

Lee County Utilities Authority

GEORGE WALLS
Chairman
Victor Stubbs
Vice-Chairman
Authority Members:
Robert (Bob) Usry
Amy Addison
Aaron McCulley
Larry Walters
Philip Husain

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CHRIS BOSWELL
General Manager

Tricia Holmes
Director of Administrative Operations

Ira Houston
Director of Field Operations

RE-Scheduled Meeting
5:00 P.M. Wednesday, September 25, 2024
Page Tharp Governmental Building
Opal Cannon Auditorium
102 Starksville Avenue North
Leesburg, Georgia

MEETING MINUTES

1. CALL TO ORDER

The Lee County Utilities Authority met for their regular re-scheduled meeting on September 25, 2024. The meeting was held in the Opal Cannon Auditorium of the Page Tharp Governmental Building in Leesburg, Georgia. Chairman George Walls, Vice Chairman Victor Stubbs, Board members Amy Addison, Larry Walters, Aaron McCulley, Philip Husain, and Robert (Bob) Usry were present. Chris Boswell, General Manager, and Tricia Holmes, Director of Administrative Operations, were also present. Chairman George Walls called the meeting to order at 5:00 P.M.

2. INVOCATION

Chris Boswell, General Manager, led the invocation.

3. APPROVAL OF MINUTES

Approval of August 15, 2024, regular scheduled meeting minutes

Victor Stubbs motioned to approve the August 15, 2024 meeting minutes. Amy Addison seconded the motion. Voting yea were Victor Stubbs, Amy Addison, Larry Walters, Aaron McCulley, Philip Husain, and Robert (Bob) Usry with no opposing votes. The motion passed.

4. NEW BUSINESS

A. Oakland Elevated Tank Maintenance RFP

Chris Boswell advised the Board that an RFP (Request for Proposal) was sent out for bid for thirty days; proposals were received from USG Water Solutions (formerly Utility Services) for a 10-year maintenance contract for \$377,810 and Razorback Unlimited, LLC, a 10-year maintenance contract for \$967,000. He explained that both vendors had met all the criteria of the RFP and recommended the contract be awarded to USG Water Solutions for ten years for \$377,810.

Larry Walters motioned to award the Oakland elevated tank maintenance contract to USG Water Solutions for ten years for \$377,810. Amy Addison seconded the motion. Voting yea were Victor Stubbs, Amy Addison, Larry Walters, Aaron McCulley, Philip Husain, and Robert (Bob) Usry with no opposing votes. The motion passed.

5. OLD BUSINESS

A. Basin Water/Sewer Specific Fee Information/Discussion

Chris Boswell updated the Board that he had discussed “basin-specific fees” with Tony Rohias, the retired Macon/Bibb Water Authority director. Macon/Bibb Water Authority uses this fee to recoup sewer expansion costs.

They use a calculation of the cost to extend and expand the sewer main system. Please remember the following text:

"Development costs are determined by calculating the cost per gallon of sewer demand required." This must be paid by the developer(s) and will sunset after 20 years must pay this calculated cost.

The second option is for the developer(s) to pay for the extension of the sewer needed. Once the sewer is available and generating revenue from customers, a percentage of that revenue is shared with the developer(s), but that percentage and/or share of the revenue will sunset after seven years.

After discussion, Philip Husain motioned to continue investigating basin/project-specific fees for sewer expansion and infrastructure. Amy Addison seconded the motion. Voting yea were Victor Stubbs, Amy Addison, Larry Walters, Aaron McCulley, Philip Husain, and Robert (Bob) Usry with no opposing votes. The motion passed.

6. PUBLIC PERIOD TO ADDRESS THE BOARD - NONE

7. EXECUTIVE SESSION –

- **Amy Addison motioned at 5:33 PM to adjourn the regular meeting to go into an executive session. Victor Stubbs seconded the motion. Voting yea were Victor Stubbs, Amy Addison, Larry Walters, Aaron McCulley, Philip Husain, and Robert (Bob) Usry with no opposing votes. The motion passed.**
- **Victor Stubbs motioned at 5:33 PM to enter into an executive session to discuss an employee's employment. Aaron McCulley seconded the motion. Voting yea were Victor Stubbs, Amy Addison, Larry Walters, Aaron McCulley, Philip Husain, and Robert (Bob) Usry with no opposing votes. The motion passed.**
- **Staff and audience left the meeting room for the executive session.**
- **Victor Stubbs motioned at 5:38 PM to adjourn the executive session. Aaron McCulley seconded the motion. Voting yea were Victor Stubbs, Amy Addison, Larry Walters, Aaron McCulley, Philip Husain, and Robert (Bob) Usry with no opposing votes. The motion passed.**

- Amy Addison motioned at 5:38 PM to reconvene the regular session meeting. Aaron McCulley seconded the motion. Voting yea were Victor Stubbs, Amy Addison, Larry Walters, Aaron McCulley, Philip Husain, and Robert (Bob) Usry with no opposing votes. The motion passed.
- Larry Walters motioned to extend the employment contract of Kenneth Boswell, the General Manager for the Lee County Utilities Authority, for three years. Aaron McCulley seconded the motion. Voting yea were Victor Stubbs, Amy Addison, Larry Walters, Aaron McCulley, Philip Husain, and Robert (Bob) Usry with no opposing votes. The motion passed.

8. **PAYMENT OF BILLS**

A.

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|--|----------------------|
| WWPT Improvements | |
| To be paid with 2022 Bond Funds | |
| Draw 011 | |
| <u>Vendor</u> | <u>Amount</u> |
| Parrish Construction Group, INC (Request 11) | 777,018.10 |
| Hofstadter & Associates, Inc. (Inv306535517) | 16,662.75 |
| Total REQUESTED Payments | |
| | \$ 793,680.85 |

Amy Addison motioned to pay the draw eleven for \$793,680.85. Victor Stubbs seconded the motion. Voting yes were Victor Stubbs, Amy Addison, Arron McCulley, Larry Walters, Philip Husain, and Robert (Bob) Usry, with no opposing votes. The motion passed.

B. Change order 002

Philip Husain motioned to approve change order two for the extension of 12 days from the original project date. Bob Usry seconded the motion. Voting yea were Victor Stubbs, Amy Addison, Larry Walters, Aaron McCulley, Philip Husain, and Robert (Bob) Usry with no opposing votes. The motion passed.

C.

| | |
|---------------------------------|---------------------|
| US HWY 82 Boring Project | |
| To be paid with 2022 Bond Funds | |
| Draw 001 | |
| <u>Vendor</u> | <u>Amount</u> |
| Jim Boyd Construction | 103,465.00 |
| Total REQUESTED Payments | |
| | \$103,465.00 |

Larry Walters motioned to pay Jim Boyd Construction \$103,465.00. Philip Husain seconded the motion. Victor Stubbs, Amy Addison, Larry Walters, Philip Husain, and Robert (Bob) Usry voted yes, with no opposing votes. Arron McCulley was not present for the vote. The motion passed.

D.

| | |
|---------------------------------|---------------|
| Lead and Cooper Inventory | |
| To be paid with 2022 Bond Funds | |
| Draw 002 | |
| <u>Vendor</u> | <u>Amount</u> |
| TruePani (Inv1341) | 29,400.00 |

Total REQUESTED Payments \$ 29,400.00

Amy Addison motioned to pay TruePani for \$29,400.00. Bob Usry seconded the motion. Voting yea were Victor Stubbs, Amy Addison, Larry Walters, Philip Husain, and Robert (Bob) Usry with no opposing votes. Arron McCulley was not present for the vote. The motion passed.

9. ADJOURNMENT

Victor Stubbs motioned to adjourn the meeting at 6:20 p.m., and Amy Addison seconded the motion. Victor Stubbs, Amy Addison, Larry Walters, Philip Husain, and Robert (Bob) Usry voted yes, with no opposing votes. Arron McCulley was not present for the vote. The motion passed.



Tricia Holmes, Secretary/Treasurer

October 17, 2024
Adopted