

WATER COMMITTEE
MARCH 9, 2011
MINUTES

MEMBERS PRESENT:

Pete Frisina, Chairman
James K “Chip” Conner, Vice Chairman
Jack Krakeel
Tony Parrott
Brian Cardoza
David Jaeger
Russell Ray
Stephen Hogan, PTCWASA
Dot Ensley
Walter Ensley

ABSENT:

NON-VOTING MEMBERS:

STAFF PRESENT:

GUESTS:

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

I. APPROVAL OF MINUTES FROM THE MEETING ON FEBRUARY 9, 2011.

Vice Chairman Chip Conner made the motion and Jack Krakeel seconded, to approve the minutes from the meeting on February 9, 2011. There was no opposition.

II. REQUEST TO ESTABLISH A BAIT SHOP AT LAKE HORTON PARK.

Mr. Ensley distributed copies of a rough idea of what he has in mind. Mrs. Ensley introduced herself and her son. She said she has lived here since 1971. She is an old Fayette Countian, she worked at the bank for Mr. Redwine. They also owned two businesses, E & H Trust Company in Palmetto and she owns the Epicurian, which is now the Little Pig Barbecue. She went on to say that they built their house on Gingercake and moved into it in 1971. The road had just been paved. She has held some offices; she is a Kiwanian, hostess for the Republican Party and for the Republican Women.

She explained that what her son has in mind, he is a fisherman; she knows that the property possibly could not be sold to them, but maybe they could get a lease on it, to build a bait shop. Maybe the county might want to make a little bait shop and let them lease it. They are interested, and the only place she knows of that you can get bait is down 92, half the time they are out of bait. They would also be interested in helping take care of anything around the park. They go there about every weekend. She said that is her Sunday afternoon ride. They are really interested in doing the bait shop, they would also sell lures.

Mr. Ensley said they would sell bait and tackle, chips and drinks. A lot of people he knows go over there and they have to either go all the over to 92, Griffin or

Fayetteville. There is no way to get a drink or anything, especially if you are in a boat. You have to pull it out. If we had something there, it would help and he believes it would bring in more people. A lot of people don't want to go to the hassle of having to load their boat, go way out to get something and come back, even something to drink.

Mrs. Ensley said that her son has built eighty something houses, so he is not a fly by night builder. They were E & H Builders. She developed all of Kari Glen subdivision, eighty four acres.

Vice Chairman Conner stated that we have tried to keep a very passive park at Lake Horton, without any commercial activity there.

Mr. Krakeel stated there was a request some years ago about a canoe rental facility at Lake Horton. A resident would be able to rent canoes and paddle boats, those kinds of things. The Board of Commissioners at that time had absolutely no interest in creating any type of commercial enterprise at the lake itself. They did not feel like the lake and the amenities there were conducive to that kind of environment. They did not want to create a commercial atmosphere. It was intended to be more natural.

Mrs. Ensley said it is a real nice park. We do have a lot of people coming in from other counties that are not paying. She said they check that out. Mr. Krakeel agreed it is a problem. Our Marshal's can't be down there all day long. We would just about have to station somebody there all day. That is the problem that you run into; you get folks that are coming in from other counties. They try to go by there two or three times a day and monitor it to the best of our ability. We do cite people that go there. He suggested they talk to some of the current Board members individually. See if they would have an interest, but he would think at this juncture, based on his knowledge, the Board in the past has not expressed an interest in creating any kind of commercial environment down there.

Mr. Krakeel suggested that they have some one on one conversations with some of the Board members and see if they have any interest, before making a formal presentation. Ultimately it would normally go to the Board of Commissioners. The Water Committee would not have the authority to approve something like that. He went on to say the problems that he can see with it is, if we make this available to you, and then somebody wanted to do canoe rentals, water boat rentals and paddle boat rentals. How do you say no to one party and yes to another party; he thinks that is part of the struggle that the Board has dealt with originally, plus they want to keep it passive to the biggest extent possible.

Mrs. Ensley said if they ever decide to put a little place, or let somebody, let them know. They would certainly have a nice place. She thanked the committee for their time.

III. LAKE MCINTOSH UPDATE.

David Jaeger reported information on surcharge settlement. He presented a chart showing, over the last few months, what we have seen in the way of settlement on this area. He described the location of the surcharge pad. TSD is a temporary settlement device which is what they are measuring the settlement with. There has been almost six inches of settlement over this period of time. The most settlement was during the first couple of months. As this pad was constructed, settlement was taking place before measurement began. While the overall number we are seeing is not huge, there was a fair amount of settlement taking place during the construction of the pad itself.

Mr. Krakeel asked if the dirt is being compacted as it is being built up. Mr. Jaeger said they are trying to simulate the dam itself, the weight of the dam and the spill way to pre-compress the foundation after it has been under cut. In this case the foundation is not dug down all the way to rock. It is dug to suitable (adequate) foundation materials, so there is still some compressibility left.

Mr. Jaeger went on to say if we were just building an earthen dam, it would not have been a factor. We would just build the dam and then it settles as you build it; then a little bit after you build it. Because we have a concrete spillway that goes across it that settlement has to take place before we build the concrete, because then you get potential differential settlement, and cracking. This is an effort to pre-settle the foundation.

Mr. Jaeger showed where the old diversion channel was cut to run back around to the creek, under cutting and back filling of the bad material where the diversion channel was. When you get down to the limits of this, the geotechnical engineer told them how deep to go, when they do encounter rock they are required to clean it prior to placing the fill material. They do that with a pressure washing type activity.

Mr. Jaeger went on to show a reconstruction of the haul road, where it crossed the old creek channel, they also under cut and removed bad material. In the slide you can see the color differential, the organic material down to the bottom of the foundation. The contractor hauls in new dirt and then compacts it. He went on to say that the last couple of months have been a matter of trying to find windows to work. When we get rain, it causes everything to be wet; the contractor can't use the soil until it dries out. They have to dewater after each event. It has been a slow process.

He said that a subcontractor is mobilized on site to begin clearing and burning. They haven't done anything yet, but there is equipment on site. He said he feels it will be an operation where they do a lot of clearing, a lot of pushing and piling, before they ever start doing any burning. They have gone through the process of

talking with Coweta County and the Forestry Service. As far as he can tell, everything is in place on the Coweta County side.

Mr. Parrott stated that he is giving Peachtree City an update every two weeks. He said he was down there yesterday and the sixty inch pipe is running full. Mr. Jaeger said every rain that comes through raises the creek and it takes a while for it to go back down. Once we get into the dryer season, the creek should fall and stay lower for longer periods of time. It will be hotter, so it will dry it out faster, too.

Mr. Parrott commented that our wetland sites where they are planting these stems, you can't get better weather to do that in. The wetland mitigation projects are moving along. Mr. Jaeger said the contractor is working on Helmer Road, the site formerly owned by Dr. Bussey, constructing stream gabions.

Stephen Hogan asked Mr. Jaeger what the impoundment schedule is. Mr. Jaeger replied that the contract is set up to end at the end of this year. He has not been asked for additional time. He is anticipating the contractor is going to ask for more time because of the weather we have had and he will probably get some more time. If the construction is finished some time next spring, at that point we would close the gate and begin impoundment. As a comparison, Horton Creek Reservoir took a year and a half to fill. It has twelve square miles of drainage area, plus supplemental flow through Flint River, when it is available. This drainage area is seventy square miles. He thinks that it will be possible, that in one good wet season, it could fill, but he has been saying one year.

Mr. Parrott commented that we will have to ask permission to close the gate for impoundment from more than one agency.

Mr. Hogan asked if we have to go through a progressive fill on the dam structure. Mr. Jaeger responded that they do not want it to fill up too fast. You have to monitor it for a year after the construction completion. You do the best you can to control how fast it fills, but you are only able to allow out what can go out through the sixty inch pipe, if you were to get a lot of rain over a short period of time, it is going to come up fairly fast. You won't be able to slow it down. It may be that Safe Dams would require us to let it subside and then bring it back up slowly after that, instead of just impounding it completely. They want it to be a fairly regular rise. That way you can monitor it as it rises and make sure everything is functioning properly.

Mr. Parrott stated, at the same time, we have to keep low flow going.

Mr. Krakeel asked about the plans for the amenities area. Mr. Jaeger said he is ready to crank that up right now. He has the pump station project submitted to the State for their review. The amenity (park area) is next. He said within thirty to sixty days he would have it ready. The amenities area will include docks, ramps, parking area, walking trail, passive recreation. He anticipates this construction to

begin this summer. It will not have to be reviewed by the State, so it could be ready to bid soon. Mr. Parrott said we have something to work from, already. Mr. Jaeger said we would want to build this during the summer and fall while it is the driest. Mr. Parrott said part of the road ties in with the construction road and we have to work all that out.

Mr. Jaeger stated that he inquired with Tommy Craig's office about the next batch of mitigation credits release from Magnolia Swamp. He was told it is under review by the Corp, he is expecting a response shortly. This next batch would allow us to start impoundment.

Mr. Parrott said the biological survey on the stream has been done. He will have a copy of this report at the next meeting.

TOTAL ORGANIC CARBONS

Mr. Krakeel asked about the Total Organic Carbon project. Mr. Parrott responded that he will have something for the Board March 24 agenda, for approval for Mr. Jaeger to do the engineering and bidding the project. Mr. Krakeel said he is also thinking about; at what juncture we should move forward with the process of the financial aspect; whether it is GEFA loans or a rate increase. Mr. Parrott said that Ted Burgess has prepared some information and he will have it for review at the next Water Committee meeting. Mr. Parrott said that Mr. Burgess used a different number for comparing to adjoining systems. Mr. Parrott said he is going to use the Metropolitan North Georgia Water Planning District rate table and have the report match their survey.

Mr. Krakeel said that from what he reviewed, there are a number of jurisdictions that are front loading more of the cost in the first 2,000 to 5,000 gallons. Mr. Parrott said that we have three tiers, some have four tiers, some have five tiers. Mr. Krakeel asked if this is something we should look at in terms of how we currently structure our rates. Our base rate is relatively higher than most jurisdictions, but then after that our rate is substantially lower.

Mr. Parrott commented that is the reason we did not get into trouble, as some of the other systems did, because of our base rate. DeKalb County's base rate is one of the reasons why, even with as many customers as they have, they were having trouble with their debt service. They did not spread it out enough. Sewer rates will not be affected by any water rate increase. Mr. Parrott said that when you raise your rate, revenue automatically drops. Revenues are based on gallons used. Once the engineering is approved, it then has to go to the State, and then the project has to be bid. Once we get approval to engineer and bid the project from the Commissioners, we will then send it to the State for their review.

Mr. Jaeger said he does not anticipate a problem with the State review, we just want to get any feedback from them on the front end. He went on to say there is some

concrete work to be done, as well as equipment installation. The biggest time element is in the design from the manufacturers end and the fabrication of all the equipment.

FEBRUARY WATER PRODUCTION.

Mr. Parrott mentioned that we had a day in February that we produced less than five million gallons of water.

There being no further business, Chairman Pete Frisina adjourned the meeting at 8:35 A.M.

Peter A. Frisina

The foregoing minutes were approved at the regular Water Committee meeting on the 23rd day of March, 2011.

Lisa Quick