

**WATER COMMITTEE**  
**JUNE 27, 2018**  
**MINUTES**

**MEMBERS PRESENT:** Pete Frisina, Chairman  
James Preau, Vice Chairman  
Steve Rapson, County Administrator  
Lee Pope, Water System Director  
Commissioner Steve Brown

**NON-VOTING MEMBERS:** Dennis Davenport, County Attorney  
Jason Bodwell, CH2M/Jacobs

**STAFF PRESENT:** Carrie Gibby

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

**I. APPROVAL OF MINUTES FROM THE MEETING ON MAY 27, 2018.**

Lee Pope made the motion and Vice Chairman Jimmy Preau seconded, to approve the minutes from the meeting on May 9, 2018. The motion passed unanimously.

**II. WATER PLANT UPDATE.**

Mr. Pope reported he has met with CH and we are continuing the phases of the chemical change outs at the South Fayette Water Treatment Plant. There are some items that need to be addressed; one is we are having some issues with the carbon feed system at the Crosstown plant and we are scheduling to install that same system at South Fayette, but we are having some issues and we are not so sure what those are, whether it is weather related or what have you. He said Chemco, the manufacturer that makes that system is on board with helping us address those issues. CH will incorporate those changes into the design of the new system, if it has to have some sort of a cover over it or if it needs a different dryer for the compressor, or a different compressor; all those things will be addressed in a new design. That is something else Leigh is working on as she designs the updates for the South Fayette plant. Once we get an estimate on the cost, we will decide on which items we will address for the bid. We definitely are going to have to change up the chlorine dioxide at South Fayette because it continues to be a hindrance to keep us in operation. That will be one thing we will address.

Mr. Pope explained he is meeting with the owner of ICS, Filter Magic, later today. They owe us one more visit to come back and get the ipads working and to calibrate all the filter controls; they have held off because they were waiting for us to get wifi installed at the plant. They could not get the ipads up and running until we had wifi.

Mr. Pope said we are moving forward with the task order with CH to implement the deficiencies identified for the filters at South Fayette. Those deficiencies were very minor. They needed to add a little more media back to the filters which is not uncommon; over time you lose media. The media was evaluated and is identified, there are still several years of useful life out of that media; so there is no reason to do a full media change out. That would be silly. We will continue to use that media, just add some and top it off to bring it back to the level that it should be. He said we will then be doing an update to the controls. The company that made the controls has an update we should have already installed. He commented that CH will assist us with writing all that up and help us get it through procurement.

Mr. Pope stated Crosstown is doing quite well. He said he thinks we will be proceeding to move forward to getting the items addressed at EPD so we can get that plant on capacity of treatment; probably within the next year. It may be next summer before we get that done; there will be some pilot tests EPD will make us do. That is not just an easy swag of a pen. There will be some data and stuff behind that, but he thinks we will get that in shape with CH in the new fiscal year.

Jason Bodwell commented on the PAC system; the compressor company, Champion, have also been called and are coming out to see if it is a compressor issue and not necessarily a functional issue. He said we are attacking this from a couple of different sides and we will collectively, between the manufacturer, CH and the compressor folks; they will get it figured out. Mr. Pope commented that carbon is a very dry chemical, similar to flour; you have to almost keep it bone dry for it to feed properly. Somehow moisture is getting released to it. We are talking to the company that makes the bags that the carbon comes in, the feed system and the compressor and the dryer company. We will get it resolved. He said he wanted the committee to know we are looking at installing that system, but we won't install that system if we can't resolve these issues; but he feels sure we will get them resolved. Chemco has been very responsive and they are working with Leigh to come up with some suggestions. They have said, and he made sure to clarify in an email, that we are not taking ownership until they get those issues resolved and they have said they will definitely make sure.

Mr. Rapson asked Mr. Pope to give a 50,000 foot view of the gate system that we will be implementing next year. Mr. Pope explained that a large company out of Europe has partnered with a local company that has developed a new intake system for raw water intakes. This system attaches to your intake structure, if you are installing a new intake on a raw water source, you would just build it into the design. They retrofit this to fit over your existing gates at your intake structure. It monitors the water quality in one foot increments all the way down to the bottom of the reservoir, the bottom of the lowest gate where you could possibly take water in. It automatically continues to monitor and data log those parameters and it makes a decision on what level is the best quality or the lowest impact as far as treatability to bring into the cell or the wet well for the pumps to pump to the plant which will

minimize, hopefully dramatically minimize, our use of chemicals in treatment of water. It adjusts automatically. He said this will be the first in the world that has ever been installed that is automatic.

Mr. Rapson stated all these systems typically have three gates, one high, one low and one in the middle. What this does is it attaches to that structure and there are twelve different gates; it is measuring the water quality of each of those gates so if gate number 5 is the best water quality that will open; if gate number 9 is the best quality, 9 will open. It is all feeding the same system.

Mr. Pope mentioned in 2013 the gates were labeled incorrectly and we were pulling from the lower gate instead of the top gate. That will eliminate any kind of an issue like that; which we have our gates labeled, but there are three gates so you don't have a choice but of three levels. It is obviously a lot better if you can look at it in one foot increments all the way and you can pull from the second gate. They do all kinds of studies on reservoirs, we do depth samples right now to try to monitor that; this will all be done automated. When we do depth samples, the guy goes out in the boat and drops a depth sampler in at several increments, pulls them, goes back to the lab, and runs them. It is a long process. He does that once or twice a month. This is real time. We can constantly see if the lake turns over or if we have any kind of thing come into the lake it will flag it. We are required by permit, which he does not know why, the permit for the new Lake McIntosh requires us to sample and look at several parameters at three different levels. Those three different levels are where our gates are, obviously, the state wants us to watch those parameters.

Mr. Pope stated we will be installing these at Lake Horton and at Lake McIntosh because those are our primary reservoirs we pull from. Mr. Rapson said the two we are looking at are both twelve, some are fifteen. The structure is as large as the gate structure we have now, it will attach to that. Mr. Pope commented this will be the first stainless they have installed. If you look at water quality in raw water reservoirs, people will start designing within the new intakes. This is a retrofit. We are looking to see an impact on chemical treatment. The name is Water Selector.

### **III. LAKE MCINTOSH POWER UPDATE.**

Steve Rapson reported the power has been run down to the dock so they have access to the power down there. There is enough power down there to put a couple of security lights if they want to. Then we put power in the restrooms for the hand dryers. We talked about a Phase II which is maybe putting some LED lights in the parking lot, but then you start thinking about the park is closed at night, does it really make sense to have it lit and it also would change it from a passive to an active park. He said he thinks at this point, the power is complete.

Mr. Pope said our original discussion with the power company was they would come in and install the poles; they just wanted the agreement for the power. It did not come back that way. Mr. Rapson commented that at some point it became an

operational decision for the Board to walk across the threshold to say do we want to take something that is supposed to be closed at night and then light it at night. Why would you do that? This is when we placed that project on hold.

Commissioner Brown commented that having at least one high wattage light out there is if you ever had an emergency or something and you needed to turn a light on, not necessarily an automatic light that stays on all the time, but it would give you the ability to light that parking lot or the docks up in the event that you had an emergency. The reason he was inquiring about it was because he is still getting complaints about rowing using the gas engines and they needed the ability to recharge the electric outboards if they got them. That was one of our problems; there was no electricity down there for them to charge the electric outboards. If they have it down there where they could set up a charging station; he is assuming it is in their fenced area; is that where the power is run?

Mr. Rapson said it is down near their fenced area; and in their fenced area because they were going to put three security lights in that fenced area at some point; some LED lights. The question is going to be whether the transfer is big enough. He said he does not know if they rated the electricity to handle the charging requirements. He said he does not know what the charging requirements would be for an electric motor. He said he could have Carlos look at it; that was a concern with the restrooms.

Commissioner Brown said now that we have something down there and we do have the capability of charging, he thinks we probably ought to get with the rowing people and start saying what is the next step in terms of converting over and getting them on. He said he is pretty sure EMC is still going to donate the outboard engines. They have to have a vessel, that is going to require some sort of terms of agreement from us and how that transpires. What kind of boats would we allow? That is all up in the air. One time we talked about a track system for easy use of taking the boat in and out of the water, run some sort of track off the peninsula. That way we are not keeping boats in the water.

Mr. Rapson commented we could talk to Meagan about all that. Commissioner Brown said he just wants to make sure we have ample power before we even started those discussions. Mr. Rapson said he will check with Carlos to verify that the charging stations would work with the amperage they would need and then we can follow up with Meagan about their long term plan.

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

Mr. Pope explained that Mr. Burgess was not able to attend today's meeting. Mr. Rapson said with landscaping services the question is going to become, what type of landscaping services do you want? He is assuming what you are trying to do is to turn key. Our guys are good at digging holes and putting pipes in, but not so

good at laying grass and planting bushes. He is assuming that is what Mr. Pope is talking about.

Mr. Pope said right. This is basically to go back behind our crews and make things back whole. Mr. Rapson said Mr. Burgess asked him about it yesterday and he told him we have several lawn scape companies already on contract to cut grasses for recreation. It could be that we could piggy bank off one of their contractors, a lot of these folks who cut grass also do some form of landscaping. He said we are going to look at that. He said he likes the concept.

Commissioner Brown said he likes the idea of doing this. An eight month turnaround is probably a little severe. Mr. Pope explained that traditionally what you have in most Water Systems is you have a landscape and concrete crew. The repairs crew goes out with the work order and they do their part and then that work order is turned over to landscaping. After a few days, to make sure the leak is addressed, then they go back and address whatever it is; concrete, curbing, driveways, grass, whatever. We don't have that here; we don't even have the crew to do it. He said he does not think we would need it enough to stand up a crew. He said Mr. Rapson had asked if we even need to have a landscaping crew. In talking to Mr. Munster, no, because it is not that often they are not able to put things back. We do a lot of work in the rural areas, but in Peachtree City and the towns where we have nice subdivisions we ought to have where we turn a work order over to somebody who goes back professionally and puts it back like it was.

Mr. Rapson said we have a good relationship with Mr. Hoffman and his crew that they are either internally doing it with in house staff or using their concrete and sidewalk and asphalt, he thinks we have all that stuff, including the curbs handled. When you call Mr. Hoffman up, it is not always his crew doing it. Sometimes it is, but sometimes it is him calling his third party because he is getting concrete services at \$200,000.00 and you need a \$200.00 job. Mr. Pope said those have been working really well with him; it has been a really good partnership. Mr. Rapson said hopefully we can do the same thing with landscaping.

Commissioner Brown commented that it is desperately needed. We have just had too many cases where it is just taking too long to turn it around. In a really nice subdivision, if you don't want a big dirt hole in the middle of a nice subdivision. Mr. Rapson said it kind of puts a black eye on our guys who do a good job of going out and repairing it; and then we get a black eye because we don't make it look pretty after we are finished. They are not complaining about the amount of time they lost water, they are complaining about the yard not looking the way it should; not being fixed.

Mr. Pope stated the citizens are pretty good. They don't expect it to be fixed that day, but we go sometimes several months because our crews don't have time to get back to them. Commissioner Brown commented that he often says Fayette County; the residents by and large have high expectations and he thinks that is a good thing.

It makes us work at a higher standard and they expect to get things done pretty quickly. Mr. Pope said he agrees and we are going to address that.

## **V. PUBLIC COMMENT.**

Mr. Pope announced we have our first zero dollar water bill from the City of Atlanta. We no longer have to use City of Atlanta at all for any of our residents. Commissioner Brown asked if usage has been done because of all the rain; traditional summer usage? Mr. Pope said looking at the May report you will see we are down a million gallons a day average. This month we are above because are beginning to see some dry times. As a matter of fact, they are already talking about starting some new drought calls. But we are having rain here, but in some areas they are not. Commissioner Brown asked, compared to last year is it down significantly this year? Mr. Pope said not significantly, it varies around less than a million gallons a day, depends on whether it is raining or not.

Commissioner Brown reported Water Guardians worked at Lake Peachtree. He said he did not know how that was going to turn out because they had a lot more water because of the rain than he had anticipated and then the grass had grown up to about two feet in a lot of areas. He said he did not know if they were going to be able to find the trash, but they pulled about two pickup trucks full of trash out there again. He said it is incredible. That was just people wading through grass, picking up stuff. Luckily, they did not have any snake bites. That was his biggest fear, snakes in that grass. They had a little kid start screaming about fifteen minutes into it. He thought somebody had been bitten by a snake; he went running out there and it was a wasp. He had gotten into a wasp nest on the side of the bank and he got stung by a wasp. This is one thing we probably need to think about on some of these things, somebody had Benadryl and they gave him that. If he had an allergic reaction they would have had to call an ambulance. He ended up being alright.

Commissioner Brown thanked Jason for CH being the food sponsor; he and JR Ramos who prepares a lot of the food. Mr. Ramos brings his big trailer out there and it is a great effort. He said they had so many people stop by. The particular boat dock they were based on is a very popular spot; a lot of people ride the golf carts and run through that area. Tons of people stopped to ask what they were doing and how do they get involved. It is great that we have all these things coming together. He said thank you for all that you do. Jason said you're welcome.

Commissioner Brown said the Peachtree City Public Works was working on the island park getting it ready; formerly known as "Snake Island". They were clearing a lot of the grass and our people were going behind. They did not plan it, but it was just like divine intervention, it just worked out beautifully. He said it was a good project and they will keep that going.



### Newton Plantation

Commissioner Brown reported that Mr. Pope, Charles Rousseau, he and some of the Newton Plantation homeowners met with EPD officials yesterday about their water system and some things that were going on. Rick Jeffares is the owner of that private water system, he was also there and he ended up walking out of the meeting about a third of the way into it. It was an interesting meeting. When Mr. Jeffares, at the beginning of the meeting, was telling them all the stuff that he had to do for the private water system to bring it up; then he openly said the previous owner, the treatment methodology was they poured a half a gallon of Clorox in the tank every month and that was it.

Mr. Rapson asked how long ago that was before Mr. Jeffares took it over. Commissioner Brown said he took it over in 2007. He openly said that was the treatment method for that private water system prior to that. Then he said he spent about \$150,000.00 just trying to bring the pumps and everything else up to where it needed to be. Mr. Pope said he told them there was not even a well house there. Commissioner Brown said it was a piece of round concrete with a piece of tin on top of it. He said he guessed they had a brick or a cinder block on top of the tin. That was kind of an interesting way to start the conversation because EPD is responsible to be sure he is in compliance with all that. That kind of put them back on their heels at the beginning.

Commissioner Brown went on to say essentially they went over a list of things. He said Mrs. Smith was there and she went over her list. Unfortunately, a lot of the things that she was saying that she had been given and statements that had been made were by a gentleman who is still employed by EPD, but unfortunately he is on reserve duty in Kuwait right now, so he wasn't available to be at that meeting. Mr. Jeffares was in the State legislature; he is no longer in the legislature, but he was on the Natural Resources Committee which always seemed to be a little bit of a bind when you own private water systems and that committee is kind of regulating downward your own business. They thought that might have been a reason. He said they openly discussed that in the meeting. Are there any conflicts here in terms of compliance issues because he on this committee? They said no, they have always done it by the book, and they also reiterated that he is no longer in the legislature. That should help.

Mr. Pope said apparently he owns several other systems and they have issued them compliance letters that he had to address issues. They have held him accountable. Commissioner Brown said they ended with could EPD help us in looking at some federal grant opportunities to maybe look at either restoring the system or finding a way to give that system to the county so we could include it as part of the county system. They said that they would help us in any way possible, looking at that scenario. They thought demographically, if you take that census track where the neighborhood is located, it probably would qualify for some federal programs.

Mr. Rapson asked if Mr. Jeffares would want to give it to us. Commissioner Brown commented he wants to make it his retirement plan; he wants to sell it and retire on it.

Mr. Pope commented that Jack Capps, the Chief over EPD, said he was going to make a suggestion at the end and everybody might not like it, but Rick had left. He did not get to hear Rick's suggestion. Commissioner Brown said he could not imagine getting federal grant money without having an audit of the current system and an appraisal of its value. If Rick is asking an outrageous price for the water system it is probably going to nix any deal that would be in the works anyway. He may see enough heartburn in this that he may want to unload it at a fair price. The neighbors are not going away. They are constantly complaining. Mr. Pope said there was more than Mrs. Smith there yesterday.

Commissioner Brown said the big thing was that he doesn't communicate back with them and when they offer complaints and all these other types of things, there was an allegation that one of the neighbors in the subdivision is getting free water service in exchange for putting the chemicals in the water system and that person is not a trained operator. There are all kinds of things going on. Right now the operator on record is Rick Jeffares himself and we know Rick Jeffares himself is not putting the chemicals in the water. He is not driving around doing that; there were some real question marks that EPD said they were going to look into. He said he thinks there is a good possibility demographically with that subdivision that we may be able to pull in some sort of federal money that would make this whole thing work.

Mr. Rapson said he thinks this has always been the plan; there are several subdivisions that may need those same criteria. He said he thinks our next step is evaluating the remaining seven systems. Mr. Bodwell said there are twelve systems and we have looked at four. Mr. Rapson said we can do a change order to look at all of them so that we have an analysis at least a high level, 50,000 foot view analysis, of here is what we think it would take to bring all these systems on line. Then, once we have that, our next step would be look at the systems and see which one makes most sense for us to do. Then the question is do you do the low hanging fruit that are easy ones, do you do the ones that are harder, do you do it based on number of customers, there are all those different equations you have to work at. Then, get with EPD to find out what their list would be if these were all the private systems and you want them to be incorporated.

Commissioner Brown said they openly said in the meeting they want those systems incorporated in. Mr. Rapson said he is not surprised, but he thinks you have the whole issue of who pays for it, how we pay for it, but federal dollars helps a lot. He thinks that would be one of the things as a County Manager he would look at is, if we are going to acquire these systems, it is a whole lot easier to acquire these systems using federal money and then the question is which one of those. Maybe there are two or three of those systems that would qualify and we would have to rank those two or three and come before the Board and say this is what we want to



do. He said he thinks that is one of the things that we have committed talking to Charles about is what the long term strategy is for the Water System and he thinks we have to have those analyses done before we talk intelligently.

Mr. Pope said he thinks part of our concern is we can't go out and exhaust our grant opportunities for this one that is making the most noise, but really there is not a compliance issue; based on what we have seen, from EPD there is not a compliance problem thus far. Then all of a sudden, we may have one of the eight systems we haven't reviewed really may crash and burn and have an emergency and then we have already used our funds for Newton Plantation. All of sudden we really have a system that is in crisis, now we have to take it on, because they don't have any water. We would hate to exhaust our resources towards...Mr. Rapson stated that is one of the things we have in the budget this year, is to conduct this analysis.

Commissioner Brown commented on Mr. Pope's scenario, that is when we employ the ordinance and they would have to pay for whatever we would have to do. Mr. Pope said they may not pay if they go out of business; they may crash and burn. Commissioner Brown said in that case he thinks EPD probably plays a strong arm of the law and starts taking over. He said he had to interject with the EPD Administrative people, the higher ups, because he does not think they really understand that Fayette County, because of the level of affluence and the demographics; that we don't really qualify for a lot of the normal grants that they are used to these water systems and sewer systems taking and running with. He said Forsyth has knocked us off; we are now 158 out of 159 on the priority list. Forsyth is actually worse on the list than we are now. He said that is a problem, which is why he thinks if we looked at the federal level they can sometimes take it down to a census tract instead of saying we are going to evaluate it based on your county's statistics. That might be the way to go. He went on to say that Mr. Pope had talked to Rick Jeffares prior to the meeting and Rick said he could turn the water pressure up, but that the state of the pipes running into the yard is such that it could look like a lawn sprinkler out there in the yard. That is part of the problem that we have. He said he thinks that would help with the federal grant. If that is the state of their union, and you have the right mix of people in there, we probably could help in that situation.

Mr. Pope said one thing they discussed in the grant opportunities is we would want to address all the problems in the system, not just the system itself, but the citizens themselves may need some assistance. Rick said several of them had already replaced their service lines. There are 120 customers in this subdivision, most of them have not. When he first took over the system that was the one thing he was going to try to do is take care of people's pressure problems. He had AC pipe in there and he knew he could take the pressure, but their homes couldn't and he had to back it back down.

Commissioner Brown said quite a few of them are senior citizens drawing a social security check and they are not going to come up with eight or nine grand.

Vice Chairman Jimmy Preau stated he wants to understand that this is really not a Fayette County Water System issue. This is an EPD supplier issue, we are trying to help. Mr. Pope said Vice Chairman Preau is right, he is mediating, and this is the Commissioners problem because it is their citizens.

Commissioner Brown explained our jurisdiction is he is accountable to those citizens in Newton Plantation by virtue of being their elected official. He serves as their voice or advocate on some of these things. He has no jurisdiction in the matter and he made that clear in the meeting yesterday.

Vice Chairman Preau said as a citizen serving on this Board this is a EPD Newton Plantation issue. This is not a Fayette County Water System issue. We can try to help them, but he feels like we are spending a lot of time and effort doing what EPD should be doing. Commissioner Brown said he thinks eventually it could become our issue and he is putting it all out there saying if you get the grant and you can make it economically feasible for us to take over that system then we need to be fully apprised of what is going on.

Vice Chairman Preau said he feels like we are giving the Newton Plantation folks an optimistic view, false hope; we can't fix this issue. Commissioner Brown stated they know that, they are well aware of that. Mr. Pope said he thinks what did happen is they do their Sanitary Survey just like ours, they have an inspection every 3 years. He asked if they can go ahead and do one now. They said it is due this year, so they will be doing the Sanitary Survey this year. He said he feels like we raised enough concern yesterday that the Sanitary Survey will be much better. Commissioner Brown said he is sure it will be a thorough examination of the system.

Mr. Pope said that is what we were trying to tell the citizens, we don't see a problem because we look at the reporting. He said he went through eighteen years of data. They had some nitrate issues back in the early 2000's, they had one year they missed giving a CCR out, which is not even a water quality issue, but that was one of their violations. They have addressed all of those, so on paper the system looks fine to him. Until we get some sort of a sense of urgency that there is a problem there compliance wise, there is no reason for us to be expending our time, but we will see what the next Sanitary Survey results are.

Mr. Rapson commented that his concern is he thinks it is premature to go after a federal grant until we have all twelve systems reviewed because he does not know which one to chase. He does not want to chase a grant for a subdivision or one of those jurisdictions that may not be the grant that the Board wants us to chase. Mr. Pope commented that we may have thirteen individual grants. We may find we have thirteen problems. Mr. Rapson agreed we may very well, but he thinks it is a little premature at this point other than he agrees that there might be grants we can go after and he thinks we probably should go after those grants once we know what that list of priorities are for the systems.

Mr. Rapson said he has not looked at it recently, but the six we looked at, there wasn't one that was under a million two, basically, and we will have to replace all the pipes in all the systems. He said he does not think Newton Plantation is any different than the other five. Vice Chairman Preau said if we took over Newton Plantation the homeowners will still have that issue from the supply line to the house. Mr. Pope said absolutely. We could not put any more pressure in that system than what they have now because of their condition and that is one of the things that he has tried to say; we could tie on, but we can't give you any more pressure. He has the pressure dialed back because of the homes.

Commissioner Brown said with some of the grants you can actually take it to the house, it just depends on what the grant is. Mr. Pope said they would go in and get an easement to go in to have someone do those replacements for the citizens, not us.

Mr. Bodwell stated when he was loaning money at GEFA he did a lot of projects like this. A subdivision wants to connect to the private system, EPD loves that type of project because if you ever ask EPD give me your list of consent orders. The list of publicly owned treatment systems consent orders is very very small. Fayette County's and what have you is very small. The list of mobile home parks and Rick Jeffares systems is as long as your arm. EPD wants you to take these over. When he was loaning money he loaned them all kinds of money to local governments in this exact situation. GEFA is a great option and he can help with that.

Mr. Rapson commented GEFA is a loan, not a grant. Mr. Bodwell said GEFA is a loan/grant; when people say grant, his definition of grant is here's a big pot of money and you don't have to pay anything back. Mr. Rapson said that is his definition, too. Mr. Bodwell said GEFA doesn't give grants, what GEFA gives is a loan, plus some forgiveness of principle. Here's a hundred dollars, but you only have to pay seventy dollars back. There is always a loan attached to it. This is a perfect project for GEFA. He said if you ever want to do that, he said he can help facilitate that. But, GEFA will only loan you money up to the meter, they don't loan you money onto the private property. The entity that does is the USDA, but good luck going through that program. CDBG, the Community Development Block Grant is a grant. Mr. Rapson said we would have to narrow that almost to the subdivision. Mr. Bodwell said you have to do an income survey and CDBG is pretty flexible even though Fayette County is 158, they will look at the Newton Plantation subdivision and determine if you get grant money based on the demographics of those 150 people.

Mr. Pope said that would only be after we took ownership of the system. We could not do that right now because it is not even our system. Rick can't get grants. Commissioner Brown said he can't get grants because he is a private individual. Mr. Pope said that is right, so if he can't get the grants and we are not going to be able to get them until we get ownership...Commissioner Brown said he did not know about that. You could do it to obtain ownership. Mr. Bodwell said he is

pretty sure you can do that. Mr. Rapson said he agrees with everything being said, he just does not know which system to go attack. Commissioner Brown said he thinks he obviously wants to attack the lowest performer, but who is willing to sell. Are all of these for sale? You have to weigh a ton of factors. Get your due diligence out of the way and start working off of that information. The primary thing that came out of that meeting was EPD is going to take their analysis and examination of that system very seriously now; which is something they need to do, especially after Rick said that the previous method was just dumping Clorox in the tank and walking away; when your water operator says that you have some real issues there. He said they are going to take it very seriously. They know that we are looking to try to do something and if they can facilitate helping us in any way they seem to be on board with that and their preferred method they have told us personally from the top administrative level that they would prefer that we take the system. That is number one on their agenda. We have gotten a lot of these points ironed out. Mrs. Smith got to do a lot of things. Unfortunately, their guy who really is the conduit for information between what has happened in the past and the neighbors is out of the country. We can't access him for a while. He said he thinks you guys are in the driver seat with that Sanitary Survey because when that comes back, you know they are going to look at him with a fine tooth comb. When that comes back, you've got a piece of paper and Rick is going to look at that and say do I want to implement all of this or do I want to sell to Fayette. Now you have a piece of paper that says, hey Rick I can't sell it to you for your price because I have to do all of this. Mr. Rapson said frankly, he thinks we need to let EPD know we want each of those systems looked at that way. Not just this system.

Mr. Pope said what happened in Alabama was their version of EPD. They went and started looking at these systems hard about fifteen years ago. They had about 1500 private water systems and today there are 500. They forced 1,000 of them to either merge with somebody larger or somebody would go out of business and have somebody take them over and they tied onto a local city or municipality. That is really what needs to happen in this case, not just in Fayette County, in Georgia. You need to start looking at the private water systems, that the owner sits there at the table yesterday and says I haven't raised y'all's rates in ten or fifteen years. Maybe he should, because then he would have had the money to replace things. Rates can be raised to maintain infrastructure if that is what needs to happen. He said that always concerns him when he hears somebody say that because that means they have not been addressing critical infrastructure needs. He said he thinks the State needs to take a hard look at groundwater and private water systems, period, not just in Fayette County; because he knows they had two or three in Rockdale that became a crisis and that is what Jack was alluding to yesterday. You will probably end up taking it over one day anyway. So we are going to let this thing just run to fail. He said he thinks that is a really bad attitude if we see it is failing already, and they have not maintained their infrastructure, then there should be something in place to force it to move over. Mr. Rapson commented that has been the model, we need a new model. Mr. Pope said he does not think that is a sell/buy issue. If a system is run into the ground, then that makes it easy for him to come to

somebody and say they are giving us this system, we are going to gain customers. We are probably going to have to spend some money taking care of it, but he thinks we can address that with some grant funding, then he feels like he can do something. But when he wants three or four hundred thousand dollars for a system, that to him, is valued at zero, it does not meet his minimums, they are wells, they are assets to Mr. Jeffares, but to us they are a liability, we have to cap them and we have to take them off the permit.

Mr. Rapson said from Mr. Jeffares perspective it is a revenue stream; that is why he wants to be paid money, from our perspective, it is a liability because we have to replace all the pipe. If we are going to be doing the same due diligence that we did with the six systems, with the remaining systems, he thinks as a Board we probably ought to send EPD a letter and ask them to conduct a Sanitary Survey so that we get their information when we have our information, then we can line it all up. There may be a system that may not be in compliance and we really haven't seen it; we have spent a lot of time on Newton Plantation because Mrs. Smith has pushed that issue, but there are other system out there that maybe there are issues out there with complaints. We haven't really researched all that.

Commissioner Brown said he told EPD if he gets a complaint from one person, that is an issue you look into and you see what is going on, when he hears from half the subdivision, and he easily has heard from half of those people, generally there is a fire somewhere under the smoke. Mr. Pope said there were different complaints. Some were taste and odor, most all of them complained about pressure and volume. Commissioner Brown said pressure has been a continuous complaint with them. Of all the residents that showed up at the meeting, they were telling the people when they take a shower in the morning it is dripping out of the shower head.

Mr. Pope said he will get our digital data where we ran our chart recorders for 24 and 48 hour periods. He asked Jason to go back to see if they have that archived or if Matt has it, they told EPD we would give them that data because apparently the gentleman that was absent yesterday; he went out and read chart recorders and went in and wrote up a report saying the pressure was maintained between 20 and 30 psi, but they weren't able to supply the data to back that up.

Commissioner Brown commented it is best to do this during the school year because that is when you have kids and everybody else using all the water capacity at the same time. He said he thinks they are going to do a very thorough analysis of the water system this time around. They are doing it in July.

#### **UPDATE ON LAKE KEDRON**

Vice Chairman Preau asked for an update on Lake Kedron. Mr. Rapson said they finished the bridge repairs and we were officially notified yesterday to close the valve and start refilling Lake Kedron. Vice Chairman Preau said he had some questions asked that apparently the sub structure had rusted and Peachtree City

made the decision not to replace but to wire brush it and repaint the bridge. Mr. Rapson said they have made the repairs and added additional struts. Vice Chairman Preau said the question was if this structure had rusted so badly, does that impact our water quality? Mr. Pope said the minimum of iron content in that lake, no. Mr. Rapson said his issue was he wanted to make sure all the repairs were finished. They checked on that yesterday. At that same time, we are working on the Kedron Dock. We started replacing those boards and it is much more pervasive than we thought so we are using in house staff and a contractor to complete the work, so we can expedite that project. Mr. Pope said we are going with a composite material so we won't have any more dock issues there.

**VI. ADJOURNMENT.**

Commissioner Steve Brown made a motion to adjourn the Water Committee June 27, 2018 meeting. Lee Pope seconded. The motion passed unanimously.

There being no further business, Chairman Pete Frisina adjourned the meeting at 8:45A.M.

---

Peter A. Frisina

The foregoing minutes were approved at the regular Water Committee meeting on the 11th day of July, 2018.

---

Lisa Speegle