



Water Committee Agenda
March 12, 2025
8:30 A.M.

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 February 12, 2025 meeting
2. System Updates
3. Director's Report
4. Public Comment
5. Committee's Comments

Adjournment



Water Committee Minutes
February 12, 2025
8:30 A.M.

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

Absent: Jim Poff, Citizen Representative

Committee Non-Voting Members: Dennis Davenport, County Attorney
Aaron Capelouto, Arcadis

Staff Present: Susan Lee, Water Production & Operations Manager
Carrie Gibby, Business Operations Manager
Russell Ray, Facilities & Projects Specialist
Michelle Chavez, Customer Support Supervisor
Lindsey Choisnet, Engineering Technician

Call to Order

The meeting was called to order by Chair Bryan Keller at 8:31 A.M.

Acceptance of Agenda

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

1. Approval of Minutes from the January 8, 2025 meeting
Jeff Hill moved to approve the minutes from the January 8, 2025 meeting. Vanessa Tigert seconded the motion. The motion passed unanimously.
2. System Updates
Plant Operations
Susan Lee highlighted some of the 2024 calendar year accomplishments by our Plant Maintenance team: Several hydraulic controls were rebuilt for our distribution pumps. Some painting was completed at the Crosstown Water Treatment Plant, and we're hoping the Fiscal Year 2026 (FY26) budget will allow us to complete the remainder of the painting project. Exhaust fans were installed in the pump house at

Crosstown to allow for better ventilation. Piezometers, which are the instruments that measure the water pressure within a dam's foundation, were replaced at the Lake Kedron dam. Electrical work was completed at the Peachtree City elevated storage tank. The Clearwell at the Flint River pump station was drained and cleaned. The Plant Maintenance team stays busy, and their efforts greatly impact the success of our organization.

Russell Ray advised that the Purchasing Department is advertising our Invitation to Bid for the installation of a telescoping valve at the Lake Kedron Dam intake structure. The intake structure serves as a monitoring station, downstream flow control, and low-level drain for the reservoir. Water is released from a fixed location on the intake structure; a telescoping valve will allow the option to select differing depths and provide better water quality during release.

Business Operations

Aaron Capelouto shared that the Advanced Metering Infrastructure (AMI) meter installation is almost 80% complete. The design for the Trilith pump station is projected to be completed by mid-March. Chemical system improvements, including conversion of chlorine gas, at both water treatment plants is underway.

Carrie Gibby reintroduced Michelle Chavez, our Customer Support Supervisor. Ms. Chavez started as a customer service representative several years ago and now serves over the customer support technicians, account technicians, mailroom operations, and plays a tremendous a role in the AMI project.

Budget season is upon us and staff is preparing budget requests for FY26. A major budget item we are developing is a Request for Proposal (RFP) for a new asset management software.

Ms. Tigert added that elevated tank maintenance RFP is anticipated to be a five-year project and we're hoping to get quotes prior to the budget deadline.

The Environmental Management Department (EMD) is partnering with the Water System for an on-call contractor RFP, to include the installation, repair, and replacement of stormwater and water infrastructure.

3. Director's Report

The office of Governor Brian P. Kemp informed us that a \$4.1 million Hazard Mitigation Grant Program (HMGP) has been approved by the Federal Emergency Management Agency (FEMA). HMGP is administered by the Georgia Emergency Management and Homeland Security Agency (GEMA/HS); FEMA is responsible for making all final funding decisions on eligible projects. This grant will be used to purchase and install two (2) fixed generators at Crosstown to ensure continuity of critical services to the community.

A Hazard Mitigation Plan is required to apply for the HMGP. It is because of Fayette County's Fire and Emergency Services department that the Hazard Mitigation Plan met GEMA/HS's highest standards, which is what allowed the Water System's financial responsibility for this project to reduce from 10 percent to six percent. The total approved cost is \$4,156,907.26 with a federal share of \$3,741,216.53, state share of \$166,276.29, and a local share of \$249,414.44.

The Board of Commissioners (BOC) first approved the Water System's request to

apply for the HMGP at the July 23, 2020 BOC meeting.

Back in early 2024, we were approached by the City of Fairburn regarding the possibility of an interconnection. Fairburn currently gets their water from the City of Atlanta, and they have had no resolve with Atlanta regarding their water pressure and availability issues. Per the proposed Intergovernmental Agreement (IGA), we will wholesale Fairburn 1.5 million gallons per day (MGD) of water for a duration of five years, and Fairburn will contribute up to \$2.5 million toward a one-million-gallon elevated storage tank. The Development Authority has committed another \$2 million, and the Water System would pay the difference, which is estimated to be roughly 1/3 of the total cost.

Steve Rapson moved to make the recommendation to the Board of Commissioners to approve the City of Fairburn Intergovernmental Agreement to wholesale water at an average rate of 1.5 million gallons a day for a period of five years. Bill Holland seconded the motion. The motion passed unanimously.

4. Public Comment

No public comment.

5. Committee's Comments

Dr. William Yarde requested clarification about the County's fishing policy and associated fees. Fishing is permitted at Lake Horton, Lake McIntosh, and Lake Kedron Parks to anyone with a valid fishing license. Gas motors are not permitted in our reservoirs. All vehicles with a Non-Fayette County tag must display an annual pass for admission. Annual passes are \$300 and are per calendar year, meaning all \$300 passes expire on December 31 of each year, regardless of when the pass was purchased. Further details can be found on the county website at www.fayettecountyga.gov/parks_and_recreation or by calling the Parks & Recreation department at 770-716-4320.

Adjournment

Jeff Hill moved to adjourn the February 12, 2025 Water Committee meeting. Vanessa Tigert seconded the motion. The motion passed unanimously.

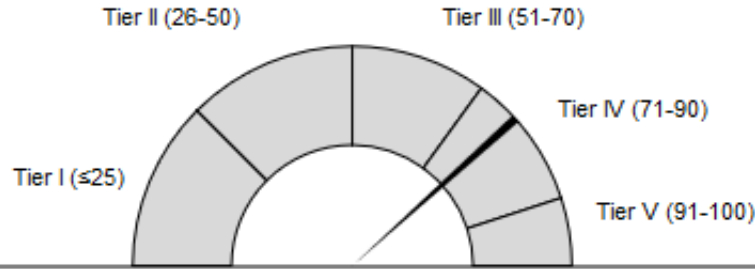
The February 12, 2025 Water Committee meeting adjourned at 8:55 A.M.

Lindsey Choisnet, Water Committee Clerk



Data Validity Score: **76** Data Validity Tier: **Tier IV (71-90)**

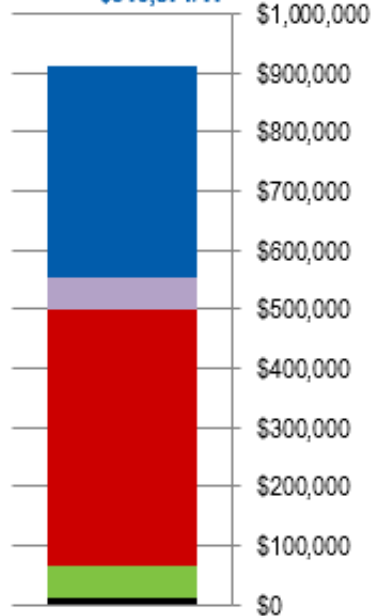
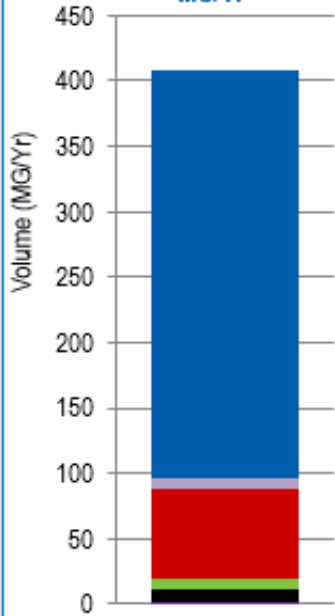
See Loss Control Plan for Tier Detail



NRW Components Summary

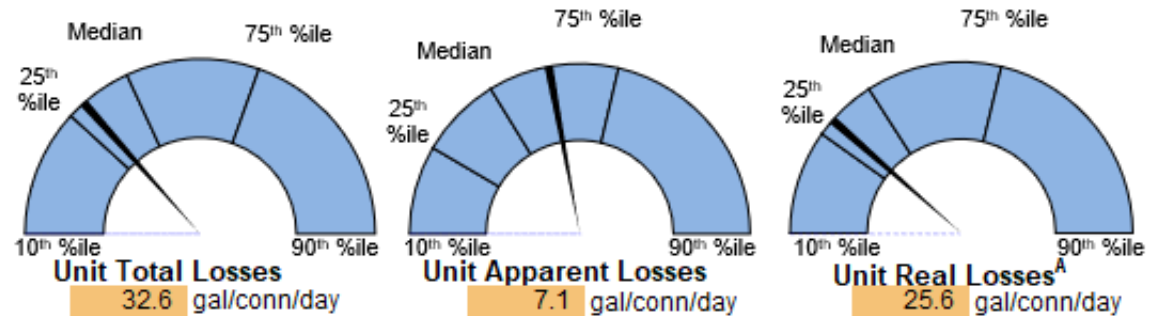
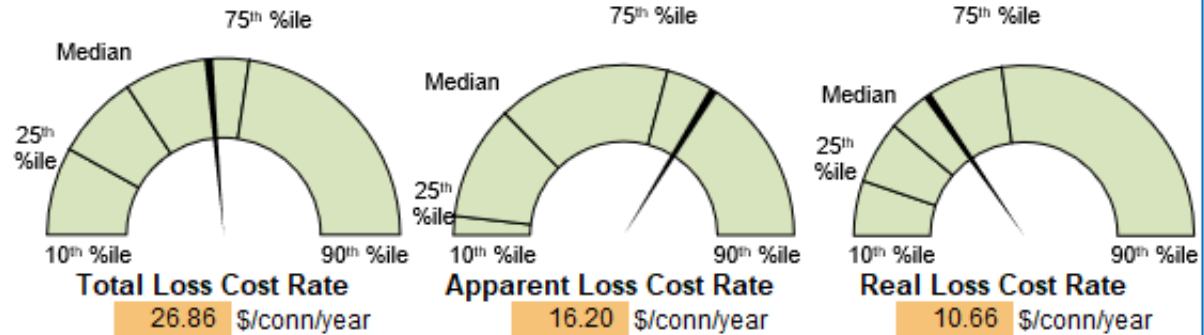
Total Volume of NRW = 409 MG/Yr

Total Cost of NRW = \$910,371/Yr

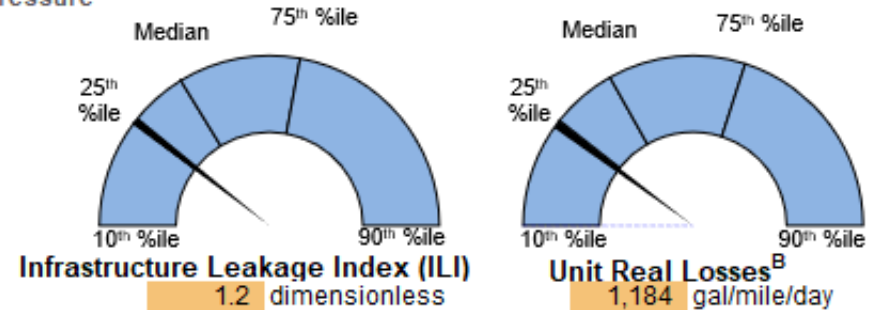
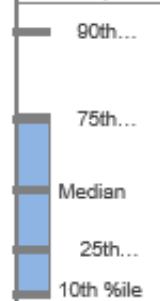


- Real Losses
- Systematic Data Handling Errors
- Customer Metering Inaccuracies
- Unauthorized Consumption
- Unbilled Unmetered Auth Cons
- Unbilled Metered Authorized Cons

Compare %iles per validated industry ranges



Average Operating Pressure
83.13 psi



See UARL definition for additional guidance on the ILI

(UARL) Unavoidable Annual Real Loss: 270.6 MG/Yr 22.2 gal/conn/day

Guidance Information for Key Performance

The eight indicators shown are the recommended suite per the AWWA Water Loss Control Committee 2020 Position on KPIs¹.

KPI data by cohorts may be found in WRF 4695 Guidance Manual, Appendix B (2019)².

**TOP 25 CUSTOMERS
FEBRUARY 2025**



AGE OF METER	CUSTOMER NAME	SERVICES OR LOCATION	TOTAL USAGE (GAL)	TOTAL REVENUE	PREVIOUS YEAR MONTHLY REVENUE	REVENUE CHANGE % *
05.01.2024	CITY OF FAYETTEVILLE	WHOLESALE METER	17,600,213	\$47,192.57	\$93,236.16	-49%
	TOWN OF TRILITH	380 SERVICES	3,094,257	\$16,829.69	\$16,297.03	3%
07.18.2024	UNIVERSAL ENVIRONMENTAL SERVICES	3 SERVICES	3,051,108	\$9,925.89	\$8,782.75	13%
01.07.2024	PIEDMONT HEALTHCARE	4 SERVICES	2,452,756	\$8,097.66	\$3,282.57	147%
	FAYETTE COUNTY BOE	35 SERVICES	2,365,855	\$9,461.24	\$10,920.47	-13%
04.22.2024	MARNELLE MHP**	1512 W HWY 54	1,738,530	\$5,655.88	\$2,526.59	124%
02.14.2024	HOSHIZAKI AMERICA	618 S HWY 74	1,475,050	\$4,810.61	\$8,201.66	-41%
07.30.2024	QUALITY TECHNOLOGY SERVICES (QTS)	167 TYRONE RD	1,462,977	\$4,965.33		
04.27.2024	FAYETTE PAVILION	5 SERVICES	1,453,124	\$4,884.68	\$4,510.30	8%
02.28.2024	CAMDEN APARTMENTS	3 SERVICES	1,307,130	\$4,360.63	\$5,155.40	-15%
03.23.2024	BALMORAL VILLAGE	450 S PEACHTREE PKWY	1,160,510	\$3,794.65	\$3,812.03	0%
02.22.2024	RETREAT AT PEACHTREE CITY	2 SERVICES	1,105,090	\$3,661.84	\$3,300.83	11%
04.24.2024	SHILOH MHP	100 SHILOH DR	1,085,350	\$3,546.11	\$1,017.83	248%
03.20.2024	THE GREENS AT BRAELINN	100 PEACHTREE STATION CIR	912,180	\$2,992.54	\$2,490.66	20%
10.03.2024	HEARTIS FAYETTEVILLE	936 W LANIER AVE	733,331	\$2,426.40	\$2,148.55	13%
03.21.2024	RETREAT AT KEDRON VILLAGE	100 HYACINTH LN	593,730	\$2,010.15	\$1,753.31	15%
06.10.2024	PEACHTREE LODGING ASSOCIATES	2443 W HWY 54	587,080	\$1,988.67	\$2,828.04	-30%
03.19.2024	ROCKAWAY SENIOR CENTER	200 ROCKAWAY RD	584,850	\$2,016.13	\$2,045.10	-1%
01.05.2024	SIGVARIS	1119 S HWY 74	577,584	\$1,888.70	\$2,165.63	-13%
02.26.2024	ABERDEEN WOODS CONFERENCE CENTER	201 ABERDEEN PKWY	557,690	\$1,847.54	\$2,560.82	-28%
02.16.2024	TWIGGS CORNER CONDOMINIUM	200 TWIGGS CORNER	524,180	\$1,733.53	\$1,958.08	-11%
04.09.2024	THE GREENS AT PEACHTREE CITY	1000 STEVENS ENTRY	490,730	\$1,625.49	\$1,720.24	-6%
06.17.2024	KRC PROPERTY MANAGEMENT	5 SERVICES	448,455	\$1,604.45	\$1,270.39	26%
03.19.2024	SOUTHLAND NURSING HOME	151 WISDOM RD	423,160	\$1,407.24	\$2,278.27	-38%
09.15.2012	TREETOP ASSOCIATES	2 SERVICES	422,418	\$1,473.82	\$1,670.17	-12%
GRAND TOTAL:			46,207,338	\$150,201.44	\$185,932.88	-19%

* Revenue Change Percentage based on same month from previous year

** Comparison is from 2023; received average bill from July 2023 until change out occurred