

WATER COMMITTEE
SEPTEMBER 13, 2017
MINUTES

MEMBERS PRESENT:

Pete Frisina, Chairman
James Preau, Vice Chairman
Steve Rapson, County Administrator
Lee Pope, Water System Director
Chip Conner
Commissioner Steve Brown

NON-VOTING MEMBERS:

Dennis Davenport, County Attorney
Michael Diaz, CH2M

GUESTS:

Commissioner Rousseau
Newton Plantation Homeowners
Tony Parrott, Stephen Hogan

STAFF PRESENT:

Russell Ray, Carrie Gibby, Matt Bergen
Vanessa Birrell

The meeting was called to order by Chairman Pete Frisina at 8:00 A.M.

I. APPROVAL OF MINUTES FROM THE MEETING ON AUGUST 9, 2017.

Chip Conner made the motion and Commissioner Steve Brown seconded, to approve the minutes from the meeting on August 9, 2017. The motion passed unanimously.

II. CASTLE LAKE REQUEST.

Lee Pope explained we replaced the waterline in Castle Lake subdivision. They had some trees at their entrance and they feel that our work caused the trees to die; they want to redo their entrance to the subdivision and are requesting that we pay for the few trees they feel like we caused damage to. The problem is, in the past, we did not do things like this because they are in our right of way. He commented that Dennis Davenport and Matt Bergen can weigh in on that, but we generally don't make it a habit of replacing something in our right of way.

Mr. Davenport stated that he thought part of the issue was he thought a good bit of the trees were not on the right of way. Mr. Pope said that is why Mr. Bergen went out to take pictures and do an investigation to make sure. We are going to find out. Mr. Davenport asked if we determined if it is City right of way. Mr. Bergen said it is City right of way; he spoke with the City on that.

Mr. Bergen explained he went out and measured right of way. He showed this on the screen. He described the location of the new waterline, and the back side of the right of way. He commented the right of way goes behind all the monument signage at the entrance. He pointed out orange flags in his photo to show the right of way. It

is 12 feet 2 inches inside the right of way, where we placed the new facilities. He then showed an aerial view; the light green is where the existing infrastructure was. To keep outside of that so we did not cause any additional outages, we had to go a little further outside with the new infrastructure. He pointed out the tree that is in question; we did dig through the root zone. There was no way to avoid it. He said they were as delicate as they could be; obviously, when you dig in a root zone you are kind of throwing the dice, hoping that it survives. But knowing, more than likely, depending on how invasive you get, there is that chance.

Mr. Rapson asked for clarification on the part we own. He commented that pretty much all their landscaping is in our right of way. Mr. Bergen stated that is correct, including the monument sign. Mr. Davenport commented this is Town of Tyrone right of way. Mr. Rapson said if they wanted any consideration at all for landscaping they have to talk to the Town of Tyrone.

Mr. Davenport asked what our relationship with governmental entities is when we work in their right of way with respect to trees and things of that nature. Mr. Bergen explained that typically what we do, when we go in, we restore to like or better conditions. If you go in and drive the overall subdivision, it looks a lot better than it did when we went in. We want to do the restoration, do it correctly, this is the only complaint or concern that we have had pertaining to this. He referred to an email from March 28, 2017. He stated to Mr. Fludd to please be advised that any tree or other invasive plant removed from the right of way will not be replaced for the protection of our facilities. At that time, they understood.

Commissioner Brown asked in order to build those monuments in the right of way, they would have had to get permission from Planning Commission or somebody at the Town of Tyrone. Mr. Davenport explained when they develop those; they can't put it on private property. The more recent trend is to have a common area there, prior to that it was always in the right of way. You can't have that signage and things on private property. If that were developed today, you would see a strip of common property right there with all that in it.

Commissioner Brown asked if, in that scenario, did that have to be approved by the Town. Mr. Davenport said that is correct, on the final plat.

Mr. Rapson asked about the dollar amount requested. Mr. Davenport asked if they are asking for anything outside the right of way. Mr. Bergen replied he is only aware of the request here at the entrance. Mr. Pope stated the entrance is the only request they have made. They are redoing their entrance on both sides and they are asking us to reimburse them for the damages to the trees on the side we worked on. Our work was in the right of way.

Mr. Davenport asked if we damaged the tree that is on private property. Mr. Bergen said no. The amount being requested is \$2,810.00. A lengthy discussion ensued as to whether the tree is in the Town's right of way, exactly what the request

for reimburse is for and whether the trees are on private property or not. Mr. Davenport commented we need to be clear.

Mr. Rapson commented from a legal perspective, we have trees that we have taken out in the Town's right of way they want to replace. Are we liable for that or not? Mr. Davenport said that is between you and the Town. The Town of Tyrone could have a policy based upon this kind of situation, where when we are putting in infrastructure they want us to put things back to the way that it was. We do that with a caveat. We are not going to put something in place that in the future is going to have potential damage to our infrastructure. If they have a system of bushes with deep root systems, we are not going to put those same bushes in. We will put in bushes with shallower root systems. Only if that is what the Town wants us to do. It is not really a private property issue at this point; it is a public property issue.

Commissioner Brown commented that the next step is to research what the Town of Tyrone has in terms of policy. Mr. Davenport said that is correct. He suggested Mr. Bergen talk with Town of Tyrone to find out what is typically done in this situation. He said he will probably not find anything in writing. If they typically put this back, then they will tell us they typically put this back. Or if they say, no, it is in the right of way, we don't put it back that is the solution there. Then it comes back to the County. Commissioner Brown commented that it has to be along the lines of what they typically do under that scenario. Mr. Davenport said yes, because it is their right of way. Commissioner Brown said for our utilities sake we are not creating an exception, we are doing routinely what they do. Mr. Davenport said correct, because if you are somebody coming in as a private vendor you would have to get a permit. That permit would say certain things, so we just want to follow that same courtesy with the Town. We don't want them to have an issue over work that we did. Let's work with them and see what they typically require.

Commissioner Brown made a motion to have staff pursue the Castle Lake situation with the Town of Tyrone staff to determine what their policy is on reinstituting the vegetation inside the right of way. Lee Pope seconded. The motion passed unanimously.

III. PRIVATE WATER SYSTEM UPDATE.

Mr. Rapson explained we had some issues with a couple of our older subdivisions that are on private systems, primarily well systems. In total, there are seventeen, four or five are municipal, eight or nine are considered private water systems that another person provides, and they are separately permitted under the State of Georgia. We evaluated five, and those five are the ones to be discussed. We put a brake on the others because it did not seem to make a lot of sense if you did the five with the results we were getting. He said these five are a pretty good characteristic of systems, the smallest was twenty some odd people, the largest was almost five hundred.

Mr. Diaz explained that the effort of this task order was for CH to go through and look at four systems, it looked like five systems originally, but one was sort of piece milled together after so many years. It was the opportunity to go through there, interview the system owners, a couple of the systems are owned by Mr. Randy Padgett, and a couple owned by Senator Rick Jeffares. Going through there, they tried to gather as much information as they needed from their existing records. Also, going out and doing some asbuilt verification, locating valves, hydrants, looking at the condition of the wells, looking at their permits and anything else that could provide basic information that we needed to start looking forward to see what it would take to be able to bring the systems under the umbrella of the Fayette County Water System.

He referenced the reported prepared by CH, the opportunity was to look through their documentation, do the field verification and then really start looking at potential cost associated with trying to bring the systems up to Water System standards, which ultimately was the goal. As part of that process, they looked at cost associated with the potential connection to the system, then they looked at cost of essentially having to replace all the water system (pipelines inside the system), looking at proper pipe and spacing, proper valve spacing, potential meter replacements and so forth. One of the bigger issues is that typically these private water systems are going to be running in the lower pressure. There is a challenge if you do a tie in to an existing water system, then it is over the whole area because pressure is going to be a little bit higher. You have to start taking those things into consideration. You also have to take into account the age of the system and see if there needs to be any potential replacement, you have to be looking at the limited information on the existing pipe materials to see if that would stand additional pressure or did we need to actually go through and replace it. Ultimately, as we started looking into them, looking at having to do a full cost replacement of the pipelines to make sure everything is going to be up to the fire standards and so forth.

Mr. Diaz went on to say, what is laid out in the report is all the different systems, each section has a summary of the potential cost associated with doing the tie in and the replacement. It goes anywhere between \$117,000.00 to over a million dollars depending on the size of the system. Then you have to start looking also, long term, looking at the payback associated with the rate payers paying to ideally make this upgrade. You are looking at simply capping those costs to the homeowners or how do you look at the overall system to be able to leverage some of that. There are different options for potential financing.

Mr. Rapson suggested, since homeowners from Newton Plantation were in attendance that we walk through the Newton Plantation scenario. Mr. Rapson commented Newton Plantation is one of the smaller systems with 127 customers currently on the system. This system was put in place in 1968, they used asbestos cement pipe, and there are four wells that make up this system. He said he keeps hearing concern about pressure, the report shows the pressures currently in the

system. He referenced the analysis page that shows how we would do a potential tie in. There is a 10 inch main on the opposite side of the highway, the report shows how we would connect to that, and then how we would actually replace all the pipes. There is a system replacement cost; all the different components are shown in the report. Mr. Rapson said part of the concern he has with the analysis is this is best case, the growth factor is only 1%; 1% for the revenues, 1% for the expenditures. This is probably the cheapest it will cost, if we initiated this today; these are predicated primarily on our standby contract with Shockley. We are trying to get the best guess. We have standby contracts we have done as a Board that tells us how much pipe replacement is and all those type of things. We have used today's dollars to estimate what this system would be, then we took our current existing rate system and looked at the analysis to say, given the customers we have with the same rate we have, what would the payback for that be. He explained the payback for Newton Plantation, if we were to invest the total cost, would be just shy of 1.2 million, about 34 years. He went on to say the big question is who pays for it. You have a water system, no property taxes; water systems are typically put in place by developers and then they are turned over to the county, then we take responsibility for them; then all the maintenance and operations for those systems are paid for by water customers. What you are really talking about is water customers and water rates in regards to how you pay for these types of systems. He said we have tried to get fairly creative with the legal department in regards to special assessments and things. We have not worked all that out, but when you look at a payback that is 33 or 34 years, that is what this Water Committee has to evaluate. Is that something that we as a county want to take on? This is not unique to just Newton Plantation, if you look at the payback for all these systems, they are all 27, 30 and 35 year paybacks, one did not even hit the 40 year payback cycle, it was 50 years.

Mr. Rapson explained we looked at five systems; there have been lots of concerns about pressure and fire services. He said we have staffed the fire department to address those concerns; Public Safety is aware of all those concerns. What it really comes down to is, unless there are federal dollars or state dollars involved with us acquiring this system, the rate payers of Fayette County are going to have to pay for it. He said he thinks that is one of the reasons the Water Committee has to evaluate which of these systems do you do? We have almost the same economic type develop model for 24 users as we do for 300 or 500 users. Then the question is, which ones work. He commented that Mr. Pope has researched all these systems in regards to looking at EPD, looking at the State, looking at violations; all these systems are current and have no violations. While people have concerns with water pressure and those types of things, there is no compelling reason from a legal perspective to do it or from an unsafe drinking water perspective. The County has diverged ourselves of all wells, we don't do any wells because wells are harder to treat than the water we currently treat out of the reservoirs.

Mr. Diaz commented that each one has its own technical challenges, Newton Plantation for example, having 1960's vintage asbestos-cement pipe. It is safe as long as you are not getting in the ground to disturb it. The challenge is going to be

what you do to the site to make the connection, there is an increase in pressure, you are going to start to see increased failures in the system. Then you are going to get in there and start replacing the pipe; that is where it gets challenging, to try and bring it up to code.

Mr. Rapson commented we have evaluated that we can push more water and more pressure into those systems, but when we do, we weaken all the places that are weak in those systems and cause other types of issues. He said he thinks there are some liability concerns we have from a county perspective that as soon as we tap, do we have to provide access to the water or not. That is one of the things Dennis was looking into. That is a concern.

Mr. Davenport gave a brief history of what brought us here. All of that matters, this is a serious issue that needs to have a solution to it; whatever that solution may be. There was a system in the mid 80's, up in the north county, Westbridge. That system had several hundred users, it was a private system and they had no water, and they looked to the county. The county had no choice but to go in and basically adopt that system. The county did that because they had no water. They actually had fire trucks with tankers supplying water because they had no water. That system is now part of our system. That did not cost the county anything to purchase, we just told the developer we are going to take this over and supply the water. He said he was not here at the time; that is what he saw as far as the record was concerned. In 2010, this committee produced some minutes where a discussion occurred with respect to what to do with private water systems. Part of that discussion referenced back that system up in north county. We don't want to see private systems fall by that wayside. The starting point you have to really appreciate is what Mr. Rapson was saying earlier; that typically when you develop these subdivisions, the developers come in and put in infrastructure that is consistent with the minimum standards for the county. Once the final plat is approved by the Board of Commissioners, we accept all that infrastructure and it is ours to maintain and repair from that point forward. That doesn't happen with private systems; private systems develop to their own standards. As long as they meet whatever standards the state requires for their permit, that is what they develop to. That is why you have a lot of inherent problems with private systems. They are not illegal; they are just a different way of doing things. They are not as costly to develop as what we would require. You wind up, years down the road with substantial problems like you are experiencing now. In 2010, when this issue came up, there was this philosophical question of is it our responsibility, whose responsibility is that? There was an investigation of some type to go in to see what we should do. A draft document was produced that basically said we can provide backup under certain circumstances. Then, the caveat would have been, as long as there is sufficient language in there to protect the county, liability exposure, etc. He said all that was talked about in 2010 and 2011, because the focus was on one specific system; Dix Lee On, near Newton Plantation.

Mr. Davenport said he followed the minutes through 2010, 2011 and 2012; the recommendation was to put a meter up there as a backup only, with a recommendation to go to the Board of Commissioners. He said he looked at the Board of Commissioners minutes from 2010 forward and never saw it come before the Board of Commissioners. There is nothing that has happened. If it happened and he missed it, then he missed it, but he looked at it, and two other people looked at it and could not find anything. However, there is a meter at Dix Lee On. How it got up there, he said he does not know. It is more than a backup, because he did a history of usage from 2012 forward; there were months; one year, thousands of dollars of revenue came from Dix Lee On for county water. It was a substantial volume of water. In 2013 or 2014 every month there was tremendous volume of water running through our meter into their system. Did that cause any problems, he does not know. The issue that caused him the greatest concern is the presence of that meter to begin with. He said he does not see any authorization for that meter to be there. The county needs to find out, make its first decision; do we use these meters as backup for private systems. Just because one is there, in his opinion, that is not the county making a decision. Until he sees something where the county made a decision, this is not the county's decision, just because it is there.

Mr. Davenport stated the county needs to decide are we going to allow our meters to back up private systems, because if the answer to that question is no, the one at Dix Lee On has to go. If the answer to the question is yes, then we have to evaluate what has our experience been with Dix Lee On; how has that impacted us from a liability perspective, then produce some type of template that would be consistent with what we have out there now, with some tweaks that would keep us adequately protected.

Commissioner Brown asked who the billing goes to for Dix Lee On. Mr. Pope stated it goes to Randy Padgett, who is the owner of that system. The owner, J & S Water, pays the bill. Mr. Davenport commented the rate needs to be confirmed.

Mr. Rapson commented he has a concern, they had this issue in the City, where they had a subdivision, through an HOA agreement, another through a private developer, both of them ended up being the same problem which is when they stop paying you, what do you do. The customers, the people living in the subdivision, maybe they are paying the bills, but the HOA does not have enough money to pay, so they are not sending the money. That is the situation you get into, because you get into rate payers or residents that are doing the right thing, yet either their HOA or the owner of the system says I'm not going to write you a check anymore. Then, suddenly, that's when you get into the adoption of the system, whether you want it or not. Now, suddenly, you are not even being paid for it. That is a concern, having one connection. Right now, if you don't pay your water bill, we shut off your water, but it is to your house, it is not to 219 people.

Mr. Davenport explained the way the law used to be, is you can put a master meter out for apartment complexes or subdivisions, and you can run a lot of private lines off that master meter. You can't do that anymore. Too much of that was

happening, where people would pay their bills privately to the entity that owned the system, but the entity wasn't paying the master bill and the water was being shut off. He said that is his big concern with the county putting the county meter on the right of way. Let's say we started supplying water today, and a break occurs two thirds of the way into the system; to the point that it needs to be addressed and it is going to cost \$30,000.00 to address it. The owner does not want to pay it. What do we do as the county? Is it our responsibility to go in to repair that? If we start going in to repair that, we are working basically on private property with private property. We don't do that. It is a different model entirely. The liability exposure is substantial in that situation.

Mr. Davenport went on to say if you buy the system, you certainly reduce that to a minimum. Mr. Davenport asked Mr. Parrott whether we bought the Westbridge system or did we take it over. Mr. Parrott replied we took it over and had the owner put the waterline in to connect the systems. Mr. Davenport commented we took it over and made the owner put the waterline in to connect the system, that is what our model is, that is what we do, and that is what we have done. Putting a meter on the side of the road to be a backup, it opens up some substantial problems. It also cures a lot of current problems. It only cures them until the next problem comes up. The next problem that comes up is going to be a substantial problem, it is going to be a problem of does the owner want to cooperate, because you don't have the authority to go in and do what you want to do. You have to have the permission of the owner. First of all, you don't want to do it, because it is not your property, it is the owner's property. But, your bottom line is the protection and making sure that the citizens of Fayette County have adequate water supply. What is the solution? He said he is not saying that the public meter on the side of the road is not a solution; he is saying he does not think it was properly evaluated. He said he thinks it just went in and it just never got to the official approval stage. If the county wants to approve that as a model, let's do so. With both eyes open, know what the potentials are. But, if you don't like that, let's make that decision and say no, that is not our solution, it is this.

Commissioner Brown commented that hopefully we have some sort of hold harmless agreement with Dix Lee On that says that we are not responsible for any damage on their system. Mr. Davenport said it is the standard form document that you have for any water account.

Mr. Pope said what brought this full head was at the last meeting he made a recommendation. What we asked CH to do is exactly what they did. They evaluated us taking over purchasing these systems and replacing the lines, and looking at our cost of payback on that. That is just not a good business decision for us. What he made a pitch to do was that we put a modulating valve in there and have CH look at doing that, where we would protect them from having high water pressure which could prevent damage to their infrastructure but give them constant flow in the event of pump failure, in the event of fires, or any kind of emergency in that system that our system could supplement it. Also, that valve could continuously

monitor the flow of water into that system and we could be notified the second water started flowing, we could have one of our meters that would communicate with the water plant. So, if it is a fire, we would know that water was flowing. We could contact the owner and say, hey, water is flowing into your system. We could go ahead and let them know. Jack Krakeel made a great recommendation, as he read through the minutes of those meetings too, let's look at days. He did not say months, because Mr. Davenport brought up the liability of what do you do if they go two or three months and they don't pay their bill. Mr. Krakeel made a recommendation we would look at it on days. Let's face it, if they have a fire in the system, they are probably going to flow water for less than a day. Then we could have something in place to protect them so they could have that flow. If it started going past a certain number of days, we ought to put in some language in there to where we have to contact the owner; he said he does not know what we would do to protect us, but he knows there are many contracts with systems like this. He said he was just making a pitch that we could satisfy them to have constant flow into their system for any emergency, whether it is fire, pump failure, if the well went dry, any of those things. Our responsibility would stop there at that vault that we could ask CH to look at putting in. We could have it set to monitor their systems pressure. When their pressure drops below 68 or 72, whatever Rick's operates at, then it would kick in and would not go over any of the pressure he puts into his system. Then we would just have to draw up a document to protect us from damaging his infrastructure.

Commissioner Brown commented if we have that valve tied into their system, based upon what we know, what their system entails in terms of the standards that it meets, you still could not use that system for fire suppression? We would only be talking about supplying water if water ran out? Mr. Pope stated it would do fire flow; it would just maintain a setting pressure. All the fire department needs is about 20 to 25 psi and then they can boost the pressure with their tankers. So, we would provide them a constant pressure between 68 and 72, if that is his operating pressure in the system, he said he is not 100% sure. Which is the same thing that his well would supply his system, it would just give them more volume; we could maintain the pressure where his well would be maintaining his pressure. The system has no idea whether the water is coming from the well, or is it coming from the county's water system; all it knows is that it is calling for water.

Commissioner Brown asked if we would be in a scenario where we would blow their system out. Mr. Pope replied no. Mr. Rapson said he thinks with any line break it is going to be – if you are pushing water into my system, you are responsible. Mr. Davenport stated that the fact of the matter is, once you introduce county water, you are going to be on the hook whether your contract says so or not. Because you are a public entity and people are going to go to the public entity for relief. That is exactly what is going to happen. He said he can show you contracts ten days out of ten that says we are not responsible, so what are you going to do about it? That is what is going to happen.

Mr. Rapson said if you cut it off at the street and they have no water, they will be up at the County office saying you can provide water and you turned it off. Mr. Davenport said you matched the minimum pressures and the line breaks and the developer points a finger at you, it is your water that caused this, not mine.

Mr. Pope commented with that being said, he made reference to he knew we had connection with Dix Lee On and he was saying why couldn't we do something similar for Newton Plantation. That is how we go to this. When Mr. Davenport went back and did the research; we don't know why we have a connection with Dix Lee On. Mr. Davenport clarified that he is not saying it is not the solution, he is saying he does not believe we have made that decision to make it a solution.

Mr. Rapson said we need the pros and cons of that particular issue, along with the operational, and then the Water Committee can evaluate whether that is an option. Mr. Davenport asked what rate would you charge somebody to connect to your system like that, that is not really part of your system. He asked if there is a rate schedule to cover that type of rate. Mr. Rapson said he would assume they pay the same rate, the residential retail rate. Mr. Davenport said to keep in mind the residential retail rate customers wind up paying for the infrastructure through the cost of their home. That is what happens.

Mr. Pope said traditionally on a connection like this they would pay the wholesale rate and they would also pay a meter and tap fee, and generally they would pay for the vault. Whatever vault was required to meet the standards for their system, they would pay for that too. He said he is not saying we would foot the full bill for the vault either, that would generally be on that system. If that system has a need to where they don't think they have the redundancy and backup they generally pay for that infrastructure.

Mr. Davenport said part of this discussion needs to factor in these different variables and to determine what that end result looks like. He said he thinks what we have right now is a temporary solution, that can be made permanent if the Board of Commissioners decides this is a good permanent solution. Or, there is an alternate solution out there that we have not discussed yet; whatever that may be. The Water Committee makes a recommendation to the Board of Commissioners. When a decision is made to do what is happening at Dix Lee-On, that takes Board of Commissioners authority to do that.

Commissioner Brown commented we already have a contract with them right now because we are billing them for water. Mr. Davenport said it is not really a contract; it is whatever somebody does to open an account. They just filled out the paperwork to open an account and they just have a lot of water flowing through that account. Commissioner Brown commented that is essentially a contractual relationship under the law. Mr Davenport said it is to that extent, but it does not cover the variables and contingencies we need covered in this particular situation. Commissioner Brown said that he agrees, but it could be hard backing out of Dix

Lee-On now because we have been billing them for water for “X” number of years. Mr. Davenport said it might be hard, but it can be done. He said if you look at some of the flows, there was a time they were using us as almost their primary source of water, by the revenue that was generated, 186 customers. Commissioner Brown said it was probably during that drought in the 90’s.

Mr. Rapson commented Dix Lee On’s payback is 36 to 37 years. Mr. Davenport said that is paying for the system, too. Mr. Rapson said that is the recommendation, to replace each of these systems. Mr. Diaz stated from a technical standpoint, yes, you can make the connection safe, you can try and maintain low pressures, you can try and add all the safety features associated to prevent anything catastrophic from happening. But, there is always a question of uncertainty, what if it does happen and who is responsible for it.

Mr. Diaz went on to say from a technical standpoint you can certainly make the connection safe, you can minimize any potential for increased pressure, ideally to be able to provide a volume in case there is any fire suppression that is required. Like anything else, there is always going to be a potential of what if something happens.

Mr. Rapson said there are different slices of this we can do. For instance, if we were to put the meter in, which currently we have at Dix Lee On, he thinks one of the things we would say is tell whoever the relationship was, whether it is the HOA or the owner of the private system; you are going to have to individually meter all those homes to give me the ability to shut those off individually as opposed to I only have one option, which is to shut everybody off. Mr. Davenport said, now you have a different problem to do that; now you need easements throughout that entire subdivision and need to be able to go on their property to do that. Mr. Rapson said he would be very hesitant.

Mr. Davenport said the big difference is the primary source of water. You are not the primary source of water; you are not obligated to provide a backup source. If you do provide a backup source and they don’t pay the bill to the backup source, you can cut that off. The problem is, the backup source evolves into the primary source and that is the problem.

Mr. Rapson agreed; he is the guy that is the private customer and I decide I don’t want to run the system anymore and I go to EPD and say they have a backup source, there is your source and I walk away from my permit. Then we get a letter saying take that meter and turn it on full time. Mr. Pope commented that could happen right now. If that system were having water quality issues, the State could force us to tap into that system. Further discussion pertained to the purchase price.

Commissioner Brown said one thing we need to talk about, whether it is Dix Lee On or Newton Plantation or any of the other ones, we better make sure that you have a line that you are not going to cross and you better know where the line is before you start making any of these decisions, even confirming the Dix Lee On decision. Some

of these are a lot further away from the Water System. Some of them are relatively close and it is a quick tap and very little expense. Some of those, you really have to work to get there and it is going to cost you to get there. There are all kinds of logistical and financial concerns. You better have that line figured out before you start crossing it.

Mr. Pope said what he thinks happened in 2010 was a good thing, he thinks that is what they were working on. Mr. Davenport made his point, what we need is a model, how to address these systems. There was never a model adopted. Somehow Dix Lee On got onto our Water System and there was never a decision properly made. Further discussion pertained to cost of tap fees. Mr. Bergen explained the meter is \$900.00, \$400.00 for the tap fee and if we don't have infrastructure in front of the parcel, there is also a \$3.50 per foot road frontage fee.

Mr. Davenport said that is a real number to think about because anybody that is asked to tap onto our system is going to be paying a minimum of \$1,300.00. Mr. Pope said in the past when he has done these types of agreements with well systems, they have paid for the infrastructure to tie in, the meter box, the vault, whatever we said we wanted. In this instance he would think that our model would include if water flows into that private system he would think we would want to know the second that started happening; so we could inform them. If there is a fire in the system then we would know what was going on. We could still let the system owner know we are flowing water into your system and there is a fire there and we know that is what it is all about.

Commissioner Brown stated most subdivisions that are on our Water System are paying that cost when they are buying the house. It goes through the developer; it is associated with the cost of purchasing the home. Mr. Rapson commented on the infrastructure being at our standard. Mr. Davenport said in the Dix Lee On example tap fees paid would have been about \$250,000.00 just to tap into our water source that does not include any infrastructure that is just meters. That is \$250,000.00 of revenue that would have gone to the Water System that would have paid for the meters and some infrastructure that has been developed.

Mr. Pope said you also have what is called a CCR fee, which is a Capital Cost Recovery fee. For the capital dollars it cost to maintain their infrastructure or the infrastructure to reach them. He stated it is probably time to look at some of our fees. Commissioner Brown commented we need to figure out where we need to go with Dix Lee On because we already have a connection, but also, we need to figure out how far we are willing to go down the field on some of these other ones; and where is that line, if we are even going to create that line, where is it and where do we stop on these projects.

Mr. Davenport suggested the Water Committee weigh in on Dix Lee On with a recommendation to the Board of Commissioners, because it is a fact, it is out there right now. Water Committee should weigh in with we believe this is a good

arrangement or we believe the arrangement should not be this or that, or some hybrid approach. That recommendation would go to the Board of Commissioners who would see all this information and decide how to handle it. Dix Lee On did not come to us and say we have a problem. We are coming to Dix Lee On to say we don't understand why this meter is there and we need to figure out if this is our right solution. What we decide there, is going to drive the rest of what we do. The next Water Committee meeting is September 27, he thinks we probably have enough information to come back on the 27th look at the numbers, and make a recommendation to the Board of Commissioners for their 2nd meeting in October.

Commissioner Brown suggested figuring out who is paying for what in terms of that connection and what those associated costs were. Mr. Bergen commented there is a 2" meter installed with a backflow. Further discussion pertained to gathering all the information and evaluating what is at Dix Lee On, what we really need there, the model we want to follow, what we do if the system is half a mile away, what is the standard for making a decision to serve or not to serve a system.

Commissioner Steve Brown made a motion to table this item for further discussion until the next meeting on September 27; and for the County Attorney and the Staff to lay out some of the items with specific focus on the Dix Lee On subdivision. Steve Rapson seconded. The motion passed unanimously.

PUBLIC COMMENT

Mr. William Andrews questioned what is more important; human lives or the cost of rebuilding the system? He said that is one of his concerns. His second is water pressure, it is not steady. When he checks his pressure, daily and weekly, it is about 25 psi. If his wife decides to take a shower and he takes a shower the pressure goes drip, drip, very low. He then spoke about the fire services for Newton Plantation subdivision. If there is a fire, the fire truck goes and hooks up to the dummy hydrant, there is no pressure, no water. Who is responsible for that; the owner or the county? That is a concern of his. He personally does not mind paying extra to update the system so when he goes to sleep at night he feels comfortable that he has water there. Right now, there isn't any. He said he spoke with the owner, Mr. Jeffares; he attended a meeting at the church about five months ago. He raised the issue with him and he said when he got back to his office he would check into that. Mr. Andrews said he has not heard from him. He said he called Mr. Jeffares two weeks ago and Mr. Jeffares said he has met the requirements of the government, 20 psi minimum. Mr. Andrew said fine, but it is not adequate, if you are in the subdivision at 6:30 or 7:00 in the morning taking a shower to go to work that pressure is not high enough. It is a safety concern and he thinks human lives are more important than a few dollars. He said he would hope, maybe the Commission would look into that situation and make some recommendations.

Commissioner Brown suggested he come to the meeting on the 27th. The motion we made was we are taking what we have, and what he has and breaking this down a

little further to discuss how we approach some of these. Mr. Pope commented the answer is not no, we are going to research and figure out how to address it.

Commissioner Rousseau responded to the main question of whose responsibility it is; it is your system owner right now, currently. Mr. Pope commented that any time the system goes to 20 psi that is his responsibility. Mr. Andrews said everybody in the subdivision complains about it. Mr. Pope said Mr. Andrews needs to make that known to the State. He said he knows Mr. Andrews has contacted the State.

Ms. Yvonne Smith commented that EPD let Mr. Jeffares know that the 20 is fine. She said they know that it isn't. If Mr. Jeffares says if we go above that it will blow out the pipe, then EPD tells him he is in compliance. No one holds him to that because EPD says that it is okay. The other thing is people have to have training to use chemicals. She said she asked for that as well from EPD. If the person putting the chemicals in the water, do they have training. One of the residents is saying Mr. Jeffares lets him have free water to do this. So, EPD and Mr. Jeffares, somebody needs to step up to the plate because he is running for Lieutenant Governor. She said she said to him "I don't think so". They need someone else in here, because EPD is not correct, but Mr. Jeffares is going by what EPD says. This bothers her because her house is the one that burned down in 2007. The fire department thought the hydrant was working and it was not. They found that out just this year, in February. The Fire Department said that to her. She said they need somebody to take care of what is going on, go to the owner. She said they know EPD and of course Mr. Jeffares is a Senator. She said Mr. Campbell from EPD came out and tested their water, and saw the issues there. But, they all know when he gets back to his office, there is no write up about it; he has filed a lot of complaints. She said she has asked for those corrections. She asked what they do from that. What do they do now from now to the time you get this together because the pressure is low? Because EPD tells him that he is not going to do any more than what EPD says. Everybody here understands that. She said you are sitting here talking about this today, what happens if her house caught on fire yesterday. What happens if it catches fire for someone in the community because it did happen? Who is who, EPD is not here, they said he is in compliance. She said she has the whole list of what EPD required and none of those things have taken place. She said she called the agent as well. We have to remember he is a Senator and running for Lieutenant Governor, so who is going to hold him to this? EPD? No. Because the young man who came with Mr. Campbell who said we have all these issues here. We don't have four wells, there are only three. Half the time the doors are open, he saw that when he came by to check it. Anybody can go in there and put anything in there that they want. She said they need someone to step up to the plate, not next year, come and stand behind them or with them and say okay I know you are going to get this done, but you don't know when, but in the meantime she got locked out of her house day before yesterday. She said she was scared to death because she had something on the stove; her house might catch fire. It is not easy, sleeping at night, knowing you have all this fancy system in your home, but what good would it do when there is no water. She said she knows about the tankers and all that, but she found ten fire

trucks lined up in front of her house and her house still burned down when it shouldn't have. She said they need someone to understand where they are coming from. EPD says exactly what Mr. Jeffares wants to hear. It is in line, 20 is fine, they know it is not. She said she had the young man come out in the morning time about 6:00 to test the water. It barely was. She called for them. He lets me know what he can and cannot do; when he gets back to the office it is not done. Who do you think is accountable for that? EPD? That is who he works for. While you are sitting here trying to put this together, in the meantime, what do they do? Who do they hold accountable.

Commissioner Brown commented the situation is, the State is the governing body on her water system right now. Ms. Smith said she thinks someone from the Commissioners or somebody, needs to get with EPD to say okay there have been numerous letters sent to you guys, numerous calls and everything. Ms. Smith said she has everything; she has a whole page of what EPD requires when you get a permit. Commissioner Rousseau asked her to share it with him. Commissioner Brown said the thing that you need to be mindful of is that you have a system that as some of these folks have adequately stated was built to the minimum state standard, which is not our standard. The biggest fear that he has is if we connect something to your system, and then you have the fire, and then the fire engines start drawing the water and things start to happen and we start blowing things out of your system because it can't handle that, then we have created a master catastrophe instead of just a catastrophe.

Ms. Smith said she understands that. Commissioner Brown said that is what we are juggling right now; we are just trying to figure out how you get from this point to that point on that tight rope. We are trying to figure out where the tight rope is.

IV. WATER TREATMENT PLANT UPDATE.

Mr. Pope reported with the recent storms there was damage to the Starr's Mill property. We are going to move forward in removing the tree from the Starr's Mill pump station and get the pump station repaired. We lost power at the South Fayette Water Treatment Facility for almost 24 hours, which took that plant off line. Because of low demand we did not face any issues with meeting demand in the system with the Crosstown Water Treatment Facility. Currently, we are inspecting all properties owned by the Water System to see if there is any damage. He said he does not have that report as of today, but we were asked to do that yesterday. He said he would get that information out, and by the next meeting make provisions to take care of whatever damages we did have. The most serious was the tree that fell on the Starr's Mill pump station. He said he would have a full report by the next meeting.

Mr. Ray explained the tree hit the transformer. We have not touched it yet, until we can get EMC out there to be sure there is no power in that box. Mr. Rapson commented they took out several trees during the cleanup, but left the healthy trees.

This was a healthy tree that hit the building. That pump house is not in use, it has a concrete floor and has a sump pump, so the water damage is minimal.

Michael Diaz reported on the Crosstown project, he said they had a final walk through with Lakeshore to look at the remaining punch list items. They are scheduled to come back on site next week to tackle those items. We are also expecting ICS, Filter Magic to do one final mobilization, now that all the valves have been repaired, everything has been adjusted, and they will go back and do the final tweaks. He said fortunately nothing significant happened at Crosstown. They went through the storm event with no issues. All systems seem to be operational.

Mr. Ray commented the generator worked well. It was nice to have the new generators. Mr. Pope said the staff runs them every Tuesday. Mr. Diaz said that is one of the benefits of going through construction because it puts certain constraints on the plant manager and the staff to accommodate some of these shut downs and startups. They have to make sure that all the equipment is fully operational. One thing they uncovered was the generator needed a little TLC a couple of years ago.

Mr. Pope reported we had a surprise visit from EPD last Wednesday. We have not received information from them on how that visit went yet.

V. WATER TANK MAINTENANCE PROJECT.

Michael Diaz reported they have completed their package for bid. They have a few things to discuss with Purchasing on the bid form and the bid date. Otherwise, the thought is they are ready to get this project out on the street and hopefully start getting the contractors and painters to start doing work on the tanks.

Commissioner Brown asked about the cost of the project. Mr. Pope commented we have a budget of about \$300,000.00. Tank maintenance is reoccurring; once we get these tanks caught up we will probably get the tanks on a rotation basis every year so we don't have to do all of them at one time.

Mr. Diaz explained they are trying to manage so they don't have to completely paint the whole tank when it is not needed. Mr. Pope commented there are some operational issues on how we have to take them off line. There are certain times of the year we can't do some of the tanks. We will have to do some of them during the off season. He went on to say there have been some scheduling discussions about that.

VI. ENVIRONMENTAL MANAGEMENT WATER BILL INSERT REQUEST.

Vanessa Birrell explained this insert is part of their requirement for public outreach and education; one of their best management practices for their NPDES permit for their municipal sewer and stormwater system (MS4). She said this one of their education efforts.

Steve Rapson made a motion to approve the water bill insert requested by Environmental Management. Chip Conner seconded. The motion passed unanimously.

VII. PUBLIC COMMENT.

Mr. William Andrews and Ms. Yvonne Smith both spoke about the water service and fire service in Newton Plantation while that agenda item was being discussed.

Commissioner Steve Brown reported on the Water Guardians clean up at Lake Horton. He said this was the last one for the year; it was at Lake Horton. It was the least amount of trash they pulled out of the big reservoirs, McIntosh and Horton. Hopefully things are trending, but after the big storm God only knows what is going to wash down. It was a great crowd and a lot of people still wanted to keep going, but they decided just to do it during the warm months and pick it back up in March. It was a very successful program. He said he is going to try to put the Water Guardians on one of the agendas at the Board meeting and recognize some of the volunteers who help administrate the program, and the sponsor. He added there was a good write up in the Peachtree City Magazine. He expressed appreciation for Carrie Gibby, Tameca White and Leah Williamson for their assistance for the Water Guardian events.

Mr. Diaz commented he is right about taking a break for the winter because only a few people show up and then you burn them out. You have to take care of the volunteers.

Commissioner Brown said he appreciates all the support they get from staff; it has been a great program, a great year and year two is in the books. He added they started a new thing this year called trashcot. They found out last year that they pulled some very interesting things out of the water, then they decided to try to do some sort of artwork out of all of these interesting things. They take one or two interesting objects and glue them all together and call it their trashcot. Some people have a mascot, they have a trashcot. He commented they will bring that to the meeting.

Commissioner Rousseau expressed his thanks to the Water Committee for taking a very sensitive issue that had a lot of moving parts to it and giving the reassurance to this particular committee that showed up this morning this is not a dead issue. It is a complicated issue. They are obviously very very concerned about their level of safety. He said he does not think we can minimize when we look at a report and say that you can feel safe even though we are talking about if we disturb it we have to do some abatement. That is flowing through the water; you are not going to alleviate fears like that. He said he appreciates this body taking this deliberation further, Mr. Davenport's admonishment that there are a lot of moving parts, legal implications. He said he is waiting and anxious for the recommendation, and his colleague that sits on this Board as their appointment to bring to the Body for them

to make some long term decisions about the quality of life and water is an essential piece of that. He thanked everyone for giving hope that it is not a dead issue.

EXECUTIVE SESSION:

Steve Rapson made a motion to adjourn to Executive Session for one item of land acquisition. Lee Pope seconded and the Committee adjourned to Executive Session.

Commissioner Brown made a motion to adjourn Executive Session. Steve Rapson seconded and the Committee adjourned back to regular session.

Commissioner Brown made a motion to adjourn the Water Committee meeting. Steve Rapson seconded and the committee adjourned.

There being no further business, Chairman Pete Frisina adjourned the meeting at 9:30 A.M.

Peter A. Frisina

The foregoing minutes were approved at the regular Water Committee meeting on the 27th day of September, 2017.

Lisa Speegle