

WATER COMMITTEE
AUGUST 9, 2017
MINUTES

MEMBERS PRESENT:

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

ABSENT:

Pete Frisina, Chairman

NON-VOTING MEMBERS:

Dennis Davenport, County Attorney
Michael Diaz, CH2M

GUESTS:

Dennis Baker
Brad Waller, CH2M

OTHER STAFF:

Russell Ray, Water System

The meeting was called to order by Vice Chairman James Preau at 8:00 A.M.

I. APPROVAL OF MINUTES FROM THE MEETING ON JULY 12, 2017.

Commissioner Steve Brown made the motion and Chip Conner seconded, to approve the minutes from the meeting on July 12, 2017. The motion passed unanimously.

II. CASTLE LAKE REQUEST.

Lee Pope explained we replaced the waterline in Castle Lake subdivision. In doing so we have killed some of their trees and bushes at their entrance; they are redoing the entrance to their subdivision and want to know if we would reimburse them for the few items that we affected. He said he does not think this is an unreasonable request, but he wanted to bring it before the Water Committee for discussion. He said he told them this was not a decision he could make. He said they are redoing all their shrubbery and bushes at the entrance, but they wanted to wait until we were through. We have actually killed some of them and they are asking for us to replace those trees and bushes. Mr. Pope said he told them we needed some sort of price separate from their whole big project. They submitted a copy of the quote. He asked the Committee to discuss it, to see if there are any issues. Is this something we can consider doing?

Commissioner Brown asked if the demo is something the landscaper does, not us? We did not remove the material they want to replace. Mr. Pope commented they are dead right now. Mr. Rapson asked when we installed the line we caused all this to be dead and they want us to take it out and put new stuff in. Mr. Pope

commented it is pretty clear from our work. It is located in the right of way. Mr. Rapson said he thinks we can do this, but we would have them sign ...

Dennis Davenport clarified this is in the right of way, not an easement. Mr. Pope said we were working in the right of way. Mr. Davenport asked if all these plants are in the right of way. Mr. Pope said the tree may not actually be in the right of way, but because it has grown up and the roots were in the way, we damaged its root structure. Mr. Davenport asked if the roots we damaged are in the right of way. He went on to say they have no right to be in the right of way. If you want to compensate them, you can, but they are on our property. Mr. Pope said that is what he explained to Mr. Fludd, and he understood that. Mr. Pope said he met with him and told him he would bring this before the Board.

Mr. Davenport asked if there is any potential future damage from the root systems of these plants or trees and the waterline. Mr. Pope said not the ones they are going back with. What is there now would have continued to grow and probably would have created some problems for us in the future. Mr. Rapson asked how far they are from the new waterline we put in, if they put these back in. Mr. Pope said they are several feet further in. They are just redoing their entrance way. The reason they are asking is because we did replace all the grass where we did the work. He said he told them there is a little difference in that and actual trees and shrubs. Mr. Davenport said that is correct.

Mr. Conner asked if this quote is complete. Mr. Pope said their job is several thousand more than the request. Mr. Davenport asked if what is being requested is commensurate with what was taken out. Mr. Pope said he would have to go look, and take some pictures, but he thinks they are putting back about the same size and number. It is one for one. He said he can take some photos and bring this back at the next meeting. He said he does not think they are in a big hurry. They will probably move forward one way or another, they are just asking if we mind compensating them for the items that our work caused damage to.

Mr. Davenport stated typically what happens is you go out and get an easement from somebody, which is less than a right of way, you put them on notice that while we have rights to this property, you have underlying right. You can do anything you want to with this property, but don't plant anything in this easement, because if you do we are subject to taking it out because of maintaining our water line. They are on notice on easements. Right of way, we have fee simple title, it is our property.

Dennis Baker asked a question from the outside looking in, historically what we have done and then futuristically what we are doing. In other words, have we done this before as the Authority, are we looking to do it in the future. Mr. Pope said he does not know that we have ever done this. He said he thought that would be a question for Mr. Davenport. He does not think we have ever replaced bushes, we have done grass, but we have told people we have to take this tree out and we will not be replacing it.

Mr. Davenport said you replace grass because of erosion issues. You want to make sure you maintain the integrity of the property and the roadway adjacent, which is there. That is a necessity. The bushes are incidental; they are not required to be there.

Mr. Pope commented that with the average citizen, when we have worked on their property, we have always explained to them we would have to remove the bush. We let them know ahead of time, so if they wanted to dig up the bush and move it somewhere else, we allow them to do that. Commissioner Brown asked if we did that on this one. Mr. Pope said no, he did not even know we were going to damage these. To him, they were far enough away; he does not think Mr. Shockley even thought he was going to damage them. Michael Diaz commented it looks like they are looking for some relief. There is a question of precedence.

Mr. Rapson said he does not think he has enough information. He said he wants to know if we have ever done this in the past, then he wants to know what we did; he would like to get some pictures of physically what it looks like. He is very leery of establishing a new standard that we would use in regards to. He would also like to know if it is in the right of way; that makes a difference, rather than an easement.

Mr. Davenport asked what the reason for the job was. Mr. Pope responded we replaced the waterline in Castle Lake. Mr. Davenport asked what the reason for replacing the waterline was. Mr. Pope responded because we were having a lot of main breaks. Mr. Davenport commented we were basically doing what we need to do to maintain the integrity of our system in that area.

Mr. Rapson recommended tabling this until the next meeting until we have more information and can make a decision. Commissioner Brown commented on the \$800.00 demo; if they are planting in the right of way, they should be responsible for the demo; regardless of what we do.

Mr. Pope said he will take some photos and get some measurements. These are not planted right on top of our waterline, that would have been easy, no question. These are further off the road way. Mr. Rapson said he would like to see a site map, GIS, showing our right of way line and the plants we are replacing. Mr. Davenport asked if the road, Castle Lake Road is a county road or a town street. He said if it is a part of the subdivision he can pretty much guarantee it is a town street. It would have part of the plat of the subdivision and is dedicated to the town; it is probably a 60 foot right of way; 30 feet from center line. With it being 60 feet the line is going to probably be in the 20 to 30 foot area outside the shoulder but just this side of the edge. The bushes are probably going to be outside the waterline but still inside the right of way. It is not county right of way, it is town right of way, but still government property and it is for the use of that waterline. That is part of what right of way is used for. He suggested talking to Tyrone to see what Tyrone's input

is, it is their street. We don't want to make assertions that it is our property if it is their property.

Mr. Rapson said we don't want to put bushes and trees up if they think there is a line of site issue. Mr. Davenport questioned how does Tyrone handle its right of way maintenance, for example, do they have a history of working with homeowners to help replace things, or do they take a hard line saying it is in the right of way, you lost it. That probably is a factor to consider as well.

Mr. Pope agreed to bring more information back to the committee.

III. PRIVATE WATER SYSTEM UPDATE.

Brad Waller with CH2M distributed copies of their analysis to the committee. He explained they did a private water system analysis on four different subdivisions, Dix Lee On Estates, Rolling Meadow Estates, Corinth Drive and Newton Plantation. There are two different owners; Randy Padgett owns Dix Lee On Estates and Horseshoe Circle. The other two are owned by Senator Rick Jeffries, Corinth Drive and Newton Plantation.

Mr. Waller explained they met with them, got asbuilts of their existing system, put it out on GIS and looked at it; mapped it out, what it would take to initially tie in all of these systems. Then, what the actual replacement cost would be on top of that. The replacement cost is in addition to the tie in cost, assuming the tie in happens first; then later you would go back and replace it.

He said there are still a lot of unknowns as far as the condition of the pipe. Mr. Padgett's systems are a mix of PVC and ductile iron pipe. Senator Jeffries, Newton Plantation is asbestos cement pipe and Corinth Drive is only 4" PVC. Looking over this they went ahead with replacement cost based on the many unknown factors from the condition of the pipe, are the valves operable. All the costs were taken from the unit prices off of Shockley's annual contract and then added 5% escalation to account for this being done in the future.

Commissioner Brown asked about the response from Mr. Padgett and Senator Jeffries. Mr. Pope said they do not have a copy of the report, but they approached the county with offers to sell. Mr. Rapson explained we looked at all the permits within Fayette County and of those permits there are a total of 18 private systems. There are another 7 systems just like this. He said when he talked to the Board about this; they talked about when you look at all the private systems, get an estimate for all the private systems. He went on to say once we looked at this report, we would look at it and find four systems, and these are not even the bigger systems we have. We have a system with 600 users; these four systems are from 27 people up to 219 people. Each of these systems is a multi-million dollar replacement. Dix Lee On is 2.3 million dollars of construction cost; that is if you pay what they are asking to sell the system, \$440,000.00, and what it will cost to bring the system up to

our standards. The payback is 26 years; payback on the other ones is close to 40 years, more than 40 years, and Newton Plantation, which is the most vocal, has a payback of 33 years.

Mr. Rapson stated we need to talk to the Water Committee because ultimately we have to advise the Board. Commissioner Rousseau is knee-deep in this, with the one up north. There does not seem to be a financial reason for us to spend 1 to 2 million dollars apiece for these systems based on what the paybacks would be. The question is what reasonable payback is. When looking at these systems a primary concern is water quality. Are there problems with these systems, do they have citations, are they getting citations, are there issues? There have not been. The problems we are hearing as a Board from at least one subdivision, is primarily they are concerned with water quality, water pressure, and fire services. There are some concerns with water pressures in some of these systems. Our fire department is well aware of which systems have those concerns. When we do a fire response, we appropriately amend our response with tankers, so we are not relying upon those water systems. Ultimately, if they show up to some of these water systems, because they have small reserve water tanks, they are isolated, all on wells. We could suck their system dry, so we don't count on the water pressure from those systems when we have a fire response. From a public safety perspective and from a water perspective, there is not really a need to move forward. People want to sell private systems and the question is, we are the water system for the county. If we want to pursue something like this, he is not sure how we even go about doing that, unless we realize we are going to acquire Newton Plantation, put all this money into it, based on the revenue stream be aware that we will break even in year 35.

Mr. Pope offered a solution. He explained we have a motivated seller; they want to get rid of their water systems. He showed the Newton Plantation subdivision on the screen. There is concern for this system because of Mrs. Alice Smith, who had a fire in her home. She experienced what she felt was complete destruction, but it was not a complete destruction. He said last night he went over and read the entire fire report from the fire marshal again. Commissioner Brown commented for a woman in her position in her economic status; that probably was as close to complete destruction as you could get.

Mr. Pope said the concern is she is worried about fire flow; that is really the only problem that we have been asked to address. He said Brad did a great job, we asked CH to look at us purchasing the system, bring it on our system and becoming owners of the system. We got a great report; he said he does not think that is viable. He does not think that is a good solution for us right now. One, he thinks from a legal standpoint, we have some issues because we are taking on a system that is inferior, there is a lot of expense and he does not think that is fair to our citizens.

He stated from a liability standpoint he thinks there is a problem, financially and taking ownership of a system does not quite meet the standards that we have to meet as a public water system. He stated what he thinks we should do is consider doing a

tie in on the 10" on Hwy 314. We should ask CH to look at this and model this for us. Put a valve vault in, an RPZ, This is a reduced pressure zone, which prevents any water from that system backflowing into our water system, because that is a well system. We don't want any of their water coming into our water system. To protect us from that, he thinks we should put an RPZ in, put a modulating valve and a bypass in, in case this vault fails. A modulating valve is a smart valve that would monitor the pressure in our water system, which is generally 80 to 90 in that area. It would also monitor the operating pressures in Senator Jeffries system. He said he thinks that system operates between 68 and 72 psi. What that means is he is a well system. Well systems work by the well coming on, pumping up to 72 psi, then the pump cuts off, people start using water and the pressure drops down and gets to 68 and the pump cuts back on and pumps it back up. Our modulating valve can do the same thing; it could monitor our system to make sure it is above 70 something psi; obviously we could not put any water in his system unless we could overcome it. It could look at a psi of about 65 to 68. If something happened and this water system required more flow, this modulating valve could assist this water system. He said he means, if there were a lightning strike and his well did not work, his pump did not come on, if the pump just failed, if he had to take the pump out of service for emergency repairs, or if the fire department went in there and started flowing water at a rate that his pump could not keep 72 psi because the fire department does not need but 20 to 30 psi for their pumper truck, so they can boost that pressure. He said he thinks this modulating valve could continue to open to match flows into that system without causing any damage to his infrastructure. We are not going to put any more pressure on that system with that modulating valve. He said he thinks we could put a smart meter in that valve vault so that as soon as it sees flow, it could let our operators at the water plant know that there is flow going into that water system something is going on. We could contact Rick's emergency services group and let them know that something is going on. God forbid he have a main break and we don't want to just keep flowing water. In the event that this system was calling for water, no matter what, if it is a failure to the pump, a problem because we have a fire going on. We can modulate the pressure into that system and supplement it. He thinks that would be a minimal cost, he does not know that we want to pay that cost. That may be something that he needs to go out and try to get a grant to pay for. He said this is something CH could look at, at a fair reasonable cost to let us know if that would resolve her concerns. This is also something that we could do for probably 50 to 100 grand. He said he knows CH will give us a better price than that. This is something he feels like we could duplicate with other systems that may call for help. The call for help is not water quality; actually their water quality is fairly good. Padgett's water system is fairly good water quality. He said he has read all their reports back to 2002, there is no danger to these citizens other than fire flow. Our fire department has a pre-plan, but we have citizens coming to Commissioners and now going to the Lieutenant Governor and Governor's office complaining about fire flow. He said he thinks we can offer them another solution that is reasonable. As far as the cost, he thinks when the engineering firm brings that back to us we can look at that cost and then we can decide how we disseminate that cost. In his opinion, it is probably not a cost that we

would want to take in house, he thinks that is something that water system could possibly get a grant to do. We can't get a grant, because of the size of our county. This small community system could get grants. We could even assist them with getting the grants that could help pay for something like this. This would resolve Mrs. Smith's concerns.

Mr. Pope said he thinks this is something we could duplicate in all the other small water systems. In the future, if we can get grant money to buy these systems and bring them on, that might be something we want to consider doing, but right now we have infrastructure issues we are addressing in our own system that is more important. This would relieve us from a lot of the liability. Generally what happens in a system, he said he has done two of these in Rockdale County, what happens is it is failing on water quality. Then what happens is you don't buy the system, they are forced by the state to basically give you the system. Here we are looking at buying a business at more than it is really valued at, because of the infrastructure we have to put in place to help them meet our quality. He said he does not think that is a good business decision. He said he does think we can give our citizens a resolution that is reasonable. All he thinks we should do today is say we are not going to buy the system. He told Bradly that he did what we asked them to do. He thanked him and said this is great information. He said he does not want him think he did not do his job. He said he thinks CH can look at this other solution so we could resolve the citizens' concerns. What this doesn't do is sell these two guys water systems for them and that is what they want to do. He said he thinks the answer to them is this is just not a good business decision for us at this time. What we can do is offer the citizens a resolution to what their concerns are. Mrs. Smith's concern is fire flow, she is really concerned about that. That is what all of her letters to the state have been about. She is scared, and he thinks this would give her a resolution.

Mr. Rapson commented in essence they would become a wholesale customer or the person who owns that system would become a wholesale customer. Mr. Pope said it would not be any different than now. Mr. Rapson said ultimately, if there is flow, someone has to write the check for it. The problem with flow, you don't know who is generating that flow so the relationship would have to be between the county and the owner of the system. Mr. Pope said that is right, that is why we would put a smart meter there, so that as soon as water was flowing, we could contact them, so we don't just let water flow in there free will and send this big huge bill at the end of the month. He said we let them know something is going on, out of being a good neighbor to that person. He can come and fix it, if it is a main break he needs to valve that off and get it fixed.

Mr. Davenport asked what if he didn't fix it and what if he didn't pay the bill. Mr. Pope responded we would do collections like we would do with any other customer. Mr. Davenport said you are talking about one person. With other customers, you cut their water off if they don't pay the bill. We cut this water off; you are going to cut off an entire subdivision, if there is damaged infrastructure. Mr. Pope said he did not say we would cut the water off, the City of Atlanta is having the same

problem with some of the housing units where citizens are paying their individual water bill and the housing unit is not paying theirs.

Mr. Davenport said when you have no contributory flow, you have no liability exposure. Once you bring contributory flow, you bring contributory potential liability to the system. If you are comfortable with that, that is fine. People that buy properties on a private system, they get the benefit of that bargain. The benefit of that bargain is a much cheaper price. If we go in and shore that up; what is the difference between us doing this to 50 people versus 1 person. One person we can make pay for the whole line to go from that persons house to our connection point and we bill them monthly for the service. This is that same problem times 50. If we are looking at a band aid approach, we are going to wind up getting all the exposure with little to none of the revenue. Mr. Pope questioned what we are doing with the City of Fayetteville; we have the same thing with them. Mr. Davenport replied City of Fayetteville is a government, this is not a government. Mr. Rapson said the City of Fayetteville is responsible for the billing of that. We get paid. If someone is not getting paid, if they have a master meter for a subdivision and for whatever reason, it is between them and the HOA. He said he experienced some of this in Union City. When the HOA does not pay the bill, you are really in a pickle because at that point you can shut it off, but if you have a hundred homeowners in there and 90 of them are paying their bill, now you have a problem. Once you have a master switch, in essence this becomes the master switch for a wholesale subdivision.

Mr. Pope said he is not saying we are taking care of his system forever, he is saying when they start seeing flow in there, we let them know. He said Mr. Davenport is right, we are shoring up his system, but he does not think this long term. He does not think he just takes his wells out and starts letting us become his supplier. Mr. Davenport commented it is long term once you make the connection. You don't have any choice once you make that, it is going to be long term.

Mr. Baker said from a sense of what we are talking about here from the legal part is by way of whatever contract you decide to go this route; is there a mechanism legally that allows them to put up a bond so there is a payment or issue, or whatever, there is payment that can happen by way of a bond as opposed to a surety bond of some sort. Mr. Davenport stated that mechanism is only going to be as good as the bond that the paper is written on, there is fact, there is still going to be exposure, no matter how you do it. There is more than cost exposure for a volume of water and repair of system. It is also damages exposure; if somebody's home is damaged because of a ruptured pipe in there. You take on that additional liability as well. He said he knows you are not the provider of the water and right now you have no concerns because you are not connected, you are not supplying. Once you open that valve you have opened up that liability exposure because you are supplying and you are going to have a percentage of exposure.

Mr. Pope asked if we are not already connected to Randy Padgett's system. What have we done there? Mr. Waller said that is Dix Lee On Estates and it is just an

emergency tie in. Mr. Pope said that is what this would be. Mr. Waller said, correct, that is manual; you have to go over there, open it and give them water to it. Mr. Pope stated all we are doing here is automating that. Mr. Waller said that is correct.

Mr. Pope said he actually wrote down we could have it a manual valve, he assumed it would be where it could flow automatically if there is a system pressure issue and we could let him know.

Mr. Rapson commented the next logical step is Mr. Pope sitting down with the owner and Mr. Davenport sitting in the room and see if there is some type of compromise that can be done. Mr. Pope said we need to look at Dix Lee On because something was done prior to him coming here. Mr. Rapson said there may be a connection to it but there is no flow going unless someone makes a conscious decision for that flow. Commissioner Brown stated once you connect, the connection is the liability. It doesn't matter whether you turn the valve or not. It is a connection. Mr. Rapson stated it is something that needs to be discussed.

Mr. Pope said he thinks this is a viable solution to the problem of what the citizen has brought to two of our commissioners, actually all of our commissioners at one of the meetings.

Mr. Rapson said there is nothing wrong with thinking about how can we make fire response better, but the message is that there is no issue with the public safety response for these neighborhoods now because it has already been addressed in regards to our protocols on our response. Mr. Davenport said it is like the subdivision that is on wells, it is the same kind of response. Mr. Rapson said there are places that they don't have any of this connectivity, they are just individual homes with all individual wells. It is the same type of response.

Michael Diaz asked Mr. Davenport from a liability standpoint, the county does have systems in place for fire suppression, but there is still some liability associated with it. If you make this connection, you may now have some financial liability associated with it? Mr. Rapson stated he thinks the exact opposite; we have protocols in place that ensure the public safety response is adequate. This is just another mechanism that you can treat as a backup if they lose pressure and they need pressure; you can use the backup if they start having well issues and you want to flush the system with ours and they become a wholesale customer. All of those are viable issues. He thinks what Mr. Davenport is saying is once you connect it, then you get all the warts associated with that system; and the liability to some extent because now it is not just a isolated water system. Now it is connected to our system.

Mr. Davenport commented it does not matter what your purpose is for connection, the results are going to be the same. Mr. Rapson said we have a follow up meeting with Dix Lee On; he will send an email to the Board of Commissioners, copy this report to them and say based on the Water Committee looking at this we are not

going to pursue these private systems, nor are we going to spend another 80 or 90 thousand dollars on the other 7 systems. The four systems we looked at are Dix Lee On – 114 customers, 2.3 million dollars to bring it up to speed, 26 year payback including the \$227,000.00 purchase. Rolling Meadows is 1 million fifty five, they are not asking anything to purchase because it is only 30 customers, that payback is 40 years; Corinth Drive is 127 customers, \$285,000.00, greater than a 40 year payback; then Newton Plantation is 490 customers, purchase price is \$892,000.00, 1 million three to bring it up to our system with a 33 year payback.

Mr. Pope said he does not see us taking these systems on until the state finds an operational issue with them and basically are forcing them out of business and we get the system basically free, and then we can get some grant funding because of circumstances. Right now, we don't have those circumstances.

Commissioner Brown suggested when this goes to the Board put a notation in the presentation that water quality is not an issue. The systems are relatively sound and water quality is not an issue. That needs to be reported, then the fire strategy we have is sound and we can respond to a fire in those subdivisions. In the event that the system goes through; the state takes it over or whatever, that is another situation altogether. At that point we might look at it.

Mr. Pope said this is what he has spoken to the state about. With these types of systems, they need to get involved. If there is concern for the safety and welfare of those citizens, that is really their job. He said he just went to an EPA Region IV meeting in Alabama. That is what they are doing in Kentucky and some of the other states. They are forcing those systems to come together and become one large system, because they have no sustainability. These systems don't have that problem right now.

Mr. Baker asked Mr. Pope if in response to any of these systems, they come to you and say take our system. If that is where the county is at with the water thing, we will give you our system. Does that come back before the Board and they decide do we take the system, what the costs are, what we do with it. Mr. Pope said we would then weigh out the options of the cost of bringing them up to our standards. The problem with these systems is they are in good shape for well systems. They are not in good shape for a public water system with the standards and the quality and the reporting that we have to do. We would virtually have to replace those systems. He said he thinks in that instance there would be some state grants that we could apply for and use the circumstance as the reason for why we are applying for those grants, so we could get some grant funding. Right now, there is not any problem that needs to be addressed. We can't get anybody's attention to give us money. If these citizens were having health concerns and their water was in terrible shape, then we could probably go out to the state and ask for some assistance with bringing these on our system. We don't have that right now.

Mr. Baker said what he thinks you are going to get from the well system folks, he thinks what you will hear from the southeast part of the county, where he is at, is fire protection. He said, I can deal with my water, but how do I protect my structure.

Commissioner Brown commented the saddest part is a lot of these people buy a home, they see what looks like a fire hydrant out there and they think that is an operating, functioning fire hydrant and then when the fire department comes and they never hook into it, they want to know “what are you doing”. They have no idea, and there needs to be some sort of adequate warning to these people that it is not a functioning fire hydrant. That is actually a flow valve for the water system they can release water from if necessary.

Mr. Pope explained the reason this surfaced is we had a citizen complain and we have the two owners looking to sell. That is why we were looking at these from that angle, because this is what was being brought before us. That is what we asked CH to do, and from the information CH brought back it is just not a good business decision for us right now.

Commissioner Brown commented Mrs. Smith’s point was you have a fire hydrant right there, my house burned, and you did not utilize the fire hydrant. But, that is not a fire hydrant and they are thinking that is what it is. They have a lot more comfort in thinking they have a fire hydrant in front of their yard and they actually don’t. It really plays on them when they figure that out, unfortunately.

Mr. Rapson made a motion to the Board of Commissioners consideration and approval to not pursue the acquisition of the private systems based on the findings of the CH2M report; and to have the County Attorney research the liabilities of the Dix Lee On system connection. Commissioner Steve Brown seconded. The motion passed unanimously.

IV. WATER TREATMENT PLANT UPDATE.

Mr. Diaz reported we have some good news. The old filters at Crosstown are back in operation with no issues. He said he has plans after this meeting to go back and start looking at how the dust has settled, so to speak. Final clean up, and touch up on the paint because of having to remove some valves to make some of the gasket replacements. Otherwise everything is operational, the intent is for ICS, Filter Magic, the system integrator to go back in and re-establish all the set points and all the filter operating parameters just to make sure we are back to square one; where we were before we started having some of the issues with the valves. They did find some mechanical problems with the body on the 12” valves; otherwise the other issue with the other valves was just gaskets. We have a new generation of gaskets that have been put in place. So far, no issues; they will continue to monitor. He said he gives Brownie points for ICS, Filter Magic, and Lakeshore the general contractor who have been on a tight schedule for this project. They still have the ability to

provide support for the integrator; also ValMatic and Rotorc were the manufacturers who stepped in to help. At this point, we are crossing our fingers, but everybody feels comfortable we are going to have an opportunity to be able to do a final clean up and maybe a subsequent meeting from the group down there to see the final product once completed.

Mr. Pope stated we are having some pump and valve issues at the Crosstown Plant. We will be addressing that in the near future, Mr. Diaz and our Maintenance Team will be assisting us. We have experienced some issues, either with a pump on one or valve on the other, or vice versa. We will be addressing that. He said he just wanted to let them know we are down to one pump on one clear well and one pump on the other. He said we have some serious issues to address. Also we have experienced some filtration issues at the South Fayette Plant that has required us to purchase some water from the City of Atlanta. He said Mr. Diaz was in Thailand, but through Thailand and through Leigh Jester and Stuart Jeffcoat, they gave us some technical assistance and we have run a temporary filter chlorine line which we were already putting in place, we just did not quite have it installed yet. Right now, it is laying across the grass to get us some filtered chlorine so we can get that plant back in service. He said he appreciates their support. This was over a weekend at night, like it always is when something goes wrong in a water system. We got that plant back on line, they are continuing to core and investigate those filters and the media and will come back to us with a resolution, so we will be addressing that. We are addressing some other issues in our CIP plan this year at that plant anyway.

He commented we focused on Crosstown and everything has gone well there. Mr. Diaz is helping us get an extended permit there. We are going to see if we can get that plant to extend up to the 5 gallons per minute per square foot which is what the state allowed us to do temporarily during this project. We are hoping to use that information and data for them to let us do this on a permanent basis. With that being said, we are also going to try to get our South Plant caught up to Crosstown. Crosstown has kind of passed it now, with the new infrastructure it now has in place. He added he will bring Tank Maintenance up soon; he will be meeting to talk about that later today. He will bring that back, probably at the next meeting.

Mr. Diaz commented on South Fayette, it looks like the initial results for the filter cores are positive. The media quality seems to be there, there is not enough quantity, so the filter just needs replenishment. You definitely lose that with time. Otherwise it seems to be good, the under drain system seems to be fine, there is an opportunity to start focusing more on the chemical system improvements, similar to what was done at Crosstown to be able to increase the reliability of that facility.

Mr. Pope addressed the letters from citizens concerning water quality. We have done some operational changes in the distribution system to address that; we are doing some additional flushing in that area. CH will be working to do a model on our system this year, that hydraulic model will not only address pressures, but will also look at water quality throughout the system to help us better address the

quality to our citizens. The operational changes will probably improve the HAA's, but in speaking with Wayne Jackson, who is our inspector with the State, we may feel like some of these by product issues may have come from deficiencies in the old chlorine dioxide system, now we have the purate chlorine dioxide system and we are installing that same system at South Fayette. He said Mr. Jackson really thinks there was enough left over of chlorine gas, it could have created these additional HAA's. He said we are working with the State; they are on board, too. They know we are having problems with that one site, so we are communicating with them. We are going to start doing monthly HAA's and THM's and will be putting that on our web site for our citizens. We are going to post our quarterly results on the web site for our citizens. The monthly is not a regulatory sample, but we will be sharing that with the state, because Mr. Jackson is trying to assist us with addressing this issue along with CH. He said if citizens come to you because they know you sit on this Board he wants you to be fully up to date on what we are doing to address this to make sure that we never have this happen again and we make the quality the best. That is really what our motto is here, to try to make sure we put out the best water quality possible as efficiently as we can.

Vice Chairman Preau asked when that information would be on the web site. Mr. Pope said we are getting close now, from the vendor to make sure we can get the bottles on a monthly basis to start pulling those samples. Those are special sample bottles; it is not something we can just initiate. Hopefully we can get it started pretty soon. Mr. Pope said he would send the Committee an email when we get it started. We don't want it to be big language, we just want to let the citizens know this should be below a 60, this should be below an 80 and here is where it is at. He asked for feedback if it is confusing. We don't want to be confusing. The county does the best they can to be transparent and so will we.

V. PUBLIC COMMENT.

Dennis Baker commented on the southeast part of the county we have about 300 acres now that is trying to be sold. He can only presume, based on marketing that somebody wants to try to develop it at some point, or do something with it. He asked the Board to, at the next annual meeting, to look at some type of vision committee that could deal with wells or deal with issues; that we have some total county plan for what the water plan is for the next 25 to 30 years. So that when citizens ask you can put it in the plan. He said he spoke on this when he met with Mr. Pope, if people know there is a plan that we are going to get and we are going to address these, it takes some of the immediacy out, because you have to have funding. The other part that he asks is if there is any land development. if it comes up for zoning or a change in zoning that at least the Water Authority is presented with that about what the water aspects are for fire and for water use. Mr. Rapson stated that every department looks at this.

Mr. Baker said we are already talking about wells and issues of money and whatever and, at least what he sees from a Development Authority standpoint about

developing the county. If the infrastructure lags with development it becomes an adversarial process. He said this Board is a great group of folks, you do a wonderful job, but he thinks we need to get out in front of that process with some plan, so that from a money standpoint, revenue standpoint, we sort of know where we are at.

Mr. Pope said the hydraulic model will bring this to us so we can do some long term planning. We are doing a pretty good job on the plants right now. We are addressing issues in the distribution system as we recognize them, but the hydraulic model will help us look at that. Commissioner Brown commented one of the major problems we have is not that the counties and the cities don't know what is going on and of the impact. The developer probably knows the impact; of course the developer is spinning off of that project once they have sold it all out. It is the end user who ends up buying that home. They have lived in an urban area all their life and they think their house is automatically on water and sewer. They don't even know what a septic tank is and these are the people we are starting to see. We see a lot of that in North Fayette, where they are moving from urbanized areas that have water and sewer and they never had to worry about a thing. Then all of a sudden, what is a septic tank? There is a real educational process for the end user, he thinks, that has to take place so some of these folks understand what it is they are purchasing.

Mr. Rapson said we are dealing with residents who have been here 25 years who have no idea they were on a private water system in a private subdivision. Mr. Pope commented we have citizens call us now who don't have any hot water at their house.

NPR STORY

Mr. Pope commented that Mr. Preau has benefited from this more than anybody. When he first came here, Mr. Preau brought him to the homeowners association meeting and he talked to them a little bit about how we are managing our reservoirs. The way we are managing our reservoirs now is we are spending about \$300,000.00 a year with USGS to better monitor the water going into and out of our reservoirs, from a quality standpoint as well as from a quantity standpoint. He said NPR did a story on us and this has gained some traction pretty much nationwide because of water quality issues throughout the nation. He played the story for the group. Mr. Pope stated he met with Mike Thomas yesterday; he is in the same predicament we are. He has about 50 million gallon a day yield, just like us, but he does not require that. What we are trying to do is model our systems in a way that we can assist with maintaining sustainability in the Flint River downstream, but still make sure our systems are taken care of too. The Environmental Group does not want us to have people go without water; that is not their angle or approach. The Metropolitan Planning District is requiring us to sit together as a group of 15 counties, and a hundred cities and share water. We have to take care of one another. They are about to start forcing us to do interconnects. They have done a full study with CH2MHill to look at us doing interconnects. We are about to be

forced to sit at the table and share water with one another to make sure our citizens are taken care of, especially in times of dire need or emergencies like drought. All we have done is ask one more person to sit at the table and that is the environment. The environment is not asking us to drain our reservoirs, but they are asking us to sustain the rivers and the creeks downstream and still meet our demands. He said he knows we can because we have done it. The citizens around Lake Kedron have had a full lake for 3 ½ to 4 years. None of our citizens in any situation have gone without water. In fact, during the drought last year, we were in the best shape we have ever been except for Lake Horton, which we are looking at doing some interconnectivity between the 2 plants so we can better manage our reservoirs within our own system. As a state, we are going to have to start looking at taking care of one another before the state makes us do it. What we are trying to do is get together. He said Clayton County has about the same yield we do, but they have nowhere near that even through their build out they are probably not going to approach that. We are trying to look at what we can do to make sure we take care of our citizens downstream, as well as taking care of the environment. That is all the environmental group really wants. He said he would rather us be proactive and stay ahead of this. People downstream are interested, if we release a little more here and it helps out our citizens in Griffin and all those people downstream, it also helps out our farming community in South Georgia. This is why this has become a big national story. He said he will be meeting with the climatologist at WSB, Brian Monahan. They want to do a story on us, too. What we are doing is extremely unusual, again he does not want anybody to think we are going to release all of our water and drain our reservoirs, we did not do that. What he has done is installed USGS gauges above and below our reservoirs to monitor quantity and quality. We have better managed our reservoirs and we have still been assisting our neighbors downstream. If Stephen Hogan were here today he would be able to tell you they have passed their DO requirements for the last 2 years, which is the first time in years that they have passed them, when they have to do their samples that are required. That was because we weren't releasing enough water to get the DO levels to where they could have been. He said he wanted the committee to know this is going on, and they may be asked about it because it is gaining some traction. He said he is getting some phone calls and some emails from some people outside the county and even outside the state. In case somebody talks to them about the story he wanted them to be aware of it.

Mr. Baker said from a citizen standpoint, the great part about what he is doing is, he gets it from the people around him, he gets it from people around Fayette is there is a lot of canoeing, and kayaking, a lot of recreational use from the rivers, Whitewater Creek, Flint River because of that mind set. He said thank you.

WATER GUARDIANS

Commissioner Brown commented on the Water Guardians event at Lake McIntosh this past weekend. They had a huge turnout, and pulled a ton of trash, filled up the back of a pickup truck again. The only problem they have is we have people showing up who don't register and we run out of pizza at the end. That is a good

problem to have. He said Lake Horton is next, that will be the last one this year. He commented this program has been by and large incredibly successful. A lot of citizens come by and they are really pleased to see that we are not only addressing the trash problem and that we are bringing it to people's attention. He said we have to rethink our signage at the lakes and probably some of our recreation areas, too. We have the typical rule sign, 12 point font and these are the rules; nobody ever looks at that sign. He said he thinks we are going to have to rethink how we message – don't throw trash out there. A lot of people who fish, he hates to say this, but people who get a tremendous amount of satisfaction, food and whatever out of the lake and they are throwing a tremendous amount of trash around. He said they find the worm containers, lure boxes and all kinds of things like that. Obviously, they weren't brought up in a home where you appreciated the community you lived in, you picked up after yourself, so we are going to have to do something to try to convince them to do the right thing. He said they are seeing more and more of that kind of trash around the banks. Also, for the first time they have found tires. Somebody is starting to dump car tires in the wooded areas. They brought 2 car tires out that they know were not there before, because they did that area 4 months ago. We need to get the Marshals to be on the lookout for people who may be bringing car tires or whatever in and they are just throwing them off in the woods and the parks. They were fairly new, they had no dirt on them; they had been thrown out there recently.

Commissioner Brown commented they did something in the dog park that was an interesting experiment. We had the traditional rule signs posted – here's what the code says, here's what you have to do; people were not obeying any of those rules. They then took a sign and inserted it dead center in the middle of the park. On the top of it, there was a cartoonish picture of a dog; in huge letters it said "We expect you to do the right thing". Then they had the 5 key rule violations with bullet points in large print of what you need to do. It was amazing, everybody started observing the rules. They tend to ignore the institutional signage. You have to get outside the box and say it in a different way. We expect you to obey the ordinances, yes, but we also expect you to do the right thing. When you drop that and you have that huge sign right there it is really hard, why am I not picking up the dog poop when the sign says it right there in front of me.

Mr. Rapson suggested looking at the national park service; they have some pretty cool signage about leave no trace, especially for campers. That is really what we want them to do. Come fish, but we don't want to know you were ever here fishing. Commissioner Brown said at least leave it as good as you found it, if not better.

Commissioner Brown commented the floating dock at Lake McIntosh is a grand slam home run. He said he saw four senior citizens using it before they started the Water Guardians thing. Mr. Pope said he is going to get a price on the ramp for the front side. He said he went back and looked at the video and he saw what Commissioner Brown was talking about. He said we will see if we can add that. The way it is set up now, you put your kayak on there, and then there is a ramp that

goes kind of down in the water so you ease yourself off into the water. The problem is if someone handicapped is rolling a kayak down, they can't get it up on the back side of that. We want to put the same infrastructure on the back side so they can slowly pull it up the ramp onto the platform, then go around and get in it, and then slowly ease right back off into the water. Commissioner Brown said it is a good 6 to 8 inch lip. You have to pull up that lip. For most people if you can stand upright and you are probably 5 feet up in the air and you can pull up, that is probably not a problem, but for someone in a wheelchair or something like that, that would be a definite obstacle because you are pulling in line. Commissioner Brown said it has been a huge hit and we have had people who have used the one at Lake Horton and have asked if we can do something similar. He said he does not know, that is a big design issue. We don't have the wooden dock to modify at Lake Horton. Mr. Rapson added that Lake Horton is built in such an area that a 2 foot change makes a difference.

Commissioner Brown said the floating dock has been a hit. The only complaint he has gotten, and we probably need to look at it, is the fishermen love the floating dock, too. They take their gear and they spread it all out on the floating dock and the people coming in and out can't use the floating dock for the canoes and the sailboats. For sailboats it works really well, too. They tether the sailboat and take it to the floating dock and they just hop right up there at the water level. If you do it on the ramp, they have to push off and do all these things, scrape the bottom of the boat. If you have a guy fishing in that section where you are supposed to off load onto your sailboat it doesn't work well.

LAKE PEACHTREE SPILLWAY.

Mr. Rapson discussed the Lake Peachtree spillway. He said he is getting a lot of calls in regards to the article in the paper where it talked about, primarily for us, when we lower Lake Peachtree and we affect Lake Kedron. He is getting calls from Lake Peachtree folks as well as Lake Kedron folks. He said he plans, with the Committees blessing, to send an email to Jon Rorie and copy the Mayor about these time lines; he knows they are plus and minus 3 weeks; according to the timeline they have published, the first trigger date is Monday August 28, which is 19 days from now. If they are plus and minus 3 weeks, they could be asking us any day when we are going to lower the lake the 8 feet. He said he does not think they actually have the construction in place, but he is going to ask, he is going to require them to give us written notification on what they want to do with those 2 lakes and how much to lower it. He does not think he can use the newspaper as his basis for raising and lowering the lake. At the same time, he wants something in writing from Peachtree City directing him to do so.

Mr. Pope said we are going to assist them with lowering the lake and then they will manage it at the level they want to; so we don't take on the responsibility of flooding or not flooding out their project. He said he told them we would be there to assist them, but it is their responsibility to maintain the lake level. Mr. Rapson said if they are going to lower it, we have to also sanction that. He does not want somebody

there cranking this lake up or down without us knowing what they are doing. He also said there are some issues out there. They want to do some work on the Kedron bridge. They are going to lower Lake Kedron to be able to work on that bridge, which is a pretty substantial lowering of that lake. He reminded everyone, for the last 4 years, that lake has pretty much been full. Now, we are getting ready to do something different. People's memories are still short enough to freak people out. He said he wants to make sure we have everybody on the same page when we start to do something. He said he plans to do a press release explaining we are lowering the lake in conjunction with the spillway work, so people understand. He said he does not think most folks connect those 2 lakes. We need to be proactive in explaining that. Commissioner Brown asked about joint press releases. Mr. Rapson said he has talked with Peachtree City about it.

Mr. Pope said he told David with their Engineering Group that he thinks we need to meet with the Homeowners Organization to explain to them why we are doing this. This bridge work has to be done; we might as well do it during the time we are taking that area out of service. The bridge work will only take about 60 days. It will not be down for very long. That gives us a larger buffer to collect water to protect them from flooding out their spillway work.

Mr. Rapson said 60 days does not seem like a long time until the cove behind you is completely dry and turns to mud. That is where peoples memories will go. Vice Chairman Preau commented the issue is there are a lot of new homeowners on Lake Kedron that have only seen water. They are not familiar with what was there 5 years ago. Mr. Rapson said he knows that Jon and Betsy have been very proactive in reaching out to the homeowners, especially up in the Kedron area. They have a pretty extensive HOA distribution list that Betsy uses. In his mind, we need to be doing joint press releases and having Peachtree City notify their residents at the same time. He said he is just trying to be sure everybody is on the same page so we have a coordinated communication effort.

There being no further business, Vice Chairman James Preau adjourned the meeting at 9:05 A.M.

James Preau

The foregoing minutes were approved at the regular Water Committee meeting on the 13th day of September, 2017.

Lisa Speegle