

**WATER COMMITTEE**  
**FEBRUARY 9, 2011**  
**MINUTES**

**MEMBERS PRESENT:**

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

**NON-VOTING MEMBERS:**

David Jaeger  
Stephen Hogan, PTCWASA  
Lynnette Hart

**GUESTS:**

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

**I. APPROVAL OF MINUTES FROM THE MEETING ON JANUARY 26, 2011.**

Vice Chairman Chip Conner made the motion and Brian Cardoza seconded, to approve the minutes from the meeting on January 26, 2011. There was no opposition.

**II. REQUEST TO CHANGE THE RULES AT LAKE HORTON PARK.**

Chairman Frisina introduced Lynnette Hart to the committee. Mrs. Hart stated that she and her husband have lived in Fayette County for 25 years. She thanked the committee for affording her the opportunity to speak at this meeting.

Mrs. Hart explained that she is here to discuss a proposal she thinks will be a win-win proposal for you and the Fayette County citizens. She stated she would like to focus on three areas concerning Lake Horton Park. One would be a revenue source; she thinks you could generate thousands of dollars with minimal effort on your part; two, a service to the community and three, a way to prevent ill will or bad publicity. She said she would like to briefly explain how she became interested in Lake Horton Park. A couple of weeks ago, she started thinking what she could do for her mother for her 85<sup>th</sup> birthday, which is in May of this year. She is the sole care giver for her mother. She said her mother does not drive and she is very dependent on her. She does not know how many birthdays she has left or what kind of shape she will be in mentally or physically. She really wanted to do something special for her 85<sup>th</sup> birthday.

Mrs. Hart said that she thought she would like to get the whole family together, her sister is still alive, her niece, her grandchildren and her great-grandchildren. She said she got to thinking what could she possibly do. Having children, it would have to be something outdoors; you can't really take them to a nice restaurant and rent a room because they are not going to sit still. Yet, it had to be something feasible for the elderly as well. She thought a family picnic would be great. She said she went on

the Fayette County Park and Recreation web site. They have a listing of all the Fayette County Parks and their amenities. She and her husband got in the car and they went around to the various parks to check it out. Some of the things they were looking for would be a covered picnic pavilion, a play area for the children, something accessible for the elderly, so they won't have to walk a long way or walk through pine straw with their walkers; it would be convenient for them. She said she really did not want anything close to the soccer fields or the baseball fields because of all the commotion, especially in May there would be a lot of activity going on. They were looking for rest rooms close by, something that was clean and something that was in close proximity to Fayetteville. As they looked around; they went down to Lake Horton Park and the south picnic pavilion is perfect; everything that they were looking for.

Mrs. Hart said on the web site, it talked about renting picnic pavilions and you could go down to Kiwanis Park and rent them for \$25.00 an hour, \$5.00 for every hour after that. She and her husband went down to Kiwanis Park, checkbook in hand, and they told them no, that was only for McCurry, Kenwood Park and Kiwanis Park. She told them she was interested in Lake Horton Park and they said it was managed by the Water Department, but it was their understanding that you didn't rent the picnic facility, that it was a first come, first serve basis. She said she was shocked because such a nice facility, a large picnic pavilion with ten tables under it. She said she could not believe that you could not rent this.

Mrs. Hart said that is when she came up with her proposal for a win-win for you and for the citizens of Fayette County. First, the revenue source, she said she thinks you could generate thousands of dollars of revenue by renting out the picnic pavilion down at the south pavilion at Lake Horton Park. She said she thinks if you could charge \$100.00 a day to rent out the picnic pavilion, you could have the people sign a contract including guidelines for use of the facility. For instance, what would be prohibited like alcohol or live bands or whatever you wanted to be prohibited; require a \$50.00 security deposit that would be refundable if the people left it in good condition; then require proof of liability insurance.

Mrs. Hart said she thinks if you could rent the park, you could easily rent it forty days a year. That would be \$4,000.00. She said she thinks you could also rent it if you advertise or put it in the brochure, easily one hundred days a year, \$10,000.00, whatever use you want if you are interested in the money end of it. It could generate thousands of dollars. She stated that she recommends renting it by the day. A lot of these picnic pavilions, you can rent them by the hour, but you could have a party and leave, and the people come and it is not clean. It is more feasible to rent it for the day. Since the park closes at dusk, most of the activity would be mid day. You are not going to have any activity at night time. You could leave the picnic pavilion at the north loop at Lake Horton Park open that way you don't have to have reservations. She said she knows fishermen go down there, there is a boat launch. If they want to have a picnic or a family wanted to come have a lunch picnic, that facility would be open if you reserved the big one on the south loop.

**Mrs. Hart said her second point is service to the community. It is a lovely park; she did not even know it was down there until she started researching the parks. She thinks it would be great for birthday parties, especially in the summer time when the kids are out of school; you could rent it during the week for birthday parties. Also, for small company picnics, she thinks it would be an ideal location. Also, a domino effect for other businesses in the community; what she would probably do is go to Chic Fila and get party platters; so it is a domino effect for revenue all around the county.**

**Mrs. Hart said her third point is to prevent ill will or bad publicity. Currently, you have it on a first come, first serve basis. She talked to her husband, and he said “Well, honey, I could get down there at dawn when it opens and go out there and stake out the picnic pavilion”; which is crazy. He would have to sit there for six hours guarding it until our party started at noon time. They could put covered table cloths on the tables and set up, but who’s to say at 11:00 a.m. a family shows up and wants to have a party; and they say, we don’t see anybody here. Even though we have set it up and our party is going to start at noon, they will say we don’t see anybody here; we are going to use it at 11:00. She said she really thinks it could cause altercations; the last thing she wants to think about on her mother’s 85<sup>th</sup> birthday is if my husband is going to get into an altercation down at the picnic pavilion. And then, she said she did not know what you would do, would you call the police? Would it get in the Fayette County newspaper? She thinks there is a better way to handle it than a first come, first serve basis.**

**Mrs. Hart said she thinks the solution would be to have something in place to rent the facility as she is proposing. She said she thinks you could put a sign at the entrance to the park, saying the south pavilion is reserved today for a private party; maybe that would keep people from going back. If they did come back, of course the people who rented it would have a receipt where they paid to reserve the picnic pavilion. Mrs. Hart said that her request is that she be able to rent the picnic pavilion at the south loop at Lake Horton Park for May 14, 2011 for her mother’s 85<sup>th</sup> birthday. She then thanked the committee.**

**Brian Cardoza stated that this was a well put presentation. He asked Mr. Parrott if the Water System had looked into this before. Mr. Parrott replied that the Water System has at different times. For a small period of time, Parks and Recreation handled the facility. They did rent down there; there was not enough parking for the crowds that showed up for the pavilion. We actually had some family reunions down there at different times that came in with buses; large crowds. Because of the walkers and everything else down there could not even go down to the end and park. We put some additional parking in down there, just so that somebody could go down there and use the trails. If you rent the pavilion, does that mean you have rented the playground next to it, which means you block off the entire south end for the \$100.00? This includes the rest room and the walking trails. He said that it just did not make sense. We want it to be more of a passive park; we don’t it to be one**

of these things where we have somebody down there every day. Doing it first come, first serve limits the use. You can't plan to have fifty people down there on the 14<sup>th</sup> or have a party of seventy-five on the 21<sup>st</sup>, because it is first come, first serve. It cuts down on the traffic. He went on to say that we had so many at the other side that the guys with a boat trailer couldn't pull in and back up to get the boat trailers in.

Mrs. Hart asked if you could limit the number, say in the contract that you limit the number of people at the party? Mr. Parrott commented that we try not to manage it to that point, that we have to staff to handle reservations and everything else. We pick up trash Mondays and Fridays. Already, that takes the maintenance guy off his duties just to do the trash pickup. But, we do get some funding because we charge \$10.00 for every out of county car. If somebody has an event down there, and has twenty five people and three or four of them are from out of county, we are already getting money for the use of the facility.

Mrs. Hart said she had checked on other parks that rent pavilions, they specifically would tell you if there is a playground next to the picnic pavilion, she is not renting that; if somebody wanted to come use that during the party that is not rented.

Mr. Parrott commented because of the size of the pavilion we would have an event to fill up all the parking spaces so that the whole thing was closed and people were parking on the side of the road, just to get to the walking trails.

Mrs. Hart said she thinks there definitely has to be a limit put on the number of people. She could see the problem if there was so much parking. Mr. Parrott said we would then have to have staff go down there and count.

Vice Chairman Conner mentioned that using her numbers of \$4,000.00 would not cover the cost of our staff and administering the program. Mrs. Hart said she said that is low. Vice Chairman Conner said he did not know that it is low. Figuring how much it is going to be used, it is going to be pretty weather and it is going to be on the weekend. It is not going to generate, that he can see, enough revenue. He went on to say that our business is primarily selling water.

Mr. Krakeel commented that he thinks that part of the problem at Lake Horton Park is that it has become such an attractive facility for passive recreation, that in the summer time, starting in the spring time through the summer time, into the fall time, just about every parking space in that facility is taken up by walkers that are just walking and parents at the playground with their children. That is the other concern, there is such heavy use of the passive aspect of that facility currently; if we start renting out the pavilion, it would have a potentially significant impact on the individuals in the community that go there routinely for passive recreation, primarily walking. Just from the perspective of parking and not having sufficient parking to be able to park or have events that are on going with respect to rental.

**Mr. Krakeel went on to say that he does not disagree, he thinks we would probably generate more than \$4,000.00 a year, because once we start renting it, it would become very attractive to people to rent that pavilion which will change the nature and the flavor of what the park was intended to be; and that was a passive facility where people could walk where it is peaceful and quiet.**

**Mrs. Hart said as a citizen of Fayette County she looks at it as we erected this large covered picnic pavilion that has ten tables under it. To her, that doesn't look like something passive. It is not like a little table here and there where a family stops for a picnic or rests after a walk. To her, it looks like something you erected for the citizens to use for parties. Yet, it is not used that way.**

**Mr. Krakeel said that she is absolutely right, he thinks that we did do that with the perspective that if you do it on a first come, first serve basis, it has a tendency to limit it somewhat. To not schedule events that people are booking weeks and months in advance. Like Mr. Parrott said he thinks we had several occasions where we had buses coming down there for family reunions during the time the Recreation Department managed the program. He went on to say that he certainly thinks that we can look at it again. He said he would not be opposed, if you limited it, say to twenty five people or something like that; no more than twenty five people. Of course, he does not know how you regulate that; we are not going to send a Marshal down there to break up an 85<sup>th</sup> birthday party because you've got twenty seven people there. That is the only part that he has concerns about. How do you fundamentally regulate that, other than just hope that people would comply with the minimum like that.**

**Mrs. Hart said that she is more worried about trying to have something and you don't have it reserved. She can just see an altercation happening. Mr. Cardoza said that you can't say it would never happen. He said he has been there, they did his daughters fourth birthday party there two years ago. They were nervous, because they had invited family and people coming from other counties, ten bucks a pop. They covered the parking fee. They were ponied up at about three or four tables, and there was another birthday party. They got there two hours early, marked their spot. The mom was doing the same. Then there was a family of four out riding their bikes together, they got off and there were still five tables left. They sat down, had their lunch together, right next to them. He thinks it worked well. If someone can figure out a way to regulate it, he would not be opposed to a small reservation. But, he thinks you would most likely be okay.**

**Vice Chairman Conner asked if there would be any way to have Parks and Recreation look it again. Mr. Parrott replied that the trouble with Parks and Recreation is that they are into having scheduled activities. The passive part of it is where they always had problems. They look at the clock and say "how much can we do in this time". As long as we keep the park where, when you get up this morning and you decide to take your boat down there and go fishing, or go down there to walk, take the kids down there to bike. The biggest problem he had was when the**

parking lot filled up, people showed up and there weren't places to park. If we decided that we were going that we were going to start having eighty people at the pavilion, increase that amount of parking, it would not take long, he would be having Mr. Jaeger design again, where can we put parking down there, so that they are not parking out in the woods. That is how busy that place can get. We can have fourteen or fifteen boat trailers down there in the other lot. That is the biggest problem. It is such a nice place to go for an afternoon or whatever, if we are going to do anything to aggressively market it with reservations, we don't have enough room. We only have eighty something acres down there anyway.

Chairman Frisina commented that we do have pavilions in the parks that are rentals. Mr. Parrott said they have them across the street.

Mr. Krakeel said he knows it is difficult to regulate group size, he asked Mr. Parrott if you were to limit no more than twenty five people per party or something like that would it work. Mr. Parrott said, and then you have thirty? Mr. Krakeel said the does not want to get into the regulation business either. If you tell a group you can only have twenty five, and then you have thirty, then that becomes problematic. Mr. Parrott said he does not want them to say they have this rented and we have no place to park, because we have these people down here parking. Does that mean that we rent the pavilion and guarantee parking? That is just not what it is down there.

Mr. Cardoza asked Mrs. Hart if she had gone over to McCurry Park. He said he attended a birthday party there not too long ago with baseball going on. Mrs. Hart said they have one large pavilion you can rent and it really wasn't feasible to the elderly to get there. There is pine straw, and there is not a rest room there. There is a port-a-john next to the facility, which is terrible. She said she just could not see these elderly women going to a port-a-john. Then we would have to put them in the car and drive all the way down to the rest room facilities. It just did not meet their needs.

Mr. Parrott asked if she had looked at the one at Kenwood. Mrs. Hart said she has, it wasn't as nice as the one at Lake Horton. That is a beautiful park and it was everything they wanted. She was hoping there would be some way they could work it out, so they could reserve it. They are willing to pay whatever to rent it. If it gets that busy, that scares her worse. As Mr. Cardoza said, he had a birthday party there and there was plenty of room under the pavilion, but what if it gets crowded and all her family starts showing up for this party and there is no place to sit and they can't have the party.

Mr. Krakeel asked how many people they are planning to have. Mrs. Hart said probably around twenty five.

Chairman Frisina said on days when it is crowded down there, you have people parking all over, the Marshals go to the park on a daily basis, do they ticket people

who are parking in the wrong places? Mr. Parrott said we try not to do that. Mr. Krakeel commented that they will ticket them if they have out of county tags and they have not paid. Chairman Frisina said you can go down there on a Saturday or Sunday and the place is full. Mr. Krakeel commented that is not just Saturday or Sunday. As soon as the weather warms up, you can go down there during the middle of the week and you will find thirty, forty, fifty vehicles, almost any day of the week, any hour of the day while the park is open. It has become such a popular spot where people enjoy passive recreation just go there to run or bicycle. He said he lives down there, so he goes through the park a pretty good bit, it is amazing how much that park has grown in popularity over the course of the last five to ten years.

Mrs. Hart asked if he thinks it is mostly the parking that would be the problem. She said she does not think a party would interfere with somebody running or walking. Mr. Krakeel said absolutely not, those pavilions are used very frequently by families having picnics and that is not a problem. He said that Mrs. Hart has heard some of our concerns about the potential problems that we would encounter. He is not sure that opening this up to a rental approach, as we do in other parks would alleviate the issues that it would create for the Water System or Marshals office or staff or whomever. He said that he thinks she would probably be okay if they go down there at 10:00 in the morning and just set the pavilion up. You are probably going to be fine. He thinks that people who are using the pavilions, if you get down there about 10:00 in the morning, he thinks you can set it up for a party and you are going to be ok. Even if there are some people there, they are probably runners, and they are just taking a break. They have fifteen or twenty minutes that they are under the pavilion and then they are gone. He thinks, overall, he has not heard any complaints of individuals that said they went down there to have a picnic with my family and could not use the facility because it was overcrowded, or whatever the case may be.

Mrs. Hart said she is more worried that someone who wants to have a party the same day shows up. She is not worried about the runners or people out just having a family picnic.

Chairman Frisina commented that the difficulty is that when you are trying to plan an event, this is not an event location. We have not set it up as an event location, we have set it up as a passive park, and it is a first come, first serve basis. That pavilion probably gets used that way occasionally, but for the most part it gets used by a number of people at the same time.

Mr. Krakeel said that he does think that even on the weekend he thinks she would probably be okay to get there at 9:30 or 10:00 in the morning, set it up, hang some balloons.

Vice Chairman Conner commented that she is asking us to get into a business we don't need to be in right now. Mr. Krakeel said if it was designed for anything else, other than being a passive lake, he thinks it would be a different issue, but that is

what the facility was designed to accomplish, to really create a very passive area. That is why folks go down there; they love to sit and watch the ducks and not be bothered by the noise, walk and ride their bicycles. He said he empathizes with her and he fully appreciates what she is trying to do.

Mr. Parrott said when you could make a reservation with Parks and Recreation two bus loads would come in Saturday for a family reunion and then Monday morning he would get complaints because of the trash on Sunday because he did not have maintenance man to pick up trash on Sunday, he picks up on Monday. Constantly, we could not stay ahead of it.

Mrs. Hart said even if you had them take their own trash away, they would not do it? Mr. Parrott said, no, they would just give us the \$50.00.

Chairman Frisina thanked Mrs. Hart for coming in and said it was a good presentation.

### **III. LAKE MCINTOSH UPDATE.**

Mr. Jaeger reported that there is not a lot of difference from the last report he gave the committee about the project. We are in a cycle where weather, the rain and the snow and the cold comes in and impacts the project. If it rains hard enough, like it did last week, it runs the creek up quite a bit. It takes a while for all that to subside, for the levels to drop. With the cool temperatures, we are not getting significant drying for them to be able to do work of any consequence. When they can work, they are stock piling fill for building of the surcharge pad, they are pumping out areas, where they still have to do under cut work with the dam equipment. They haven't done any burning, either, simply because it is too hard to get around the site to get around the lake bed. The contractor is picking and choosing when he can do something productive and then waiting for the weather to turn.

Mr. Jaeger reported that Eco South, the mitigation contractor, has begun work at the Helmer Road site which is the last of the mitigation sites. That project has now kicked off.

Mr. Parrott commented that they have done substantial planting at the Johnson tract; 84,000 stems have been planted. He said we are going to save a little bit of money on the planting because it was decided they don't have to put the tubes around them.

### **ISO REVIEW**

Mr. Parrott explained that we received an ISO review. He said that different places they want 5,000 gallons flow and we had 8,000 gallons flow. We are a whole lot better out there than we were years ago.

Mr. Krakeel said, the gist of the information, with respect to the ISO grading, the



grade did not change for the county. Our rating is a 4. In order to get lower we need twenty six engine companies. We currently have nine. Three more fire stations, just south of Highway 54. Mr. Krakeel explained that the ISO system is a good system for community fire protection, but you have to create a balancing point between that grading system and the true demand that you have. A 4 is a good rating, you go from 1 to 10. He said that the other part of it is that insurance companies use the grading to set policy premiums for home owner and business insurance. They are not required to singularly use the grading system; many of them will refer to the grading system, but they have their own internal data to determine what the rate is. The 4 rating means that you live within 1,000 feet of a fire hydrant. The rating of 9 means that you don't have a fire hydrant within 1,000 feet of your residence. The grading system was designed to prevent conflagrations, it was not designed for today's environment, especially Fayette County; we have the strictest zoning standards in the entire metro Atlanta area. You cannot put a house in the unincorporated Fayette County on anything less than an acre of land.

Mr. Krakeel stated that he is satisfied with the results of the report. We are only 4 points from a 3, but to get those 4 points, we would have to spend millions and millions of dollars. The return on that investment for a property owner simply would not be there. The reduction they would see in their insurance premiums would not equate the increase of the fire protection costs to justify the differential. He went on to say that in the past they would penalize you if you did emergency medical response. He explained that fire responses occur generally between 10:00 p.m. and 6:00 a.m. EMS responses begin at 6:00 a.m. and go to 10:00 p.m. This is standard in most any community. They finally changed it, so now you get credit for your EMS personnel also as fire personnel, where they use to deduct those personnel.

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

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Peter A. Frisina

The foregoing minutes were approved at the regular Water Committee meeting on the 9th day of March, 2011.

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Lisa Quick