

WATER COMMITTEE
JANUARY 28, 2009
MINUTES

MEMBERS PRESENT: Pete Frisina, Chairman
James K. “Chip” Conner, Vice Chairman
Tony Parrott
Brian Cardoza

ABSENT: Jack Krakeel

NON-VOTING MEMBERS: David Jaeger

STAFF PRESENT: Commissioner Jack Smith
Russell Ray

The meeting was called to order by Chairman Pete Frisina at 8:00 A.M. Chairman Frisina welcomed the newest member, Brian Cardoza.

I. NOMINATION OF VICE CHAIR.

Tony Parrott nominated Chip Conner as Vice Chair of the Water Committee. Chairman Frisina seconded and there was no opposition.

II. APPROVAL OF MINUTES FROM THE MEETING ON JANUARY 14, 2009.

Tony Parrott made the motion and Vice Chair Chip Conner seconded, to approve the minutes from the meeting on January 14, 2009. There was no opposition.

III. LAKE MCINTOSH UPDATE.

David Jaeger reported that the timbering contractor is now complete. He has moved off site and has issued us a letter saying that he is complete and, basically, the contract is satisfied. That project went well and the County benefited from the funds for the rights to harvest that timber.

Mr. Jaeger went on to say that he spoke with the archaeological consultant yesterday. He has done additional surveying of two of the mitigation sites and that work is now complete, as well. The second site had no findings that would be impacted by our work on the site. There was one site, that could potentially be eligible for artifacts, but it is outside of the area where there is any plant and grub, so it is not impacted by the project. The first site they had done, it was determined that the only work scheduled there would be hand planting, therefore, it also is not impacted by our project. This work is complete and the report will be submitted to the Corp, they don't anticipate any issue there. She also indicated that on the reservoir recovery site, they have completed the field work; the report is completed

and has been submitted to the Corp. They are currently working on the data recovery report and they expect it to be submitted within 30 days. They don't anticipate any issue with the Corp. They will then be waiting on a response from the Corp, once they receive that, they will then they will begin assembling the artifacts for shipping to the University of Georgia.

Mr. Jaeger stated that there is a bid out for fencing at the mitigation sites. There are two sites that we are holding off in this bid package. The first is Dr. Busey's site on Helmer Road. The County is looking at acquiring additional mitigation area adjacent to what they currently own at that site. That process is close to being closed, but since we don't have the actual final boundary right now, we are not going to put that into the fencing bid. The other site is the Denaley-Waggoner site in Spalding County. He and Mr. Parrott are scheduled to visit that site next week. There is some existing fencing there, and we want to establish what fence is suitable to leave and what needs to be pulled up, and whether or not it accurately follows the property line. The Goza tract is preservation only, and they felt it did not need to be fenced. Of the six sites, three will be bid in the bid package on February 10. The other two, Dr. Busey's site, once the boundary is resolved, and the Denaley-Waggoner site will be included together for a second bid. The Goza tract will not be fenced.

Mr. Parrott commented that they were running cows already on the site and if there is a good enough fence, that is basically all we need; a fence good enough to keep the neighbors cows from getting over to where we are doing all the planting. It also will keep anybody with horses and four wheelers out. The survey shows that the fence may not quite be on the property line, so they have to verify what we have down there.

Mr. Jaeger commented that the survey describes some of the existing fences meandering along the boundary, so they want to establish the fact of what is there before we put out that part of the bid. Mr. Parrot said it could save a significant amount of money if the fence is sufficient to do what we need the fence to do.

Mr. Jaeger explained other issues on mitigation are that Kent Campbell with Eco South sent him an email recently with a status report. The 2008 quarterly biological monitoring on Line Creek is complete. They are waiting for the final report on that because it is done by a consultant. Quarterly sampling for biological monitoring is to be done for the next two years. They will be overseeing that work.

He went on to say that the Johnson site has been authorized by the Corp as far as giving the green light to begin the mitigation work. His understanding is that Eco South is currently waiting for authorization from the County to proceed with that work. Mr. Parrott said they have submitted a proposal for that work.

Mr. Jaeger stated the stream monitoring stations are in place. Other items on Mr. Campbell's list to be done are not critical at this point in the project and will only

need to be in place prior to impoundment of the reservoir. Probably, the most critical time element is to get started on the mitigation plan.

Mr. Parrott explained that Eco-South submitted a proposal; the cost of doing the Pigeon Creek site, which is the Johnson mitigation site in Meriwether County. The Water Committee previously discussed them doing the projects; since they are the ones that did the work plan and got the mitigation approval from the Corp.

Mr. Parrott explained that channel restoration was not part of the Lake Horton job, so we do not have a previous cost for this type work. This is a new requirement when doing a reservoir project. The wetland registration price was approximately \$10,000 an acre, and there are 22.8 acres of wetland restoration.

Mr. Jaeger explained that there is a lot of building as you go, in channel restoration. They have a concept they are trying to accomplish where they are trying to get streams to come out of their banks, overflow shoulder areas and floodplain, creating ponds, and wildlife areas. They are working that with areas where they have planting as well. There is an advantage to having folks that do this all the time handle the whole thing, sort of turnkey. They also have a good relationship with the Corp of Engineers. The Corp has to approve the work and sign off on the project. Other than the inability to look at the cost in the competitive situation, there is a distinct advantage to having Eco-South, or someone in the same situation with the same experience, handle it for you from start to finish. He went on to say that the alternate is to bid it out to contractors who don't do this kind of work all the time and then have Eco-South oversee their work. Whether or not that ends being more cost effective; we would have to do it to know. There are time savings and a comfort factor by having a consultant/contractor that does this all the time that is connected with the Corp handle it for you.

Mr. Parrott commented that previously, when they got out there and moved the massive amounts of dirt around, we had one contractor, because we did it individually, that wanted change orders because he said that one thing was 10% more than what he figured he was going to have to move in order to achieve what they needed to achieve. This way, whatever they have to move to meet that work plan and get the Corp to approve is what they give us a price for. If they have to move more dirt, no matter what they have to do with the channelization, they are giving us a price to do that work plan with approval.

Mr. Jaeger stated that the qualification of the contractor becomes an issue, too; we don't want someone who has never done this type work out there building a mitigation site.

Further discussion pertained to the need to send a Request for Proposal and anyone having a proposal that could be equal to the firm that designed the work plan and got it approved. Are there any other companies in the State that have the same qualifications and experience?

Mr. Jaeger stated that he has had conversations with Safe Dams and they are working on our project. The dam has to be built to a Category I standard and they have made some requests for additional information.

Chip Conner made a motion to recommend to the Board of Commissioners awarding the Scope of Work and Cost Proposal to Eco-South, Inc. Chairman Frisina seconded and there was no opposition.

IV. WATER TANK DISCUSSION.

Mr. Parrott explained that we have been trying to get a water tank site north of Tyrone for a while. We have been working with the Board of Education to put a water tank on Jenkins Road behind the school. Last night he attended a meeting with the Board of Education, and several questions arose. Will the tank fall over and hit the building, will cell phone service be blocked to the school, and it could be an attractive nuisance. A public meeting with the neighborhood was brought up to discuss what the neighbors think about a water tank going up behind the school.

Mr. Parrott stated that we will need to respond to the questions and the issue will go back to the School Board. They want their engineer to look at it for safety considerations. Mr. Parrott explained to them that he could provide pictures taken in Florida where a hurricane went through and the only thing left standing is two water tanks.

At the meeting Mr. Parrott said the issue came up that we had looked at other sites. One of those sites was re-zoned by Tyrone from AR to Commercial while we were trying to negotiate and then the developer would not sell.

The attractive nuisance question was due to concern about the kids climbing the tank. Mr. Parrott explained this is a hydro pillar style tank; it is enclosed with a steel door and lock. We will have an eight foot chain link fence with wire on top around the tank. In more than 20 years of having this style tank, we have never had one of our hydro pillars painted. There is no access to paint anything high up, and there is no interest in painting something four foot high.

V. RATE INCREASE DISCUSSION.

Mr. Parrott explained that the previous recommendation was for a 10% increase for 2009. Part of his discussion last year was that he felt that we would still need another 5% next year. There is an interest for the Committee to look at that and if that is what we believe is necessary make it as one rate increase proposal at one time. He presented a chart with the 10% increase and the additional 5% increase outlined for the committee to discuss. The per thousand rate as well as the base rate would change.

The committee reviewed current cost in the Atlanta area with examples base on 7,000 gallons of water used per month. Currently 7,000 gallons cost a Fayette County customer \$30.00, it would then go to \$33.00, and then, in 2010 it would go to \$34.65.

Mr. Parrott explained that once the Board approves the increase, it would take 30 days to implement the 10% increase with County customers and 45 days with the wholesale accounts. The additional 5% increase would start January 1.

Commissioner Smith mentioned that the possibility of an equal increase of 7 ½ now and 7 ½ later was talked about in the Board retreat. They did not know the financial implications of doing 7 ½ now instead of 10.

Mr. Parrott stated the he does not think that 7 ½ gives us the coverage for the \$15,000,000.00 revenue bond that we need. With our current water usage, the 10% does not give us quite as much as we were going to get when we first started figuring this last July. It is not near as much and cutting it by 2 ½ will make the coverage low.

Commissioner Smith stated that their discussion centered around they would prefer to do a little more than they need now, rather than have the conservation effort get us to the point that in another year we had to come back and ask for another rate increase. They would rather do it all at one time.

Mr. Parrott stated that no matter how you figure what the 10% is going to give, you can use what the customers are using right now, but when you go up on a rate, there will be a decline in usage for a certain period of time. It is just one of those things that will happen.

Chip Conner made a motion to recommend to the Board of Commissioners to increase the water rates and the minimum/base charge by 15%, 10% increase effective immediately and 5% more effective January 1, 2010. Chairman Frisina seconded and there was no opposition.

TOILET REBATES

Mr. Parrott reported that the toilet rebate program we participate in with the Metropolitan North Georgia Water Planning District, we have had 376 toilet rebates we paid on. We have spent \$26,350.00.

WATER USAGE

Mr. Parrott pointed out that the minimum day was January 1, which was a holiday, the water usage was 5,297,000. Lake Kedron is full. Lake Horton is 4.6 feet low. Last January Lake Horton was 9 feet low and Lake Kedron was 7 feet low. We are

pumping an average of 10 MGD out of the Flint River. Pump repairs have been completed.

There being no further business, Chairman Pete Frisina adjourned the meeting at 8:55 A.M.

Peter A. Frisina

The foregoing minutes were approved at the regular Water Committee meeting on the 25th day of February, 2009.

Lisa Quick