

**WATER COMMITTEE**  
**AUGUST 11, 2010**  
**MINUTES**

<b><u>MEMBERS PRESENT:</u></b>	Pete Frisina, Chairman James K “Chip” Conner, Vice Chairman Brian Cardoza Tony Parrott
<b><u>ABSENT:</u></b>	Jack Krakeel
<b><u>NON-VOTING MEMBERS:</u></b>	David Jaeger
<b><u>STAFF PRESENT:</u></b>	Russell Ray
<b><u>GUESTS:</u></b>	Dean Breest James Breest Stephen Hogan, PTCWASA

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

**I. APPROVAL OF MINUTES FROM THE MEETING ON JULY 14, 2010.**

Vice Chairman Chip Conner made the motion and Brian Cardoza seconded, to approve the minutes from the meeting on July 14, 2010. There was no opposition.

**II. LAKE MCINTOSH UPDATE.**

Mr. Jaeger showed a slide presentation of the construction at Lake McIntosh. The contractor is at the under cut stage of the construction where they excavate the foundation below the dam, replace all the alluvial and organic soil type material below the dam with good clay. The diversion creek will ultimately receive final under cutting, and then it will be back filled. The existing pump station will be the inlet to the outlet pipe from the lake, a sixty inch diameter pipe will be constructed from that pump station along the old creek channel; then discharge into the creek downstream of the dam. They are going to begin the construction of the pipe cradle and installation of that pipe, once it is in place, then they will reroute the creek back to that so that it can flow through the pipe, then complete the under cut and back fill the diversion channel. The gray, sandy soil is being taken out and the redder soil is being put back.

Mr. Parrott commented on how wide the base of the dam is. Mr. Jaeger stated that it is roughly three hundred feet in width. Additional slides showed silt fencing along the diversion channel and the back fill operation. Work has been done in the borrow pit area to provide sediment barriers and mulching. One of the slides shows the downstream end of the diversion channel where it re-enters the existing creek line and the USGS stream monitoring station is located at that spot.

Mr. Parrott commented that the monitoring station does different parameters, turbidity, and temperature; it is on line on their web site.

**Mr. Jaeger explained that the drain pipe is a pre-fabricated pipe, with a steel cylinder reinforced core. Concrete is formed on either side of that core. They will field form and pour the concrete cradle that goes underneath it. It is a specialty pipe that allows for air testing upper joints prior to completing it. It will be at the bottom of the dam and provides two functions. It will have a gate on the lake side and it will be a drain if the lake ever had to be drained. It will also be a conduit to allow the low flow release at the times that the reservoir is below full pool. The county is required to release a minimum flow downstream. The pump station will have a valve in it and a meter that we can monitor the amount of water we are releasing downstream, so that we stay above our minimum, but not lower than that so that we maintain as much volume as possible. The spillway will be across the main part of the dam, it will be a very large concrete spillway, about twice as big as what is at Lake Kedron.**

**Mr. Parrott stated that the wetland sites are coming along well. They are almost 100% complete at the Johnson tract. They are 50% or more on the Mixon site and they are moving into the Danielly site. He said he should have a proposal from them next month on the Helmer Road site. They have had good weather to make the new channels.**

### **III. TOTAL ORGANIC CARBON UPDATE.**

**Mr. Jaeger reported that the first pilot, Orica for the MIEX system, was there for two weeks and they have demobilized and moved off site. The Kruger Actiflow Carb pilot is still on site. They volunteered to be there up to six weeks at no additional cost the county, so that they could try various trials at different dosages of the coagulants and the powder activated carbon. They are basically starting at what they consider the highest dosage it might require, stabilize that, do testing on it and steadily decrease to find how low they can go with the chemicals and still get a good result. During the time that both pilots were on site, there were samples collected and sent to an independent lab in Indiana, a UL lab. The data from that testing was released this week; he has not yet gotten his copy. He expects to have it shortly. Each of the manufacture reps wants to sit down with us and go over the data individually so that we all understand it. He will compile this information along with cost for construction and operation and bring it back to the Water Committee. He said he is hearing positive things.**

**Mr. Parrott said, since they are both based out of Atlanta, they have had visitors come down to look at the pilot test. We have had different engineering firms drop in to look at what is going on. Everybody will be in the same boat in 2012.**

**Mr. Jaeger said that both companies are getting relatively high percentages of TOC removal, in the 50% to 70% plus range. Right now 35% is the regulation we are trying to meet. He has always felt going in, that both technologies would be competent in getting us the results we need, but we wanted to run the pilot, run the**

raw water through and make sure that we don't have any special organics that we have to deal with out of the ordinary. It does not seem to be the case. It is just a matter of determining what is the best for the county from a cost standpoint, from a construction standpoint, an operational standpoint and from a compatibility standpoint with the existing plant, the existing personnel and operators using the technology; that is something we have to compare with each other and come back with a recommendation. We have to meet the new standard in 2012.

Mr. Jaeger stated the other option that is still available is Granular Activated Carbon in the filters, which does not have any construction cost; it is just a matter of purchasing it and trading it out with the existing anthracite. In a worse case scenario, that can always be a stop gap measure. We could replace the anthracite with the GAC knowing that it will serve us well before the GAC gets exhausted. It can buy us more time, if we needed it for a long term solution; that may be a long term solution also. We have already done a pilot with it and we know it works. All those would be weighed against each other.

#### **IV. PRESENTATION REGARDING PROPOSED USE FOR STARR'S MILL.**

Chairman Frisina welcomed Dean and James Breest. James presented photographs on his laptop for the committee to view. Dean Breest told the committee that he has been a homeowner here in the county for thirty years. He and his wife live at 130 Red Oak Drive. They have raised three kids that have gone to three of the five high schools. His son James just graduated from McIntosh and has been a photographer for the Fayette County News for the last two years. He said that James has gone to a lot of different places to shoot photography. He took it in school here, and now in college he is going to study photography. Mr. Breest went on to say that he has a son older than James who is an aerospace engineer in the Air Force and a daughter who is in the news media in New York.

Mr. Breest commented that Tony was kind enough to help James on an assignment that he had to get pictures of the water mill (Starr's Mill). He went inside and got pictures. He explained that the mill has been there for 188 years. The existing mill was built in 1907; the last two had burned down. Inside, the mill is in quite good shape. It is post and beam structure and stud frame structure. The building is approximately 36 X 47; there are three floors, approximately 1400 foot on each floor.

Mr. Breest stated that their request is for the Water Board to consider going to the County Commissioners and ask them to consider letting an Art group use this facility to have it restored so it is good for public use and the County Commission can elect a Citizen Advisory Committee or a Citizen Fayette Arts Committee. They would be responsible for raising the money to bring this up to code so that it would be usable for the arts in Fayette County. Also, because it is a famous landmark, it could be used to disseminate tourist information on the county and we have a great historical society that would have access to use it.

**Mr. Breest commented that for the last eighteen years, other than using it for a movie, this iconic landmark has just been that, it has been a landmark. Because it is a great structure, what they envision is to have this facility used as a gallery on the first floor, and then some studios on the second and third floor. They know that there are a lot of issues that would have to be overcome, both with bringing it up to code, and raising funds. He stated the county paid \$400,000.00 for it eighteen years ago, the pump station was built, two million gallons of water a day is taken from it. It is a great little park; the county has done great with the other parks for the community.**

**He stated all they are asking is for the Water Committee to go to the Commissioners and have them review or consider this facility for the Fayette Arts and to bring it up to code and go from there. He went on to say that he has talked to a lawyer, to an accountant, to engineers, to people in the arts; most people have never seen the inside of the building. Everyone said the same thing, from their perspective it would make a great art center for Fayette County and it would be staffed by volunteers. There would be no money, it would raise taxes, it would raise revenue and it would be an incubator center for people like James; young, who are just starting out. Or, people who have retired and maybe they are into pottery, painting, whatever; it would be a great gallery that would invite even more people into the county to spend even more money. He said they see it as a revenue producer in the end, also for the youth and for those that are in the arts to be a facility that we could be very proud of representing the county, both in cultural, artistic and historic terms.**

**Mr. Parrott stated that the park is a passive park, this is what the Water Committee and the Board of Commissioners established. The mill itself is one of the most photographed areas. You can't go down there and take a bad picture. There is no electricity to the mill, no water or sewer service, we provide a jiffy johnny and picnic tables. There are weddings down there; people go down there to fish. We haven't made the inside available; the third floor has holes through it where the old belts and everything used to run through. The other problem is that it is one of the few structures that the county has that is located in the floodplain. The water has gotten so high that we had to make some improvements on the run around.**

**Mr. Parrott showed a video of the mill during a flood. The water gets inside the building. It happens about every four years. The video shows a streetlight that is nearly submerged. The pump house is outside the hundred year storm area. Mr. Breest commented that he went back through some records that the county has. There was a big storm in 1994 and there was one, one time after that. Prior to that it had been quite a few years; yes it does flood, but if the first floor is a gallery, that building has stood there since 1907. If the water comes up, things are removed from the first floor up to the second floor. Anyone that would use the facility would come in with the understanding that if we are into a season where we have a hurricane down in the gulf and it presses north, that it could flood and we will have to move your stuff out or you can take it out of there if you are showing. Once every four**

years, or once every ten years or whatever the period is, it is such a great asset from a tourist standpoint, from an art standpoint, from a cultural standpoint, in his thinking it is a problem that would have to be dealt with. That building, if you go and look at some of the timbers, they are old growth Georgia pine, they are as hard as steel. It would have to be brought up to code; there is no question about that. It would be the responsibility of the citizen committee to do that.

Mr. Breest stated that they are asking that the Water Board take this great asset that the citizens of Fayette County own, and recommend to the Board to create an Arts Council or an Arts Board and to either elect or pick citizens to be on it. The goal would be to raise the funds privately, establish that as the Fayette Art Center cultural tourist center for that end of the county with the full understanding that it may flood, even with that the water goes down, it is cleaned up and then you move on.

Mr. Cardoza asked if we had looked into what it would take. Mr. Parrott commented that over the years, the goal has been to have that park remain a passive park. That is why the facilities have not been expanded. That is what makes it the park it is; the fact that there is no commercialization. You just go down there, and that is it, there are picnic tables, you can have weddings down there and that type of thing. They show up, it is first come, first serve. They don't use the building, just the park itself. They call and ask about having a small wedding and we tell them it is first come, first serve, as long as you don't mind someone fishing behind you when you say "I do". That is what we did to maintain it.

Mr. Breest said that Jack and his team have done a great job, not only with this facility, but with the other facilities and the sixty something people that work for you. As a water customer for thirty years, he and his wife are very pleased with the outstanding service we have had through the years from this department. They think it is a great one. It is also great for looking forward into the future, projecting the needs of the county and this asset, while it stands outside of what you normally do, he thinks that it is a great opportunity to take a fresh look at this icon for the county and say I think we can use it. Since it is not going to cost any money for tax payers and the money is going to be raised independently and they are going to do an engineering study to see exactly what needs to be done. They will take it step by step. The Board of Commissioners would be the appropriate folks to make a recommendation to. They consider looking at this for the arts, if it takes one year, two years, he has been here thirty years; he will be here for another thirty years.

Mr. Breest went on to say that James is at the point where he is going to study photography, he has created ten books this past year. They are all on the internet under James Breest, he has a web site. He has been to fashion week in New York; he has gone to Michigan for a photo assignment, down to Florida. He is going to be a commercial photographer. Right now, at this stage, when he is starting out, for him and lots of other people in the county that want to display their artistic talents, this facility with its high ceilings, big beams, wooden floors would be a great

attraction, not only for the residents of this county, but also to bring people in off of 85 to our county, and say here are brochures, here's what we have in Peachtree City, here's what we have in Fayetteville, here's what we have down in Brooks. It is a great seventeen, eighteen acres, and he thinks it has been great for what it has been used for up to now. He stated they are just asking you to go to the Board and ask their consideration to look at this asset in another light and see where it goes from there, with their wisdom.

Mr. Parrott stated that he is not interested in making a recommendation to the Board to change what they have established out there as a policy for that park.

Mr. Breest said he understands, but he has talked to Jack and Jack said the way to proceed is to go to the Water Board, ask them to vote on their thoughts on moving this forward. So he has; to you in your wisdom to say yes or no, whether you would go to the Fayette County Commissioners and ask them to consider using this for the asset he described.

Vice Chairman Conner commented that it looks like to him, to bring it up to code, you would almost destroy the building. Mr. Breest said no. Vice Chairman Conner went on to say you would have to sprinkle the building, you have to air condition to some degree to maintain the humidity or control the humidity in the building for the art work, electrical that you would have to have. All these utilities would have to be available somehow. How are you going to get sewage? It just looks like it would be a monumental task and would almost destroy what we are trying to preserve.

Mr. Breest commented that nothing could be done that would violate the spirit of what is already there. A lot of other historical buildings in this county, in this state and in this region have been preserved and brought up to code. He does not know the answers to those specific questions. He knows that they can raise the money; they can do a study, present it and take it step by step. It may be that at the end of the day, after putting a lot of effort into it, they say no it can't be used. He knows for every problem, generally there is an answer.

Mr. Jaeger asked if he envisioned the gallery being an event type gallery or something that is open daily. Mr. Breest said it would be open daily. There are so many different facets of the arts group, that he could see one week they would have it open for painters, another week would be for photographers, another week they might have on display a cultural exhibition, another week might be wood carvers or weavers, or potters. There are so many different types of artists in our community of a hundred thousand that he thinks they would have plenty of opportunity to leave that facility open on a daily basis. They can staff it as a non-profit by volunteers.

Mr. Jaeger asked if proceeds from sales would go back to the art council. Mr. Breest said it would be non-profit, it is still owned by the county, still controlled by the Water Board as he sees it. The money comes back into the county. Anything that is sold in there, there is tax that is raised. Everyone who has a small studio in

there would pay a monthly fee. It would not be what you would pay on Main Street, but it would be a fee. That money would either go back into the Water Board, it would either go back into the county, or it would be going back into the non-profit for upkeep or maintenance, whatever. He does not know the specifics of which way would be the best. That is why he is saying if you guys like the concept, and you go to the Commissioners and then a council group is formed, then he thinks some answers can be solved. He went on to say that he does not know all the answers to it. He said he has already gone to a lawyer, an accountant, an engineer, different people, shown them the photographs and got their input on it. What he has come away with is yes, there are certain issues and problems, but we have a forward looking community. The community will continue to grow. This could do a lot for the county in terms of statewide recognition, and in the arts community. He thinks it will be very well received, from the people he has talked to.

Mr. Jaeger asked the question about private enterprise working on public property. Mr. Breest stated it is like the old courthouse. The Chamber of Commerce gets that from the county, and it would be the same type of set up. You have a structure that is owned and operated by the county. Just like the Chamber of Commerce comes in and has the facilities and the Development Board, down there it would be the same way.

Chairman Frisina stated that his issue is that the building has not been open to the public. It has been used periodically for different uses, a staff meeting and a dedication. The building has been used passively, very little. It has been preserved more as an icon for the county. It is a landmark. It has not been open to the public and opening to the public would mean it would have to have a lot of accommodations for that property to be open to the public and handle a certain type of flow, either traffic, parking, you are going to have to have some type of bathroom facility, running water, that sort of thing.

Mr. Parrott stated that when we talked about the facilities years ago, the goal was to keep that passive when we put in the pump station. That is why you can take a picture from two or three angles from Highway 85 and the pump station doesn't show up. We went to that much trouble setting the pump house so that we didn't get in the photograph when taking a picture of the mill. The mill is what people stop for, take a picture and go on. We did not want to distract from that, other than that we have an existing policy and he is not interested in recommending a change.

Vice Chairman Conner asked Mr. Breest, regardless of what they recommend at this point, is he still going to pursue whether we say yes or no. Mr. Breest said he has come to work with you. Vice Chairman Conner said he agrees with Chairman Frisina, everything that is going to be involved to make it a public building, he sees it as almost destroying the site. Mr. Breest said that he does not agree, but he appreciates the comments.

**Mr. Breest asked what the answer of the Board is. Mr. Cardoza asked if he is asking them to let him take the next step. Mr. Breest said the process in the county according to Jack is that you make a recommendation or proposal to the Board of Commissioners that they study the concept of letting a non-profit citizen group for the Fayette Arts use this as a facility within the county that this asset has additional uses other than just sitting there as an icon. It's big, it's beautiful, and it would be the perfect art center. He would prefer to see you guys say yes, he is not saying anything other than have the commissioners look at it. If you don't want to do that, then just tell them and they will take it from there.**

**Mr. Cardoza commented that he agrees, it is a huge uphill battle for them. He can admire the desire to want to do this. Chairman Frisina stated that a lot of the information we could ascertain. We can ask the Fire Marshal, if that is going to be used by the public, what is going to have to go into it. We can talk to building code officials; ask if that is going to be used by the public to whatever degree, what is going to have to be done.**

**Chairman Frisina said that we have a situation where we have a building that is not being used by the public, for probably very good reasons. Mr. Cardoza said he agrees. They want our support. Mr. Parrott stated he is not in favor of changing the existing policy. He does not want to make a recommendation to the Board of Commissioners either way or even put it on the agenda. He does not want to put on the agenda that the Water Committee voted not to change the existing policy.**

**Mr. Cardoza stated that he agrees with the committee. Vice Chairman Conner said if they want to go further and talk with the Commissioners they can. Mr. Breest said that he would and he would tell them the Water Committee is against it. He will ask to speak at the next Fayette County Commission meeting.**

**Mr. Breest went on to say that they will talk to the public, working at the newspaper. They have the photographs, they have a great story, he thinks there are lots of issues that would have to be overcome. This county has one of the highest educational levels that you are going to find in the state. It has one of the highest per capita incomes in the state. He stated that he has raised lots of money in this county on two different little projects, so there is no question in his mind something like this that is even much bigger than what he has worked on in the past would be no problem at all. When they were in Fayette Middle School, in Paris the Palace of Versailles had trees knocked down in a big one hundred year storm. Those trees had grown since the time General Lafayette had gone back from here after the Revolution to Paris. The King said bring back seeds, trees and plants from the new world. There were trees and plants from Georgia that were taken that were knocked over. The school had a fund raiser, raised over \$40,000.00 for trees that were brought from the state of Georgia, flown to Paris and are planted now in the Palace of Versailles.**



**Mr. Breest said if he raise \$40,000.00 for some trees to be sent over from Georgia to Paris he is sure, on something like this, where it would be the benefit of a lot of people, whatever the funds involved are; whether it is a hundred thousand dollars or more, to put in the electrical, the plumbing, to bring it up to code, to make it safe, to not make it impinge on the historical and cultural values. In his mind he is quite confident, based on his background that he would have no problem if the council wanted him to be on the commission with others, that they could do it. He knows they have experts in every field that they would need, within the county, who also feel like him. The arts are important.**

**Mr. Breest said that he appreciates the committee's time, thanked them, and wished them luck.**

**There being no further business, Chairman Pete Frisina adjourned the meeting at 9:00 A.M.**

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**Peter A. Frisina**

**The foregoing minutes were approved at the regular Water Committee meeting on the 8<sup>th</sup> day of September, 2010.**

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**Lisa Quick**