

Senate Bill 627

By: Senator Schaefer of the 50th

A BILL TO BE ENTITLED  
AN ACT

1 To amend an Act creating the Habersham County Water and Sewerage Authority, approved  
2 April 6, 1981 (Ga. L. 1981, p. 3327), as amended, so as to continue in existence and  
3 reconstitute the authority; to provide for legislative findings; to provide for the termination  
4 of the terms of members of the authority appointed under previous law; to provide for the  
5 appointment of members and their qualifications, terms, chairperson, quorum, meetings,  
6 vacancies, and compensation; to provide for perpetual existence of the authority; to provide  
7 for ratification of outstanding revenue bond debt; to revise the powers of the authority; to  
8 provide that the authority shall exercise its powers with the consent of the Board of  
9 Commissioners of Habersham County; to expressly authorize lease of the assets of the  
10 authority, transfer of the authority's employees, and the provision of advice and  
11 recommendations to the Board of Commissioners of Habersham County; to provide for  
12 related matters; to provide for an effective date; to repeal conflicting laws; and for other  
13 purposes.

14 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

15 **SECTION 1.**

16 An Act creating the Habersham County Water and Sewerage Authority, approved April 6,  
17 1981 (Ga. L. 1981, p. 3327), as amended, is amended by inserting a new section to be  
18 designated Section 1.1 to read as follows:

19 "Section 1.1. The General Assembly finds that it is advantageous to reconstitute the  
20 Habersham County Water and Sewerage Authority for the following reasons:

- 21 (1) The exceptionally rapid growth of the county requires careful planning for  
22 infrastructure, which would be made easier by reconstituting the authority;
- 23 (2) The planning and construction of a water system designed to fulfill the county's  
24 water needs for the next several decades inaugurates a new era for the county and the  
25 authority; and

1 (3) Close coordination of expansion of the sewerage system with planning for  
2 commercial and business development would be more feasible with a reconstituted  
3 authority."

#### 4 SECTION 2.

5 Said Act is further amended by striking Section 2 and inserting in lieu thereof the following:

6 "Section 2. (a) This Act continues the existence of a body corporate and politic, known as  
7 the Habersham County Water and Sewerage Authority, which is deemed to be a political  
8 subdivision of the State of Georgia and a public corporation and by that name, style, and  
9 title said body may contract and be contracted with, sue and be sued, implead and be  
10 impleaded, and complain and defend in all court of law and equity.

11 (b) The terms of members of the authority appointed under the provisions of prior law and  
12 serving on the authority on the effective date of this Act shall terminate at noon on the  
13 effective date of this Act. On and after 12:01 P.M. of the effective date of this Act, the  
14 authority shall consist of five members appointed by the Board of Commissioners of  
15 Habersham County, one of such members appointed by each district commissioner.

16 (c) Each member of the authority shall be a resident of Habersham County. For their  
17 initial appointments, authority members shall be appointed as follows: the county  
18 commissioners from districts 1 and 2 shall each appoint an authority member to serve for  
19 three years; the county commissioners from districts 3 and 4 shall each appoint an authority  
20 member to serve for two years; and the county commissioner from district 5 shall appoint  
21 an authority member to serve for one year. Upon expiration of these initial appointments,  
22 all succeeding appointments shall be for three year terms. Members of the authority shall  
23 serve at the will and pleasure of the Board of Commissioners of Habersham County. Any  
24 member of the authority may be appointed to succeed himself or herself.

25 (d) The members of the authority shall elect one of their number as chairperson. Three  
26 members shall constitute a quorum. No vacancy on the authority shall impair the right of  
27 the quorum to exercise all the rights and perform all the duties of the authority. The  
28 authority shall meet at least annually in the month of January of each year and at such other  
29 times as the authority may deem necessary.

30 (e) In the event of a vacancy on the authority for any reason, a replacement member to  
31 complete the unexpired term shall be appointed in the same manner as the member whose  
32 absence created the vacancy.

33 (f) The members of the authority shall be compensated in the amount of \$50.00 for each  
34 meeting of the authority attended by a member. All compensation shall be from funds  
35 available to the authority.

1 (g) The authority shall provide an annual report of its activities to the Board of  
2 Commissioners of Habersham County on such time frame as specified by the board.

3 (h) The authority shall have perpetual existence. The authority as reconstituted by this Act  
4 continues in existence the authority created by the 1981 Act, despite the changes in  
5 membership. All revenue bond debt of the authority outstanding on the effective date of  
6 this Act is expressly ratified and confirmed as revenue bond debt of the authority  
7 reconstituted by this Act."

### 8 SECTION 3.

9 Said Act is further amended by striking Section 4 and inserting in lieu thereof the following:

10 "Section 4. The authority shall have the following powers to be exercised with the consent  
11 of the Board of Commissioners of Habersham County:

12 (1) To have a seal and alter the same at pleasure;

13 (2) To acquire by purchase, lease, or otherwise and to hold, lease, and dispose of real and  
14 personal property of every kind and character for its corporate purposes;

15 (3) To acquire in its own name by purchase, on such terms and conditions and in such  
16 manner as it may deem proper, or by condemnation in accordance with the provisions of  
17 any and all laws applicable to the condemnation of property for public use, real property,  
18 or rights or easements therein, or franchises necessary or convenient for its corporate  
19 purposes, and to use the same so long as its corporate existence shall continue and to  
20 lease or make contracts with respect to the use of or dispose of the same in any manner  
21 it deems to be the best advantage of the authority;

22 (4) To appoint, select, and employ officers, agents, and employees, including  
23 engineering, architectural, and construction experts, fiscal agents, and attorneys, and fix  
24 their respective compensations;

25 (5) To make contracts, leases, or agreements and to execute all instruments necessary or  
26 convenient, including contracts for construction of projects and leases of projects or  
27 contracts with respect to the use of projects which it causes to be constructed or acquired,  
28 and any and all persons, firms, and corporations and the state and any and all political  
29 subdivisions, departments, institutions, or agencies of the state are hereby authorized to  
30 enter into contracts, leases, or agreements with the authority upon such terms and for such  
31 purposes as they deem advisable; and without limiting the generality of the above,  
32 authority is specifically granted to municipal corporations, counties, and other political  
33 subdivisions and to the authority to enter into contracts, lease agreements, or other  
34 undertakings relative to the furnishing of services and facilities by the authority to such  
35 municipal corporations, counties, and political subdivisions for a term not exceeding 50  
36 years;

1 (6) To acquire, construct, own, repair, add to, extend, improve, equip, operate, maintain,  
 2 and manage projects, as hereinabove defined, the cost of any such project to be paid, in  
 3 whole or in part, from the proceeds of revenue bonds of the authority or from such  
 4 proceeds and any grant or contribution from the United States of America or any agency  
 5 or instrumentality thereof or from the State of Georgia or any agency or instrumentality  
 6 thereof;

7 (7) To make loans with, and accept loans and grants of money or materials or property  
 8 of any kind from, the United States of America or any agency or instrumentality thereof,  
 9 upon such terms and conditions as the United States of America or such agency or  
 10 instrumentality may require;

11 (8) To make loans with, and accept loans and grants of money or materials or property  
 12 of any kind from, the State of Georgia or any agency or instrumentality or political  
 13 subdivision thereof, upon such terms and conditions as the State of Georgia or such  
 14 agency or instrumentality or political subdivision may require;

15 (9) To borrow money for any of its corporate purposes and to issue negotiable revenue  
 16 bonds payable solely from funds pledged for that purpose, and to provide for the payment  
 17 of the same and for the rights of the holders thereof;

18 (10) To exercise any power usually possessed by private corporations performing similar  
 19 functions that is not in conflict with the Constitution and laws of this state; and

20 (11) To do all things necessary or convenient to carry out the powers expressly granted  
 21 by this Act."

#### 22 **SECTION 4.**

23 Said Act is further amended by inserting a new section to be designated Section 4.1 to read  
 24 as follows:

25 "Section 4.1. (a) Without limiting the generality of paragraph (5) of Section 4 of this Act,  
 26 the authority is expressly authorized to enter into a written lease agreement with the Board  
 27 of Commissioners of Habersham County for the lease of all of the assets of the authority  
 28 and the management of the operations of such assets in exchange for payments by the  
 29 board of commissioners sufficient to service the current and future debts and other  
 30 liabilities of the authority.

31 (b) In the event that the authority enters into a lease agreement as described in subsection  
 32 (a) of this section, all persons employed by the authority immediately prior to the execution  
 33 of such agreement shall become employees of the Board of Commissioners of Habersham  
 34 County, and members of the civil service system of such county, except for the director and  
 35 department heads, who shall serve at the will and the pleasure of the board of  
 36 commissioners. For purposes of computing the length of service and for all other purposes

1 under such civil service system, such employees shall be deemed to have been employees  
2 of the county for all periods of time they were employed by the authority.

3 (c) In the event that the authority enters into a lease agreement as described in subsection  
4 (a) of this section, the authority is authorized to provide advice and recommendations to  
5 the board of commissioners regarding infrastructure developments and the review of plans  
6 for water and sewer requests in the county."

7 **SECTION 5.**

8 This Act shall become effective upon its approval by the Governor or upon its becoming law  
9 without such approval.

10 **SECTION 6.**

11 All laws and parts of laws in conflict with this Act are repealed.