

**WATER COMMITTEE**  
**SEPTEMBER 26, 2001**  
**MINUTES**

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

**NON-VOTING MEMBERS:**                Bill McNally  
    Jim Mallett

**STAFF PRESENT:**                        Russell Ray

**GUESTS:**                                  Mr. Blalock,  
    Larry Turner, PTCWASA

The meeting was called to order by Chairman Chuck Watkins at 8:00 A.M.

**I.        APPROVAL OF MINUTES FROM THE MEETING ON SEPTEMBER 12, 2001.**

Tony Parrott made the motion and Vice Chairman Dr. George Patton seconded, to approve the minutes from the meeting on September 12, 2001. There was no opposition.

**II.      MR. BLALOCK ABOUT LAKE HORTON.**

Chairman Watkins explained that Mr. Parrott had the property surveyed. He stated that Mr. Parrott would point out on the plat the County property and what we have already paid for. Mr. Blalock has already been compensated for the property in question that he made improvements on. Mr. Parrott outlined the Williamson property where the point was put back in. The water level was on Mr. Williamson's property, and what was cleared was straight down the property line. There is a buffer of 186 feet on Mr. Williamson's property. Mr. Parrott also outlined the hundred year flood easement that the Water System purchased from Mr. Blalock. The area the rip rap was placed on is in the area that the Water System paid for. The committee reviewed this previously and decided that the County was not going to do any kind of improvements on the property line. The improvements Mr. Blalock made were improvements to County property at his own cost.

Mr. Blalock stated, for the record, he owns 22 ½ acres. He sold part of it to Mr. Williamson and he never paid for it. The property was deeded to him as of the point, and the County purchased the rest of his land. He pointed out his legal land line according to the survey, and according to the deed on his property. He realizes that it did run over into what Mr. Williamson had. The point where the County purchased was deeded, in fact, to him, and is a portion of his property. This portion had nothing to do with what they did. They came in and dug out to build the tower. They did not dig along the line. The people who were doing it had no idea whose property it was. There was a distinct pin on his property, the County paid half the value of this land and left it deeded to him and asked him not to improve it. They wanted to leave it as the hundred year high water mark. This is legally part of his property. It is on his deed, recorded at the courthouse. The legal description of his property describes every point, and that is his.

Mr. Blalock went on to say he did not make a fuss with the County. They wanted to build a road. He gave them the land for the cul-de-sac. He did not charge them, he let them have it. He is not here to make a fuss about the County. He does not want it to be an adversarial thing. It is washing away, it is muddying the lake, it is deeded to him, and he did make the repair on it. Maybe he did that incorrectly, but he knows it is washing away. He commented the committee had seen the pictures. He is just trying to get some help with it. The pump house sits running, the doors are open on it. He listens to it. He is not happy with the lake, and the committee knows that. He is not trying to gouge the County for anything. He wanted to do what was right. He is sure if the EPA saw the way it was washing, they would have the County down there. He commented that Mr. Parrott had said, when they surveyed, his pin was out in the water. It is not a big deal. The County values the property at \$18,500.00 an acre. The County paid him less than \$6,000.00 for it.

Mr. Parrott commented that the improvement in value was due to the lake, not the value of his property at that time. Mr. Blalock stated in his opinion, since Sam Champion tried to buy the property when they found out the lake was going in, the County is railroading him on everything. He is discouraged. He pays his tax and he tries to do right. Everything from the pipe that went under his driveway. The Marshal came over and personally told him that Tony Parrott said it looks like you are building a boat house. Move your boat. He said he is a nice guy and he asked him nice. He is going to move his boat, but it is on his property. He does not know why this has to be a controversy. He presented two tickets. One says he cannot get on his boat from his property.

Mr. Parrott replied that is the County rule. The only access is the boat ramps. Mr. Blalock stated that he has 1400 feet of lake front, and he is telling him his mother-in-law can't get on his pontoon boat from his property. He can't even tie his boat to his own property. Mr. Parrott replied that is right. Mr. Blalock went on to say that he is discouraged that the Water System would let the facility go like this. He is totally discouraged with the whole thing. That

property is deeded to him. He would not come in here and tell you if it wasn't. It is his. It is on his plat. If you all don't see fit to fix it, that is ok. Maybe he will just pursue the situation that says I want something done about the water going on his property. He is not trying to give the County a hard time. He did not run an estimate up. He gave you a bill on what it took to stop a wash. The State game warden rides around in a tin boat. Our Marshals are riding in a Boston whaler with a big motor. We spend money like crazy. He has been all over the United States and water treatment plants. He has never seen a plant that fancy. He has never seen the kind of expenditures we spend there. He wanted the mud to stop washing in the lake. His company sells his time for \$750.00 a day. He got a call Monday afternoon late that said he did not need to be there. He had already bought a non-refundable ticket. He was in Naples Florida working, but because he had to come here, he made arrangements to be here Wednesday morning. Then at the last minute he got a call saying the County Attorney is going to send him a letter. You don't need to be there. He does not think he is being done right. He does not want to take up more time, he knows the Committee has business to take care of. That is his opinion. If the County attorney feels like they are not going to do anything, maybe he should pursue it a little farther. He is real uncomfortable with the way he is treated with the County. He does not know where to go. He did not want to make a big expenditure. He has already put out \$500.00 to \$600.00 to stop the wash. If the County doesn't care about it washing in the lake, and you think it is your property anyway, maybe we have an issue there we need to take up legally.

Mr. Blalock thanked the committee for listening. Chairman Watkins thanked Mr. Blalock for coming.

### III. CONTINUED DISCUSSION ABOUT SEPTIC TANK DISPOSAL.

Mr. Turner reported that he had a discussion with his Board. They were not opposed to the idea. The direction he got was to proceed on with discussions and see where we go. One concern is, any capital improvements would be the County's cost. Any agreement we entered into would have to have some caveat that they have some controls or limits if they start having problems with the plant for treatment. He does not think this is a real issue. He went on to discuss the timing issue. He does not know what tone the communication came from Clayton County to Fayette County that they were going to stop accepting septage. He is at a loss how to approach that. He would like to plan a two year window to have this in place. The reason is, they are in the process of doubling the capacity of the Rockaway Plant. This is where they would propose this facility go. With all the construction and traffic down there, he does know that he wants septic tank haulers in there and somebody getting run over. If we could communicate with Clayton County and get a commitment that they would continue to accept it for two years, that we are proceeding in good faith to build a facility; Then, they could include the improvements in the construction contract as an additive alternative to get a price and that contractor do it. Rather than do it separately, he could get a better price for

the County.

He went on to say that he would like to approach Clayton County to see if we could get a commitment for two years. Then proceed with their construction schedule. Chris Venice commented this all started with the conversation Glen Gosa had at the conference with someone from Clayton County. They intimated that we should be thinking about doing something else. They never did give us a time. But, as Mr. Thiem has indicated, they have raised their rates for the third time in a year and half. But, we will continue paying it as long as they will keep taking it. That is the only option we have. She is not aware of them giving us an ultimatum.

Mr. Turner stated this is a budgetary issue of getting those capital improvements included in the County budget also. Mr. Parrott commented this would be a County expense, not Water System. Mr. Parrott agreed to speak with Clayton County about this issue. Mr. McNally, Mr. Parrott and Mr. Turner agreed to meet to work out the details.

Mr. Turner informed the Committee that they plan an expansion of the bond issue which dictates a rate increase. The rate increase will happen sometime after the first of the year. Mr. Parrott commented that both Staffs work well together at this time. Mr. Turner agreed. Mr. McNally commented that we both supply a very necessary service and it is important that we work cooperatively.

#### **IV. HIGHWAY 138 WATER LINE PROJECT.**

Mr. Mallett presented preliminary cost estimates. The estimates are preliminary for budgeting only. He used Mr Shockley's unit price items to do their best estimates to run the water line from 314 around Highland Hills Road back up to 138, then back down to Commerce Drive. The estimated cost of this route is \$112,000. The next route is to run the water line down old 138 back down to the county line to the east at a cost of \$56,000. They then considered running the water line from Highway 314 west along 138 at a cost of \$100,000. The cost to run the water line form SR 314 along SR 138 to Commerce Drive would be \$70,000 maximum if it had to be bored the entre length. The advantage to coming Highland Hills is maybe picking up a few customers on wells.

The committee discussed boring underneath Atlanta Gas Lights pit. Repairs to this section would have to be done by a contractor. The Water System could not do the repairs with the current equipment. Mr. Mallett stated that about half the west section would be an easement problem. Further discussion pertained to bidding this job separately or having Mr. Shockley do it.

Vice Chairman Dr. Patton made a motion to recommend to the Board of Commissioners to

award the Highway 138 water line installation to Shockley Plumbing. Chris Venice seconded for discussion. Chairman Watkins clarified the route the water line would take. Mr. Mallett commented it will get the water line to 314 along Highland Hills, through 138 and back to the west to the corner of Commerce Street. We will put a fire hydrant at the corner of Commerce Street and that will give plenty of hose lay for the fire department to get down the street. Chairman Watkins commented that he and Mr. Mallett also looked at doing a bore and going through Auto Zone's property. Mr. Mallett stated that could be the least expensive route of all of them. He does not know where Auto Zone's building is. Without field survey work he does not know that they can get through there without going around property lines. Chairman Watkins called for the vote and there was no opposition.

**V. ELLIS ROAD TANK.**

Mr. Parrott informed the Committee that he has received the letter from Dan Clarke at GEFA approving the \$2,000,000.00 loan for the project. We will give the contractor notice to proceed and they will begin work on the job. The contract is for 540 days.

**LAKE MCINTOSH**

Mr. McNally reported that he is in the process of scheduling the pre-application conference for Lake McIntosh 404 Permit on November 1.

**EXECUTIVE SESSION:**

Chairman Watkins made a motion and Vice Chairman Dr. Patton seconded to adjourn to executive session for discussion of one legal item.

The County Attorney briefed the Committee on one legal item. No action was taken.

**OPEN SESSION:**

Mr. Parrott made a motion to recommend to the Board of Commissioners to authorize Mallett & Associates to survey Lake Peachtree as per the contract for dredging. Vice Chairman Dr. Patton seconded and there was no opposition.

There being no further business, Chairman Chuck Watkins adjourned the meeting at 9:45 A.M.

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Chuck Watkins

The foregoing minutes were approved at the regular Water Committee meeting on the 24th

**day of October, 2001.**

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**Lisa Gillis**