

WATER COMMITTEE
OCTOBER 25, 2017
MINUTES

MEMBERS PRESENT:

Pete Frisina, Chairman
James Preau, Vice Chairman
Lee Pope, Water System Director
Chip Conner

ABSENT:

Commissioner Steve Brown
Steve Rapson, County Administrator

NON-VOTING MEMBERS:

Dennis Davenport, County Attorney
Rick Brownlow, CH2M

STAFF PRESENT:

Russell Ray, Matt Bergen, Carry Gibby

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

I. APPROVAL OF MINUTES FROM THE MEETING ON OCTOBER 11, 2017.

Chip Conner made the motion and Vice Chairman Jimmy Preau seconded, to approve the minutes from the meeting on October 11, 2017. The motion passed unanimously.

II. PRIVATE WATER SYSTEM EMERGENCY ORDINANCE DISCUSSION.

Attorney Dennis Davenport referred to a list of all the systems in the county provided by Lee Pope. Mr. Davenport said there are two things we also need to look at; one is the size of the pipes in the actual systems. Mr. Pope said we have no way of knowing other than calling each individual owner and ask them. Mr. Davenport said, based on our discussion that is an important piece of information, because we made the decision if it is 6" or above there will need to be a vault. The reason this list is important is this is a closed list. It is not going to get any bigger. If we know then we can build this list into the ordinance because it is a closed list. If it is a closed list we need to know as much about these systems as is out there. For example, if half of them have 6" lines we don't want to put in here all they have to do is tap on to a 2" meter, because if they have a 6" line, we don't want them tapping onto a 2" meter. We should at least have some language that says for those of you with 6" lines or more a vault will be required and the reason that is important is he understands the vault is going to be at the \$50,000.00 thresh hold. Mr. Davenport said he thinks, rather than just being generic in saying if you have 6" lines or better, if we are going to put an effective emergency ordinance in place, we need to know what is out there. We know that Dix Lee On, from Randy Padgett has 6" lines. Mr. Pope said we also know Newton Plantation, and Rolling Meadows. Mr. Davenport said if we know those three have lines sizes of 6", we know that is going to be a minimum of \$50,000.00 investment for a vault. The second piece of information would be the proximity of the systems to the closest waterline.

Matt Bergen said this information will need to be added to the list. He said he has maps to show the committee, but we will need to get the footages and the size of the lines that they have, other than the systems we have currently looked at.

Mr. Davenport stated at the last meeting he believes we left off that this is necessary information we need to build into our emergency ordinance so we would be able to say to each individual system, based upon our ordinance, we have something here for you, in an emergency, because we said it is not going to be low water pressure, it is not going to be anything but an emergency and we added to that emergency no water being if you have major repairs to your system, or something to that effect; when you don't have water flow. If you don't have water flow you can tap on in an emergency, but, we need to know ahead of time these objective parameters. What size line do you have, how close are we; because all they are going to hear is they can tap on. He said he wants them to know what it is going to cost them to tap on. If we put that up front, it is going to cost you \$75,000.00 to tap on, or \$250,000.00 to tap on, they are not going to be calling. They will be solving their problem. It is just going to be too expensive for them to tap on.

Mr. Pope commented they could drill another well before they could do this. Mr. Davenport said he sees that information as being critical to going into the emergency water ordinance so people don't look at that and say "we are out of water, let's call the county, they will tie us on", no we won't, it is your private water system. These are the steps you have to take if you want to plan for an emergency. Failure to plan on your part is not an emergency on our part. Plan now so we can get this done properly. When you put this in place, not everybody is going to want to follow it, but when something happens, and the state comes to the county and says "county, you have a job to do". We did our job; we need them to do what they are supposed to do. This is their system. The more information we put in that ordinance, he thinks the better protected we are to at least keep the position of it is emergency only. No water is an emergency, low pressure is not. With that objective information built in, he said he would go ahead and provide a framework with this information and leave blanks for size of lines, etc., for proximity to various water systems, because we need to get a feel for what this language is going to look like in an ordinance to give a recommendation to the Board of Commissioners.

Mr. Pope said he thinks this is a good idea. It is a closed loop, we know all the systems, and it won't get any larger. Mr. Davenport said he thinks if we reach out to these folks, and let them know why we are reaching out, we are trying to prepare an emergency water ordinance that could benefit your system, but we need to know what size lines you have in your system in order to figure out what the cost is going to be, if and when that day comes. The last thing you want to do is try to figure all this when they don't have any water.

Mr. Davenport said he would work on having a draft document prepared for the next meeting on November 8. The document would have blanks where he does not have the objective information. He said he would have it to Lisa for distribution

prior to the next meeting. Mr. Pope said he and Matt would work on making contact with the systems to get the information and email it to Mr. Davenport as they get it.

Chairman Frisina asked about the mobile home parks on private well systems. He questioned if there have been problems with them coming to the county with issues of water. Mr. Bergen said he has not heard a word from them. Chairman Frisina said it appears to be a few subdivisions that have had issues. Mr. Bergen said the calls have been very sporadic over the years. We probably have had five calls in the ten years he has been here. Chairman Frisina said he has not heard issues from the mobile home parks.

Mr. Bergen went over examples of the private systems within the county. Within the mobile home parks, he said the roads are not publicly owned and we would not take over their infrastructure, if it came to that point because we would not have a right to be in there. If we do a tie in, we could not do an acquisition. They would have to be on a vault. Mr. Pope commented there is nowhere to lay a waterline inside the park because it would have to be in the middle of the road. Mr. Bergen said we would have to place a vault out by the right of way or a second vault by the right of way if we wanted to loop their system. He said it is not like Newton Plantation where we actually have right of way going through there and would have a right to be in there.

Further discussion pertained to how many are like that; getting past the first phase of not having water, it is an emergency and I need to tie on, getting easements to lay waterlines, mobile home parks being different than a single family subdivision, they are not individually owned lots, and the roads are not publicly owned roads.

Mr. Bergen pointed out mobile home parks would be like an apartment complex. Would we want to pursue an easement to have infrastructure on somebody else's property? Mr. Davenport explained an easement is to have their permission to put your waterline in there, to treat it like every other subdivision in the county. If you have the easement and you put the meter in individually, you have solved that problem. The easement gives you the permission to lay the line and to maintain the line in perpetuity.

Mr. Bergen said from our side, we don't want to set a precedent for that, we consider that multi family. Multi family is one owner and we send out one bill. Mr. Davenport said this is talking about planning to develop something; he is talking about taking over something. It is a different situation. When you are taking over something, you don't have much of a choice. If they have no water and the owner of that system leaves town and goes out of state and does not want to come back and you have 150 people there with no water, you are not going to tell them what your rules are. You are going to go in, put in a water line and provide that neighborhood with water.

Mr. Bergen said there will still be a management company or an owner and that owner would be the one that we would deal with. Mr. Davenport said this is talking about things that work out the way they are supposed to. He is talking about things that crash and burn and you don't have a solution which is what is going to happen. That is a possibility, the owner may be responsible, but the owner has no financial where withal to do anything and the owner doesn't cooperate. The people that live there need water. What are you going to do? He said he is trying to paint a solution where we don't get cooperation and the state says "county, you act" and he is saying the minimum we are going to need is to have easements and go in and put in waterlines and meters for everybody. He said he is not going to run somebody off a master meter, you just can't do that.

Questions came up about this being similar to an apartment complex, how would you legally handle an apartment complex. Mr. Davenport said apartment complexes at one time you could put master meters out, but they have changed that law, too. The reason that law has changed is because people (owners) that would take all the money from the units would have a history of sometimes not paying. But the owners of the individual units paid for the water. You can't cut the water off at the master meter because the people are paying, but the person you have a contract with isn't. That law was changed to prevent that type of relationship from occurring. He said he does not look at it as a mobile home park when he goes in there to supply this emergency service where he is taking over the system. He has gone past emergency; he is now taking it over. If he is going to take it over he does not deal with the management company that just gave up, he deals with the individuals, and there is an individual meter. If you want water on my meter, this is what it is going to cost you. I will supply you water, but it comes at a cost. He said he can't solve the problem by putting in my water system and re-upping my contract with the inferior management company that caused the problem to begin with. It is just not going to work. You have to do it individually.

Mr. Davenport commented that we are talking about something that may never happen in our lifetime. It has happened one time in 35 or 40 years and it may never happen again. He said he is looking at the nuclear option. This is what you are going to do. If it is simply in an emergency, they pay for the vault out there to tie into our waterline system and we bill that management company and per our discussion last time, we are going to have an emergency activation fee and a cost of water that is prohibitive to use that on a regular basis. It will be "X" times a normal rate for water because it needs to be punitive. We are not their water supplier. We are their emergency water supplier. We are talking about two different things. He said he does not think we will ever get to the solution of having to go in and put in infrastructure, but, if we do, we will tackle that like we would tackle any other type of problem and deal with it from the perspective of putting the county's interest up front to make sure we are adequately protected.

Chairman Frisina questioned Wendell Golf Center having 25 customers. Mr. Bergen said he thinks it is mainly irrigation. He brought it up on the map to view

the site. No houses appeared to be on the site. Mr. Pope agreed to confirm the number of customers on this system.

Mr. Bergen reviewed the list with the Committee explaining how close county water is available to each location. The footage will be added to the list.

Fayette Mobile Home Park has facilities across the road.

At Dix Lee On we have two potential tie in points; one on Hwy 279 and another one at 314. 279 is across the street, but there is a main crossing somewhere by the former Holyfield property he has a 6" line that crosses our 10" line. Basically where we tied in our 2" a 6" could go in.

Newton Plantation is on Hwy 314 and would require a road bore under Hwy 314.

Rolling Meadows has two potential tie in points, Cherokee Place and Senoia Road we have parallel mains that run next to each other and then on Redwine Road, we have a 12" that is directly across the street from their infrastructure.

Four Seasons Mobile Home Park would require approximately 650 foot line extension to be able to get a vault at their entrance.

Long's Mobile Home Park has an 8" main directly across the street.

Woodland Road Water Association is actually in the City of Fayetteville service area. If for some reason we did need to run there, that is approximately 2,000 feet from our infrastructure. This serves one street which is part of a subdivision off of Banks Road. Mr. Bergen explained it appears the City of Fayetteville already has some infrastructure in there except for this one street.

Mr Davenport asked if Fayetteville has an emergency water ordinance. Mr. Bergen said he does not know. Mr. Davenport said this raises a new question of our ability to put water into Fayetteville's service area. We probably would need an IGA with Fayetteville, but even then, we need to think about the mechanics of what we would be doing. We can't go in there and tie on to Fayetteville's lines. Mr. Bergen said this one would be City of Fayetteville. There are 39 people.

Mr. Brownlow commented there is a question of how EPD would respond to something that is within their service area if it did have a problem. Would it go to them before us? Mr. Davenport said Fayetteville could take the position, for example, "not our problem". Even if they recognized them as being in their service area, it is a private system. They could turn a deaf ear to them. Mr Davenport asked what our solution could be if we did not involve Fayetteville. First of all, we would need Fayetteville's permission just to supply water.

Mr. Bergen said we would have to come back up to Ellis Road to our 8" and 24" lines to tie into to run a line all the way down. Mr. Davenport commented we could run it on the right of way the whole way. Mr. Bergen said we would have to verify right of way, but he is pretty sure, since there are already hydrants and other facilities in there is already right of way. Woodland would probably be the biggest question.

Mr. Pope commented the smart thing to do would be to get an IGA from the City to service that subdivision and we would just tap onto the City and run on into that subdivision. That is what we do at county lines a lot of times. Mr. Davenport said this one would probably need to be highlighted as being different from all the others because of the service area issues. As a part of this process we would that IGA with Fayetteville just to know that we could get that permission to do that ahead of time because if this happens it is going to be very difficult. He said he would think, once you put a cost estimate of what it is going to take to tie them on, they are not going to be interested.

Mr. Pope said he could get us a sample agreement because Thornwood subdivision in kind of in the spur of the boot on Rockdale County. If you look at Rockdale County it looks like a boot and there is a little bitty spur up the back of that county. That is actually serviced by Newton County Water System and they have an agreement with them to service those customers. There is no way for the county to get a line there.

Mr. Bergen asked if EPD would not task City of Fayetteville with this. Mr. Davenport said they would, but again, it depends on how the City of Fayetteville reacts to that. They could very well say “not our problem”. EPD and the State issued that permit not City of Fayetteville. He said he understands the screws that can be put from EPD to Fayetteville, but he can’t control how Fayetteville is going to react to that. He does not know. It is a different issue and we will acknowledge that.

Mr. Bergen said the footage for Fernwood, if we come from Bethea Road on north Hwy 314 is 1,782 feet or we could come from the south end of 314 which is 1,950 feet just to get to the entrance.

Starr’s Mill Ridge subdivision is 1,600 feet. Starr’s Mill and Line Creek are the same owner but those two systems are not connected. It would take an additional 900 feet for Line Creek Estates. Mr. Pope said the owner has contacted us and is interested in an emergency interconnect already.

Wendell Golf Center, we have a 20” main right in front of the property. There are 25 customers.

Mr. Pope said he would try to get more information to Mr. Davenport as soon as possible. Mr. Davenport said he would have a draft ordinance for the next meeting.

III. WATER TREATMENT PLANT UPDATE.

Mr. Pope reported he had a meeting with CH and they gave him a draft of the TM for the study on the filters at South Fayette. It looks like we are fairing pretty well on the filter media there, we may have to add some additional media. There are some issues with the controls and we may look at doing an upgrade to the existing controls just to bring them up to speed. We are having some operational issues, we have had to replace some of the control cards with stuff that is outdated; it is beginning to become cumbersome to get the replacement parts. He said he may

come back to the Water Committee for a recommendation to replace those controls. He said Michael is doing the final walk through with Lakeshore at Crosstown. Once that project is 100%, we may have another meeting for the Committee to be able to walk through and see once it is final. They have to recoat the floors, some painting needs to be done on the valves that had to be removed, rebuilt and then put back in place. Some were replaced completely and those will have to be painted to match the current color scheme.

Mr. Pope went on to say the Task Order has been signed for CH to begin construction and design for the construction documents for the chemical upgrades at South Fayette. We have two or three systems that are behind the times. The most important is the chlorine dioxide, because that system, when it goes off line literally shuts the plant down. We cannot treat the balance of manganese at that plant. We have to take the plant off line and buy water from Atlanta until we can get things rectified. That system is more of a hybrid system. The company that owned it was sold and another company owns it now. It has changed hands; the system does not even exist anymore. Getting parts for it is nearly impossible. He said our Maintenance Team has done an excellent job of keeping it band aided together until we can get the purate system designed and installed, which is the next phase.

Mr. Pope said he and Mr. Spann toured Cornish Creek Water Treatment Plant in Newton County to look at some solids handling equipment because we are looking at upgrading our solids handling at both plants. We have traditional drying beds where we put the sludge out on the drying beds and let it dry. After it dries from the sun, we remove it and haul it off. We are looking at a system with a belt press (plate press) whatever CH recommends after studying what will work best with our sludge where we can press it and immediately haul it off. We can actually take that to a land fill here in the county. It will prevent us from paying for handling and hauling, because we will be able to haul it ourselves.

Mr. Brownlow commented with the filter study there was some stuff, but not that much. Mr. Pope commented it really wasn't bad, we faired pretty well. He said he thinks we will want to have our filter media checked annually, just to see where it is at. We know it is getting near the end of its useful life, but right now we are in good shape and they don't see us replacing the media at this time. We do probably need to keep an eye on it to make sure it maintains its ability to filter our water the way we like.

IV. GDOT MOU FOR HIGHWAY 92 SOUTH.

Mr. Bergen explained he just wanted to put this on the Committee's radar. He said we have this MOU; it was supposed to go before the Board tomorrow and has been pushed back to November 9. He showed a map of the two intersections, Lockwood, Antioch and Highway 92 South and then Highway 92 South, Harp and Seay Road where roundabouts will be put in. He said he just got the plans yesterday, and we don't know the potential impact until he can review the plans.

Just from initially looking at it, there are seven water mains between these two intersections that could be potentially impacted. He said he wanted to let everybody know that we have this coming up; he is hoping there will be minimal impact, but historically that has not been the case. One thing he and James have been looking at is eliminating the 8" line because we have a 12" line parallel to it to help alleviate some of the cost of that project. He said they are hoping to abandon that section of line, hopefully before the end of this fiscal year. That would help with this intersection. The other intersection we can't move anything or eliminate anything. We don't know what the impacts are, but with seven water mains in there he expects it to be substantial. The MOU basically covers us rolling our relocation work into GDOT's contract so they can competitively bid it with their contract and we typically get a better price for the relocation work by doing that.

Mr. Pope said it helps them coordinate their schedule. Mr. Bergen agreed, we don't have to do a utility adjustment schedule, any delays that are experienced; we don't have to pick up any of the costs for any of the delays that are caught downstream from us.

V. PUBLIC COMMENT.

There was no public comment.

VI. ADJOURNMENT.

Vice Chairman Jimmy Preau made a motion to adjourn the Water Committee, Chip Conner seconded and the motion passed unanimously.

There being no further business, Chairman Pete Frisina adjourned the meeting at 8:30 A.M.

Peter A. Frisina

The foregoing minutes were approved at the regular Water Committee meeting on the 8th day of November, 2017.

Lisa Speegle