to authorize Mr. Goran to purchase an additional 2 hydrant meter assemblies. Mr. Justice seconded the motion which passed 4 – 0. The Board also agreed to purchase the private hydrant meter from William O. Tucker, Inc. with supporting documentation. The Board advised William O. Tucker, Inc. to comply with HCWSA standards, complete and sign the hydrant meter agreement, provide a \$1600 deposit, and use the HCWSA hydrant meter which will be read monthly for billing purposes. William agreed.

Mr. Goran recommended a 2½ % cost of living increase effective October 1st, 2018 for HCWSA's Field Technician. Mr. Holland motioned to increase the Field Technician's pay by 2½ % beginning on October 1st, 2018. Mr. Justice seconded the motion which passed 4 – 0.

Adjournment

Mr. Holland motioned to adjourn and Mr. Haley seconded it. The motion passed 4 - 0.

Wade Carlton, Chairman

Holly McBrayer, Secretary