



Water Committee Agenda  
February 14, 2024  
8:30 A.M.

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Note: This meeting will take place in the Administrative Conference Room located at 140 Stonewall Avenue, Suite 100, Fayetteville, Georgia 30214.

Call to Order  
Acceptance of Agenda

1. Approval of Minutes from the December 13, 2023 meeting
2. System Updates
3. Director's Report
4. Public Comment
5. Committee's Comments

Adjournment



Water Committee Minutes  
December 13, 2023  
8:30 A.M.

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Committee Members Present: Bryan Keller, Chair; Environmental Management Director  
Vanessa Tigert, Vice-Chair; Water System Director  
Steve Rapson, County Administrator  
Jeff Hill, Fire Chief  
Bill Holland, Citizen Representative  
Jim Poff, Citizen Representative  
William Yarde, Citizen Representative

Committee Non-Voting Members: Michael Diaz, Arcadis

Absent: Dennis Davenport, County Attorney

Staff Present: Capri Reeves, Customer Support Manager  
James Munster, Field Operations Director  
Russell Ray, Facilities & Projects Specialist  
Susan Lee, Water Production & Operations Manager  
Carrie Gibby, Finance Operations Manager  
Lindsey Choisnet, Engineering Technician

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Call to Order

The meeting was called to order by Chairman Bryan Keller at 8:33 a.m.

Acceptance of Agenda

**Jeff Hill moved to accept the agenda as written. Vanessa Tigert seconded. The motion passed unanimously.**

1. Approval of Minutes from the November 8, 2023 meeting  
**Jeff Hill made the motion and Vanessa Tigert seconded to approve the minutes from the November 8, 2023 meeting. The motion passed unanimously.**
2. System Updates  
Capri Reeves discussed our Advanced Metering Infrastructure (AMI) work order system. As we navigate the initial deployment phase, we're still tweaking numbers, working out all the kinks, and figuring out what does and doesn't work. We will have

the monthly reporting data finalized by the time we reach full deployment.

The initial deployment phase includes installing 500 AMI meters. We projected to replace roughly 3% of the meter boxes associated with those 500 meters; however, the actual number of replaced meter boxes is closer to 30%. James Munster explained that these boxes are made of a composite material, which warps over time due to a variety of reasons, including exposure to extreme temperatures and shifting ground. The issue we're facing is that the composite drop-in lids aren't fitting on the warped boxes. Metal lids would fit better but that isn't an option, as the AMI meter endpoints cannot transmit a signal through metal. The only solution is to replace the meter box. The cost to replace a single meter box is \$68, which includes the box, lid, and labor.

The Private Water System Capitol Improvement Project is moving forward. All fifteen residents of the Woodland Road Private Water System have successfully replaced all their plumbing service lines. We expect to have an installation schedule sometime in January.

Susan Lee advised that the structural and electrical assessment is complete. Arcadis will generate a technical memo to help us focus our efforts and budgeting going forward.

Carrie Gibby shared that the Fiscal Year 2023 data audit went well. Our entire workflow process is reviewed, from getting a meter reading, to how that flows through our utility billing system, and then receiving and processing payments. Now that we're midway through Fiscal Year 2024, we're going to look at expenses compared to budget, and revenue compared to projections.

Russell Ray updated that we have a contract for the repair of two large vertical turbine pumps and for the intake structure at Lake Kedron.

3. Director's Report

Vanessa Tigert spoke on the Georgia Department of Transportation (GDOT) Highway 54/74 Intersection Project. We partner with GDOT to do our relocations and betterment activities around their improvements. Our in-kind and betterment portion of this project was last estimated by GDOT to be \$2.3 million, which is much higher than our own estimates and what we originally agreed to. Just yesterday though, we were informed the cost is going to be only \$1.3 million.

Steve Rapson added that he believes this lower amount is due to the professional and diligent approach the Water System took with GDOT about taking a hard look at the numbers. Bringing the estimate concerns to GDOT's attention resulted in substantial savings for the Water System.

4. Public Comment

No public comment.

5. Committee's Comments

Mr. Holland congratulated Dr. Yarde and his wife on their 42<sup>nd</sup> wedding anniversary.

Ms. Tigert shared that Tony Parrott, a long-time Director of the Water System, passed away just before Thanksgiving. Mr. Parrott's diligent efforts are why we have had success. He was a proponent of this Water System and helped it grow in a way that is going to be sustainable for the next 50 years. We will miss him.

Adjournment

**Bryan Keller made the motion and Jim Poff seconded to adjourn the Water Committee meeting on December 13, 2023. The motion passed unanimously.**

The December 13, 2023 Water Committee meeting adjourned at 9:08 a.m.

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Lindsey Choisnet, Water Committee Clerk

**From:** Russell Ray <[russellr@fayettecountyga.gov](mailto:russellr@fayettecountyga.gov)>

**Sent:** Monday, February 12, 2024 4:42 PM

**To:** Vanessa Tigert <[vtigert@fayettecountyga.gov](mailto:vtigert@fayettecountyga.gov)>

**Subject:** RE: 112(r) Risk Management Program Inspection (40 CFR Part 68)

Christina Jagonase with EPD provides a Facility Checklist for the items covered in the Risk Management Program regulations under the Clean Air Act, Section 112(r), and these items are included in the inspection. This saves a ton of time on the front end by ensuring we are aware of changes and additions to the regulations. Christina is also available prior to the inspection to answer questions and provide clarity to the rules (this has been especially helpful with some of the latest requirements concerning emergency response coordination activities with local emergency planning and response organizations).

The key to a smooth inspection is having all the documentation readily available during the inspection. Most of the Risk Management Plan (RMP) documents are placed in a tabbed notebook so the inspector can flip to the desired document quickly. Other documents, like Standard Operation Procedures (SOP) are in a separate notebook, but on the table for reference. Also, maintenance documents are pulled from the file cabinet for review.

Compliance inspections occur approximately every three years at each water plant. Training, maintenance, and internal audits are ongoing based on a required timeline. I use the EPD checklist as a starting point for discussion and review with Water System staff. This is a team effort to ensure all requirements are performed and documented. The water plant managers and maintenance manager play a key role. Also, the training and safety coordinator has become a vital part of the effort as up to date training manuals and training records are an important part of the RMP safety program.

T. Williams did an excellent job not only pulling together training records but also placing updated documents in the RMP notebook. The written plan is updated with revised dates and organizational changes routinely, usually during the inspection period. However, some updates, like changes in emergency contacts, must be performed online at the EPA CDX website whenever a change occurs. Over fifty-five hours were spent preparing for the Crosstown inspection.

In summary, the RMP rule was promulgated to provide awareness and safety for the community and our employees. As Vanessa stated, using Chlorine gas is serious and the RMP program ensures we stay aware, handle Chlorine safely, and maintain important communication with Fayette County Fire and Emergency Services and Peachtree City Fire Department.

Russell Ray  
Facilities & Project Specialist  
Fayette County Water System  
Office: 770-320-6017

**TOP 25 CUSTOMERS  
DECEMBER 2023**



<b>CUSTOMER #</b>	<b>CUSTOMER NAME</b>	<b>SERVICES OR LOCATION</b>	<b>TOTAL USAGE IN GALLONS</b>	<b>TOTAL REVENUE</b>
10836	CITY OF FAYETTEVILLE	WHOLESALE	10,314,930	\$27,740.86
	TOWN OF TRILITH	365 SERVICES	3,321,263	\$17,309.15
25487	UNIVERSAL ENVIRONMENTAL SERVICES	3 SERVICES	2,632,559	\$8,584.96
552	PIEDMONT HEALTHCARE	3 SERVICES	2,562,792	\$8,474.28
	FAYETTE COUNTY BOE	35 SERVICES	2,247,081	\$8,873.15
129317	DDRTC FAYETTE PAVILION III & IV LLC	5 SERVICES	1,590,291	\$5,327.73
12877	HOSHIZAKI AMERICA	618 S HWY 74	1,426,530	\$4,653.89
29362	SUMMIT PROPERTIES	3 SERVICES	1,327,380	\$4,478.11
106915	VR BALMORAL HOLDING LP	450 S PEACHTREE PKW	1,266,470	\$4,136.90
126515	RETREAT AT PEACHTREE CITY APARTMENTS, LLC	2 SERVICES	1,027,630	\$3,468.39
13987	ABERDEEN WOODS CONFERENCE CENTER	201 ABERDEEN PKWY	720,450	\$2,373.25
117615	RIPTIDE II CARWASH	100 GUTHRIE WAY	674,267	\$5,657.98
29607	RINNAI CORPORATION	2 SERVICES	662,828	\$2,221.50
90644	HEARTHSIDE AT PTC, LP	1000 NEWGATE RD	643,340	\$2,147.30
135355	BRAELINN APARMENTS OWNER LLC	100 PEACHTREE STATION CIR	639,740	\$2,112.56
22324	SIGVARIS INC	1119 S HWY 74	593,408	\$1,939.72
122922	HEARTIS FAYETTEVILLE PARTNERS	936 W LANIER AVE	586,066	\$1,950.74
116907	PEACHTREE LODGING ASSOCIATES LLC	2443 W HWY 54	585,450	\$2,000.81
142410	ROCKAWAY SENIOR CARE LLC	3 SERVICES	559,740	\$1,935.02
135354	PEACHTREE CITY OWNER LLC	1000 STEVENS ENTRY	556,280	\$1,837.21
135872	BCFORE KEDRON VILLAGE LLC	3 SERVICES	515,815	\$1,813.65
47804	TREETOP ASSOCIATES, LLC	2 SERVICES	482,710	\$1,636.54
142435	VR KEDRON LIMITED PARTNERSHIP	2 SERVICES	455,970	\$1,577.20
79832	ARGOS READYMIX LLC	409 DIVIDEND DR	454,950	\$1,538.79
98774	MASTERMIND INVESTMENTS, LLC	794 HWY 279	432,110	\$1,896.87
<b>GRAND TOTAL:</b>			<b>36,280,050</b>	<b>\$125,686.56</b>

**TOP 25 CUSTOMERS  
JANUARY 2024**



<b>CUSTOMER #</b>	<b>CUSTOMER NAME</b>	<b>SERVICES OR LOCATION</b>	<b>TOTAL USAGE IN GALLONS</b>	<b>TOTAL REVENUE</b>
10836	CITY OF FAYETTEVILLE	WHOLESALE	15,168,100	\$40,698.83
	FAYETTE COUNTY BOE	35 SERVICES	5,243,911	\$26,944.21
	TOWN OF TRILITH	363 SERVICES	3,372,299	\$16,916.16
25487	UNIVERSAL ENVIRONMENTAL SERVICES	3 SERVICES	2,819,550	\$9,188.93
552	PIEDMONT HEALTHCARE	3 SERVICES	1,748,945	\$5,795.07
129317	DDRTC FAYETTE PAVILION III & IV LLC	5 SERVICES	1,576,071	\$5,281.80
29362	SUMMIT PROPERTIES	3 SERVICES	1,425,850	\$4,744.23
12877	HOSHIZAKI AMERICA	618 S HWY 74	1,160,790	\$3,795.55
106915	VR BALMORAL HOLDING LP	450 S PEACHTREE PKW	1,084,750	\$3,549.94
126515	RETREAT AT PEACHTREE CITY APARTMENTS, LLC	2 SERVICES	1,029,110	\$3,453.64
98774	MASTERMIND INVESTMENTS, LLC	794 HWY 279	748,580	\$3,286.17
122922	HEARTIS FAYETTEVILLE PARTNERS	936 W LANIER AVE	726,927	\$2,405.69
135355	BRAELINN APARMENTS OWNER LLC	100 PEACHTREE STATION CIR	671,070	\$2,213.76
13987	ABERDEEN WOODS CONFERENCE CENTER	201 ABERDEEN PKWY	641,670	\$2,118.79
68695	WAYNE DAVIS CONCRETE CO.	2 SERVICES	562,908	\$1,852.84
142410	ROCKAWAY SENIOR CARE LLC	3 SERVICES	551,720	\$1,909.11
135354	PEACHTREE CITY OWNER LLC	1000 STEVENS ENTRY	543,459	\$1,795.80
108662	CP VENTURE FIVE-APC LLC	5 SERVICES	536,318	\$2,006.95
29607	RINNAI CORPORATION	2 SERVICES	531,348	\$1,829.12
98243	ARBOR TERRACE PEACHTREE CITY	2 SERVICES	524,263	\$1,762.68
117615	RIPTIDE II CARWASH	100 GUTHRIE WAY	498,490	\$4,050.88
47804	TREETOP ASSOCIATES, LLC	2 SERVICES	495,130	\$1,676.66
116907	PEACHTREE LODGING ASSOCIATES LLC	2443 W HWY 54	481,780	\$1,665.99
142435	VR KEDRON LIMITED PARTNERSHIP	2 SERVICES	478,020	\$1,682.61
22324	SIGVARIS INC	1119 S HWY 74	470,192	\$1,573.84
<b>GRAND TOTAL:</b>			<b>43,091,251</b>	<b>\$152,199.25</b>