

WATER COMMITTEE
JANUARY 10, 2001
MINUTES

MEMBERS PRESENT: Chuck Watkins, Vice Chairman
 Dr. George Patton
 Tony Parrott
 Chris Cofty
 Chris Venice

NON-VOTING MEMBERS: Bill McNally
 Jim Mallett

The meeting was called to order by Water System Director Tony Parrott at 8:00 A.M.

I. APPROVAL OF MINUTES FROM THE MEETING ON DECEMBER 13, 2000.

Chuck Watkins made the motion and Dr. Patton seconded, to approve the minutes from the meeting on December 13, 2000. There was no opposition.

II. ELECTION OF VICE CHAIRMAN.

Dr. Patton made a motion to nominate Chuck Watkins as Vice Chairman of the Water Committee. Chris Venice seconded and all were in favor of the motion.

III. ADOPTION OF WATER COMMITTEE MEETING SCHEDULE.

Mr. Parrott presented a copy of the proposed meeting schedule for the year 2001. Mr. Parrott made a motion to recommend to the Board of Commissioners adoption of the 2001 meeting schedule for the Water Committee. Dr. Patton seconded and there was no opposition.

IV. JEFF EVANS TO DISCUSS TOWER SITE.

Mr. Evans thanked the committee for allowing him to make his presentation. He explained he is from Star Wise Development, Inc., site acquisition consultants for Sprint PCS in this particular case. Their job is to come to Fayette County and help them expand the existing network of telecommunications facilities designed to receive and transmit PCS services. He distributed copies of a coverage plot drawing.

Mr. Evans went on to explain that PCS is 100% digital, transmitted on a higher frequency. It also has a broad band feature that allows Sprint customers to accept internet based services, stock quotes and such. It also will send and retrieve e-mails. It is a versatile service. It is a sensitive technology, however. It requires that the telecommunications

facilities, which are basically transmitted through various types of towers, typically be around two hundred feet in height. They are very sensitive to line of sight, meaning they have to be able to transmit one to another. They have to be able to see each other in order to do that. As a result, trees and hillsides would block the signal and prevent calls from getting through. He pointed out the area of Highway 92 South, areas that have a void. Their coverage objective in this particular area is designing a network to cover Highway 92 all the way down. He pointed out proposed towers that are in various stages of development. They are not actually permitted as of yet. They have leases either negotiated or being negotiated on properties in that area. The coverage in those areas is pretty full. There is a gap in the area of the water treatment facility at 880 Antioch Road.

Mr. Evans commented he has been “beating the pavement” for the better part of six months. He explained he has been involved in trying to find facilities without very much success. He has talked to no less than twelve property owners in this area. Two of which have agreed, but the two that did agree were too far north. That would place them between two other proposed towers. They desire to have one in the area of the intersection of Highway 92 and Peeples Road, but they got nowhere.

Mr. Evans went on to say that he is before the Committee today to request that they consider allowing Sprint to lease approximately 100 feet by 100 feet on a small portion of the existing treatment facility. He explained what happens when you have a void in the area. Towers are designed to hand off to other sites. Basically they just cover a certain area and they move from one site to the other. That is how the network operates. The coverage plot shows the gap. He also showed how a coverage plot would look if this site were secured. The objective is to try to cover the highway. He explained he has been asked to present the basic terms of the lease. It is a five year lease with four renewable five year options. Those options are designed to allow Sprint to have a maximum term of about twenty-five years in which to lease the space.

The tower height would be approximately 195 feet. That could change and could vary about 40 feet or so. The only way he can actually know exactly how tall it will be is when the network is actually established. Once the other towers are established, it will determine how high this particular tower would have to be in order to add the service. The tower would either be a monopole or a lattice tower depending on if the tower needs to be over 200 feet.

Mr. Evans clarified the site is 79 acres. Mr. Parrott replied yes. The important thing to Sprint is high ground. The second thing is since the County has a water treatment facility, the tower could not be placed in an area that would have run off, or a high concentration of water in it. It would have to be on a dry portion, in the back somewhere, on high ground if they could. The County setbacks would have to be met. As he understands it, they have to be at least the tower height from any property line and right-of-way. If they had a 200 foot

tower, they would have to be at least 200 feet off the property line and away from the road. That would be measured from the outer most portion of the facility. On an 80 acre site, it would take very little area. The only requirements are they would have to have an easement to allow them to come and service their equipment.

Vice Chairman Watkins asked about the six sites they have selected. Are there any towers now? Mr. Evans responded those are proposed at that point. Vice Chairman Watkins also asked about the void. Mr. Evans explained that they assumed they would have some luck with achieving the results that they have. They are thinking they get some of the towers. They are in negotiations. Two of the towers are leased. One was leased, but there are still some questions on it. They are trying to rescrub it and figure out if there is another alternative. Out of six, all but two are pretty far along in discussions. They just have to get to the point where they can make the proposal to the County and see if they can get approval.

Vice Chairman Watkins commented that the Water Committee is a recommending body to the Board of Commissioners. Does this really involve us. Mr. McNally suggested that Zoning take a look at it and see if they have any comments.

Mr. McNally asked Mr. Evans how many users they are going to put on this tower. Mr. Evans responded it will be designed for at least three. Mr. Cofty asked if the County would have a space on that tower, should we ever decide we needed a space on it? Would there be room made for us? Mr. Evans asked what kind of space would the County need? Mr. Cofty commented at this point he does not know. We are looking at emergency radio traffic. Mr. Evans responded they could certainly discuss this. They would have to have some specifics as to what type of equipment would be needed, how high it would need to go. Sprint would reserve the right to be at its desired height, which he believes is at 190 feet.

Mr. Cofty asked about the initial monopole. If they had to go over 190 foot, then they would have to go with a stand alone with the lattice. Mr. Evans stated both of these are stand alone. He explained at this point he could not say with certainty which one they would go with. Either one would be a stand alone. The only occasion one would be a little more obtrusive is if it went over 200 feet. At 200 feet the FAA requires they be lit. There would be a beacon at the top.

Mr. Parrott commented that there is a 40 foot difference in the property elevation from one end of the property to the other. Mr. Evans stated that if the Committee would recommend to the County that this be approved and they would consider leasing it, he would need to meet with a staff member out at the property to select a site that would work to the mutual benefit of both the Water System and Sprint PCS.

Mr. Cofty clarified that Mr. Evans is a consultant for Sprint. Mr. Evans replied yes. Mr.

Cofty asked about the cell phone service they offer throughout Fayette County. Mr. Evans said yes, it is called PCS which stands for personal communication system. It is national and international. He believes most of the carriers now, Sprint being one, offer a national calling plan. This is an all digital nationwide network that has been developed. Most of the major cities already have service. You can travel from city to city and use your phone.

Mr. McNally clarified that it has not actually been determined that there is actually a suitable place on the Water System property for them to use. Mr. Evans responded that he is sure there is, the question is, how much would the water treatment portion of it take up. He does not know the answer to that. It was under construction when he was there and could not get access to the site at the time.

Mr. McNally suggested that Mr. Evans meet with Mr. Parrott and Mr. Mallett and first determine if there is a suitable site for him to use. The Committee discussed at length the site and the ordinance requirements. They expressed interest in having the tower at the water plant site. After Mr. Evans, Mr. Parrott and Mr. Mallett meet at the site, they will report back to the committee.

V. DISCUSSION OF KELLY DRIVE PROPERTY.

Mr. Parrott made a motion to recommend to the Board of Commissioners that Mallett & Associates prepare a layout of the distribution site that the Water System has purchased off Dividend Drive. Dr. Patton seconded and there was no opposition.

VI. DISCUSSION OF WELLS USED FOR DRINKING WATER.

Mr. Parrott informed the committee that the Willowbend Well is shut down.

VII. WATER BAN AND DROUGHT DISCUSSION.

Mr. Parrott reported that Lake Kedron is up over 2 ½ feet. Lake Horton is just 4 feet low. It has gone from 7.3 feet to 4 feet. We gained 3 1/3 feet on Lake Horton in the last eight to nine weeks. We continue to pump out of the Flint River. We had to shut down yesterday due to a sewer spill in Riverdale. EPD notified us that they had a sewer spill. We turned the pump off. We will check with Clayton County this morning. If it is ok at their pumping station we will start ours back up. It was 10,000 gallons, not in the Flint itself, but in a tributary. Our permit is for 10mgd. We are pumping about 9.3 to 9.5. Mr. Parrott commented that anytime we had a pump or motor go out, Mr. Mallett designed our system to be able to run on a back up pump. Last year, when the 400 horsepower pump was replaced at Crosstown, we took the 200 horsepower that was pulled out, had it cleaned up and painted. It is at Crabapple tank, in case High Service 3 goes out, we can replace it. We have done everything we could do that if something mechanical happens we have

something to replace it or we have another combination that will handle the flow.

The committee discussed bidding waterline extensions and meter installations to an outside contractor on a yearly bid.

EXECUTIVE SESSION:

Mr. Parrott made a motion and Dr. Patton seconded to adjourn to executive session for discussion of one real estate item and four potential legal items.

The County Attorney advised the Committee on one real estate item. The committee recommended that Mr. McNally move forward on this item.

The County Attorney advised the Committee on four potential legal items. No action was taken on these items.

There being no further business, Vice Chairman Chuck Watkins adjourned the meeting at 10:25 A.M.

Chuck Watkins

The foregoing minutes were approved at the regular Water Committee meeting on the 24th day of January, 2001.

Lisa Gillis