



Water Committee Agenda  
October 29, 2025  
8:30 A.M.

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Note: This meeting will take place in the Administrative Conference Room located at 140 Stonewall Avenue, Suite 100, Fayetteville, Georgia 30214.

Call to Order  
Acceptance of Agenda

1. Approval of the August 13, 2025 Water Committee Meeting Minutes
2. Approval of the 2026 Water Committee Meeting Schedule
3. System Updates
4. Director's Report
  - a. Cross Connection
  - b. Expiring Water Committee Terms
  - c. Starr's Mill Environmental Education Center
5. Public Comment
6. Committee's Comments

Adjournment



## Water Committee Minutes

August 13, 2025

8:30 A.M.

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Committee Members Present: Bryan Keller, Chair; Environmental Management Director  
Jeff Hill, Vice-Chair; Chief of Fire & Emergency Services  
Steve Rapson, County Administrator  
Vanessa Tigert, Water System Director  
Bill Holland, Citizen Representative  
Jim Poff, Citizen Representative

Absent: William Yarde, Citizen Representative

Committee Non-Voting Members: Dennis Davenport, County Attorney  
Aaron Capelouto, Arcadis

Staff Present: Jason Tinsley, Assistant County Administrator  
Susan Lee, Water Production & Operations Manager  
Ben Martin, Plant Maintenance Manager  
Russell Ray, Facilities & Projects Specialist  
Carrie Gibby, Business Operations Manager  
Anita Godbee, Parks & Recreation Director  
Lindsey Choisnet, Engineering Technician

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### Call to Order

The meeting was called to order by Chair Bryan Keller at 8:30 A.M.

### Acceptance of Agenda

Vanessa Tigert moved to accept the agenda as written. Jim Poff seconded the motion. The motion passed unanimously.

1. Approval of the June 11, 2025 Water Committee Meeting Minutes  
Jeff Hill moved to approve the minutes from the June 11, 2025 meeting. Vanessa Tigert seconded. The motion passed unanimously.
2. Dragon Boat Academy  
Anita Godbee introduced Jessica Walker and Timothy Mills with the Peach State Dragon Boat Academy. Historically, they have been involved with the Dragon Boat

Festival and are now seeking to establish their own association. They requested approval to use Lake Kedron for their activities. Lake McIntosh was initially considered; however, it was determined that scheduling conflicts were more likely due to other associations that also use the lake.

The Recreation Commission reviewed the proposal, expressed support, and recommended it be presented to the Water Committee. The Academy is a 501(c)(3) non-profit organization offering inclusive paddling programs and competitive opportunities for adults, including seniors, corporate team-building groups, cancer survivors, and para-athletes.

Steve Rapson stated that the program has merit, and the presentation was well done but emphasized the need for a stakeholder committee to review the proposal. He noted that numerous logistical and procedural questions must be addressed, and Peachtree City should be included to ensure alignment. A meeting will be scheduled with stakeholders to address these questions and gather additional information.

3. Greater Atlanta Air Show

Ms. Godbee announced the return of the Greater Atlanta Air Show to Lake McIntosh Park. Due to the configuration of the performance area, the park will need to be closed and monitored by law enforcement during all practice and performance periods. Signage will be placed at the park entrance at least one week in advance to notify patrons of the closure.

**Mr. Rapson moved to make a recommendation to the Board of Commissioners to close Lake McIntosh Park from October 9 - 12, 2025 for the Greater Atlanta Air Show. Jeff Hill seconded. The motion passed unanimously.**

4. System Updates

*Business Operations*

Carrie Gibby presented the Enhanced Monitoring Fee flyer distributed to customers in June. The \$2 monthly fee, effective July 1, covers several services. Ms. Gibby noted that customers already enrolled in leak protection will see no net increase in their bill; the Leak Protection Program fee dropped from \$3 to \$1, offsetting the new \$2 fee.

The \$2 Enhanced Monitoring Fee covers:

- Operation and maintenance of the Advanced Monitoring Infrastructure (AMI) system.
- Access to the EyeOnWater customer portal for usage monitoring and alerts.
- Enhanced monitoring services provided by a dedicated Water System team, which reviews accounts daily for abnormal usage and proactively contacts customers.

In response to a question from Mr. Poff, Ms. Gibby explained that customers not enrolled in the leak protection program are ineligible for leak-related credits, while those enrolled can receive up to \$1,000 in credits per year if program requirements are met. The enhanced monitoring service sets usage thresholds to trigger alerts, such as immediate customer notification for usage exceeding 250 gallons per hour.

#### *Plant Operations*

Russell Ray reported on ongoing Arcadis-led projects, including a chemical system upgrade for improved safety. A Request for Proposal (RFP) will soon be issued, with phased implementation at both plants over three years.

Susan Lee provided an update on the Triennial Sanitary Survey conducted July 1 - 2 by the Georgia Environmental Protection Division (EPD). The survey evaluates the Water System's ability to consistently deliver safe drinking water and comply with state regulations. No major deficiencies were found; minor items identified were already known and either budgeted for this year or previously proposed but not funded.

Mr. Rapson remarked that EPD often brings trainees to observe inspections of well-performing systems and noted that one inspector brought a colleague to the South Fayette plant for training due to its exemplary operations.

#### 5. Director's Report

Ms. Tigert presented the AML project closeout report. Key accomplishments included:

- Project completion two months ahead of schedule.
- Calendar year 2024 water sales exceeding 2023 sales by 11.18% despite only 70% of meter replacements completed.
- 1.4 million gallons of water saved between June 5 - 12 through proactive monitoring.
- 1,656 accounts registered for EyeOnWater, with 612 new users in June alone.
- 99.95% endpoint communication health as of June 25.

#### 6. Public Comment

No public comment.

#### 7. Committee's Comments

Bryan Keller reported that the County closed on the Starrs Mill property and is moving forward with RFPs for tree removal and interior building cleanup. Arcadis has been selected to develop a conceptual design and master plan. Mr. Keller expressed hope that one of next year's meetings could be held at this site.

Adjournment

Vanessa Tigert moved to adjourn the August 13, 2025 Water Committee meeting. Bill Holland seconded. The motion passed unanimously. The August 13, 2025 Water Committee meeting adjourned at 9:26 A.M.

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Bryan D. Keller, Chairman

The foregoing minutes were approved at the regular Water Committee meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Lindsey Choynet, Water Committee Clerk



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## Water Committee

### APPROVED 2026 MEETING SCHEDULE

Below are the approved dates and times for the 2026 Water Committee meetings. Regular meetings are typically held on the **second Wednesday of each month at 8:30 am.**

Meetings will take place in the Administrative Conference Room located at: 140 Stonewall Avenue, Suite 100, Fayetteville, Georgia 30214.

If a meeting date or location changes, a Public Notice will be issued no less than two weeks prior to the meeting date.

Meeting Date	Time
Wednesday, January 14	8:30 a.m.
Wednesday, February 11	8:30 a.m.
Wednesday, March 11	8:30 a.m.
Wednesday, April 8	8:30 a.m.
Wednesday, May 13	8:30 a.m.
Wednesday, June 10	8:30 a.m.
Wednesday, July 8	8:30 a.m.
Wednesday, August 12	8:30 a.m.
Wednesday, September 9	8:30 a.m.
Wednesday, October 14	8:30 a.m.
Wednesday, November 18	8:30 a.m.
Wednesday, December 9	8:30 a.m.

## **Production and Operations Team – Inclusive of Operations, Laboratory & Compliance, Safety & Training, and Maintenance**

### **Major Initiatives Report – Fiscal Year 2025**

#### **Introduction**

During Fiscal Year 2025, the Production and Operations Team advanced a comprehensive set of operational, safety, laboratory, and infrastructure initiatives designed to strengthen the reliability of our drinking water system, safeguard employee wellbeing, and enhance transparency with the community. These initiatives demonstrate the department's commitment to sustainable service delivery, regulatory compliance, and continuous improvement across both the South Fayette and Crosstown Water Treatment Plants.

#### **Fiscal Year 2025 Initiatives**

##### **Comprehensive Chlorine Safety Program**

The Team implemented an updated chlorine safety framework to improve chemical handling and emergency preparedness. Enhancements included new training modules, revised cylinder change-out procedures, and improved signage to reduce valve-over force incidents. These updates align operations with current safety and regulatory standards while strengthening overall compliance.

##### **SOP Overhaul and Standardization**

In April 2025, the Team completed a full review and revision of all Standard Operating Procedures (SOPs). Operator input was incorporated to ensure consistency across key processes such as filter backwash, variable frequency drive (VFD) resets, and laboratory operations. The standardized procedures reduced process errors, improved consistency, and streamlined onboarding for new staff.

##### **Electrical and SCADA System Upgrades**

Through partnerships with Arcadis and MR Systems, the Team modernized control systems at the South Fayette Plant. Upgrades included PLC battery replacements, electrical panel reprogramming, and network standardization, ensuring reliable data communication and reduced downtime.

##### **Laboratory and Regulatory Compliance Initiatives**

The Water Quality Laboratory continued to support the department's compliance with the Safe Drinking Water Act (SDWA) and other federal and state standards through extensive sampling, analysis, and workforce development.

Unregulated Contaminant Monitoring Rule (UCMR) sampling was successfully completed during FY2025, fulfilling the five-year federal requirement.

Ongoing SDWA compliance included collection and analysis of 1,162 Bacteriological (BT) samples, 36 THM-HAA, 96 chlorite, 12 fluoride, 48 Total Organic Carbon (TOC), and 64 Water Quality Parameter (WQP) samples. These activities produced 3,670 in-house analytical data results demonstrating compliance with SDWA regulations.

In May 2024, the laboratory received official notice of an upgrade to 90 monthly BTs due to population growth, effective June 2024. The new requirement increased total data points and was implemented seamlessly into the monitoring program.

The laboratory also achieved several staff development and process improvement goals: Operators were cross trained to expand analytical and field capabilities. Two student interns were trained through hands-on laboratory and sampling instruction. An in-house sampling workshop was hosted for Field Operations staff, granting 1 CE credit to all attendees. Digital delivery of the Consumer Confidence Report (CCR) was realized for the first time, improving accessibility, reducing costs, and supporting sustainability goals.

#### **Infrastructure and Equipment Improvements**

A series of infrastructure and safety upgrades were completed to improve reliability and operator protection. Projects included installation of new phosphate and hypochlorite pumps, a chlorine emergency kit, arc flash suits, and strainers for high-service pumps. Routine maintenance and environmental management efforts ensured continued safe and compliant operations.

#### **GAWP Gold Awards**

Both treatment plants earned Georgia Association of Water Professionals (GAWP) Gold Awards for operational excellence. Participation in the Top Ops competition and leadership development initiatives underscored the department's dedication to professional growth and continuous improvement.

#### **Chemical Feed System Improvements**

Crews performed a comprehensive inspection and labeling project for all chemical feed lines at both treatment plants. This work eliminated outdated connections, verified system integrity, and enhanced chemical safety and reliability.

#### **SCBA and Emergency Equipment Modernization**

Safety readiness was enhanced through new self-contained breathing apparatus (SCBA) masks, hydro-tested cylinders, and updated eyewash and chlorine alarm systems. Standardized first-aid and safety stations ensured compliance with OSHA and NFPA standards.

#### **SOP Development and Operator Training Expansion**

Several new SOPs were developed for critical chemical and emergency operations. A new training calendar was introduced to track operator certification and continuing education



progress. These actions improved operational readiness and compliance with inspection and audit standards.

#### **Infrastructure and Maintenance Coordination**

The department coordinated significant maintenance and rehabilitation efforts, including reservoir repairs, filter and valve rehabilitation, and electrical system upgrades. Preventive maintenance reduced unplanned outages and extended the useful life of key assets.

#### **Community and Agency Partnerships**

Through collaboration with the Henry County Water Authority and local schools, the department hosted educational plant tours and community outreach events. Participation in EPA meetings and local media engagement improved transparency and strengthened public trust in water quality stewardship.

#### **Crosstown Plant Highlights**

The Crosstown Water Treatment Plant made steady progress on key capital projects. The SCADA modernization project advanced toward completion, a generator upgrade grant was secured, and design began for chemical system renovations. Additional upgrades—including ventilation improvements at the 4-MG pump house, Raw Pump #4 refurbishment, and Rapid Mix gearbox replacement—improved plant reliability, energy efficiency, and operational safety.

#### **Conclusion**

Over the past fiscal year, the Production and Operations Team has advanced the System mission through strategic investments in people, process, and infrastructure. Laboratory modernization, regulatory compliance achievements, staff development, and operational improvements all reflect a shared goal: delivering safe, high-quality water while ensuring the sustainability and integrity of our systems. As the Fayette County Water System moves into Fiscal Year 2026, it remains committed to transparency, innovation, and operational excellence in serving the community and protecting public health.

# TOP 25 CUSTOMERS

## SEPTEMBER 2025



AGE OF METER	CUSTOMER NAME	SERVICES OR LOCATION	TOTAL USAGE (GAL)	TOTAL REVENUE	PREVIOUS YEAR MONTHLY REVENUE	REVENUE CHANGE % *
05.01.2024	CITY OF FAYETTEVILLE (WHOLESALE)	5 SERVICES	23,043,435	\$72,836.82	\$58,023.04	26%
04.25.2025	US SOCCER FIELDS	302 LEES MILL RD	5,610,220	\$48,613.80		
07.30.2024	QUALITY TECHNOLOGY SERVICES	167 TYRONE RD	5,335,189	\$30,859.46	\$3,274.31	842%
	TOWN OF TRILITH	407 SERVICES	4,463,128	\$28,002.25	\$31,724.48	-12%
	FAYETTE COUNTY BOE	35 SERVICES	4,258,402	\$15,785.14	\$26,570.09	-41%
07.18.2024	UNIVERSAL ENVIRONMENTAL SERVICES	3 SERVICES	3,601,521	\$11,708.94	\$11,976.65	-2%
01.07.2024	PIEDMONT HEALTHCARE	4 SERVICES	3,460,018	\$11,506.43	\$8,813.37	31%
02.14.2024	HOSHIZAKI AMERICA	618 S HWY 74	2,092,050	\$6,803.52	\$7,350.81	-7%
	FAYETTE COUNTY BOC	25 SERVICES	2,041,832	\$7,779.95	\$4,452.16	75%
04.27.2024	FAYETTE PAVILION	5 SERVICES	2,041,575	\$6,753.37	\$8,620.44	-22%
02.28.2024	CAMDEN APARTMENTS	3 SERVICES	1,454,861	\$4,949.87	\$5,602.30	-12%
06.17.2024	BALMORAL VILLAGE	450 S PEACHTREE PKW	1,386,195	\$4,523.61	\$4,637.81	-2%
04.22.2024	MARNELLE MHP	1512 W HWY 54	1,295,660	\$4,225.41	\$4,483.00	-6%
04.24.2024	SHILOH MHP	100 SHILOH DR	1,179,810	\$3,851.22	\$3,712.91	4%
02.22.2024	REATREAT AT PEACHTREE CITY	1600 BARBERRY LN	1,104,010	\$3,658.35	\$4,287.97	-15%
02.26.2024	ABERDEEN WOODS CONFERENCE CENTER	201 ABERDEEN PKWY	1,103,870	\$3,611.70	\$4,230.18	-15%
06.10.2024	PEACHTREE LODGING ASSOCIATES	2443 W HWY 54	998,770	\$3,318.43	\$3,101.34	7%
08.26.2024	FAIRBURN READY-MIX	4 SERVICES	910,174	\$3,020.71	\$2,098.23	44%
01.10.2024	RINNAI CORPORATION	103 INTERNATIONAL DR	813,514	\$2,708.44	\$1,812.68	49%
12.02.2023	WAYNE DAVIS CONCRETE	156 ROCKWOOD RD	772,789	\$2,530.76	\$4,456.19	-43%
03.21.2024	RETREAT AT KEDRON VILLAGE	100 HYACINTH LN	752,354	\$3,046.45	\$3,724.56	-18%
01.05.2024	SIGVARIS INC	1119 S HWY 74	690,775	\$2,254.22	\$2,316.53	-3%
08.21.2024	SITE ONE LANDSCAPING	158 ROCKWOOD RD	609,691	\$1,986.63	\$1,768.23	12%
10.20.2024	SILON, LLC	101 SIERRA DR	565,673	\$1,916.90	\$2,486.58	-23%
04.09.2024	THE GREENS AT PEACHTREE CITY	1000 STEVENS ENTRY	513,800	\$1,700.00	\$1,825.75	-7%
GRAND TOTAL:			70,099,316	\$287,952.38	\$211,349.61	36%

**TWO OPEN POSITIONS ON THE FAYETTE COUNTY  
WATER COMMITTEE**

The **Fayette County Water Committee** is an advisory body to the Fayette County Board of Commissioners. The Water Committee discusses and makes recommendations on general Water System topics such as system improvements, bid openings, and water quality and availability concerns as directed by the Board of Commissioners.

The Water Committee holds regularly scheduled meetings on the second Wednesday of each month beginning at 8:30 a.m. 140 Stonewall Avenue West, Suite 100, Fayetteville, Georgia.

The Fayette County Board of Commissioners would like to notify interested Fayette County citizens that TWO citizen positions on the Water Committee are available for appointments for a term **beginning January 1, 2026 and expiring December 31, 2029.**

This is a nonpaid position.

The Fayette County Board of Commissioners will be accepting applications with resumes for this position. Applications can be obtained by visiting [www.fayettecountyga.gov](http://www.fayettecountyga.gov) or by contacting Tameca Smith at [tsmith@fayettecountyga.gov](mailto:tsmith@fayettecountyga.gov). All applications must be returned to Tameca P. Smith, County Clerk via email or at 140 Stonewall Avenue West, Suite 100, Fayetteville, Georgia **by 5:00 p.m. on Friday, November 7, 2025.**

Contact: Tameca P. Smith, County Clerk  
Office: (770) 305-5103