

CLAYTON COUNTY WATER AUTHORITY  
Regular Board Meeting  
Zoom Meeting

Present at the meeting were: Chairman Robin Malone, Vice Chairman Marie Barber, Secretary/Treasurer Rodney Givens, Board Member John Westervelt, Board Member John Chafin, Board Member Dr. Cephus Jackson, Board Member Vivian Baldwin, General Manager Bernard Franks, Assistant General Manager Teresa Worley, Assistant General Manager Keisha Thorpe, Legal Counsel Steve Fincher, Executive Coordinator Amanda La Pierre and other CCWA staff and visitors.

**Invocation**

Robin Malone introduced General Services Director Brent Taylor to perform the invocation.

**Adoption of Agenda**

UPON MOTION by Marie Barber and second by John Westervelt, to adopt the amended agenda to include New Business Item E. Huie Nature Preserve Foundation Recommendation, it was unanimously

RESOLVED to adopt the amended agenda to include New Business Item E. Huie Nature Preserve Foundation Recommendation.

**Approval of Minutes**

Chairman Robin Malone called for any omissions or additions to the Minutes of the Regular Board Meeting held on April 16, 2020.

UPON MOTION by John Westervelt and second by Marie Barber, it was unanimously

RESOLVED to approve the Minutes of the Regular Board Meeting held on April 16, 2020.

**Financial and Statistical Reports**

Finance Director Allison Halron reviewed the financial information distributed to the Board for the period ending March 31, 2020. Information only, no action taken.

**New Business**

**Wet Well Cleaning and Disposal Services:** Water Reclamation Director Kendra Staniel presented a recommendation on Wet Well Cleaning and Disposal Services.

Clayton County Water Authority owns and operates forty-one raw sewage lift stations and three water reclamation facilities that have pump stations, wet wells and other basins that accumulates grit and grease over time. These wet wells, basins and lift stations require

regular cleaning or removal of the grit and grease to prevent operational problems with the control systems and pumps located in these areas.

Bid Summary	Regular Scheduled Services 7:30 am- 4:30 pm M-F Cost/Per Gallon Disposed (REQUIRED)	Emergency Service during regular hours Cost/Per Gallon (OPTIONAL)	Emergency Service during after hours Cost/Per Gallon (OPTIONAL)
VENDOR			
ALLSOUTH Environmental Services, Inc.	\$ 1.70 / gal.	\$ .50 / gal.	\$ .65 / gal.

**Recommendation:**

CCWA staff recommended awarding the bid to Allsouth Environmental Services, Inc. for a bid price of \$1.70 per gallon. This award is contingent upon the CCWA Board authorizing the General Manager to sign the contract and the Bidder providing the necessary insurance requirement and executing the contract.

UPON MOTION by Dr. Cephus Jackson and second by Marie Barber, it was unanimously

RESOLVED to award the Wet Well Cleaning and Disposal bid to Allsouth Environmental Services, Inc. for a bid price of \$1.70 per gallon; contingent upon the bidder providing the necessary insurance requirement and authorizing the General Manager to sign the contract.

**Flint River Easement Condemnations Recommendation:** Program Management and Engineering Director Kelly Taylor presented a recommendation on the Flint River Easement Condemnations.

CCWA is currently completing design activities for the Flint River Outfall East Phase 1 Pipeline Replacement Project. A bid recommendation is scheduled to be presented at the June 2020 Board of Directors meeting.

The replacement project will begin on the east side of the Flint River, north of Highway 138 to an area north of Valley Hill Road. As part of the design process, CCWA staff collect temporary construction easements and permanent easements, where necessary. This is an extensive process that involves several communications with all applicable property owners. Staff has exhausted communication and negotiation avenues with the three properties and for various reasons, have not been able to acquire easements for three properties. The following parcels require permanent and/or temporary construction easements:

- 7090 Sir Gallahad Way, Jonesboro, Georgia 30236
- 7098 Sir Gallahad Way, Jonesboro, Georgia 30236
- 7229 Mockingbird Trail, Riverdale, Georgia 30274



STATE OF GEORGIA

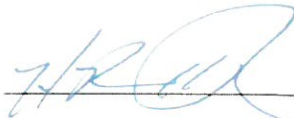
STATE OF GEORGIA

COUNTY OF CLAYTON

### **CERTIFICATE**

The undersigned hereby certifies that he is the General Manager to the Clayton County Water Authority of Clayton County, Georgia, and that as such, he is the custodian of the public records maintained by the Authority. The undersigned hereby certifies that the attached is a true and accurate copy of the "Resolution by the Board of Directors of Clayton County Water Authority Authorizing Condemnation of Property" lawfully adopted by the Board at its regular meeting held on May 7, 2020.

Witness my official signature and seal this                      day of May, 2020.

  
\_\_\_\_\_  
H. Bernard Franks, General Manager

(SEAL)

STATE OF GEORGIA

COUNTY OF CLAYTON

### **RESOLUTION NO. 2020-05**

#### **A RESOLUTION BY THE BOARD OF DIRECTORS OF CLAYTON COUNTY WATER AUTHORITY AUTHORIZING THE CONDEMNATION OF PROPERTY.**

WHEREAS, the Board of Directors of the Clayton County Water Authority (the "Authority") has determined that in order for it to provide for the increasing sewer needs of Clayton County, it must initiate construction projects to repair, improve, and upgrade exiting utility lines which lie on, over, across, or under the property located at 7090 Sir Gallahad Way, Jonesboro, Georgia 30236 in Clayton County, more particularly described on Exhibit "A" attached hereto and made a part hereof, to provide quality utility services to properties located in Clayton County; and

WHEREAS, the Authority has chosen the location for repairs, improvements, and upgrades to the utility facilities so that said services will benefit residents of Clayton County with minimal disruption and inconvenience to property owners affected thereby; and

WHEREAS, to complete the construction projects, it is necessary to obtain and purchase certain permanent easement and temporary construction easement from the property owner(s) named in Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, said easements are more particularly described by the plat of survey attached hereto as Exhibit "A"; and

WHEREAS, the Authority has diligently pursued and will continue to pursue, obtaining the necessary easements described in the attached Exhibit "A" by negotiated purchase from the property owner(s); and

WHEREAS, if the Authority cannot obtain the easement rights described in Exhibit "A" immediately there exists a risk of delay in the construction of the utility project which will cause the public to suffer harm and cause the Authority to become unable to meet the demands of the residents of Clayton County; and

WHEREAS, the Authority has determined that there is a public necessity that the utility facilities be installed for the increasing sewer needs of property owners in Clayton County; and

WHEREAS, the Authority has further determined that the circumstances surrounding the easements described in Exhibit "A" necessitate the use of the condemnation procedures provided by O.C.G.A. 22-3-140 and O.C.G.A. 32-3-4 through 32-3-20.

NOW, THEREFORE, UPON MOTION BEING DULY MADE AND SECONDED, THE FOLLOWING RESOLUTION IS HEREBY UNANIMOUSLY ADOPTED:

BE IT RESOLVED that the Authority does hereby declare that there is a public necessity that the Authority acquire a permanent easement and a temporary construction easement of varying widths during the period of construction for ingress and egress over, across, under and through the property as further shown on Exhibit "A."

BE IT FURTHER RESOLVED that the Authority does hereby exercise its power of condemnation and authorize the acquisition of permanent and temporary easement rights to the property as shown on Exhibit "A."

BE IT FURTHER RESOLVED that due to the exigent circumstances that have been found to exist, the Authority's attorney is hereby authorized to file condemnation proceedings pursuant to O.C.G.A. 22-3-140 and O.C.G.A. 32-3-4 through 32-3-20 to acquire said permanent and temporary easement rights from the owners named in Exhibit "B," as well as any and all lien holders, and any unknown owners, unborn remaindermen, minors, insane persons, or others who may have any title, interest, claim or demand in or against the property described in

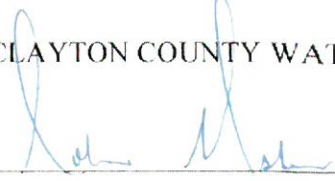
Exhibit "A" hereto attached.

In the event that the title to the property described in Exhibit "A" is transferred to a person or legal entity that is not listed in Exhibit "B" prior to the date of the filing of condemnation proceedings, this Resolution shall apply to all owners of interest in the property described in Exhibit "A" on the date of filing of the Petition for condemnation.

BE IT FURTHER RESOLVED that the Authority stands ready to pay just and adequate compensation for said easement rights, as well as consequential damages to which the property owners are legally entitled.

SO RESOLVED this            day of m coy            2020.

CLAYTON COUNTY WATER AUTHORITY



Robin Malone, Chair

ATTEST:

ATTEST:



H. Bernard Franks, General Manager

APPROVED AS TO FORM:

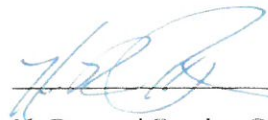
Attorney for Clayton County  
Water Authority

STATE OF GEORGIA  
COUNTY OF CLAYTON

CERTIFICATE

The undersigned hereby certifies that he is the General Manager to the Clayton County Water Authority of Clayton County, Georgia, and that as such, he is the custodian of the public records maintained by the Authority. The undersigned hereby certifies that the attached is a true and accurate copy of the "Resolution by the Board of Directors of Clayton County Water Authority Authorizing Condemnation of Property" lawfully adopted by the Board at its regular meeting held on May 7, 2020.

Witness my official signature and seal this 11<sup>th</sup> day of May, 2020.

  
\_\_\_\_\_  
H. Bernard Franks, General Manager

(SEAL)



STATE OF GEORGIA

COUNTY OF CLAYTON

**RESOLUTION NO. 2020-06**

A RESOLUTION BY THE BOARD OF DIRECTORS OF CLAYTON COUNTY WATER AUTHORITY AUTHORIZING THE CONDEMNATION OF PROPERTY.

**WHEREAS**, the Board of Directors of the Clayton County Water Authority (the "Authority") has determined that in order for it to provide for the increasing sewer needs of Clayton County, it must initiate construction projects to repair, improve, and upgrade exiting utility lines which lie on, over, across, or under the property located at 7098 Sir Gallahad Way, Jonesboro, Georgia 30236 in Clayton County, more particularly described on Exhibit "A" attached hereto and made a part hereof, to provide quality utility services to properties located in Clayton County; and

**WHEREAS**, the Authority has chosen the location for repairs, improvements, and upgrades to the utility facilities so that said services will benefit residents of Clayton County with minimal disruption and inconvenience to property owners affected thereby; and

**WHEREAS**, to complete the construction projects, it is necessary to obtain and purchase certain permanent easement and temporary construction easement from the property owner(s) named in Exhibit "B" attached hereto and made a part hereof; and

**WHEREAS**, said easements are more particularly described by the plat of survey attached hereto as Exhibit "A"; and

**WHEREAS**, the Authority has diligently pursued and will continue to pursue, obtaining the necessary easements described in the attached Exhibit "A" by negotiated purchase from the property owner(s); and

**WHEREAS**, if the Authority cannot obtain the easement rights described in Exhibit "A" immediately there exists a risk of delay in the construction of the utility project which will cause

the public to suffer harm and cause the Authority to become unable to meet the demands of the residents of Clayton County; and

**WHEREAS**, the Authority has determined that there is a public necessity that the utility facilities be installed for the increasing sewer needs of property owners in Clayton County; and

**WHEREAS**, the Authority has further determined that the circumstances surrounding the easements described in Exhibit "A" necessitate the use of the condemnation procedures provided by O.C.G.A. § 22-3-140 and O.C.G.A. §§ 32-3-4 through 32-3-20.

**NOW, THEREFORE, UPON MOTION BEING DULY MADE AND SECONDED, THE FOLLOWING RESOLUTION IS HEREBY UNANIMOUSLY ADOPTED:**

**BE IT RESOLVED** that the Authority does hereby declare that there is a public necessity that the Authority acquire a permanent easement and a temporary construction easement of varying widths during the period of construction for ingress and egress over, across, under and through the property as further shown on Exhibit "A."

**BE IT FURTHER RESOLVED** that the Authority does hereby exercise its power of condemnation and authorize the acquisition of permanent and temporary easement rights to the property as shown on Exhibit "A."

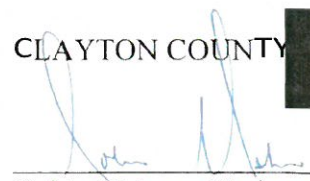
**BE IT FURTHER RESOLVED** that due to the exigent circumstances that have been found to exist, the Authority's attorney is hereby authorized to file condemnation proceedings pursuant to O.C.G.A. § 22-3-140 and O.C.G.A. §§ 32-3-4 through 32-3-20 to acquire said permanent and temporary easement rights from the owners named in Exhibit "B," as well as any and all lien holders, and any unknown owners, unborn remaindermen, minors, insane persons, or others who may have any title, interest, claim or demand in or against the property described in Exhibit "A" hereto attached.



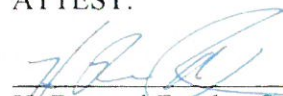
the State of Georgia, hereby declares that the property rights described in Exhibit "B", attached to the Petition for Condemnation and incorporated herein by reference, is taken for public purposes.

This 1<sup>st</sup> day of Ma., 2020.

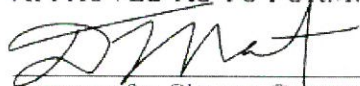
CLAYTON COUNTY WATER AUTHORITY

  
\_\_\_\_\_  
Robin Malone, Chairman

ATTEST:

  
\_\_\_\_\_  
H. Bernard Franks, General Manager

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Attorney for Clayton County  
Water Authority

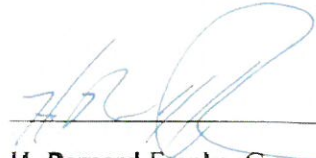
STATE OF GEORGIA

COUNTY OF CLAYTON

### **CERTIFICATE**

The undersigned hereby certifies that he is the General Manager to the Clayton County Water Authority of Clayton County, Georgia, and that as such, he is the custodian of the public records maintained by the Authority. The undersigned hereby certifies that the attached is a true and accurate copy of the 'Resolution by the Board of Directors of Clayton County Water Authority Authorizing Condemnation of Property' lawfully adopted by the Board at its regular meeting held on May 7, 2020.

Witness my official signature and seal this 11 day of 2020.

  
\_\_\_\_\_  
**H. Bernard Franks, General Manager**

(SEAL)

STATE OF GEORGIA

COUNTY OF CLAYTON

### **RESOLUTION NO. 2020-07**

#### **A RESOLUTION BY THE BOARD OF DIRECTORS OF CLAYTON COUNTY WATER AUTHORITY AUTHORIZING THE CONDEMNATION OF PROPERTY.**

WHEREAS, the Board of Directors of the Clayton County Water Authority (the "Authority") has determined that in order for it to provide for the increasing sewer needs of Clayton County, it must initiate construction projects to repair, improve, and upgrade exiting utility lines which lie on, over, across, or under the property located at 7229 Mockingbird Trail, Riverdale, Georgia 30274 in Clayton County, more particularly described on Exhibit "A" attached hereto and made a part hereof, to provide quality utility services to properties located in Clayton

County; and

WHEREAS, the Authority has chosen the location for repairs, improvements, and upgrades to the utility facilities so that said services will benefit residents of Clayton County with minimal disruption and inconvenience to property owners affected thereby; and

WHEREAS, to complete the construction projects, it is necessary to obtain and purchase certain permanent easement and temporary construction easement from the property owner(s) named in Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, said easements are more particularly described by the plat of survey attached hereto as Exhibit "A"; and

WHEREAS, the Authority has diligently pursued and will continue to pursue, obtaining the necessary easements described in the attached Exhibit "A" by negotiated purchase from the property owner(s); and

WHEREAS, if the Authority cannot obtain the easement rights described in Exhibit "A" immediately there exists a risk of delay in the construction of the utility project which will cause the public to suffer harm and cause the Authority to become unable to meet the demands of the residents of Clayton County; and

WHEREAS, the Authority has determined that there is a public necessity that the utility facilities be installed for the increasing sewer needs of property owners in Clayton County; and

WHEREAS, the Authority has further determined that the circumstances surrounding the easements described in Exhibit "A" necessitate the use of the condemnation procedures provided by O.C.G.A. 22-3-140 and O.C.G.A. 32-3-4 through 32-3-20.

NOW, THEREFORE, UPON MOTION BEING DULY MADE AND SECONDED, THE FOLLOWING RESOLUTION IS HEREBY UNANIMOUSLY ADOPTED:

BE IT RESOLVED that the Authority does hereby declare that there is a public necessity that the Authority acquire a permanent easement and a temporary construction easement of varying widths during the period of construction for ingress and egress over, across, under and through the property as further shown on Exhibit "A."

BE IT FURTHER RESOLVED that the Authority does hereby exercise its power of condemnation and authorize the acquisition of permanent and temporary easement rights to the property as shown on Exhibit "A."


BE IT FURTHER RESOLVED that due to the exigent circumstances that have been found to exist, the Authority's attorney is hereby authorized to file condemnation proceedings pursuant to O.C.G.A. 22-3-140 and O.C.G.A. 32-3-4 through 32-3-20 to acquire said permanent and temporary easement rights from the owners named in Exhibit "B," as well as any and all lien holders, and any unknown owners, unborn remaindermen, minors, insane persons, or In the event that the title to the property described in Exhibit "A" is transferred to a person or legal entity that is not listed in Exhibit "B" prior to the date of the filing of condemnation proceedings, this Resolution shall apply to all owners of interest in the property described in Exhibit "A" on the date of filing of the Petition for condemnation.

BE IT FURTHER RESOLVED that the Authority stands ready to pay just and adequate compensation for said easement rights, as well as consequential damages to which the property owners are legally entitled.

SO RESOLVED \_\_\_\_\_ this \_\_\_\_\_ m | 114k day of 2020.




CLAYTON COUNTY WATER A

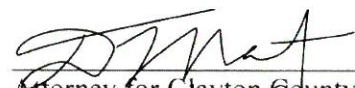
  
Robin Malone, Chairman

Y WATER AUTHORITY

ATTEST:

  
H. Bernard Franks, General Manager

APPROVED AS TO FORM:

  
Attorney for Clayton County  
Water Authority

Recommendation:

CCWA staff recommended Board approval of the following resolutions:

- Resolution 2020-05 for 7090 Sir Gallahad Way, Jonesboro, Georgia 30236
- Resolution 2020-06 for 7098 Sir Gallahad Way, Jonesboro, Georgia 30236
- Resolution 2020-07 for 7229 Mockingbird Trail, Riverdale, Georgia 30274

UPON MOTION by Dr. Cephus Jackson and second by Rodney Givens it was unanimously

RESOLVED to approve Resolution 2020-05 for 7090 Sir Gallahad Way, Jonesboro, Georgia 30236; to approve Resolution 2020-06 for 7098 Sir Gallahad Way Jonesboro, Georgia 30236 and to approve Resolution 2020-07 for 7229 Mockingbird Trail, Riverdale, Georgia 30274.

**19,500 lb. GVWR Crew Utility Trucks Purchase Recommendation:** Stormwater Director Kevin Osbey presented a recommendation on the purchase of three 19,500 lb. GVWR Crew Utility Trucks.

The Clayton County Water Authority Stormwater Utility's maintenance department operates with four crews. Three of the four crews, perform a variety of maintenance activities on stormwater infrastructure such as pipe repair/replacement, catch basin repair, and drainage ditch repair. One crew mainly performs ditch maintenance along the road right of way. Each of these crews have 4 members and often transit to various worksites together. At present, each crew has utility trucks that were purchased in 2010.



After nearly 10 years of service, all three crew utility trucks have been evaluated based on mileage, age, and maintenance costs. The summary of this evaluation has all three trucks exceeding the point value for replacement recommendation. The maintenance performed, for each truck, has exceeded 50% of the original costs. Staff is requesting to replace all three crew trucks this fiscal year.

Vendor	Model	List Price	State Contract Discount	Total Price
Wade Ford Smyrna, GA	Ford F550 4X4	\$71,230.00	(\$11,744.38)	\$59,485.62

Recommendation:

CCWA staff recommended purchasing three (3) new 2020 Ford F550 Utility Crew Trucks with Utility Bodies for \$59,485.62 each under State Contract #99999-001-SPD0000155. These crew trucks will replace three existing crew trucks in Stormwater. Total cost for all three trucks is \$178,456.86.

UPON MOTION by Dr. Cephus Jackson and second by Vivian Baldwin, it was unanimously

RESOLVED to purchase three (3) new 2020 Ford F550 Utility Crew Trucks with Utility Bodies for \$59,485.62 each under State Contract #99999-001-SPD0000155.

**78% Bulk Sulfuric Acid Rescind & New Award Recommendation:** Water Production Director Coty McDaniel presented a recommendation on the 78% Bulk Sulfuric Acid Rescind & New Award.

On March 4, 2020, the Board approved annual chemical bid recommendations. The bid for 78% Bulk Sulfuric Acid was provided at a per gallon basis. Brenntag was awarded the bid for 78% Bulk Sulfuric Acid at a rate of \$0.25/Gallon. During the award acknowledgment process it was discovered that Brenntag made an error and intended to bid at rate of \$0.25/Pound rather than per Gallon. The discrepancy of the unit of measure substantially impacted the unit price for the product from Brenntag. A phone meeting between Brenntag and CCWA was conducted on April 30, 2020 to discuss the matter. Brenntag requested to retract their bid due to the error.

Recommendation:

CCWA staff recommended rescinding the award to Brenntag for 78% Bulk Sulfuric Acid and instead awarding the bid for 78% Bulk Sulfuric Acid to Southern States Chemical, the lowest responsible responsive bidder, at a rate of \$1.69099 per gallon.

UPON MOTION by Dr. Cephus Jackson and second by Marie Barber, it was unanimously

RESOLVED to rescind the award to Brenntag for 78% Bulk Sulfuric Acid and instead award the bid for 78% Bulk Sulfuric Acid to Southern States Chemical, the lowest responsible responsive bidder, at a rate of \$1.69099 per gallon.

**Huie Nature Preserve Foundation Recommendation:** Assistant General Manager Teresa Worley presented a recommendation on the Huie Nature Preserve Foundation.

**Recommendation:**

CCWA staff recommended approval of the following:

- Allocate \$100,000 in funding to match Federal funding in the amount of \$160,000 for the 319h grant along with approval for the GM to sign contract.
- Selecting Sustainable Water Planning & Engineering for the Huie Site Green Infrastructure Parking Lot Final Design, Permitting, and Bidding Services at a total cost of \$46,500.
- Allocate \$146,500 from the CCWA Timber Fund to the Huie Nature Preserve Foundation.

UPON MOTION by Dr. Cephus Jackson and second by Vivian Baldwin, it was unanimously

RESOLVED to allocate \$100,000.00 in funding to match the Federal funding in the amount of \$160,000 for the 319h grant; and approving the GM to sign the contract; along with selecting Sustainable Water Planning & Engineering for the Huie Site Green Infrastructure Parking Lot Final Design, Permitting and Bidding Services at a total cost of \$46,500.00.

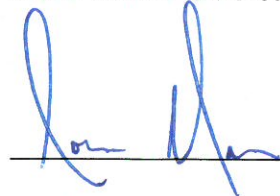
**Updates from the Board Members and General Manager**

H. Bernard Franks, Teresa Worley and Keisha Thorpe presented an update on CCWA's response to the COVID 19 pandemic. Information only, no action taken.

**Adjourn**

UPON MOTION by Marie Barber and second by Rodney Givens, it was unanimously

RESOLVED to adjourn the Board Meeting at 2:58 p.m., there being no further business to come before the Board of Directors.



Robin Malone, Chairman



Rodney Givens, Secretary/Treasurer