

WATER COMMITTEE
MARCH 25, 2009
MINUTES

MEMBERS PRESENT:

Pete Frisina, Chairman
James K “Chip” Conner, Vice Chairman
Tony Parrott
Brian Cardoza
Jack Krakeel

ABSENT:

NON-VOTING MEMBERS:

David Jaeger

STAFF PRESENT:

Russell Ray

GUEST:

Brian Wismer, Fayetteville Main Street

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

I. APPROVAL OF MINUTES FROM THE MEETING ON MARCH 11, 2009.

Vice Chairman Chip Conner made the motion and Brian Cardoza seconded, to approve the minutes from the meeting on March 11, 2009. There was no opposition.

II. LAKE MCINTOSH UPDATE.

David Jaeger reported that he has met twice with Safe Dams. They had a meeting at the Safe Dams office with Tom Woosley and Karl Meyers, the geotechnical engineer; a coordination and strategy meeting on the plan review process. Then they had a meeting at Mr. Jaeger’s office last week. The plan review process has begun now in full earnest. They spent probably five or six hours last week in his office reviewing the project, sort of helping Mr. Woosley understand the intricacies of the project so that he doesn’t have to try to learn it on his own by looking at the plans and specs. They have another meeting scheduled for April 2 at the geotechnical offices to thoroughly go through their geotechnical reports and understanding the geotechnical aspects of the project. The hope is that by having these meetings it will expedite the review process a little bit. Safe Dams is not committing to anything in the way of turn around time or completion for the review. Mr. Jaeger stated that he feels like we are getting a little bit of special attention. It is not typical for them to spend time one on one during the review process. This is a drinking water reservoir, so he thinks it has a little priority.

Mr. Jaeger said that he expressed that we are hopeful that we can get through the process early enough that we could have a bid in the summer or late spring, even; then start work shortly after. Mr. Woosley did not offer any resistance to that idea. He stated that he feels this is all positive and that Mr. Woosley is focusing on our project; giving us more than usual attention.

Mr. Jaeger commented that at the last Water Committee meeting we talked about the potential recreational park site on the shoreline of the lake. He presented a conceptual drawing that he prepared. The park area would be on the southeastern shoreline. The access road to the dam site would be along the new alignment of TDK Boulevard. There would be county only access down to the dam and the pump station. It would be fenced and gated so that the area would be off limits to the public. There would be a public parking area, a rest room facility and a potential pavilion with a playground. The buildings would be very similar to those at our other County parks, Lake Horton and Kenwood Park. There will be a boat ramp with associated docks for fishing or just launching the boats. There is also parking designated for vehicles with trailers. Walking trails are included; they are popular at Lake Horton and at Kenwood Park. The front park is 9.3 acres and the walking trail in this area is .6 miles. The back park is very passive just with a walking trail that is .34 miles. Combined, the walking trail is almost 1 mile. It is very likely that this area will be used some for borrow materials to build the dam. It is shown looking natural on the drawing, but it will need landscaping to get it back to where it looks good for public use.

Mr. Jaeger went on to say that this is the only land that the County owns on the lake shore and has access to as well. It is probably a million dollars worth of work. He did a rough cost estimate based on some of the costs of the facilities that are in the other parks.

Mr. Jaeger explained that they would specify in the dam bid documents that any area used for borrow, they cannot leave it looking like a big hole in the ground. They will have to grade it out so that it will slope to drain and make stable cut slopes, those kinds of things; but it will still be pretty raw. They can't get too close to the dam because you start to get into issues with seepage and stability of the dam. These areas are definite candidates because they are so close to the dam and the haul distance is really good. They would want to use whatever is available there, probably first. Then, they would work the lake shore for the rest.

Mr. Parrott commented that one of the biggest question that has come up is how to get boats in the water and what will people be able to do. This will be the only launch site for the lake. Mr. Jaeger stated that this should be bid separately from the dam project. Timing wise, there is not a panic, because we can build it any time up until the water starts being impounded. We just need to be able to get the ramp in while the lake is not there yet. Other than that, there is really no critical time element.

Mr. Jaeger discussed the Johnson property in Meriwether County; as part of the purchase of the land the County required an easement off McClain Road to access the property. The easement area is through a pasture. Mr. Johnson has a driveway that comes down that is paved to some degree. As part of the fencing project we dictated that the contractor should provide the County and themselves during construction an all weather access road down the easement line, meaning a graded

aggregate crushed stone type service, not paved. In discussing the upcoming work with Mr. Johnson the fencing contractor mentioned this gravel road coming through this easement. Mr. Jaeger stated that he has not talked with Mr. Johnson directly about this, but he is hearing this through the fencing contractor. Mr. Johnson was unaware that when the County purchased the land and the easement that the easement would end up with a gravel road in it. He knew the easement was there and understood that the County could use it to come and go, but he did not understand that there would be an all weather road put through there. His request at this point would be that the County not build an all weather road, and we would use the easement just through the pasture on grass or continue to use his driveway. Apparently the surveyors have been going in and out so far and he has been very agreeable to letting them do that. He went on to say that the problems that we anticipate by using his driveway would be that there will be heavier construction traffic going in and out; not just from the fencing work, but from the mitigation site work that will be done. Long term the County has to access the property, too. Using the pasture without any all weather surface is workable during dry conditions, but in wet weather we would have trouble.

Mr. Parrott mentioned that the easement is next to a lake. Mr. Jaeger said he asked this specific question to the fencing contractor and his response was that he thinks he could probably get by with it, if it were dry; but if it got wet, they could not get in and out very well. Using Mr. Johnson's driveway, Mr. Jaeger said that functionally, he thinks it is ok, but you run the risk of a claim against damage or having to establish up front that there won't be any claims. There is a disagreement or a conflict there in what Mr. Johnson thought the County was doing and what they are actually going to be doing. The negotiation of all this was done by the former County attorney. Mr. Jaeger said he has never talked with Mr. Johnson directly. He has always been very agreeable with everyone that has been out there. He hates the fact that Mr. Johnson is now unhappy about this.

Mr. Parrott mentioned that we made a property swap, just to realign his fences so that his access to the other side of the lake was more convenient.

The committee discussed how often the site will need to be accessed in the future once the mitigation construction phase is complete. It would be every month, but not with heavy equipment, just a pick up truck with a tractor and trailer.

Mr. Jaeger will meet with Mr. Johnson to discuss the issue with him and then report back to the committee.

Mr. Parrott discussed signs that will be placed on each property pin on property surrounding Lake McIntosh. The signs will be just like those already in place at Lake Kedron. The committee discussed the wording on the template. A final copy will come back to the committee for approval before the signs are printed. The rules will not be posted at the park for awhile, but in order to work around that we could put up a sign that says future park and future rules, or something similar.

We don't want to put up a sign without giving some information that would put them on notice that there are some rules. Posting the rules on the web site was suggested as well as letting people call the business office for the rules.

Mr. Parrott stated that people are already clearing county property and we need to put them on notice. If he can get permission, he is in favor of taking them to court for trespassing and damage to property. He has some old six foot chain link fence that he is more than willing to install across the property line behind anybody that has cleared county property, and keep them off of it while it is re-growing.

III. WATER BILL INSERT REQUEST FROM FAYETTEVILLE MAIN STREET.

Brian Wismer, Main Street Director, with Fayetteville Main Street requested doing a water bill insert. He explained they have already included a handout in the city water bills. They are trying to expand their reach to the outlying community, just to advertise the concerts. He stated that Lisa told him that there is a waiting list, and it would not be able to go in before June or July. He would like to run it for two or three consecutive months to include not just what is on the current flyer, but other community events that Main Street is doing, like the movies nights that are offered free to the public, lunch on the lawn on the downtown square; just the other things in their Main Street program. They would like to get this to the larger community. The current insert is a full page, but he could do 1/3 page insert instead. He is considering doing this to make it a little easier to attach on somebody's refrigerator. Most likely it would be color.

Mr. Parrott explained that traditionally if we recommend it, it goes to the Board agenda for Board approval. The Board has never given the Water System permission to insert anything in the water bill that they did not approve. Chairman Frisina discussed that if he wants different inserts, do we have to get each one approved. Mr. Parrott said because we have several public information inserts we have to do, the Consumer Confidence Report is one, and we are doing one for Stormwater that they have to have a public notice out. He stated that he has no problem with having it approved for any month that we have available, that is not a public notice type of thing. Mrs. Quick commented that in the past, the Board has always approved the content of the inserts. Mr. Wismer stated that for budget reasons he will just mail to Peachtree City and Tyrone. Mrs. Quick stated this would be about 13,000 and it looks like July would be the first available time to send the inserts out. Mr. Wismer stated that tentatively he would like to send something in July and August.

Tony Parrott made a motion to recommend to the Board of Commissioners to allow Fayetteville Main Street to insert a flyer in the water bills that will be mailed in July and August, 2009. Vice Chairman Conner seconded and there was not opposition.

IV. WATER TANK DISCUSSION.

Mr. Parrott stated that the Flat Rock PTA is circulating a petition in opposition to the water tank being on the school site. A state representative called him Monday wanting to know what is going on. He commented that the water tank benefits the school for fire protection and pressure more than anybody else in the area. The pressure pumps around 45 psi, and the fire flows are just a tad under 1,000 gpm, and that is our standard. This is marginal; we have no other complex this size with that kind of fire flow and water pressure.

This item was tabled until the next meeting.

There being no further business, Chairman Pete Frisina adjourned the meeting at 8:45 A.M.

Peter A. Frisina

The foregoing minutes were approved at the regular Water Committee meeting on the 22nd day of April, 2009.

Lisa Quick