



DOUGLASVILLE-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 14th day of October, 2025 in the Community Room of the WSA Administration Building.

The following members were present:

Cindy Fedack, Chairman
Mark Adams (by phone)
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.

Approval of Minutes:

For the regular meeting on September 23, 2025. A motion was made by Chairman Fedack and seconded by Mr. Citizen to adopt the minutes as presented. There were no corrections or additions, and the minutes were approved unanimously.

For the work session meeting on September 29, 2025. A motion was made by Chairman Fedack and seconded by Dr. Jones to adopt the minutes as presented. There were no corrections or additions, and the minutes were approved unanimously.

Old Business:

Mr. Shearouse reminded the Board of Directors that the Fall Workshop is scheduled for November 14 and 15, 2025, starting at 10:00 a.m. on Friday and ending by 3:00 p.m. on Saturday. The Workshop will be held at Callaway Gardens.

Mr. Shearouse introduced the third and final group of Leadership WSA participants. They spent the day with the Administration department and are attending tonight's meeting: Kelsey Stephens (Dispatch) and Michael Herdt (Maintenance). All participants in this year's program will be recognized at their graduation during the annual holiday luncheon in December.



Mr. Shearouse confirmed that the site visit for the Dog River Reservoir Expansion Project is scheduled for October 28, 2025, immediately following the Board Meeting. Transportation will be provided from the Administration Building, and he recommended wearing attire suitable for a construction site. To maximize available daylight, the Board of Directors agreed to move the meeting start time to 4:30 p.m. Mr. Shearouse will issue the necessary notices to reflect the time change.

Mr. Shearouse provided an update regarding the Preserve's property acquisition for the Dog River Reservoir Expansion Project, as previously noted in Thursday's email. The agreements with Preserve and the County have been finalized and are on tonight's agenda. Mr. Shearouse highlighted the creative approach to acquiring the necessary property achieved a positive outcome for all three parties.

Mr. Shearouse noted that the General Consulting Services Agreement with Halff Associates, Inc. has been revised to include agreed upon changes to the insurance requirements to align with insurance industry standards. The revised agreement will be considered as Item 11.

Status Report:

There was nothing to add to the written report.

Resolutions:

At this time, Chairman Fedack introduced the following resolutions:

RESOLUTION AUTHORIZING CHANGE ORDER NO. 3 (FINAL) TO HOGAN CONSTRUCTION GROUP, LLC FOR THE NEW ADMINISTRATIVE BUILDING IN THE DECREASE AMOUNT OF \$119,517.53.

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

RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH DOUGLAS COUNTY REGARDING ACQUISITION OF PROPERTY FOR THE DOG RIVER RESERVOIR EXPANSION PROJECT.

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

RESOLUTION AUTHORIZING A PROPERTY EXCHANGE AGREEMENT WITH PRESERVE LIFE CORP REGARDING ACQUISITION OF PROPERTY FOR THE DOG RIVER RESERVOIR EXPANSION PROJECT.

A motion was made by Mr. Dean and seconded by Mr. Citizen to adopt the resolution as presented. There was no discussion, and the motion initially passed. Upon clarification, Ms. Robinson and Dr. Jones noted the necessity to abstain from the vote. On motion by Mr. Dean, seconded by Ms. Robinson, the Board voted to reconsider this resolution. The resolution was then reintroduced by Mr. Dean, seconded by Mr. Citizen, and approved by a vote of four in favor, with Ms. Robinson and Dr. Jones abstaining.

RESOLUTION AUTHORIZING THE EXECUTION OF AN EASEMENT IN FAVOR OF GREYSTONE POWER CORPORATION, AN ELECTRIC MEMBERSHIP CORPORATION, FOR THE DOG RIVER RESERVOIR EXPANSION PROJECT.

A motion was made by Mr. Dean and seconded by Mr. Citizen to adopt the resolution as presented. There was no discussion, and the motion passed by a vote of four in favor, with Ms. Robinson and Dr. Jones abstaining.

RESOLUTION AUTHORIZING AN AGREEMENT FOR STORMWATER GENERAL ENGINEERING AND CONSULTING SERVICES WITH HALFF ASSOCIATES, INC.

In Vice Chairman Brown's absence, a motion was made by Mr. Citizen and seconded by Ms. Robinson to adopt the resolution as presented. There was no discussion, and the motion passed unanimously.

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 5:47 p.m.

Approved by:

Respectfully submitted,

Cynthia A. Fedack, Chairman

Helen McCoy, Secretary/Treasurer