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COUNTY DEPARTMENT AGENDA REQUEST

Department/Division: Fayette County Water System

Department Head: Tony Parrott

Presenter, if needed: Tony Parrott

Preferred Meeting Date: January 24, 2008

Wording for the Agenda:

Water Committee recommendation to the Board of Commissioners for approval of the Drainage Easement Agreement between Fayette County, PCH Investments, LLC, and Sequoia Golf Planterra Ridge, LLC

Background/History/Details:

Planterra Ridge golf course has concentrated run off that is in a pipe and they should have an easement for the runoff into the new reservoir. Once Lake McIntosh is completed, the run off from the golf course will go directly into the lake. Peachtree City has requested that Planterra have an easement granted from Fayette County for this water flow.

What action are you seeking from the Board of Commissioners?

Approval of the Drainage Easement Agreement.

If this item requires funding, please describe:

N/A

Has this issue come before the Commissioners in the past? No

If so, when?

Do you need audio-visual for the presentation? No

Back-up Material Submitted? Yes

STAFF USE ONLY

- ○ Finance Review Complete
- ○ Purchasing Review Complete
- ◉ Legal Review Complete
- ◉ Administrative Staff Review Complete

Administrator's Approval

Confirmed Meeting Date

- ○ Recognition/ Presentation
- ○ Public Hearing
- ◉ Old Business
- ○ New Business
- ○ Consent
- ○ Report
- ○ Other

WATER COMMITTEE MINUTES
AUGUST 22, 2007

IV. LAKE MCINTOSH UPDATE.

Mr. Jaeger reported that they have completed the aerial topographic mapping of the reservoir, all the way up to elevation 800, and in some cases, beyond that, which is inclusive of the golf course that abuts the lake. They recently overlayed the original boundary information from when the property was purchased by the County. He is in the process now of reviewing the perimeter boundary versus the topo. The geotechnical work is begun, they have boring crews on site. They are doing evaluation at the dam itself and the footprint of the dam to determine design considerations, subsurface conditions and additionally they will be looking for borrow sources within the lake bed for the earth fill to build the dam.

He went on to say that they met with Safe Dams Program, Tom Woosley at DNR Safe Dams Program to basically have a kick off meeting with him to tell that this is an active project now. He has talked with him about the project in the past over the years, but wanted to let him know that it is active, that we have gotten the 404 permit, and we submitted to him the information as far as classification of the dam which Safe Dams does on any major project. There is an understanding that this dam will be designed as a Category 1 dam, because it is a drinking water supply reservoir. Regardless of whether Safe Dams determines that there is potential for loss of life downstream in the event of a failure of the dam, the dam will still be classified as Category 1. Those are the standards that they are using in the design.

They also have the recovery phase of the archaeological work under way. The firm, R. S. Webb had done previous reports and explorations within the lake footprint. There is one last phase of their work, which is the recovery of one site. That is a condition of the 404 permit they are required to come up with a plan for the recovery, submit to the Corp of Engineers, also to the State Historic Preservation office, get approval of that plan, and then proceed with the recovery phase. It is about a four acre section of the site within the reservoir and they will be picking and choosing within that four acre perimeter to isolate areas to go in and look for artifacts. Mr. Jaeger went on to say that he and Mr. Parrott have had discussion with them about archiving the artifacts in a Georgia facility, rather than an Alabama facility, which is where some of the past artifacts have been taken. There are cost implications to having Georgia versus Alabama. There are some savings if they are in Alabama. They are reviewing that and looking at it further.

They are prepared to advertise for a timbering contract to initiate timbering the reservoir. Right now, the bid date is scheduled for September 25. They hope to make a recommendation to the Water Committee the following day, Wednesday, September 26 regarding award of the bid and having the Commissioners review and approve that the following week at their Board meeting. He is trying to get timbering activities started as soon as possible. Those activities would be limited to

strictly timbering, not to grubbing or clearing of brush out of the reservoir or getting into the buffer areas around the creeks. It would all be left for the final clearing phase which they anticipate happening at the end of the construction of the dam. If it were to all be cleared up front, you would have to re-clear it before you filled it anyway, because of water quality issues and treatment. It makes it tough if there are a lot of organics in the lakes. They felt that this would initiate the project, get the timbering done quickly and then do the final clearing at the end when it makes the most sense. Also, preserve the stream buffers as long as possible.

Mr. Krakeel asked about the limbs, will they grind them? Mr. Jaeger stated it would be up to the timbering contractor to decide how he wants to dispose or utilize what he takes out of the reservoir. He commented that he looked up the Horton Creek project, and that was bid as part of the dam construction. The County had an appraiser go out and appraise the timber value in the lake bed. That timber value was written in as a credit to the owner on the bid form. It was around $88,000.00. The clearing bid was just over $1,000,000.00. He truly believes if we had not separated it, we would have seen the deduction in the bid price of the clearing, so whatever value of timber is available to the contractor, he will be able to take that timber and use it. Anything he doesn't want to sell or use himself, it is up to him to dispose of properly. Depending on the season, a burn permit could be a potential or he could just haul it off. He commented that if there is further discussion necessary before the bid documents are completed, they could talk about it.

Mr. Parrott stated this is different from the two previous reservoirs, because the soil and erosion control rules and regulations are different. When we did the other two, we just cleared the whole site right off the bat and didn't worry about it. Now, you have to maintain double silt fence with the streams. But, you still have to clear the areas that you will need your borrow sites for. You still have to timber the sites away from the streams and it doesn't flow as seamless as it did in the past.

Mr. Krakeel clarified that his question really goes to the issue of when they timber it and they strip all the limbs off, do they just leave big piles of that until they come back and do the grubbing? Or, are they going to go ahead and dig burn pits and have air curtains or structure going the whole time they are out there to burn off the limbs. Mr. Jaeger stated that he thinks we have the ability to dictate how we want it done. He does not think it will matter if they leave them, because we will have more activity in there later. In the end it all has to be out of there. Any floating debris that we don't want accumulating at the dam we want gone. He has had some discussion with Phil Mallon about having the final clearing contractor use mulch or grinding activity to create berms to help the silt containment, erosion prevention. There is the likelihood that some of that mulch would be utilized during the clearing until we are ready to fill. Then, at that point they would either need to burn it, haul it off or till it into the soil so that it doesn't create a problem with debris floating down at the dam site.

Mr. Jaeger stated that the last thing they have underway is staking of the clearing limits. That actually was initiated yesterday and will be moving forward. In coordination with that, they are going to be working for access to the lake for the surveying crews at places other than where the County currently owns property. He already has gotten good cooperation from Planterra Ridge Golf Course. They have already been on the golf course more than once for some survey work. He feels like he will have access there, and he has three people that they will be contacting on the Coweta County side, private land owners that in the past have been cooperative. He is hopeful they will be now.

Mr. Jaeger commented that he brought this item up at the last Water Committee meeting. In meeting with the Golf Course, they had some requests of the County with respect to the reconstruction of two of the golf holes near the runway clear zone. He referenced a set of drawings showing the area. There is an existing dirt road that runs down to Line Creek to the raw water pump station. He has verified that Fayette County actually owns this right of way. He believes that prior to that that Peachtree City owned it. Planterra Ridge Golf Course has asked for the ability to have access off the right of way for a construction exit into their site to build these two new golf holes. He stated that this is one issue.

Mr. Jaeger described the second issue. They have two locations where they will have concentrated undetained storm water run off leaving the golf course to the reservoir. It sounds worse than it is. They are very small areas; one of them is coming out of a sand filter water quality improvement sand trap (for lack of a better word). However, they are areas where it would have some type of a small pipe outlet that would discharge directly towards the reservoir. He sees no problem with that. There is no rational reason to require detention where it is going into a reservoir. There is nothing it is going to affect from a runoff volume standpoint. With the water quality improvement feature he does not think water quality is an issue. The same condition is along the entire frontage of the lake with the golf course.

Mr. Conner asked if the sand filters would require maintenance over time. Mr. Jaeger replied that we could request that the City make that a condition of the permit. The sand filters are something the City would require as far as water quality. If we want to, we could ask the City to make it a maintenance or a replenishment condition to their permit. Mr. Jaeger said that the City has sent him two easement documents showing the areas where they would like golf course easements from the County.

Mr. Jaeger commented that he is bringing these issues, the easement issues and the access issues to the Water Committee for discussion, and ultimately a recommendation to the Board of Commissioners; then he could go back to them to say whether the Board is in favor of this or not. His dealings so far, with the golf course, have been very positive. He has worked with the general manager of Cannongate to get access to the reservoir. In the construction phase and the design phase it will need quite a bit of coordination along that shoreline. There are some

features along the golf course that may be impacted by the reservoir that will need modification. There are some water hazards that currently are being contained by small berms, and he believes ultimately underneath the water and how we deal with the location of those berms and the location of the golf cart paths that pass very close in proximity to the reservoir or elevation, may need adjustments. From a relationship standpoint he thinks that it is a positive that we can work with the golf course and assist them when they need assistance and get them to assist us when we need it.

Mr. Parrott commented that over the years we have used the road as public access for both the Water System, the north end of the airport and the golf course. The golf course is actually the one who installed the gate that we use at the entrance to the dirt part of the road. Truck traffic will not cause any problem for the water plant. The only reason that we have the two easements necessary is the fact that they have concentrated the run off that is already out there in the pipe and once it is in a pipe, with the new storm water rules they act like it has to have an easement. Mr. Parrott questioned whether the county attorney should review the easements before it is passed on to the Board. Mr. Krakeel stated it would be a good idea to let Don Commer take a look at the legal description and make sure that it does not create a problem for us.

Mr. Frisina asked how quickly they need the construction access. Mr. Jaeger stated that he understood that they want to start work on these golf holes in November. They have not asked for an easement of the entrance. They have basically asked for permission. He believes the property abuts the right of way. It is right between the green on the fourth hole and the tee box on the fifth hole. The request to have permission to have a construction entrance came from the golf course and the need for the easements was a request by Peachtree City.

Pete Frisina made a motion to recommend to the Board of Commissioners to grant the construction access off the existing right of way. Chip Conner seconded and there was no opposition.

Pete Frisina made a motion to recommend to the Board of Commissioners to allow the two easements requested by City of Peachtree City with the condition that the documents be reviewed by Attorney Don Commer. Chip Conner seconded and there was no opposition.