



Water Committee Agenda  
October 16, 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 August 14, 2024 meeting
2. Approval of the 2025 Water Committee Meeting Schedule
3. System Updates
4. Director's Report
5. Public Comment
6. Committee's Comments

Adjournment



Water Committee Minutes  
August 14, 2024  
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: Dennis Davenport, County Attorney  
Michael Diaz, Arcadis

Staff Present: Lem Miller, Chief Marshal  
James Munster, Field Operations Director  
Capri Reeves, Customer Support Manager  
Eric Van Deventer, Arcadis  
Susan Lee, Water Production & Operations Manager  
Carrie Gibby, Business Operations Manager  
Russell Ray, Facilities & Projects Specialist  
Anita Godbee, Parks & Recreation Director  
Lindsey Choisnet, Engineering Technician

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Call to Order

The meeting was called to order by Chair Bryan Keller at 8:30 a.m.

Acceptance of Agenda

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

1. Approval of Minutes from the June 12, 2024 meeting  
**Vanessa Tigert made the motion to approve the minutes from the June 12, 2024 meeting. Bill Holland seconded. The motion passed unanimously.**
2. Greater Atlanta Air Show  
Anita Godbee announced the return of the Greater Atlanta Air Show to Lake McIntosh Park. Due to the configuration of the air show performance area, the park

must be closed and monitored by law enforcement during all practice and performance periods. Signage will be placed at the entrance of the park to notify patrons of the closure at least one week in advance.

**Steve Rapson made the motion and Vanessa Tigert seconded to make the recommendation to the Board of Commissioners to close Lake McIntosh Park October 24 - 27, 2024 for the Greater Atlanta Air Show. The motion passed unanimously.**

3. System Updates

***Business Operations***

Capri Reeves played a short video about how our new Advanced Metering Infrastructure (AMI) meters operate. William Yarde asked how long this “smart” technology has been around. It’s been around for several years, but the ultrasonic meters are new to our water system.

Carrie Gibby shared that we’ve been working with Dennis Davenport on updating the Cross Connection Ordinance, which requires our customers to maintain and test their backflow prevention (BFP) devices. BFP devices prevent back siphonage of cross contamination from the customer’s plumbing system into our distribution system. The state requires a cross-connection control program and ours was last updated in 2011.

***Field Operations***

James Munster explained that one of the bigger projects right now is the Georgia Department of Transportation (GDOT) project at the Highway 54/74 intersection. This project requires that a large amount of our pipe be relocated to accommodate GDOT’s plans. The primary use of this pipe is to take water from the Crosstown Water Treatment Plant to the elevated storage tank on Crabapple Lane in northern Peachtree City. Water flow will be interrupted during parts of this project so we will have to be creative in how we operate the system during that time. Ms. Tigert added that we have been evaluating our hydraulic model with Arcadis to determine the best course of action. For example, if GDOT is estimating that water service will be interrupted for eight hours, what will the water level look like if we can’t pump to the Crabapple tank for eight hours? Arcadis has been helpful with using our hydraulic model to determine the outcome of different scenarios.

Jim Poff noted that the Quality Technology Services (QTS) data center is on July’s “Top 25 Users” report. He asked for clarification on if the usage is due to the ongoing construction or if QTS is going to be a permanent resident on this report. QTS has assured us several times that they will use 100% electricity for cooling, so we do not anticipate them being on the “Top 25” report forever. Mr. Rapson added that part of the construction includes using water for dust abatement and to flush and sanitize the cooling system in each building.

***Plant Operations***

Susan Lee advised that we launched a probe that monitors several parameters in Lake Peachtree, such as cyanobacteria, algae blooms, and other environmental

issues. This technology provides a picture of when and how we should treat Lake Peachtree for bacteria species so that we are better able to utilize this reservoir. The probe at Lake Peachtree is a trial to determine if we want to implement this technology at our other reservoirs.

Russell Ray shared that we'll be moving forward with the approved Capital Improvement Projects (CIP) at the water treatment plants, in addition to the ongoing Supervisory Control and Data Acquisition (SCADA) project.

4. Director's Report

The Woodland Road Private Water System acquisition is complete and resulted in 15 new services to our public water system.

5. Public Comment

No public comment.

6. Committee's Comments

Mr. Rapson reminded the Committee that we are in the process of reevaluating our wholesale rate. Currently, the City of Fayetteville is our only wholesale customer, but Coweta County and the City of Fairburn have both shown interest in becoming wholesale customers as well. It's been a while since our wholesale rate has been evaluated and we need to ensure we're charging an adequate amount.

Adjournment

**Bryan Keller made the motion and Vanessa Tigert seconded to adjourn the Water Committee meeting on August 14, 2024. The motion passed unanimously.**

The August 14, 2024 Water Committee meeting adjourned at 9:03 a.m.

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Lindsey Choisnet, Water Committee Clerk



## Water Committee

### PROPOSED 2025 Meeting Schedule

Following are the proposed dates and times for the 2025 Water Committee meetings. The meeting dates are the second Wednesday of each month at 8:30 am.

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

Meeting Date	Time
<b>Wednesday, January 8</b>	8:30 a.m.
<b>Wednesday, February 12</b>	8:30 a.m.
<b>Wednesday, March 12</b>	8:30 a.m.
<b>Wednesday, April 9</b>	8:30 a.m.
<b>Wednesday, May 14</b>	8:30 a.m.
<b>Wednesday, June 11</b>	8:30 a.m.
<b>Wednesday, July 9</b>	8:30 a.m.
<b>Wednesday, August 13</b>	8:30 a.m.
<b>Wednesday, September 10</b>	8:30 a.m.
<b>Wednesday, October 8</b>	8:30 a.m.
<b>Wednesday, November 12</b>	8:30 a.m.
<b>Wednesday, December 10</b>	8:30 a.m.

TOP 25 CUSTOMERS  
AUGUST 2024



CUSTOMER #	AGE OF METER	CUSTOMER NAME	SERVICES OR LOCATION	TOTAL USAGE IN GALLONS	TOTAL REVENUE	REVENUE CHANGE PERCENTAGE
100857-10839	05.01.2024	CITY OF FAYETTEVILLE - WHOLESALE	5 SERVICES	22,825,692	\$61,144.60	-17%
		TOWN OF TRILITH	372 SERVICES	5,007,360	\$26,530.48	-4%
		FAYETTE COUNTY BOE	35 SERVICES	3,500,749	\$15,516.63	-7%
110600-552	01.07.2024	PIEDMONT HEALTHCARE	3 SERVICES	2,639,008	\$8,883.12	-37%
		FAYETTE COUNTY BOC	27 SERVICES	2,307,443	\$8,210.30	8%
115921-25487	07.18.2024	UNIVERSAL ENVIRONMENTAL SERVICES	3 SERVICES	2,286,380	\$7,455.45	-32%
102946-12877	02.14.2024	HOSHIZAKI AMERICA	618 S HWY 74	2,186,382	\$7,108.21	38%
146734	04.27.2024	FAYETTE PAVILION	5 SERVICES	2,091,742	\$9,517.90	23%
207312	07.30.2024	QUALITY TECHNOLOGY SERVICES (QTS)	167 TYRONE RD	1,782,924	\$5,929.46	-
129761-68695	12.02.2023	WAYNE DAVIS CONCRETE	156 ROCKWOOD RD	1,530,809	\$4,979.16	227%
29362	02.28.2024	CAMDEN APARTMENTS	3 SERVICES	1,419,610	\$4,864.30	2%
103612	04.22.2024	MARNELE MHP	1512 W HWY 54	1,402,460	\$4,570.38	59%
115191	03.23.2024	BALMORAL VILLAGE	450 S PEACHTREE PKWY	1,298,300	\$4,239.71	10%
104069	02.26.2024	ABERDEEN WOODS CONFERENCE CENTER	201 ABERDEEN PKWY	1,280,830	\$4,183.28	29%
103603	04.24.2024	SHILOH MHP	100 SHILOH DR	1,186,260	\$3,872.05	253%
126515	02.22.2024	RETREAT AT PEACHTREE CITY	2 SERVICES	1,097,750	\$3,867.24	122%
103241	05.29.2024	FAYETTEVILLE CENTER FOR NURSING & HEALING	110 BRANDYWINE BLVD	922,560	\$3,020.30	130%
204190	04.11.2017	HEARTIS FAYETTEVILLE	936 W LANIER AVE	893,037	\$2,942.19	49%
112665	03.20.2024	THE GREENS AT BRAELINN	100 PEACHTREE STATION CIR	888,270	\$2,915.31	33%
203947	12.20.2023	THE OVERLOOK SHOPPING CENTER	100 LINE CREEK DR	795,854	\$2,651.44	221%
109489	06.10.2024	PEACHTREE LODGING ASSOCIATES	2443 W HWY 54	764,820	\$2,563.16	10%
112601	01.05.2012	SIGVARIS	1119 S HWY 74	661,672	\$2,160.29	6%
120806	03.21.2024	RETREAT AT KEDRON VILLAGE	100 HYACINTH LN	653,580	\$2,433.29	43%
102917	07.13.2024	ARGOS READYMIX	409 DIVIDEND DR	643,985	\$2,149.37	76%
109833	04.09.2024	THE GREENS AT PEACHTREE CITY	1000 STEVENS ENTRY	589,840	\$1,945.61	2%
<b>GRAND TOTAL:</b>				<b>60,657,317</b>	<b>\$203,653.23</b>	

**TOP 25 CUSTOMERS  
SEPTEMBER 2024**



AGE OF METER	CUSTOMER NAME	SERVICES OR LOCATION	TOTAL USAGE IN GALLONS	TOTAL REVENUE	REVENUE CHANGE PERCENTAGE
05.01.2024	CITY OF FAYETTEVILLE - WHOLESALE	5 SERVICES	21,656,570	\$58,023.04	5%
	FAYETTE COUNTY BOE	35 SERVICES	5,929,708	\$26,570.09	838%
	TOWN OF TRILITH	373 SERVICES	5,159,683	\$31,724.48	29%
07.18.2024	UNIVERSAL ENVIRONMENTAL SERVICES	3 SERVICES	3,686,196	\$11,976.65	3%
01.07.2024	PIEDMONT HEALTHCARE	3 SERVICES	2,603,226	\$8,813.37	-38%
02.14.2024	HOSHIZAKI AMERICA	618 S HWY 74	2,261,489	\$7,350.81	40%
04.27.2024	FAYETTE PAVILION	5 SERVICES	1,961,437	\$8,620.44	-8%
02.28.2024	CAMDEN APARTMENTS	3 SERVICES	1,646,980	\$5,602.30	17%
03.23.2024	BALMORAL VILLAGE	450 S PEACHTREE PKW	1,421,550	\$4,637.81	9%
04.22.2024	MARNELLE MHP	1512 W HWY 54	1,375,410	\$4,483.00	46%
12.20.2023	THE OVERLOOK SHOPPING CENTER	100 LINECREEK DR	1,370,927	\$4,508.93	355%
12.02.2023	WAYNE DAVIS CONCRETE	156 ROCKWOOD RD	1,368,899	\$4,456.19	471%
02.26.2024	ABERDEEN WOODS CONFERENCE CENTER	201 ABERDEEN PKW	1,295,350	\$4,230.18	33%
02.22.2024	RETREAT AT PEACHTREE CITY	2 SERVICES	1,213,294	\$4,287.97	92%
	FAYETTE COUNTY BOC	27 SERVICES	1,165,831	\$4,452.16	272%
04.24.2024	SHILOH MHP	100 SHILOH DR	1,136,990	\$3,712.91	222%
07.30.2024	QUALITY TECHNOLOGY SERVICES (QTS)	167 TYRONE RD	946,594	\$3,274.31	-
06.10.2024	PEACHTREE LODGING ASSOCIATES	2443 W HWY 54	931,540	\$3,101.34	26%
07.13.2024	ARGOS READYMIX	409 DIVIDEND DR	927,518	\$3,065.18	203%
03.20.2024	THE GREENS AT BRAELINN	100 PEACHTREE STATION CIR	865,750	\$2,842.57	7%
03.21.2024	RETREAT AT KEDRON VILLAGE	100 HYACINTH LN	853,690	\$3,724.56	92%
02.21.2017	RIPTIDE II CARWASH	100 GUTHRIE WAY	833,400	\$7,003.15	19%
01.05.2012	SILON, LLC	101 SIERRA DR	742,045	\$2,486.58	68%
01.05.2024	SIGVARIS	1119 S HWY 74	710,072	\$2,316.53	18%
05.29.2024	FAYETTEVILLE CENTER FOR NURSING & HEALING	110 BRANDYWINE BLVD	697,950	\$2,294.81	51%
<b>GRAND TOTAL:</b>			<b>62,762,099</b>	<b>\$223,559.36</b>	



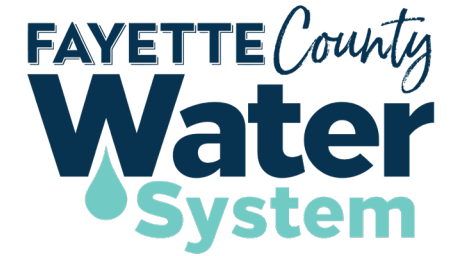
# LCRR Service-Line Inventory Completion



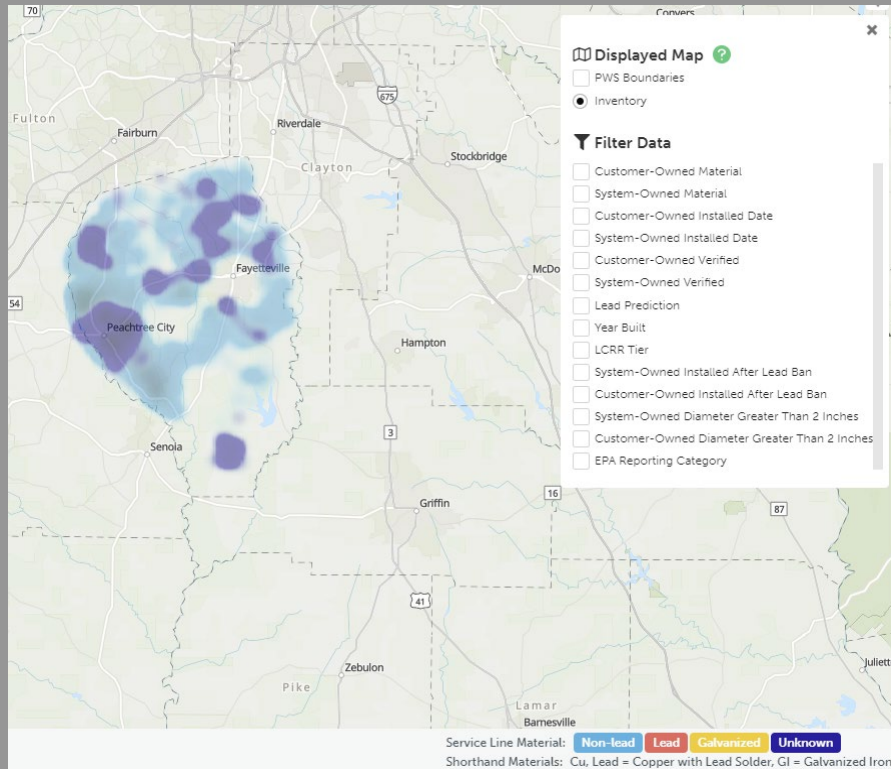
- As part of the AMI meter replacement program, Pedal Valves, Inc. with the support of FCWS and Arcadis field-investigated over 5,200 service lines, upstream and downstream of the meter to determine the service-line type.
- The remaining service lines were determined to not be lead based upon a historical records review of tax parcel information, development records and institutional knowledge. Construction of these 27,000+ service lines occurred after the National Lead Ban in 1990.
- Lead service-line inventories for both FCWS and the Town of Brooks were submitted through the EPD's 120Water portal on October 15, 2024. There are NO unknowns, instances of lead, or galvanized pipes requiring replacement in both inventories.



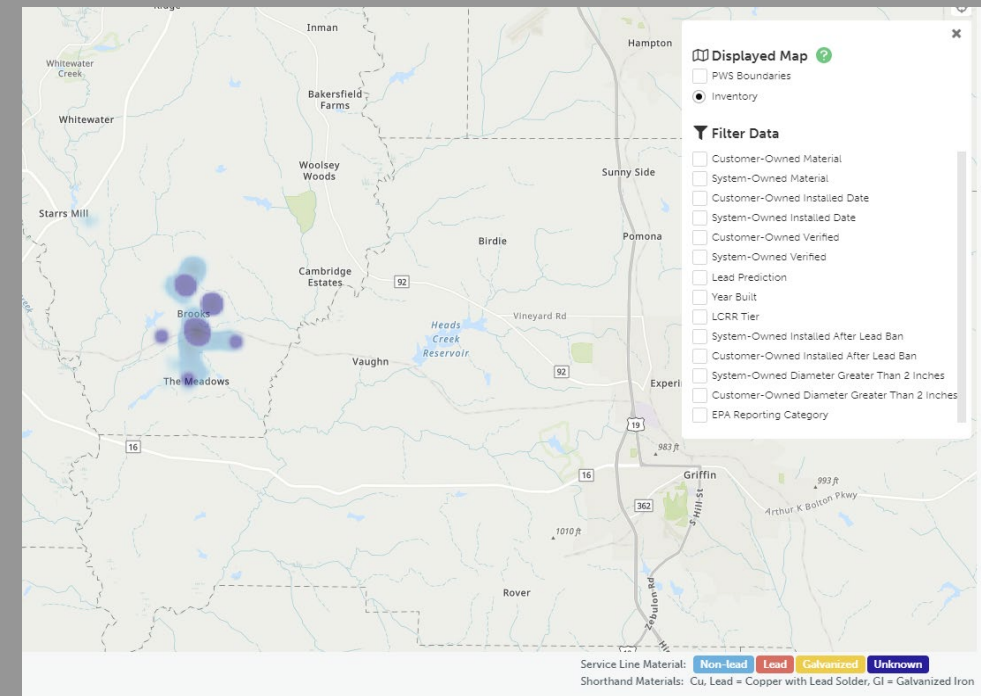
# LCRR Service-Line Inventory Updates



- Arcadis is currently working with FCWS and 120Water to set up the public-facing portion of the inventory where a customized URL link will be posted to the FCWS website.



FCWS Inventory Graphic During Investigation



Brooks Inventory Graphic During Investigation

# WHOLESALE RATE



**January 2020:** Board of Commissioners approved an interconnectivity initiative with Integrated Science and Engineering.

## Initiative components:

- Hydraulic model development
- Safe yield analysis for long-term water supply demand
- **Service delivery rate for wholesale water sales**

Compliance with the Water System Interconnection, Redundancy, and Reliability Act, ensuring water systems can accept or share water with adjacent providers.



# WHOLESALE RATE

**October 2021:** Raftelis, a municipal financial advisor, conducted the Water System’s wholesale rate analysis based on American Water and Wastewater Association standards (AWWA).

Two Components:

- **Operating Cost** – recovers operating cost jointly attributable to both retail and wholesale customers
- **Capital Cost**- recovers annual depreciation which represents renewal and replacement of Water System assets

<b>Wholesale Rate Components</b>	<b>FY2021</b>
Operating Cost	\$1.50
Capital Cost	\$1.17
<b>Wholesale Rate (kgal)</b>	<b>\$2.67</b>

**May 2022:** Board of Commissioner's approved the recommended wholesale rate of \$2.67, reflecting a 10% increase from the previous rate of \$2.43 established in 2009.



# WHOLESALE RATE

The Water System staff utilized the Raftelis model to perform a wholesale rate analysis for the Water System based on 2024 data.

<b>Wholesale Rate Components</b>	<b>FY2024</b>
Operating Cost	\$1.94
Capital Cost	\$1.21
<b>Wholesale Rate (kgal)</b>	<b>\$3.15</b>

The Water System is recommending the wholesale rate of \$3.15, reflecting an 18% increase from the previous rate of \$2.67 established in 2022.

This wholesale rate will impact City of Fayetteville, Coweta County Water and Sewerage Authority, City of Peachtree City accounts, and future wholesale customers.