

MC ID & BA Meeting Minutes

Madison County Industrial Development
and Building Authority
Monthly Meeting

July 24, 2024
8:00AM

Members Present: Chairman Ben Morris, Member Marc Perry, Member Jean Mullis, and Member Todd Higdon

Others Present: Water Superintendent Rodney Shubert, Attorney Michael Pruett, and Office Manager Stephanie Wilson

Regular Meeting Minutes

1. **Call to Order:** Meeting was called to order at 8:07 am by Chairman Ben Morris.

2. **Approve Minutes:**

- a) Jean Mullis motioned to approve the May 2024 Regular Meeting Minutes. Seconded by Todd Higdon. All yes votes by Morris, Higdon, and Mullis

3. **Public Comment**

Tom Munro approached the board requesting reconsideration on placing a new meter on James Holcomb Road for property located on Mill Creek Drive in Hull with the water lines for the property being ran through an easement. R. Shubert stated he would like to continue with the original decision of keeping all meters on Mill Creek Drive. The board stated this is an operational decision and they supported R. Shubert.

4. **Financial Reports:**

- a) Motion made by Jean Mullis to approve the May and June financials. Seconded by Marc Perry. All yes votes by Morris, Perry, and Mullis.

5. **Water Department Reports:**

- a) Billing Report
- b) Purchased and Produced Water Reports
- c) Water or Sewer Requests
- d) Rodney Shubert
 - a. Piedmont Water
 - i. Shubert stated Piedmont Water is scheduled to have an additional well drilled off of HWY 106 near Stone Stewart and Griffith Road. Board recommended to wait until the results of the additional well are shared with Shubert then make a decision on terms of supplying water. If water is supplied, M. Perry recommended a 6" or 8" line to be ran down to the subdivision with a possible temporary 2" line placed to ensure citizens are not without water. In the event that happens, board members are in agreement with recommendation and M. Pruitt would draft an agreement with Piedmont to be approved.
 - b. New Well Project
 - i. Shubert provided an update with the progress of bringing a new well on line quickly to alleviate the stress on our current water demands. M. Perry motioned to allow Shubert to spend up to \$200,000 in the 2020 SPLOST funds without further approval and if additional funds are needed he will need to bring that before the board for further approval. Seconded by J. Mullis. All yes votes by Morris, Perry, and Mullis.
 - c. Additional Well Funding
 - i. Shubert stated GRP may be willing to assist in funding additional well sites to help with the rising water demands.
 - d. Spratlin Mill Water Line Extension
 - i. Shubert presented the plans on the water line extension to "Section 6" in the Spratlin Mill Subdivision.
- e) Stephanie Wilson
 - a. Additional Staffing Needs
 - i. Wilson expressed the needs for additional staff within the office as well as the field. T. Higdon stated any new hire of employees will be at the discretion of the Board of Commissioners. At this time, he did not see a need for additional staff in the office. After January 2025 he stated there is a possibility of adding or contracting additional employee in the field.
 - b. Retirement for Current IDBA Employees
 - i. Wilson stated she was informed the IDBA Board will need to vote to or not to vest employees in current retirement plan before the Water Department transitions under the Board of Commissioners. Board did not vote at this time as B. Morris would like to speak with ACCG for additional information.

- c. Transition from IDBA Expectations
 - i. Item not discussed.
- f) Todd Higdon
 - a. CDBG
 - i. Higdon shared the grant will be submitted by the Board of Commissioners and they will be reviewing a listing of five projects and make a selection on which project the funds would be most beneficial.
- g) Chairman's Reports
 - a. Filters in Barnesville
 - i. B. Morris stated he and M. Pruett would work together to draft an agreement with the owner of the property where the filters are currently being stored.
 - b. Chason Group – Economic Developer Position
 - i. B. Morris presented information of an outside group to identify potential candidates for the position. The board members requested additional information on term and a copy of the proposal.

6. **Around the Director's Table:**

7. **Adjourn-** Meeting adjourned by Chairman Ben Morris at 9:27 am

These minutes are hereby approved by the Board on this 28 day of August, 2024

Ben Morris Ben Morris, Chairman