



DOUGLASSVILLE-DOUGLAS COUNTY WATER AND SEWER AUTHORITY

P.O. Box 1157 | Douglasville | Georgia | 30133

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Douglasville – Douglas County Water and Sewer Authority was conducted on the 22nd day of April, 2025 in the Community Room of the WSA Administration Building.

The following members were present:

Cindy Fedack, Chairman
Nia Brown, Vice-Chairman
Mark Adams
John Citizen
John Dean
Rochelle Robinson, Mayor of the City of Douglasville
Dr. Romona Jackson Jones, Chairman of the Douglas County Board of Commissioners
Gilbert B. Shearouse, Executive Director
Joseph H. Fowler, Attorney
Helen McCoy, Secretary/Treasurer

Public Comment:

There was none.

Mr. Shearouse made opening remarks about the significance of tonight's meeting. There were several guests, including internal and external teams who were in attendance regarding Items 9-12 on the agenda related to the Dog River Reservoir Project. Mr. Shearouse introduced the following guests:

Clark/Reeves Young Joint Venture - the contractor, or CMAR (Construction Manager-at-Risk)
Shane Lippert, Vice President – Clark Water
Tyler Shawcross, Project Executive – Clark Water
Matt McCormack, Senior Vice President – Reeves Young
Dan Hembree, General Superintendent – Reeves Young

Freese and Nichols – the engineer on the dam

Gregg Hudock, P.E. – Southeastern Dams Leader – Freese and Nichols
Trooper Smith, P.E. – Practice Leader – Freese and Nichols

Robb Conquest – WSA's Project Engineer

Approval of Minutes:

For the regular meeting on April 8, 2025.

A motion was made by Chairman Fedack and seconded by Ms. Brown to adopt the minutes as presented. There were no corrections or additions, and the minutes were approved unanimously.

Old Business:

Mr. Shearouse reported that these items were noted in the Board's Thursday email. Nothing has changed since then.

- Item 6 – Amazon: This item was tabled at the last meeting due to a last-minute issue from Amazon regarding indemnity. We have addressed this issue in Section 11.4 on Page 20 of the agreement.
- Item 9 – Dog River Reservoir CMAR GMP: The Assumptions and Clarifications in Section 7 of the GMP were updated as anticipated in our discussion at Work Session. All items were resolved satisfactorily and as expected.
- Item 13 – Emergency sewer line repair at Concourse Parkway: We have recently identified an issue on Concourse Parkway at Highway 5. The two sewer lines immediately downstream of where the Concourse Lift Station forcemain ties into the gravity line are corroded and need to be replaced. The Authority obtained quotes from two contractors for an emergency pipe bursting project. In accordance with Authority Bylaws, Chairman Fedack and Executive Director Shearouse authorized the purchase order earlier this week, and this item is the Board's ratification of that emergency action at its next meeting, as required.
- Reminder that the Board's Spring Workshop is on Friday, May 2nd from 9:00 a.m. to 5:00 p.m., and Saturday, May 3rd from 9:00 a.m. to 3:00 p.m. at the Douglas County School System's Maple Room.

Status Report:

There was nothing to add to the written report.

Resolutions:

At this time, Chairman Fedack introduced the following resolutions:

RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT WITH AMAZON DATA SERVICES, INC.

A motion was made by Mr. Dean and seconded by Mr. Adams to remove this item from the table.

There was no discussion, and the motion passed unanimously. A motion was then made by Mr. Dean and seconded by Ms. Robinson to adopt the resolution as presented. There was no discussion, and the motion passed unanimously.

RESOLUTION AUTHORIZING THE ROLLOVER OF VARIOUS ANNUAL PIPE INSTALLATION CONTRACTS.

A motion was made by Mr. Dean and seconded by Dr. Jones to adopt the resolution as presented.

There was no discussion, and the motion passed unanimously.

RESOLUTION AUTHORIZING A PURCHASE ORDER TO BENTON-GEORGIA, LLC FOR SURFACE RESTORATION OF VARIOUS STREETS, ROADS, AND HIGHWAYS IN THE AMOUNT OF \$450,000.00.

A motion was made by Mr. Dean and seconded by Mr. Adams to adopt the resolution as presented.

There was no discussion, and the motion passed unanimously.

RESOLUTION AUTHORIZING A GUARANTEED MAXIMUM PRICE AMENDMENT TO THE CONSTRUCTION MANAGER-AT-RISK AGREEMENT WITH THE CLARK REEVES YOUNG JOINT VENTURE FOR THE DOG RIVER RESERVOIR EXPANSION PROJECT IN THE AMOUNT OF \$389,917,058.00.

A motion was made by Mr. Dean and seconded by Dr. Jones to adopt the resolution as presented. There was no discussion, and the motion passed unanimously.

RESOLUTION AUTHORIZING AMENDMENT NO. 4 TO THE AGREEMENT WITH R.J. WOOD AND COMPANY FOR DESIGN, CONTRACT ADMINISTRATION, AND CONSTRUCTION INSPECTION SERVICES IN CONJUNCTION WITH THE DOG RIVER RESERVOIR EXPANSION PROJECT IN THE NOT-TO-EXCEED AMOUNT OF \$3,680,693.19.

A motion was made by Mr. Dean and seconded by Ms. Brown to adopt the resolution as presented. There was no discussion, and the motion passed unanimously.

RESOLUTION AUTHORIZING CHANGE ORDER NO. 3 TO THE AGREEMENT WITH FREESE AND NICHOLS, INC. FOR DAM DESIGN, CONTRACT ADMINISTRATION, AND CONSTRUCTION INSPECTION SERVICES IN CONJUNCTION WITH THE DOG RIVER RESERVOIR EXPANSION PROJECT IN THE NOT-TO-EXCEED AMOUNT OF \$2,055,265.00.

A motion was made by Mr. Dean and seconded by Dr. Jones to adopt the resolution as presented. There was no discussion, and the motion passed unanimously.

RESOLUTION AUTHORIZING CHANGE ORDER NO. 3 TO ATLAS TECHNICAL CONSULTANTS LLC FOR THE RAISING AND REALIGNMENT OF THE HIGHWAY 166 BRIDGE IN CONJUNCTION WITH THE DOG RIVER RESERVOIR EXPANSION PROJECT IN THE NOT-TO-EXCEED AMOUNT OF \$842,810.00.

A motion was made by Mr. Dean and seconded by Ms. Brown to adopt the resolution as presented. There was no discussion, and the motion passed unanimously.

RESOLUTION DECLARING THE CONCOURSE PARKWAY EMERGENCY SEWER LINE REPLACEMENT PROJECT AN EMERGENCY AND AUTHORIZING A PURCHASE ORDER TO RDJE, INC. IN THE AMOUNT OF \$119,950.00, NUNC PRO TUNC.

A motion was made by Mr. Citizen and seconded by Dr. Jones to adopt the resolution as presented. There was no discussion, and the motion passed unanimously.

New Business:

Mr. Shearouse reported on the following:

- Leadership WSA: Our internal leadership development program, Leadership WSA, consists of six employees this year. This continues to be a very beneficial program. The nine-month program began in April, and participants will spend time with a different department each month until their graduation in December. The first group of two Leadership WSA participants spent the day with the Administration department and are here tonight: China Gray (Water Ops) and Najee Branch (Maintenance). As the next two groups come through Administration over the next few months, they will be attending a meeting as well.

- Awards: The Authority received several awards at the Georgia Association of Water Professionals (GAWP) Spring Conference earlier this month.
 - Gold and Platinum awards recognize consecutive years of 100% permit compliance.
 - The Northside Wastewater Treatment Plant received the Gold Award. The investments made in this plant and additional staffing over recent years have paid off.
 - The South Central Wastewater Treatment Plant received the Platinum Award for maintaining 100% permit compliance for at least 5 consecutive years. (6th Consecutive Year)
 - The Bear Creek Water Treatment Plant received the Platinum Award in drinking water for achieving 100% permit compliance for 27 consecutive years, tying with Clayton Co. for the most years of compliance among Georgia utilities.
 - Plant of the Year Competition:
 - The South Central Wastewater Treatment Plant was not able to compete this year because it won last year!
 - The Bear Creek Water Treatment Plant was awarded GAWP's 2025 Best Operated Water Plant of the Year in the 15-24.99 MGD size category!
 - Mr. Shearouse thanked all the staff who work so hard in operating and maintaining these plants day-in and day-out.
- Hydrant Hysteria: Also at the GAWP Spring Conference, the Authority participated in the first-ever Georgia Section of the American Water Works Association (GAWWA) Hydrant Hysteria competition. Hydrant Hysteria is a fast-paced competition that tests teams' abilities to assemble a fire hydrant quickly and precisely. Each team consists of two competitors and one coach, racing head-to-head against the clock for the lowest assembly time. Authority employees Darius Bowen, Shondu Finch, and Alex Hawkins competed and are here tonight. Not only did they compete, they won the competition as Georgia's first-ever champion! They will now represent the state of Georgia at the national level during the AWWA's Annual Conference and Expo (ACE25) in Denver, Colorado this summer.

Mr. Citizen thanked the staff who worked to get the Authority to this point on the Dog River Reservoir Expansion Project, 11 years in the making.

There was no further business before the Board, so Chairman Fedack called the meeting to an end. There was no objection, and the meeting was adjourned.

The meeting commenced at 5:30 p.m. and was completed at 5:52 p.m.

Approved by:

Cynthia A. Fedack, Chairman

Respectfully submitted,

Helen McCoy, Secretary/Treasurer