

WATER COMMITTEE
JUNE 25, 2008
MINUTES

MEMBERS PRESENT:

Chris Clark, Vice Chairman
Tony Parrott
Jack Krakeel

ABSENT:

James K “Chip” Conner
Pete Frisina, Chairman

NON-VOTING MEMBERS:

David Jaeger

GUESTS:

Commissioner Jack Smith
Kent Campbell, Eco South

The meeting was called to order by Vice Chairman Chris Clark at 8:00 A.M.

I. APPROVAL OF MINUTES FROM THE MEETING ON JUNE 11, 2008.

Chip Conner made the motion and Tony Parrott seconded, to approve the minutes from the meeting on June 11, 2008. There was no opposition.

II. LAKE MCINTOSH UPDATE.

Mr. Jaeger referenced a map of the reservoir and discussed the progress that has been made with the timbering. They are working on the tributary that comes in from the Coweta County side of the southwest portion of the site. When they complete the tributary they will be 50% complete with the timbering. At that time they are obligated to pay the county the second and last installment for the rights to timber the remaining 50%. There are no issues or problems to report. The area close to the Planterra Ridge golf course is not being timbered yet. There is a small levy that holds water back in that area, the water hazard at one of the golf holes. He said they felt that it is best to leave that until we actually initiate the reservoir and dam construction. We will timber and clear it at that time.

The archaeology site is about four acres; he and Mr. Parrott were out there on Monday, and they are working on the third and last of the blocks for recovery. This last one has been sparser in the amount of artifacts that have been found. It has not yielded very much. They anticipated finishing that and then maybe going back and doing some minor additional work on the first two blocks. They told them they would like to be completed by the 4th of July.

Mr. Jaeger explained that on the Shoal Creek side of the reservoir, the County is obligated to compensate one of the former land owners, the Candlers, for the timber value. The timber contractor is obligated to assess the value of the timber on this piece of property and then the county will reimburse the former owner of the land.

Vice Chairman Clark asked if there are any concerns about runoff from the chemicals they use to treat the golf course. Mr. Parrott commented that golf courses are more careful about this now. Commissioner Smith said they are licensed for

application and are very cognizant of the environmental rules and regulations. Mr. Parrott stated there is also a buffer in between the edge of Lake McIntosh and the golf course.

Mr. Jaeger reported that the third of the stream monitoring stations is currently being installed upstream of the reservoir on Line Creek and that will complete the requirements for stream monitoring. We will have two upstream and one downstream of the reservoir.

a. REPORT FROM KENT CAMPBELL WITH ECO SOUTH.

Mr. Campbell reported that they have completed the required documents for a submittal to the Corp of Engineers; the submittals include the reports for conducting wetland delineations and jurisdictional waters determinations on all of the mitigation sites. They are doing functional assessments for the baseline conditions for four of the six mitigation sites, the sites they will be doing work on, they have to have a baseline of how those systems are functioning. Once the work is implemented, they will come back, re-evaluate them and compare the data. That is how the Resource Agencies want to be able to compare the success or analyze the success of the implementation of how they actually restore the sites. They have included work plans for the four active sites to give the agencies a little more detail as to what is going to be implemented. These were requirements for the permit that had to be submitted to the Corp of Engineers; they will review it, get back to them and tell them if they are ok to proceed. He has discussed this briefly with Gary Craig at the Corp of Engineers, and he is anticipating the documents. If everything looks ok with the County, he will go ahead and submit it this week to Gary Craig. They have completed the spring biological sampling, which was done in March. They are gearing up to do the summer sampling and they are on schedule. Pending any comments from the Corp on this document, they are set to begin implementing the mitigation plans. He believes they have one cultural resource evaluation done with the Johnson site in Manchester. He said that we should go ahead and get R. S. Webb to do the other three sites.

Commissioner Smith asked about a recreation site. Mr. Parrott said there were no original plans for a recreation site, but there is some acreage near the pump station and dam that could be made into a park with access to the lake. Until the dam design is complete, we did not know how the configuration would be. Mr. Jaeger will report back to the committee on what is available. The area is small, only about five acres.

III. UPDATE ON DROUGHT SITUATION.

Mr. Parrott referenced a new article in today's paper in which Dr. Couch talks about why some systems are able to water and others are not. The article talks about some being better prepared. There is a note in the article that if things go like they did last year, they might tighten back up. The water usage in Fayette County has gone up. The average went over ten million gallons. We had a 12,700,000 gallon day on June 17. The Water System revenues are about 8% down. Mr. Clark

commented that is remarkable compared to some of the other systems that have lost 30, 35 and 40%. Mr. Parrott commented that we were already on odd/even restrictions for years, so we did not get the same impact as some of the others.

Mr. Krakeel asked, based on current production, do we anticipate any need for a rate increase this coming year. Mr. Parrott replied no.

Mrs. Quick reported we have given out 348 water saver kits and 95 toilets rebates have been done in the amount of \$7,400.00. In June we only gave out ten water saver kits. A letter will be inserted in the water bills once we finish inserting the Consumer Confidence Report at the end of June. Mr. Clark explained that they have the State Weatherization Program, they go into homes and do the retrofits in houses for energy savings. They have talked about getting with some counties to get water saver kits to also go into the houses. In the next 60 days, that may generate more interest in the water saver kits.

IV. LAKE HORTON AND LAKE KEDRON FISH SURVEY.

Mr. Parrott explained that there is a report for Lake Horton and Lake Kedron. Basically, in both cases the recommendations were to create some hot spots in the lake by putting in some kind of fish structures. They wanted to recommend imposing a size limit on large mouth bass, but to do anything other than what the current DNR rules are for fishing creates such a problem with enforcement and signage, he does not recommend it. Do we want to create a place to go catch bigger bass or do we want to have a place for people just to fish. We were having trouble with bass tournaments for a while at Lake Horton; every other weekend somebody was setting up for a bass tournament. This has waned a bit. He does not know that we want to generate that much out of county usage. Some Saturday mornings there were 30 to 35 trailers parked at the lake that filled it up for the locals when they came a little later. Mr. Parrott went on to say that both reports said that catfish is a nuisance fish. There was no recommendation to add any kind of fish to either lake at this time.

V. ANNUAL CONTRACT FOR WATERLINE EXTENSIONS BID.

Mr. Jaeger reported that he did a cost comparison using all of the actual work done in the period from 2003 to 2008, which was five different annual waterline contracts. Just looking at the work that was done, totaling those numbers and then comparing the prices on the current contract, which will expire at the end of this month, the 2007/2008 prices for the low bidder and the second low bidder, and then using the prices in the most recent bid, which would be for the following year 2008/2009, also for the low bidder and the second low bidder. In each case it shows that the low bidder both for last year and this most current bid remains the low bidder when analyzed just using the actual work done. In addition, on a second sheet he looked at one specific major waterline extension of the current year; a 16" waterline that was extended along Sandy Creek Road to a new school site. This would not be typical work, but it is a larger size waterline and the costs are higher, so he wanted to take a look at how they stacked up against each other, looking at

this specific project. Again, in each case using the current contract prices or the most recent bid prices the low bidder would provide the work to the county at the lowest cost.

Vice Chairman Clark asked about the Lantz construction charges for a three man crew last year and then this year, they dropped their price by half. Their five man crew price also drastically changed. Mr. Parrott stated it has to do with how they have their company set up, depending on the contractor, if he hires somebody to do some of the bores, the price is higher than if he owns his own boring machine. If he owns some of the equipment as compared to leasing some of the equipment, all that figures in; there is no way to look at this apples to apples.

The committee discussed at length possible changes to the base bid with an addendum. Both Lantz Construction and Shockley Plumbing are local contractors.

Mr. Parrott explained the waterline extension request on Meadowlark Trace. Jeffrey Lantz requested a waterline extension. He lives on Meadowlark Trace and is kin to Andy Lantz. The extension, which would be 1,848 feet, complies with the current policy to run a waterline. Jeffrey Lantz lives at the end of the street. In 2002 Mr. Bernard requested a waterline extension, the policy at that time was that if one person wanted a waterline extension, they paid for the extension and were reimbursed as the neighbors connected onto the system in the next ten years. If you needed water, you financed the waterline and sometimes in the next few years, if the neighbors well went dry you got reimbursed. He said he could not find where anyone had contacted us about a waterline extension on Meadowlark Trace other than Mr. Bernard.

Mr. Parrott explained the policy to extend waterlines is to put water and fire protection county wide in the future, within the budget each year, which is about \$1,000,000 worth of waterline extension that are requested by customers. We haven't hit the full price any year; we have not had to say no to any customer that needed water extended. We charge the customer frontage and then each time the neighbors tie on, they are charged frontage. If the neighbors don't want to tie on when the line is being installed, because we can put the service tap in cheaper, it costs an additional tap fee for us to go back in and put the service tap in. Instead of the home owner financing the length of the street, the Water System is now financing it and we get the money back when the customers tie on.

Commissioner Smith commented that it sounds like we had a change in policy. Mr. Parrott agreed we did. Commissioner Smith went on to say that he is concerned that we have an individual contractor who is influencing the location of water lines. He understands that every citizen has the right to the same policy, but every citizen does not know the policy; and the contractor is selectively picking who he wants to be aware of the policy, then you have a potential for abuse. That is the issue that he sees; this is also the issue the citizen raised with him, that apparently the contractor is determining where the lines go. Vice Chairman Clark commented that the

contractor should not be having those discussions; those discussions should be happening between the citizen and this office. Commissioner Smith stated that he does not know how we would enforce it, but it probably does need to be a policy; otherwise you have an influence peddler.

Vice Chairman Clark asked Mr. Parrott if, in his review of this issue, he had any concerns of any potential for impropriety. Mr. Parrott responded that it would not have raised a flag at this end, with the Construction Inspector who goes out and checks the locations. Other than the fact that Lantz is not a Smith, Jones, Brown name, a flag would not have been raised anywhere. There is no difference between this one and one that is the same out on Antioch Road above Goza Road. Mr. Parrott is the final approval for line extensions. This particular extension had not gotten to him for approval yet. The line has not been installed. It would have raised a question to him, just because of the name, but again this is 1,800 feet of waterline that would be going down a street that is in Peachtree City that has no fire protection. There are ten or eleven other houses on that street. This fits in the goals of the program to provide water and fire protection to an area that does not have it. Line extensions are budgeted separately each year. In fill areas are approved separately by the Board. Developers bear 100% of the cost for new subdivisions.

Mr. Parrott recommended awarding the Annual Waterline Extension Contract to Lantz Construction. No matter how you figure it, whether the current bid, past bid or grouping the past items we have installed they are still low. We have no way of knowing an exact quantity in order to provide water to the customers.

Mr. Krakeel made a motion to recommend to the Board of Commissioners to approve the contract to award the Annual Waterline Extension bid to the low bidder Lantz Construction. Mr. Conner seconded and there was no opposition.

VI. WEST BYPASS DISTRIBUTION WATERLINE DISCUSSION.

Mr. Krakeel explained that while we are working in the area, we will be doing curb and gutter work as well, is this something we want to entertain as something for consideration; or do we leave it like it is without knowing what kind of cost we are talking about. Would it help the Water System to have connectivity from Highway 54 to Sandy Creek? The waterline comes down Sandy Creek to the school system now.

Mr. Parrott stated there are no current customers and the zoning is AR. Mr. Jaeger showed the committee on the map the location the bypass will be built. It will come from Lester Road, across Highway 54 then go cross country behind the hospital and tie into Sandy Creek Road. The second part of the project will go north from there up Tillman Road and then cross country to Westbridge Road. Currently there is a 16" waterline on Sandy Creek Road that has been extended to the new elementary school. We would have to tie in there, run it down Sandy Creek Road and then along the new road work to Highway 54 where there is a waterline. A high school and middle school will be built at the intersection of Highway 54 and Tyrone Road.

Mr. Jaeger stated that he has not done a detailed estimate, but the project would be in the neighborhood of 15,000 feet. The summary of the cost of extending a waterline to the school was about 3,000 feet and based on the new bid prices, the cost would be \$220,000.00; multiply that times 5 and the cost would be around \$1.1 million. Mr. Parrott commented if we wait until after the road is built, the developer will have to put the waterline in. He would have to pay for whatever size he needs for his development, which would be a portion of the 16" line that we would install. We charged the Board of Education for the size line they needed, and we installed the 16". It cost us \$200,000.00 and they paid \$110,000.00 of it.

PLATINUM AWARD

Mr. Parrott stated that he wanted to brag on the Water Plant Operators. Both water plants achieved the Platinum Awards. That means that they met all the permit conditions for five years in a row. This is a joint effort of every one of the sixteen operators and maintenance. Mr. Krakeel asked if there was a chance we could get some folks to a Board meeting where we can officially present them the Board of Commissioners with the Platinum Awards and recognize some of the people. Mr. Parrott said that shift change is at 7:00, so that can be difficult, but he would love to do it at a Wednesday meeting and bring some of them in. Mr. Krakeel said to set it up. Mr. Krakeel congratulated Mr. Parrott on this achievement.

There being no further business, Vice Chairman Chris Clark adjourned the meeting at 9:05 A.M.

Chris Clark

The foregoing minutes were approved at the regular Water Committee meeting on the 23rd day of July, 2008.

Lisa Quick