

Water Committee
Minutes
August 11, 2021
8:30 A.M.

Committee Members Present: Pete Frisina, Chairman
Steve Rapson, County Administrator
Lee Hearn, Commissioner
Vanessa Tigert
James Poff
Jimmy Preau

Absent: Frank Destadio, Vice Chairman

Committee Non-Voting Members: Dennis Davenport, County Attorney
Michael Diaz, Arcadis

Other Staff: Jeff Hill, Capri Reeves, James Munster, Susan Lee, Carrie Gibby, Emily Larrimore, Russell Ray, Lindsey Choisnet

The meeting was called to order by Chairman Pete Frisina at 8:30 A.M.

1. Approval of Minutes from the June 9, 2021 meeting
Ms. Tigert made the motion and Mr. Poff seconded to approve the minutes from the meeting on June 9, 2021. The motion passed unanimously.

2. Private Water Systems
Back in early 2017, the Board of Commissioners expressed interest in researching our private water systems within Fayette County to possibly purchase those systems. Around that same time, we came up with an Emergency Connection Ordinance in the event of an emergency, where one of these systems would have to connect to our system. Our Engineer at the time, JACOBS, evaluated 10 private water systems. They did partial report in 2017 and another partial report in 2019, because we changed the Task Order around and added more systems as we went along. Of the 10 systems, six systems agreed to be evaluated and expressed an interest in being purchased either for a certain sum of money or just deeding their entire system over to us at cost. Based on the technical memos, Fayette County staff developed a prioritization process. Arcadis has looked at that process, verified the technical memos, looked at our numbers and validated the process. Each Private Water System was given a score from one to six; one being the best score and six being the most negative. Scores were based on four criteria: (1) the number of groundwater wells in the system, as it would cost more money to plug more groundwater wells if we took over the system, plus the need for public water if one of those wells went dry, (2) the amount of infrastructure within the water system, meaning the feet of pipe, (3) the potential connections within the system, and (4) the estimated total cost, which includes what the owner(s) designated as their sale price. The six systems who expressed interest in being purchased are: Woodland Road Water Association, Four Season Mobile Home Park, Dix Lee On Estates, Rolling Meadows Estates, Corinth Drive, and Newton Plantation. For the system on

Corinth Drive, there are 30 potential connections, but only two of them are within the County. Based on our scoring criteria, we came up with a ranking analysis. The Woodland Road Water Association ranked first, then there was a three-way tie between Four Seasons, Corinth Drive, and Newton Plantation. We started saving for the prospect of taking over one of these systems over the last two years in our CIP budget, so we have some money within our CIP to look at acquiring one of these systems.

Mr. Poff asked if all these systems were looked at in regards to fire services in the initial analysis. Fire Chief Hill advised that we did consider fire services as one of the main issues, trying to make sure the residents did get adequate flow from the water system versus what they were getting from the well system. Steve Rapson advised that some of the concern we had with some of these systems, especially the smaller mobile home units, were if they're on well. We don't tie into their well systems, because if we did, we would just drain it, so fire services are provided with pumpers. Our standard is to put a hydrant in at every 600 feet of line, so the hydrants would be a part of this analysis. Right now, we've accumulated half a million towards this, which was \$250,000 from last year's budget and \$250,000 from this year's budget, so Staff recommendation is to move forward with the Woodland Road Water Association. There are a lot of mechanics and logistics into how we do this. In general terms, we're basically replacing the entire infrastructure for each of these systems. A big issue is figuring out how to handle the connection from the meter to the residents. For example, we can run a line down the middle of a road that's got six houses on each side. The Water System's responsibility ends at the right-of-way, but we've still got to get pipe from the right-of-way to the house. Do you pay the cost of that up front and then put a lien on the houses or do you have the homeowner pay it? Say we've got 15 people but only one person wants to tie on. Also, you've got new pipe going into old pipe; are you going to replace the old pipe with new pipe? Who's going to pay for that? Then you're still not replacing the pipe in the house itself, so you're going to have to have some relief valves... These are all issues we have to work through, so we're trying to pick the smallest one first, which is the Woodland Road Water Association's 15 connections. By the time we get to the next system, we'll have answers to these legal and logistical issues. The Board's direction is for us to pursue this, and we've got to start somewhere. Part of our intent is to be more proactive rather than having to react to future directives from GA EPD.

Mr. Rapson shared there are firms in California that are actively pursuing the purchase of private water systems outright as a long-term investment. There has been chatter from other county managers that people were buying these private systems. We know that Newton Plantation was approached.

3. System Updates

Ms. Lee advised, as of yesterday, the Crosstown lagoon dredging is complete and have moved on to South Fayette. The lagoons at South Fayette have never been cleaned, so it's a little bit bigger project than Crosstown. We have the 4MG Clearwell repairs at Crosstown tentatively on the schedule for September. Those repairs will be all exterior, so we won't have to interrupt production at all. We're working with

Arcadis to develop a plan for cleaning and inspection of the 3MG Clearwell at South Fayette. We know there is a leak in that Clearwell, so we need to determine the extent of repairs that will be required. Unfortunately, that Clearwell doesn't have any kind of access so part of that approach will include installing some hatchways on top of the Clearwell. The TracVac bid for both plants is on the Agenda for the BOC Meeting, and that is being awarded to R2T. Lastly, all the pumps at the Lake Peachtree Pump Station are online and available for use.

Mr. Munster shared that we gave Shockley Plumbing a Notice to Proceed for Veteran's Parkway. They're on site and laying pipe, so that project has begun. Since the last Water Committee meeting, we've had a handful of water main breaks in our system, nothing major. The City of Fayetteville had a valve leak at Jeff Davis and Hwy 54 that they recently repaired and over the weekend on South Jeff Davis at Country Squire Lane, the City had a major blowout on an 8-inch main. They came up short on materials to make their repairs, so we scrambled and were able to get them some material in order to complete that repair.

Ms. Reeves shared that our Customer Service phone reporting software has been installed, although we're still working on the kinks to get accurate reporting. The vendor had to implement some new coding because it appeared like the calls weren't being answered due to the reps were staying logged in overnight and the reporting was being done by the hour. The new coding will ensure the reporting is more accurate.

Mr. Diaz advised we're trying to dovetail with the construction work that is going to be moving forward, pending BOC approval, for R2T. That'll be a great addition to both plants as it will significantly improve the operating process. Crosstown has gone through some substantial upgrades of the filters and chemical systems, the bottleneck now is becoming sludge handling. This addition will make significant improvements at both facilities. The other project that is also making some good headway is the AMI project, but that update will be coming up in the Director's Report. Additionally, Arcadis has their general on-call, so as things are coming up they're engaging on multiple fronts, whether it's Clearwell leakage or any challenges on the plant side.

Mr. Ray explained that Lake McIntosh water flows to the holding pond directly and now we're reviewing to bring Lake Peachtree water to the holding ponds. Arcadis has been working on this for several weeks now, doing modeling of the wellwater lines from those pump stations to the plant, to see hydraulically how to bring the water from Lake Peachtree to the plant with the existing infrastructure and what changes will need to be made to accomplish that. Another part of that project is determining how we can bring all that water into the chemical building from the holding pond and how to increase production in the plant as we treat it. Currently, Lake Peachtree water goes through a meter on the plant site and then directly to the chemical building. It doesn't have the same ability to go the holding pond as Lake McIntosh does. A blessing of both our facilities is our holding ponds; it gives great buffering capabilities to build resiliency for our water system.

Ms. Gibby shared the reorganization we've done within our Field Operations. We

believe this was a creative way to put in some advancement and retention opportunities within the department, as we've had challenges with staffing. Our Field Operations is now comprised of four areas: customer response, damage prevention, field inspections, and infrastructure maintenance. These areas used to operate more on an individual basis based on their job descriptions. We've created a path for staff who all work in one area under Field Operations. There are Technician three, two, and one levels, and there is also a Foreman level. These levels are based on training efforts, certifications, and licenses obtained. This gives us an opportunity to assign a field technician to a primary area of division and also intertwine them in areas of need, which is something we have not been able to do in the past. Ms. Tigert added that, to this reorganization, James Munster has been named in the new position of Field Operations Director. Mr. Rapson noted that Mr. Munster is really the perfect person for this position. He's someone who came up through the ranks and fully understands the different jobs within Field Operations. It's very hard to get somebody who has been in the ditch putting the pipes together, so he certainly has proven himself.

Emily Larrimore discussed Environmental Compliance, specifically two compliance regulations we have coming up. The first is Unregulated Contaminants Monitoring Rule (UCMR 5). This is an EPA regulation where they look at emerging contaminants of concern, which are things that are not currently regulated. The monitoring time period is 2023 – 2025. We'll have 12 months for our Water System to monitor the contaminants of concern for this 5th round of UCMR. The contaminants of concern this time around are Per- and Poly-fluoroalkyl Substances (PFAS). These are widely used man-made chemicals which are found in both industrial and household products, such as firefighting foam, fireproof items, waterproof items, cleaning products, beauty products, nonstick cookware, and food packaging. If we do detect these chemicals, it will be printed in our Consumer Confidence Report, which poses a unique communications challenge because this is not yet regulated. The UCMR is used to help EPA form regulations, so when customers talk with us about these contaminants, we can't explain the lack of health concerns of these contaminants because there is no maximum contaminant level established. We monitored some of these chemicals in the UCMR 3, and this UCMR 5 will be at 1000 times more detection level. The EPA is still deciding on testing methods because cross contamination is so easy for these sensitive tests. Fire Chief Hill advised we have started buying foam that does not have these PFAS chemicals in it, even though it is much more expensive. We're ahead of the curve. The second compliance regulation is revision to lead and copper rules. In the past, lead and copper has been a triennial sampling for us. We had our set sites where we created a 90th percentile and if they crossed an action level, then we do extra monitoring and extra planning for what to do with lead service lines. As of right now, EPA has set the compliance range for these new rules is Dec 2021 – Oct 2024. The new 90th percentile has the old action level but now also has a "trigger level." If you meet or exceed the "trigger level," you'll have to do extra planning for replacing lead service lines, monitoring, and outreach. We'll have to develop a Lead Service Line Inventory and replacement programs. Also, 20% of all the schools in our municipality and certified childcare centers will be monitored annually, at the expense of our water system. Ultimately, the revisions are trying to protect the public health of our children.

4. Director's Report

Ms. Tigert shared the FY21 consumption report, which Finance has added a 3- and 5-year average to. With this, we're hoping to do revenue projections.

Our AMI project kicked off at the end of July. We've been having outreach workshops and involving a lot of staff and other key individuals within the county. They're in the process of working on our meter inventory analysis and are going to do a PowerBI dashboard which helps us analyze that inventory. We've visited Henry County and are working to schedule site visits with Clayton, Forsyth, and Douglas counties. At this point, we're expecting the Request For Proposals to go out next month.

5. Public Comment

No public comment.

6. Adjournment

Lee Hearn made the motion and Mr. Rapson seconded to adjourn the Water Committee meeting on August 11, 2021. The motion passed unanimously.

There being no further business, the Water Committee was adjourned at 9:20a.m.



Peter A. Frisina

The foregoing minutes were approved at the regular Water Committee meeting on the 13 day of October, 2021.



Lindsey Choisnet
Water Committee Clerk