



**MINUTES**  
**BOARD MEETING**  
March 13, 2025

A meeting of the Henry County Water Authority Board, duly advertised, was held on Thursday, February 13, 2025 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; Myra Lott, Vice-Chair; Richard Sylvia, Jr, Secretary/Treasurer; Lindsey McGarity, Member; John Blount, Member; Fred Mays, Member-At-Large.

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

Division Managers: Tara Brown, Scott Sage, Pat Hembree, Allen Rape

Directors: Tamara Woodie, Dan Newcombe, Brock Biles, Jeremy Newell

Staff: Patrick Kelley, Ken Pressley, Travis Jackson,

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

Henry County Board of Ethics: Obrézhiah Bullard, Esquire

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

Visitors: Nick Windisch (Associate Pastor, Henry Baptist Church, McDonough, GA) and Don Veum

**CALL TO ORDER/WELCOME VISITORS**

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

**INVOCATION** Pastor Windisch, Henry Baptist Church (McDonough) gave the invocation.

**ACCEPTANCE OF AGENDA**

Motion was made by Mr. Blount and seconded by Mrs. Lott to accept the agenda as presented. The motion passed unanimously, 6-0.

**PUBLIC COMMENT**

Mr. Veum, a resident of Henry County and member of the Henry County Zoning Advisory Board, addressed the Board to express his concerns about the GEOSAM project. He distributed a handout to the Board members outlining his concerns.

Mr. Veum emphasized specific issues within the Grove Master Agreement, particularly the section on exceptions. He pointed out that the agreement would allow Commissioners to bypass existing codes and buffer zone requirements around wetlands. He stressed that the 500-foot buffer zone would be disregarded, and the Unified Land Development Code (ULDC) Amendment would grant Commissioners the authority to accept the Grove Master Agreement, ultimately undermining resource protections, including those governed by the Authority. He cautioned that approving the amendment as written could set a dangerous precedent.

In terms of alternatives, Mr. Veum suggested either rejecting the ULDC Amendment altogether, reintroducing language to maintain resource protection areas within the master agreement, or exempting the Shoal Creek Reservoir from the specified protection areas, as it falls under the jurisdiction of the Clayton County Water Authority. This exemption would allow the ULDC to remain in effect solely for the Henry County Water Authority's reservoirs. Additionally, he recommended that the Board members discuss the potential implications of the ULDC Amendment with their respective Commissioners.

## **REPORT OF ATTORNEY**

### **Henry County Board of Commissioners: Resolution 25-93**

Mr. Welch addressed the Board regarding Henry County Board of Commissioners Resolution 2025-93, encouraging the Georgia General Assembly to support local legislation regarding updates to the terms for appointments to the Henry County Water Authority and the potential negative impact it can have on Authority Board governance.

He questioned the definition of "for cause" in the context of removal, asking what would constitute a violation or make someone ineligible for office. Mr. Welch emphasized that the ability to remove someone at any time, for any reason, could undermine the integrity and structure of the Authority, potentially allowing political pressures to dictate Board decisions.

He further noted that the term "at the pleasure" could be challenging, as it suggests a lack of a clear process for defending oneself against removal. The possibility of arbitrary or politically motivated removal would compromise the Board's integrity.

Additionally, Mr. Welch pointed out that while the process of nominations and appointments for some positions, such as Senators, could involve influences like the Grand Jury or District Attorney, there was no clear language in the resolution about how other Boards would operate under the same authority or oversight. He expressed concern that the removal process could be applied inconsistently across different Boards and appointments.

More discussions ensued amongst Board members and the General Manager.

Mr. Carnell mentioned the time investment required to bring new HCWA Board members up to speed, noting that it typically takes about one (1) year for full onboarding. For this reason, he strongly recommends maintaining a two-year term for HCWA Board appointments to ensure continuity and effectiveness in leadership.

## **REPORT OF GENERAL MANAGER**

### **Pressure Management and Monitoring**

In response to customer concerns regarding high-pressure fluctuation, Mr. Carnell requested a presentation outlining how the Authority manages pressure within the system. The presentation, led by Mr. Kelley and Mr. Newell, provided an overview of pressure management strategies and Isolated Pressure Zones (IPZ) throughout the county.

Mr. Kelley began with a map view of the system, identifying key pressure points. He noted that the Tussahaw Water Treatment Facility initially distributed water at 220-230 PSI, which was later reduced to 200-205 PSI. He highlighted 2018 as a pivotal year for system changes, when the water treatment plants were split into separate control zone. This resulted in the newly created Tussahaw Control Zone, which reduced pressure by 50-60 PSI to the eastern portion of Henry County.

The Fairview area, known for its higher elevation, was identified as needing an increase of 20-30 PSI. A county elevation map illustrated the pressure elevation differences, showing that areas along the South River in the east have lower elevation, while Fairview and Hampton are higher, with over 420 Feet ( 80+ PSI) difference. A historical pre-2018 pressure map showed that the eastern portion of the county had pressures exceeding 150 psi, while higher elevation areas had significantly lower PSI. Since 2019, system improvements have reduced pressure in the eastern county, while increasing pressure in the Fairview area.



Mr. Kelley reported on the SCADA Fairview Booster Station and the Cello Pressure Monitoring device, which assists in maintaining pressure when concerns or complaints arise in that area.

Mr. Newell introduced the Sensus Analytics Pressure Profile, software that allows for near real-time pressure monitoring. A live demonstration of the monitoring software showed how data is collected from 230 sensors across the county, providing a comprehensive pressure snapshot. Future enhancements include installing one sensor per subdivision and strategically placing sensors on both lower and higher elevations within controlled zones.

The North Henry/Fairview Booster Pump Station was also discussed. This station boosts Fairview IPZ pressure from 60 PSI output to 90 PSI, while at the Eagles Landing location, pressure has been reduced from 140-150 psi to 110 psi to ensure stability.

An example from Sunday, March 2, 2025, was shared to illustrate the system's response to pressure issues. A customer reported repeated drops in water pressure, prompting an investigation. Initially suspected as a main break, further investigation showed that adjacent meters did not display the same issue, ruling out a system-wide failure. Upon on-site inspection, staff discovered a customer-side leak releasing water at 1,000 gallons per hour.

Mr. Sylvia inquired whether alert thresholds could be set for such events. Mr. Newell replied that alerts are in place, with system alarms programmed to notify staff when pressure levels deviate from expected ranges. Mr. Blount then asked about the timing of alerts, to which Mr. Newell explained that pressure data is recorded hourly and transmitted every four (4) hours, while alert notifications are received more quickly.

Further discussion covered SCADA system updates, where Mr. Newell explained that the communication equipment used by SCADA to relay system data is mounted on water towers and operates on a full power source, allowing for continuous and timely data transmission. In contrast, meter systems rely on battery-powered devices, which limit the frequency of data transmissions and can result in delays in alert processing.

#### New Moody's Rating – HCWA Series 2025 Revenue Bonds

Mr. Peterson gave an update on Moody's Ratings Aa1 revenue rating recently assigned to HCWA. The Authority financials, master plan, and the structure and appointment of the Board members are all factors that contribute to HCWA's rating. The Aa1 rating indicates that HCWA is considered a strong investment, which leads to better bond pricing, increased interest, and more favorable financial agreements.

The bond resolution is still in progress, with parameters and auditor requirements remaining in place. Mr. Peterson will return to the Board for final approval once completed.

#### Proposed Minerva - North Towaliga Village Node

Mr. Carnell provided a background of the project development in Spalding County that has received opposition from local residents, who have requested the Authority provide comments on the project.

Mr. Sage showed the map location of the project, located along Highway 155 South in Spalding County south of the Henry County line. Mr. Sage shared comments that HCWA provided to the Three Rivers Regional Commission on Development of Regional Impact (DRI) that stated HCWA concerns with potential impacts to HCWA source water protection and buffer requirements. Mr. Sage presented the conceptual plan that depicted the proposed development's adherence to HCWA and Spalding County buffer requirements for source water protection.

Mr. Presley discussed his experiences with the developer and addressed the spread of misinformation, particularly regarding claims that the Authority had approved the developer's use of the Authority's 8-mile trail network adjacent to the development. The developer has not submitted any official plans to integrate the trail system with the Authority.

Mr. Holder asked for clarification on how the development might affect the Authority's adjacent property. Mr. Presley outlined several concerns, including increased strain on patrol and security resources, erosion risks, and potential issues with BMP (Best Management Practices) compliance. Mr. Holder highlighted the challenges posed by the area's remoteness, noting that unauthorized access and misuse of the trail system could threaten water supply protection.

Mr. Blount inquired about worst-case scenarios, specifically how to prevent unauthorized use of the trail system by new residents. He proposed exploring strategies to make the situation more manageable, such as establishing an Intergovernmental Agreement (IGA) with Spalding County for trail maintenance.

Mr. Carnell agreed that an IGA with Spalding County may be a favorable solution and stated that the matter would be brought back to the Board for further discussion should the Developer and/or Spalding County wish to further pursue usage of the trail system. He concluded that as long as the source water buffer requirements were met, the Authority would be in an acceptable position to further discuss trail system usage.

#### Gardner Raw Water Pump Station Pump Selection

Mr. Hembree provided an overview of the Gardner Raw Water Pump Station upgrades project, which was bid out mid-July 2024. Parrish Construction Group (PCG) and Lakeshore submitting similar bids. PCG was awarded the bid. PCG proposed an alternative pump from National Pump Company, offering a \$450,000 deduction for substituting two (2) 250-horsepower pumps and one (1) 175-horsepower pump.

After consulting with Turnipseed Engineers and the Authority's pump consultant, Mike Bernard, concerns were raised about National Pump's inability to conduct critical speed analysis and guarantee vibration-free operation, potentially affecting the pump's longevity and in severe cases causing catastrophic failure. Additionally, National Pumps are fabricated, unlike the cast iron Peerless Pumps currently in use by the Authority.

Mr. Welch clarified that if the specifications did not align with the Engineer's standards, the Authority is not obligated to accept the alternative. If PCG formally requests a pump change, the Authority can decline the substitution. Based on the feedback from Turnipseed Engineers and Authority staff, it was determined that HCWA will proceed with Peerless Pumps. This final decision will be communicated to the National Pump Company President within the next week or so.

#### Tussahaw (aka Watermark) Development Agreement

Mr. Carnell provided an update on the Watermark Development Agreement and its amendments over the years. Mr. Sage outlined the timeline for amendments to the agreement made in 2006, 2009, and 2011 regarding water and sewer services. As part of the original agreement, the Authority received \$338K and land valued at \$3 million in exchange for constructing a treatment plant with a land application system. The Authority received three tracts of land: 186 acres, 67.5 acres, and 45 acres. Per the agreement, construction would begin within one year of an announcement from the developer.

Mr. Sage presented a map showing the 612-acre development and the Authority's boundary lines. Mr. Hembree emphasized that designing and constructing a treatment plant is a time-consuming process, making it unrealistic to meet the one-year timeline without a confirmed start date from the developer. To prepare for the project, the Authority took a proactive approach to design a Package Treatment Plant to



treat 200K gallons per day, with the potential for expansion to 400K gallons per day. At present, the design is 90% complete. The Environmental Protection Division (EPD) has been contacted for discharge approvals.

The design is expected to be completed by mid-year, after which it will be put on hold until the developers sign agreements. In terms of the budget adjustment, Veolia is requesting \$161K for design work.

Mr. Welch emphasized the extensive protections in place through the Watershed Ordinance, which is designed to safeguard the reservoir. He compared it to the Grove development, highlighting how the ordinance minimizes stormwater pollution by requiring buffers and other design elements aimed at protecting the water system.

#### GEOSAM Talmadge Development Service Area

Mr. Sage provided an update on The Grove (GEOSAM) project which includes 7,000 residential units with townhomes. He stated that while the original plan included units within the 500-foot Water Quality Critical area from the reservoir's normal pool and along perennial streams. The feasibility study evaluated the development with those lots/homes removed from the 500 ft Water Quality Critical area, which includes a 200-foot impervious surface setback and 150-foot undisturbed vegetative buffers.

Regarding infrastructure, Mr. Sage stated that wastewater conveyance to serve the development could be provided by installing a sanitary sewer lift station near the low point of Hwy 19/41 (near the headwaters of Lake Talmadge). The flows would be pumped to a potential discharge location along Upper Woolsey Road, where gravity sewer would need to be extended to. He identified the location of the lift station on a map, along with the potential routing for the gravity line leading to the Bear Creek Reclamation Facility. The infrastructure improvements for the wastewater collection and conveyance system would need to be phased. Phase 1 of the development will require a 10-inch sanitary sewer force main, with a required expansion to a 20-inch main as warranted by increased development flows. The feasibility study estimated a wastewater treatment plant capacity of approximately 3 million gallons per day.

On the water distribution side, the transmission main from the existing Hwy 81 West elevated storage tank/booster pump station site will need to increase to a 20-inch main over to Hwy 3 (east to west), and then a 16" main to the development entrance. An elevated storage tank will also be needed either on the proposed development property, or at a separate location further south, near Minter Drive.

Mr. Carnell noted that initial discussions back in 2023 included Clayton County Water Authority (CCWA) as a potential sewer service provider. Initially, the developer was against seeking sewer service from CCWA. Both the Authority and CCWA requested that GEOSAM cover feasibility costs, which the developer funded. The Henry County Zoning Advisory Board raised questions following a January 2025 meeting about whether water and sewer services for the development have been finalized, due to misinformation suggesting that the Authority and CCWA had already reached an agreement. A meeting was held on February 24, 2025 with the Henry County Planning and Zoning Department and CCWA to confirm that no formal agreement had been reached as to whether HCWA or CCWA would provide water and/or sewer services.

An updated draft development agreement was provided to HCWA during the February 24, 2025 meeting. Comments were forwarded to Henry County staff on March 3, 2025 in response to the latest changes. This draft agreement allows the use of low-pressure force mains and includes several exemptions that HCWA opposes. Some of the exemptions include reservoir and stream bank buffers & setbacks, minimum water line sizes and fire flow requirements, and minimum detention pond sizing.

It was noted that Henry County is scheduled to hold a public hearing on Monday, March 17, 2025, to address this issue, and the Board requested a letter of concern be sent to the Henry County Board of

Commissioners. The Chair emphasized that other developers are closely watching the outcome and warned that a favorable decision for GEOSAM could set a precedent. The Board expressed no objection for CCWA to maintain responsibility for the development, given its proximity to their reservoir.

Mr. Carnell shared that HCWA and CCWA would need an Intergovernmental Agreement in order for CCWA to provide services within HCWA's service area, and that the General Manager of CCWA would need to seek approval from CCWA's Board to provide service of this magnitude outside of Clayton County.

The Board took a 15-minute recess @ 11:35AM

#### HCWA Website Update

Mrs. Brown highlighted the recent launch of the new website, since 2018. The new website has a fresher modern look, is more user-friendly and offers more flexibility in regards to online form submissions. The new website is also ADA compliant and customers can sign-up for text alerts on the new platform.

#### JWA Public Relations Report

Dr. Wood provided an update on recent news releases including HCWA's Fix-A-Leak Week, taking place March 17-21, as well as the student art contest, the upcoming fishing season, and an article featuring the election of officers with Mr. Blount joining as the newest Board member. Additionally, Dr. Wood highlighted AWWA's Diversity Inclusion award, recognizing Mr. Carnell for his exceptional contributions to and support of DEI. Upcoming articles will feature GAWP Spring Conference in April along with HCWA's Internship Program, Citizens Academy, and the Spring Supplier Conference scheduled for May.

Mr. Carnell will be contacting local legislators to extend invitations for tours of the Tussahaw Water Plant and the Walnut Creek Wastewater Plant. He will provide the Board with an update on the proposed tour schedule.

#### City of Hampton – Comprehensive Plan Agreement

Mr. Carnell stated that Mr. Welch met with the City of Hampton's attorney and that they are currently working on finalizing the agreement, which is expected to be adopted in April.

### **PROJECTS and ADJUSTMENTS**

New Projects:           EXT3941 North Henry Water Transmission Improvements Design  
                              EXT3898A 1455 Laney Road WL Ext

Mr. Sage presented the new projects to the Board, providing details and displaying the map locations for each. Motion to approve the new projects as presented was made by Mr. McGarity and seconded by Mrs. Lott. The motion passed unanimously, 6-0.

Developer Projects: None

Budget Adjustment:   EXT2911D Walnut Creek LAS Office Building

Mr. Hembree identified the location of the current office building and explained that the proposed budget adjustment would involve the construction of a new 60x63 office building for use by the Land Application System (LAS) Operators and Maintenance. He noted that since River Road has not been officially abandoned by the County, additional drawings and permitting were required. Due to the



\$575,000 proposed budget increase, time lapsed from the original bid date, along with numerous design changes, Mr. Carnell elected to remove this item from consideration at this time. Once the project is rebid, it will be presented to the Board for approval at a later date.

Budget Adjustments: EXT2966 Leguin Mill WRF Design  
EXT3784 Upper Reeves Creek SS Ext Design

Mr. Sage presented the budget adjustments to the Board, providing details and displaying the map locations for each. Motion to approve the budget adjustments as presented was made by Mr. Sylvia and seconded by Mrs. Lott. The motion passed unanimously, 6-0.

### **APPROVAL OF MINUTES**

Motion to approve the February 13, 2025 Regular Meeting minutes with amendment was made by Mr. Blount and seconded by Mr. McGarity. The motion passed unanimously, 6-0.

### **EXECUTIVE SESSION** None

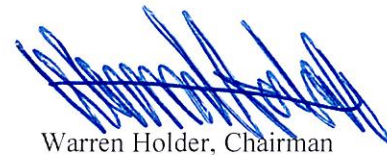
### **OTHER BUSINESS**

#### Henry County Board of Ethics Training

The Henry County Board of Ethics training with Obrézia Bullard, Esquire, will be rescheduled for the April 10<sup>th</sup> or May 15<sup>th</sup> HCWA Board meeting.

### **ADJOURNMENT**

Motion to adjourn the meeting was made by Mr. Blount and seconded by Mr. Mays at 12:20PM. The motion passed unanimously, 6-0.



Warren Holder, Chairman

Karen Lake-Thompson, Clerk