

MC ID & BA Meeting Minutes

Madison County Industrial Development
and Building Authority
Monthly Meeting

June 28, 2023
8:00AM

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

Others Present: Water Superintendent Rodney Shubert, Administrative Assistant/MC Water Department Office Manager Gina Banister, Attorney Michael Pruett, and Financial Clerk Stephanie Wilson, Lee Mitchell, and Waffle House guest Yaar Hosseini

Regular Meeting Minutes

1. **Call to Order:** Meeting was called to order at 8:03 am by Chairman Ben Morris.
2. **Approve Minutes:**
 - a) Jean Mullis motioned to approve the May 24, 2023 Regular Meeting Minutes. Seconded by Marc Perry. All yes votes by Morris, Perry, Mullis and Higdon
3. **Public Comment**
 - No public comment
4. **Financial Reports:**
 - a) Motion made by Marc Perry to approve the May financials. Seconded by Jean Mullis. All yes votes by Morris, Perry, Mullis and Higdon.
5. **Water Department Reports:**
 - a) Billing Report - no comments or discussion
 - b) Purchased and Produced Water Reports – no discussion or comment
 - c) Water Requests
 - d) Sewer Requests

Water Superintendent Rodney Shubert stated that he and Marc Perry met with Steve Walker; a Geologist with Georgia Rural Water about James Holcomb and to discuss drilling another well or what to do there. He said it was not a beneficial meeting. He stated that they decided it would be best to go ahead and drill another well beside the existing one. He said a permit to drill and well head permit has to be obtained from the EPD. Board member Marc Perry stated that they knew there was water there, we would like to get enough water in more than one well to be able to utilize the filters that we've purchased. He stated that he thought it would be beneficial to go ahead and drill and see what the yield will be. Rodney also met with Michael Gillis from EPD in Atlanta and he will submit the information to EPD and then EPD will give the permission to drill. Rodney stated that drilling is probably two months out. Rodney will get quotes.

There was discussion about citizens who call about potential wells that they have and the limit as to how far we want to go.

6. Chairman's Reports
 - a) Banking
Financial Clerk Stephanie Wilson presented the Board with information about the bank accounts, quotes and moving some or all of them. The ones at United Community need to be moved since the bank is closing in Danielsville. She stated that if we move all to Commercial Bank they would give us a 1.5% interest on all money market accounts. We would also get free checking; the remote deposit machine would be setup for free and have remote deposit technical support for free. Stephanie stated that if we only move part of the accounts to Commercial then our interest would only be 0.5%. Board member Marc Perry stated that we should renegotiate that amount and not put all of our accounts at one location. Board member suggested moving the higher volume accounts to Commercial but leave the lesser with First Citizens and maintain that relationship. Board member Jean Mullis made the motion to move the Water and IDBA account from First Citizens to Commercial, the four accounts from United Community to Commercial Bank and leave two accounts at First Citizens and authorize Chairman Ben Morris to execute the resolution. Marc Perry seconded the motion. All yes votes by Morris, Perry, Mullis and Higdon.

- b) Audit Update – Chairman Morris gave an audit update. Treadwell has informed him that the audit has been completed. Carrie is finalizing her report but the financial portion is complete. Chairman Morris stated that he will get with David McCoy at McNair, McLemore, and Middlebrooks, to get his engagement letter.
- c) Waffle House – Attorney Michael Pruitt says he will draft a letter for the process to begin moving forward. Waffle House and the IDBA are all still interested in moving forward.

6. Around the Director’s Table:

There was some discussion about purchasing water from Jackson County. Chairman Morris stated this time Jackson County is not able to supply our department with any water.

Community member Lee Mitchell asked about where we are as far as the Feed Mill project. Member Higdon stated we are waiting on grants and he will be meeting with others to assess the status of the project by the end of the summer.

Discussion about Seagraves Mill Lake, Member Perry stated we need to get the lake where it is not a hazard. Member Mullis confirmed the end goal is to have the property owners gain ownership back.

7. Adjourn- Meeting adjourned by Chairman Ben Morris at 9:03 a.m.

These minutes are hereby approved by the Board on this _____ day of _____, 2023

_____ Ben Morris, Chairman