



Water Committee Agenda
September 9, 2026
8:30 A.M.

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 12, 2026 Water Committee Meeting Minutes
2. System Updates
3. Director's Report
4. Public Comment
5. Committee's Comments

Adjournment



Water Committee Action Agenda
August 12, 2026
8:30 A.M.

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

Absent: Vacant, Citizen Representative

Committee Non-Voting Members: Patrick Stough, County Attorney's Office
Tom Powell, Arcadis
Michael Diaz, Arcadis

Staff Present: Susan Lee, Water Production & Operations Manager
Lindsey Poff, Engineering Technician
Ben Martin, Field Operations Manager
Carrie Gibby, Business Operations Manager
Drew Meacham, Water System Assistant Director
Amber Barfield, AML Customer Response Manager

Call To Order

The meeting was called to order by Chairman Bryan Keller at 8:29 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 Minutes from the June 10, 2026 meeting
Vanessa Tigert moved to approve the minutes from the June 10, 2026 meeting. Jim Poff seconded the motion. The motion passed unanimously.
2. Greater Atlanta Air Show
Jeff Hill presented the Greater Atlanta Air Show special event application on behalf of the Parks and Recreation Board. The request remains consistent with previous years: Lake

McIntosh will need to be closed from October 29, 2026 to November 1, 2026 due to the safety flight box. The Blue Angels will return for this year's show. Signs will be posted to Lake McIntosh at least one week prior to the closure, and water plant access will not be affected. Chief Hill requested a vote from the Water Committee recommending the Board of Commissioners close Lake McIntosh. He confirmed the lake will be closed during the weekend of the event, including practice days, and will not be used for parking. Patrol presence will ensure security.

Susan Lee noted that operators experienced blocked plant access last year while transporting samples. Chief Hill stated he would coordinate with the Peachtree City Police Department to ensure operators can move freely for sampling and operational needs.

Vanessa Tigert made the motion to recommend the Board of Commissioners to close Lake McIntosh from October 29, 2026 to November 1, 2026. William Yarde seconded the motion. The motion passed unanimously.

3. System Updates

Amber Barfield introduced herself and provided updates on the top 10 customers. The list has been redesigned: previously based on revenue, it is now based on total permitted production. The Water System's permitted production is 22.8 million gallons per day, approximately 684 million gallons per month. The top 10 customers account for about 12% of total production. QTS uses less than one percent. Ms. Tigert shared that Universal Environmental Services has inquired about expanding production and may become a top-five customer. Mr. Keller requested a graph comparing residential and non-residential usage for the next Water Committee meeting.

Ms. Barfield reported estimated water and monetary savings through AMI leak notifications—8.7 million gallons and about \$29,000 saved in July.

Carrie Gibby presented an overview of VueWorks, the Water System's new asset management software. The implementation phase is underway. VueWorks tracks maintenance on system assets, which fulfills requirements of the surface water withdrawal permit. She stated the Water System is working toward two-way integration with Tyler, reducing the need for customer service representatives to manage two systems. Staff are being trained on VueWorks, and technicians are using iPads instead of paper work orders. Daily updates provide improved work-order visibility.

Susan Lee gave plant updates. Phase one of lagoon dredging at the Crosstown Plant was finished last fiscal year; funding for phase two is in place, and bidding is forthcoming. The chemical upgrade project opened for bids today. The Coweta County connection has been established for several months. Ms. Lee stated the Water System is still working on better communication with them. The RTU has been set, and they are waiting for the integrator. She explained that the altitude valve at Ellis Road Tank is leaking badly. They will attempt to repair it internally before seeking to buy a new one.

Ms. Lee stated that a new after-hours call process has been implemented for operators at

the plant, and it is working very well. She claimed that it has significantly pared down the numbers of calls that operators take when having to operate the plants. Ms. Gibby said they adjusted the setting on the after-hours line to be more specific about emergency vs non-emergency calls. She explains that when there are main breaks, operators get a lot of customer calls that come through after hours wanting to talk to someone. Now, one of the first options on the call is about water outages, which can be updated by office staff or after-hours staff, so they're not inundated by those calls. Ms. Tigert explained that operators are answering these calls while having to complete their normal assigned duties relating to operating the plants, which is added stress. Ms. Gibby explained that they have had to train operators to understand the point where they are unable to help customers outside of regular hours and not to contact after-hours technicians, unless it is an emergency. This is in efforts to prevent burnout, which has been a problem in the past.

Ms. Lee reported that the average daily production for the past three months was 15.2 million gallons. A comparison graph will be prepared for the next meeting.

Ms. Lee reported on the Crosstown generator project. Contractors struck the plant's main power line early in construction but repaired it promptly. A temporary generator was used during the repair, though it experienced minor fuel-line issues. Generator pads are ready, and permanent units will arrive in October.

Ben Martin introduced himself and provided updates on Field Operations. Turnover has slowed over the past six months, and internal promotions have contributed to stability. Open positions for Field Technician III and II will be posted soon. Field Ops continues to rely on contractor assistance for main breaks and development work; although costly, this support allows staff to focus on operational needs. Certification training is being prioritized, including CDL training. Mr. Martin emphasized efforts toward retention, staff development, and long-term growth.

Ms. Lee gave an update on licensing. State protocols have recently changed, and she explains the importance of having a mentor to guide staff through the process. Ms. Lee shared that Christina Jones, Safety and Training Coordinator, has been instrumental in assisting the staff in the lab and at Field Ops. The Water System has added 19 new licenses since Ms. Jones started and are projected to be at a total of 25 new licenses by the end of the year. Ms. Lee emphasized how important this was in elevating the Water System's credentials and professionalism. Ms. Jones has also recently earned her Class I Operator License and has been acting as lead for the plants in the absence of the Water Treatment Plant Managers. Ms. Tigert stated that Ms. Jones organizes study sessions and provides valuable support to new technicians, especially those entering the field directly out of high school who may not be familiar with the required testing materials. She noted that the licensing exams are challenging, and although staff are given multiple opportunities to pass, investing in training is a major step toward improving the Water System's culture. Ms. Lee added that individuals new to the field often struggle without mentorship, and pass rates are typically lower for first-time test takers. However, over the past year, the Water System has seen strong success, with only two employees needing to retake exams. Ms. Lee confirmed that staff are being set up in City Broker, the new tracking system for certification points, noting that the system is complicated but required,

and that Ms. Jones has been instrumental in assisting staff with this process.

Tom Powell reported that bids for the Crosstown Plant chemical system improvements are being received today. The Crosstown sludge thickener technical memo has been accepted, and design will proceed under a task order. Alum system improvements are underway at both plants, with control panel testing coming soon. A recent graphics workshop ensured SCADA presentation alignment with Water System goals. The SCADA improvements task order draft has been submitted. The goal is to finalize the design for bidding by the end of Q1 2027 to support FY 2028 capital planning. The Trilith Booster Station remains on equipment hold; Ms. Tigert reported a tentative December restart.

4. Director's Report

Ms. Tigert introduced Drew Meacham, who summarized his background, beginning with Assistant County Engineer in Transportation, followed by roles as Public Works Director and City Engineer for the City of Alexander City. Through his work on capital planning and utility projects, he was introduced to utilities and is pleased to now be part of the Water System team. Mr. Rapson commented that Water System leadership has been actively shifting the organizational culture, emphasizing that positive working relationships with staff and residents are essential to long-term success. Ms. Tigert added that it can be challenging for managers to step back and find a balanced level of oversight, but senior managers have done a strong job mentoring and developing mid-level managers into the next generation of leaders.

5. Public Comment
No comments.

6. Committee's Comments

Mr. Yarde asked whether the Water System has experienced any cyber-attacks and whether a contingency plan is in place should such an incident occur. Ms. Tigert responded that the Water System has not had any cyber-attacks and confirmed that contingency plans are in place. She explained that recent attacks reported in the industry tend to target RTUs and PLCs within distribution systems, or utilities that communicate to SCADA over internet-based systems. Fayette County's SCADA network is intentionally isolated and does not rely on internet communication; instead, it operates through radio signals. Mr. Rapson added that all public systems face some degree of targeting. He explained that when Coweta County experienced an incident, Fayette County had been monitoring the situation long before it became public. The County receives regular state and federal security notifications that help staff take proactive measures. Ms. Tigert noted that the Water System takes additional precautions when these warnings are issued. She explained that, under the American Water Infrastructure Act (AWIA), the Water System completed a resilience assessment and emergency response plan five years ago, which includes procedures for addressing SCADA-related risks. Mr. Rapson noted that the County continues to improve its security posture. Mr. Meacham stated that standard operating procedures have also been developed for manual operation if SCADA becomes unavailable.

Mr. Keller reported that quotes are currently being solicited for the Starr's Mill facility improvements, with bids due on August 28. There will be an opening following. He added that Environmental Management is applying to the Board of Commissioners for approval of a grant related to the trail project at the site and that work is ongoing on the new restroom facility. Mr. Rapson noted that the site has been cleaned up and is looking much improved. Ms. Tigert stated that once the facility is fully up to code, the Water Committee will hold a meeting at the new location.

Adjournment

Vanessa Tigert moved to adjourn the August 12, 2026 Water Committee meeting. **Jim Poff** seconded the motion. The motion passed unanimously.

The meeting adjourned at 9:13 A.M.

Bryan D. Keller, Chairman

The foregoing minutes were approved at the regular Water Committee meeting on the _____ day of _____, 2026.

Lindsey Poff, Water Committee Clerk

TOP 10 CUSTOMERS

AUGUST 2026



CUSTOMER NAME	SERVICES OR LOCATION	TOTAL USAGE (GAL)	TOTAL REVENUE	% OF PERMITTED PRODUCTION *
CITY OF FAYETTEVILLE (WHOLESALE)	5 SERVICES	34,103,525	\$107,676.11	4.99%
COWETA COUNTY (WHOLESALE)	1 SERVICE	32,946,289	\$103,780.81	4.82%
TOWN OF TRILITH	427 SERVICES	5,790,899	\$37,582.10	0.85%
PIEDMONT HEALTHCARE	4 SERVICES	4,307,643	\$18,815.64	0.63%
FAYETTE COUNTY BOE	35 SERVICES	4,260,498	\$18,703.82	0.62%
UNIVERSAL ENVIRONMENTAL SERVICES	3 SERVICES	3,969,881	\$17,372.96	0.58%
FAYETTE PAVILION	5 SERVICES	2,775,549	\$13,756.07	0.41%
QUALITY TECHNOLOGY SERVICES (QTS)	15 SERVICES	2,622,619	\$17,640.79	0.38%
THE GREENS AT BRAELINN	100 PEACHTREE STATION CIR	1,835,850	\$7,989.59	0.27%
FAYETTE COUNTY BOE	25 SERVICES	1,328,294	\$5,327.53	0.19%
GRAND TOTAL:		93,941,047	\$348,645.42	13.73%

*Based on 22.8MGD permitted production total (684,000,000 gal. monthly)