

**WATER COMMITTEE**  
**SEPTEMBER 24, 2008**  
**MINUTES**

**MEMBERS PRESENT:**

Pete Frisina, Chairman  
Tony Parrott  
Jack Krakeel  
James K “Chip” Conner  
Chris Clark, Vice Chairman  
David Jaeger  
Russell Ray  
Larry Turner, PTCWASA

**ABSENT:**

**NON-VOTING MEMBERS:**

**STAFF PRESENT:**

**GUEST:**

The meeting was called to order by Chairman Pete Frisina at 8:00 A.M.

**I. APPROVAL OF MINUTES FROM THE MEETING ON AUGUST 27, 2008.**

Chip Conner made the motion and Tony Parrott seconded, to approve the minutes from the meeting on August 27, 2008. There was no opposition.

**II. LAKE MCINTOSH UPDATE.**

David Jaeger reported that the timbering operation is nearing completion. They are on the northern upper reaches of the streams leading into the reservoir. If we continue to have good weather, he expects them to be done within 30 to 60 days. Things have gone smoothly and there have been no real issues.

He went on to say that the archaeological investigation is continuing on mitigation sites. The consultant has finished the evaluation of the Johnson site and is now proceeding with the three other sites at the request and direction of Eco South. The design work on the pump station modification is also continuing.

Mr. Parrott stated that he got a call yesterday morning from Peachtree City code enforcement about people clearing the buffer around future Lake McIntosh. They were trying to figure out the property with the County, the water level of the lake and the buffer that individual property owners have to observe. Maintaining the buffer around the reservoir is difficult. He presented photos taken recently at Lake Kedron where someone has cleared the buffer. They want a tree cut down and there is also a tree leaning across the golf cart toward a fence. We are going to have to remove one tree. They will do the same thing at Lake McIntosh unless we are aggressive. We have rules that state they cannot cut anything larger than two inches, they are not supposed to cut the undergrowth further down than three or four inches. There needs to be something to filter out the fertilizer before it gets into the lake. This is County property. In Smokerise we own the hundred year flood easement.

**Mr. Conner commented that the City is allowing some things and not doing enforcement. People at Lake Kedron have questioned the City about what people can do on Lake Peachtree and why can't they do the same thing. He said he thinks the City finally said they could have a path down there and they could keep the boat down there. This was a result of some meetings about a year ago.**

**Mr. Parrott stated that the County has never approved them putting a boat in anywhere. Mr. Krakeel asked if the City enforces the buffer. Mr. Parrott said they do twenty five foot and they will enforce it periodically. In this case, with the pictures he has today, the buffer is one hundred percent county property. This home owner cut county trees, county brush and county grass. Mr. Krakeel asked how we have dealt with these issues in the past. Mr. Parrott commented that different Boards have been more willing to try to do something else. Mr. Krakeel asked if we can after the fact, cite property owners. Mr. Parrott stated that the past County attorney has stated a problem with whom do you cite. We did not see anybody do this; it is behind a house on the other side of the path. Do you take them to court and say we assume that you did it? Part of the unwillingness on the part of some of the Board members was to charge somebody without a witness.**

**Mr. Krakeel commented that he has a meeting with Bernie McMullen later this week and he will bring this issue up and have a discussion with him about a little stronger enforcement.**

**Mr. Jaeger said that his staff met with Peachtree City Code Enforcement yesterday and they will go out again today on the site and try to determine which property owner is allegedly clearing and then establish approximately the difference between our clearing limits and where the county property is. At this point the County property line has not been staked recently. They just staked the clearing limits. Mr. Parrott said that the home owners back lot line should have a pin that coincides with the lake.**

**Mr. Krakeel asked if we should send a letter to these property owners where we see this occurring, after the fact; inform them of the rules and regulations regarding clearing. Mr. Parrott said we could send each property owner in Smokerise a letter. We can definitely put this property owner on notice. We have signs on each property pin saying that it is County property and there is a phone number to call. They can't take the sign post up, they are street signs that we drove in standing on the back of a pickup truck, but they take the sign off the post and then we replace them.**

**The committee discussed enforcement of the buffer rules, the buffer varies by elevation, the minimum State buffer is 25 feet, in some places it is 100 feet, sending a violation letter to the owner of the property, letters to Kedron land owners, and land owners in Planterra Ridge.**

**Mr. Parrott explained that the State will at some time send somebody to look to see if we are enforcing the buffer restrictions, to see if we are doing what we are supposed to. They see it from the point of anybody can keep twenty five feet from being cleared.**

**Commissioner Smith mentioned that if the home owner hired the work done, there is a work order that shows who did the work. He questioned if notification should go to the landscape company's as well. Discussion followed about the responsibility residing with the property owner.**

**Mr. Parrott stated he would send an information packet to the home owners around Lake McIntosh and let them know where we are in the project. In the letter he will point out that they do not own down to the water level, that it is county property. Lake Horton was a little different. There were existing property owners already there. We sent them all a package explaining the buffer regulations.**

**Mr. Krakeel stated that he has been notified that we are short on credits for Lake McIntosh. He stated that Mr. Parrott has been looking into Dr. Bussey's property on the north end on Helmer Road. Unfortunately Dr. Bussey does not own the property anymore, a development firm, McCarr now owns it. He went on to say that he had a conversation with Laura Benz last week, they have figured out that we need 4 ½ acres of wetlands, 4 ½ acres of wetland enhancement and about 600 feet of stream credits. He asked her about acquiring that from the Magnolia swamp bank, if they have any credits available. It will be more expensive, and we have a little time. She has spoken with the Corp, and they are going to give us a couple of months to get it resolved. One of their concerns is if we can't use an existing tract, we would have to amend the permit, which could be a long drawn out process.**

**Mr. Krakeel went on to say that he spoke with her last week, she indicated they had had a follow up conversation with the Corp and the Corp was not really interested in giving us two months. They want to get this taken care of now.**

**Mr. Parrott said the acreage that McCarr platted out is right at 19 acres, which includes stream that is a tributary to Camp Creek, plus the banks on Camp Creek. It is not part of their amenities, they have it marked out separate and the Board has options in acquiring property.**

**The committee discussed the value of the property, how long it would take to condemn the property, the Corp of Engineers timetable, the construction schedule and having to resubmit a mitigation plan.**

**Mr. Parrott agreed to discuss the property acquisition request with the Board of Commissioners at the next meeting.**

### **III. DISCUSSION ABOUT TRACE RADIO READ METER READING SYSTEM.**

Mr. Parrott stated that he spoke with Tim Jones, Purchasing Director, and he was going to make a recommendation to Mr. Krakeel that we could proceed to go from the Trace system to the Orion system because of the investment we already have in Badger as a continuous flow within the system that we are using.

Mr. Parrott went on to explain that it is \$17.00 different and then they will give us \$5.00 when we turn in the old ones. So, there is a \$12.00 difference. Mr. Krakeel asked if this is a model change. Mr. Parrott said yes, Badger is no longer making the Trace units, they are going to the Orion unit, and the Orion units fit the Badger base. The purchases will be around \$300,000.00 a year, and will need Board approval.

Mr. Krakeel stated that he is fine with it. We are dealing with the same manufacturer, and the same unit; it is just a different model. They have quit producing the other model, so it is a continuation of what we are already purchasing. We are getting a rebate on the ones that are turned in.

Mr. Parrott stated that the last time we did the change outs, we paid a contractor to upgrade. With these, as we change them out, we will do it with staff, we won't have the installation cost this time around.

Mr. Krakeel said to place it on the agenda to go to the Board and get their authorization. It does not make sense to replace every single meter through a competitive bid process. Mr. Parrott stated there are 27,000 meters in the system and he anticipates changing them out over the next ten years.

### **IV. REVIEW OF WATER SYSTEM REVENUES.**

Mr. Parrott explained that between the drought, selling less water and fewer house starts, and we are going to construct Lake McIntosh; we have a \$15,000,000 price tag on what we need to borrow for Lake McIntosh. He recommended going up on the water rates ten percent. This is basically \$3.00 on a customer using 7,000 gallons a month. Because he has no idea what the debt coverage is going to be on the money we are going to borrow, we may be having this same discussion this time next year, about a five to seven percent increase. Our current bonds require that we have coverage of 1.2, and we have that coverage.

Mr. Krakeel asked if the ten percent will get us to 1.7 coverage. Further discussion pertained to how much water will be sold next year, average water sold over the last two years, and City of Fayetteville needs.

**Mr. Parrott explained that we have a contract with the City of Fayetteville that establishes the wholesale rate. The last time water rates were increased was in 1991, except for the \$1.00 water conservation rate the year before.**

**Commissioner Smith asked how much the percentage raise in 1991 was and how much have the operating cost increased since 1991. Mr. Parrott said he would get this information together. Commissioner Smith commented that it does not look like this will be enough money and then the question becomes, is it easier to do 12 now, or ten now and four later.**

**Mr. Krakeel commented that one of the questions we need to answer is where does the ten get us on our debt coverage ratio. He knows we have the debt ratio covered, that is not the issue, but if we want to potentially get a better rating; one of the issues would be to look at increasing the rate structure sufficient enough to get us to the desired debt coverage ratio.**

**Mr. Turner stated their debt coverage is 1.1. He informed the committee that they are going to have a rate increase, too. There is some debate on the Board, but they are talking about ten percent. The question is, whether to do five now, and five a year from now or go ahead and do ten now.**

**Further discussion was about City of Fayetteville, they did their rate increase over three years, the City's new rates and how they compare to ours, setting up the rate increase over a two or three year increment, and the desired debt coverage for our bonds.**

## **V. WATER TANK UPDATE.**

**Mr. Jaeger described the drawing showing the concept plan for the location of a new one million gallon water tank at the Flat Rock Middle School on Jenkins Road. The tank will be a fluted column, steel tank similar to the ones we now have at Crabapple Lane, Highway 92 and Ellis Road. They are proposing to have the area fenced and currently they are showing a two hundred foot by two foot square area fenced off with an eight foot high PVC coated chain link fence. Mr. Jaeger stated that at this point, they do not show on this drawing the limits of the property that would either be acquired or an easement area that would be required for the tank and access. The next step would be to prepare survey drawings and legal descriptions for either property acquisition from the school board or a permanent easement, or a combination of the two.**

**Commissioner Smith observed that on the drawing the fence around the water tank appears to protrude into the playing area. Mr. Jaeger stated that they tried to maintain some space between our proposed fence and the outfield fence of the ball field. He would have to look at the area and determine the limits of the ball field. The survey does not define the playing limits. They could either adjust the proposed fence or miter the corner, if necessary, to stay off the playing area.**

**Mr. Jaeger stated that the Water System's preference as to ownership versus easement of the property needed to be decided. From a functional standpoint it does not matter. As long as we have control of the property. Mr. Krakeel stated that he would talk with John DeCotis. Based on the outcome of that discussion, Mr. Jaeger stated he would proceed with the appropriate surveying.**

**Mr. Parrott stated he would prefer ownership of the tank site because it makes some of the insurance questions much easier. The access road could be either.**

**GRAFFITTI AT KEDRON DAM.**

**Mr. Parrott commented on the letter about the graffiti at the Lake Kedron Dam. We have the paint and a community service worker is going to work on it.**

**There being no further business, Chairman Pete Frisina adjourned the meeting at 9:10 A.M.**

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**Peter A. Frisina**

**The foregoing minutes were approved at the regular Water Committee meeting on the 22nd day of October, 2008.**

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**Lisa Quick**