

**WATER COMMITTEE**  
**MAY 9, 2018**  
**MINUTES**

**MEMBERS PRESENT:**

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

**ABSENT:**

Pete Frisina, Chairman

**NON-VOTING MEMBERS:**

Dennis Davenport, County Attorney

**OTHER STAFF:**

Russell Ray, Water System  
Carrie Gibby, Water System  
Anita Godbee, Parks & Recreation

The meeting was called to order by Vice Chairman James Preau at 8:05 A.M.

**I. APPROVAL OF MINUTES FROM THE MEETING ON APRIL 25, 2018.**

Lee Pope made the motion and Commissioner Steve Brown seconded, to approve the minutes from the meeting on April 25, 2018. The motion passed unanimously.

**II. LAKE MCINTOSH SPECIAL EVENT APPLICATION.**

Anita Godbee reported a special event application has been received from the radio control sailboat club. They want to host a regatta on September 8; their set up time will be at 8:00 a.m. The actual regatta will be from 9:30 to 4:30. The second day will be on September 9; setup will be at 8:00 with the regatta starting at 9:30 and they will be through at 12:30. She said they are asking a couple of things; they would like to have the parking fee waived for the participants, like they had before. They are also asking that the insurance be waived. They also asked to be able to put pop up tents on the peninsula as well as tables and chairs. She said she needs to know how the committee feels about that. She said they would not have gas powered generators like they did last year on the peninsula. Everything will be electrical battery powered. The last thing is they wanted to have their reservation fee waived.

Mrs. Godbee explained that is pretty much what we have done before. They did not pay for anything before, so it is nothing different, but she wanted to bring it to the attention of the committee, just so you are aware of it. Commissioner Brown said we did waive the parking the last time, he said he remembers that. Mr. Pope said he did not know we waived the insurance. Mr. Rapson said no, he thinks we waived

the parking, we waived the reservation fee, he had concerns with the gas generators and they have eliminated that concern. Insurance is a new one for him. Mr. Pope said that is a curve, he does not know that we can approve that.

Mr. Rapson asked what happened in the past with the insurance. Mrs. Godbee said she just does not know that they had it. She explained they expanded their special events request form because they realized there were people that did not know they had to have it and we assumed that they had it. She said she thinks this is one of those things that fell through the cracks; we thought they had insurance and come to find out, she does not think the club has insurance.

Commissioner Brown questioned if they are a 501C3. He does not think they are a registered organization of any type. That probably makes it hard to get the insurance because they don't have a corporate designation or something. Mr. Rapson said we have had situations like this before and what he would say is at a minimum we need to have the participants to sign the liability waivers and make sure that everybody that is participating we have a waiver from. Commissioner Brown said at minimum get a waiver.

Mr. Rapson said he thinks he is correct, he does not think they are a sanctioned; they are not a 501C3 organization. Mrs. Godbee said she does know you can buy special event insurance, because we require that when we are hosting the balloon festival; we require our vendors to have insurance and they are able to have special event insurance. She does know that option is out there, she does not know what it cost. Commissioner Brown commented that we require that when the triathlon is out there and everybody else, right? Mrs. Godbee said that is correct. Commissioner Brown said he gets uncomfortable when you waive it, because then if you go to court, they say you required it for every one of these other people. Mr. Pope commented he does, too.

Mr. Davenport said it is not only that, but what would be a reason to waive insurance? You are waiving protection for people that show up at your park, you don't want to do that. Mr. Pope said that is right, and they are not paying us for all the stuff to use the park.

Mr. Rapson said we need to ask them to see if they can get the special event insurance. At a minimum, we still need the participant waivers, he still thinks that is a good thing to do, whether they have insurance or not. Mr. Davenport said he would think that any insurance broker they contact is going to be able to get special insurance. Mr. Rapson said it seems like it would be real low risk when you are just putting a boat in that is radio controlled. Mr. Davenport commented it is a limited duration in time.

Commissioner Brown questioned if there might be a problem if they don't really have an organization. Who is insured? Mr. Davenport said that would be their problem to deal with because without an entity with an umbrella entity, it is going to

be individual liability. If there are five members of the club, all five are going to have to have insurance to have adequate protection. Further discussion pertained to the corporate structure that might exist and the entity on the application, Turtle Pond Model Yacht Club.

Mrs. Godbee explained the reservation fee has only been waived for ROW America because they are different; they are an organization of us. Mr. Rapson said it is waived for county sanctioned events. Mrs. Godbee explained typically they charge a pavilion reservation which is \$30.00 per hour. With this schedule, they are looking at Saturday 8:00 to 4:30 and Sunday 8:00 to 12:30. She went on to say a tournament fee could be charged, which is per head.

Mr. Rapson made a motion to approve waiving the parking fee for participants, charging a tournament fee, allowing tents, tables and chairs in the peninsula area, but no gas generators; requesting they seek special event insurance, and at a minimum to have the participants sign liability waivers. Before final approval, the insurance must come back to the Water Committee for review. Lee Pope seconded. The motion passed unanimously.

The question came up if the requirements require them to have insurance with the county as an additional insured. Mrs. Godbee said yes; it is a million dollar minimum insurance required listing Fayette County as additional insured.

Mr. Rapson asked if the request includes closing the park. Mrs. Godbee replied no. They welcome people to come.

### **III. WATER PLANT UPDATE.**

Mr. Ray reported they met with CH2M last Thursday to have a preliminary design meeting; a 35% status meeting. He said they went over the different chemical improvements we want to make at the South Fayette Plant. He said we have talked about those some before, they are the chlorine dioxide generation system which is top priority, powder activated carbon system, a larger system so we can dose at a higher dosage if we have taste and odor issues. Sodium permanganate, right now sodium permanganate is being injected at the raw water pump station down at Lake Horton; we want to bring that to the plant site. That is where the State would like to see that long term. We also are looking at a sodium hypochlorite feed system for chlorine versus using gas chlorination. That is an improvement that we would like to go ahead and make.

Commissioner Brown commented that is a big safety issue. Mr. Ray agreed. Commissioner Brown went on to say that when we make that transition, that needs to be a press release. That is a huge safety thing and we should put that out there. That is what people need to hear; that we are moving in that direction.

Mr. Ray stated one of the other projects at that plant which will be handled separately will be an update of the filter control system, it is 18 years old. There are a few things we would like to modify, add a screen, not quite the same as we have now at the Crosstown Plant, but we can modify the existing equipment for a fraction of the cost and it will be a nice addition.

Mr. Pope added with the filters we will be adding some additional media through the study that CH conducted there was some identification that we are a little down with the level of the media so we will go ahead and have that as part of the project to get those filters back just like they should be. He said it is just general maintenance that you see on a regular basis, nothing alarming.

#### **IV. REVIEW OF THE LANDSCAPE RFP.**

Mr. Pope said he has sent this to Ted and he has not received anything back from him. He said he will bring this back at the next meeting. He said Purchasing has been busy with contracts getting ready for budget and he knows he probably has not had time to look at this yet. This item was tabled until the next meeting.

Commissioner Brown commented this is helpful that if we get that set up we can give people some reliable information, here's what you can expect from us when we do something. Mr. Pope stated it gives consistency, both for staff and for our citizens.

Commissioner Brown mentioned Oak Manor is what started this; he asked if there was any information on it yet. Mr. Pope replied no. Mr. Davenport commented he was over in that area two or three days after the last meeting we talked about that. He said he had never driven through Oak Manor, so he drove through and he could not tell where anything had been done. He did not know where the break was and it was good that he did not know because he was looking for where the break was. Mr. Pope stated it was the back left corner. Mr. Davenport said he spent some back at the back left corner thinking this looks like it might be because it is so wild and overgrown, but it is a natural state back there. He said he did not really see any prevalence of sod anywhere. This is a very old business park and the concrete is just very cracked and uneven. It really could use a face lift over all. He said he thinks sod is the least of their concerns. He could not tell where any work had been done. He said it was around December when this was done, and he saw no hallmarks of any project back there that a water main or water line had been fixed. He said he does not know what the problem is. Maybe he missed it.

Commissioner Brown said the issue of us going on their property is what he was talking about. Mr. Davenport said we need to stay off their property, if it is a private waterline. Commissioner Brown said he is assuming we have other ones. Mr. Rapson said we have identified seven or eight that we are going to look at. Commissioner Brown asked what is the game plan, what is the strategy that we create a policy that says this is what we will do; this is what we won't do.

**Mr. Pope said we have a policy, we don't do that. What happened there, from what he understood, that was originally planned to be a road, so we put infrastructure in with the understanding it was going to be a road and then it changed and became a business park. Now we are stuck with a line on private property that we don't have an easement for and we have continued to maintain it, but in his opinion, we should move forward with a meter and a vault and letting it be their own water system as we would the pavilion or anybody else.**

**Mr. Davenport said if they are going to put together a subdivision plat to be approved, this is in Peachtree City, so he doesn't know what their rules are; you would not be surprised at the end result. The waterline would have been put in by the developer and would have been conveyed to the City or to us. What if that relationship did not happen that way? Mr. Pope said he does not know that a developer put that line in.**

**Mr. Rapson said he thinks the questions Mr. Davenport will ask, he will ask eight separate times; because there are eight different examples. He said he thinks every single one of them is going to be unique examples of we are going to have to walk back in time and find out what was conveyed, what wasn't conveyed, why was this done this way. He does not think anybody has those answers, other than to know that these eight look different. There are eight different locations to be turned over to Mr. Davenport to research like we do for Stormwater when there is an issue, is it private property or not.**

**Mr. Pope said he thinks what happened in those instances is waterlines were installed either by the developer or by the county and the previous Water Director was probably told by the Administration what he was going to do and what he was going to accept. Mr. Davenport said he does not think it would have been installed by the county. He thinks it would have been installed by the developer. There is no reason for the county to install it. The county does not install anything in development. Mr. Ray commented these are all in Peachtree City. For some reason, when the developer put it in; where Fresh Market is for example; we have a line behind that building and there are meters feeding each of those tenants and that is our line.**

**Mr. Davenport said using Fresh Market as an example, we were conveyed that line? Mr. Rapson said those are the questions, nobody really knows. We can't talk intelligently until we pull all that information. Mr. Pope said he thinks the line was put in and we just started taking care of it. Mr. Davenport said the model, how it should work, using Fresh Market, when they develop and they put the line in and they go to convey the line, we don't accept the line unless it is a line with a permanent easement of "X" feet so we can go in and maintain in the future. We don't just accept a line, and for them to say they gave it to us isn't sufficient. We have to accept it. If we are maintaining the line; that shows that we accepted it.**

Mr. Pope said he does not think we ever accepted it, but he thinks when there started being main breaks, they called the Water System and the Water System went out and made the repairs without the easement.

Mr. Rapson commented that we need a list of all those properties and any type of legal documents and then we will just start on them one by one. He said he thinks we are going to find there are unique circumstances around all of those.

Mr. Pope said the unfortunate thing is, for instance, with Oak Manor, for us to put a master meter and vault all in there is going to be very costly for us just for about eight customers. Mr. Davenport commented that he does not know that you want to put a master meter in there. Mr. Pope said an easement would be a nice thing; then we have permission to go in there. Mr. Rapson commented we may very well have those and not have those; so us debating hypotheticals is just a waste of time.

Commissioner Brown stated the time you don't want to have to work on this is when something blows. Let's definitely get it done before the whole park is out of water and we are trying to figure out what to do. Mr. Pope said in his opinion he felt like if we had been going in there and maintaining that line in Oak Manor for instance, because we had a break there within the previous year, if it breaks again we are going to have to go in there and do a repair. Mr. Davenport agreed that is our line. Mr. Pope said we can't just up and decide all of a sudden we don't want to do it anymore. Mr. Davenport said if we are accepting responsibility he thinks we can set terms and conditions for that responsibility; for example, we accept responsibility for this line conditioned upon the folks providing us a permanent easement "X" wide with the line in the middle. If they say no, fine, we wash our hands of it; it is your line and I walk away. Because he can't work on his line if it is on somebody else's property; it is either going to be on my property with a permanent easement or it is going to be their line.

Mr. Pope agreed to get all the information to Mr. Davenport on each location so he can review it from a legal standpoint and report back to the Committee on his findings.

## **V. PUBLIC COMMENT.**

Mrs. Godbee reminded the Committee of the Food Truck Frenzy next Thursday, May 17 at lunchtime from 11:00 to 2:00 at Lake McIntosh. Later in the summer will be the one that was approved for night time. Commissioner Brown said he wonders if there is something we could do with all the industries back there, if there is something we could send to the Human Resources people at some of the big facilities. That might be a fun thing for them to do, let some people out during lunch to do the food truck thing since it is right near there. Mrs. Godbee commented the last time they were at Lake McIntosh, they had 500 people there. Commissioner Brown said Panasonic loves that kind of stuff. Mr. Rapson said

Betsy Tyler has all those contacts and she could put something together and blast it out.

**LANDSCAPING AT STARR'S MILL**

Commissioner Brown asked about the landscaping issue at Starr's Mill being put back on an agenda. Mr. Rapson said Vanessa is still working with that gentleman. Mr. Pope said Vanessa had scheduled a meeting with him as of yesterday when he spoke to her. Commissioner Brown asked where we are, this has gone on a while.

Mr. Pope said we had an approved plan and gave him approval to do what he had submitted and he doesn't want to do the plan because it cost too much. Mr. Rapson said he submitted the plan, got the plan approved, and now doesn't want to do it. We are still working with him.

Mr. Pope stated our next scheduled meeting is May 23. He said he wanted to make sure the Committee is aware that on May 22 he will be presenting to regulators in Europe in Barcelona, Spain; he will not be here for that meeting. The committee agreed to cancel that meeting.

Lee Pope made a motion to cancel the Water Committee meeting on May 23 due to his being out of town to speak at a conference. Steve Rapson seconded; the motion passed unanimously.

There being no further business, Vice Chairman James Preau adjourned the meeting at 8:30 A.M.

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James Preau

The foregoing minutes were approved at the regular Water Committee meeting on the 27th day of June, 2018.

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Lisa Speegle