

Middle Chattahoochee Regional Water And Sewer Authority Meeting Minutes

Tuesday, August 8th, 2023
Union City- City Hall
5047 Union St, Union City, GA 30291

- I. Chairman J. Clark Boddie called the meeting to order at 7:00 pm.
- II. Roll Call was taken by Secretary Jessica Davis with the following board members present:

The Honorable Chairman Mayor J. Clark Boddie
The Honorable Mayor Vince Williams The Honorable Councilman Brian Jones
The Honorable Mayor Mario Avery The Honorable City Manager Tony Phillips
The Honorable Vice-Chair Sonja Fillingame

The following members were absent:
The Honorable Councilwoman Tara Miller

The attendance of the board constituted a quorum and the meeting proceeded.

III. **Approval of Water Authority Minutes:**

The motion to approve the July 11th 2023 Amended MCRW&SA Meeting Minutes was made by Mayor Williams and seconded by City Manager Phillips. **Vote: 6-0; Motion Carried**

IV. **New Business:**

▪ **Discussion of the General Manager Proposed Agreement**

- Attorney Dennis Davenport informed the board that during the previous authority meeting, the members decided to have the mayors meet to discuss several issues of concern regarding the General Manager's proposed agreement. Attorney Davenport presented two documents before the board. The first document with staples, reflects the red line version, and the paper clip document reflects the clean version.
- Page 2: The amount of \$275 was reduced to \$232 an hour. The General Manager's working hours are 25 hours per week. Paragraph number 2 details a 6-month window to examine the relationship during that time frame. The agreement's term is in effect beginning August 8th, 2023, until April 1st, 2024. If the authority or Mr. Farmer wants to extend the relationship, there is a 30-day window to modify the term.
- Paragraph 3: References the timing of payment of invoices.
- Top of page 3: The sentence which states that the GM will spend approximately 40 hours a week has been deleted and superseded by the 25-hour cap that was discussed.
- The first item under B refers to support staff secretarial expenses. The authority currently has a secretary in place who will assist the general manager with duties.
- Mayor Williams thanked Mr. Lindy for making himself available to meet with the members. There is no question that the authority needs a voice and an extra pair of eyes to move forward as it relates to the authority.

The motion to approve the General Manager Agreement was made by Mayor Williams and second by City Manager Phillips.

Vote: 6-0; Motion Carried

General Manager Lindy Farmer informed the board that he was glad to be a part of the authority. He appreciates the opportunity to work with three great cities and a support team. There's a lot of opportunity and he will give it his best shot and do whatever he can. He is requesting to meet with all board members individually to see what their priorities are going forward.

V. Discussion and Approval:

▪ **Archive Services for Authority Records:**

- Secretary Jessica Davis informed the board that the City of Union City was the only municipality that responded with their Archives Company contact information. They utilize a vendor known as Access Document Scanning & Storage located in Mableton, GA. With Access, the authority can access the authority's documents both physically and electronically 24/7. The minimum storage fee is \$250.00 a month, and the authority can store up to 200 boxes.
- During the July board meeting, Secretary Davis presented a quote from Office Depot for \$89.99, and the authority can store up to 80 boxes. To access the files, the authority must schedule an appointment during normal business hours 7:00 am -5:00 pm. These documents are hard copies only.
- Mayor Williams stated that he likes the idea of electronic storing, however, he believes that it doesn't warrant the additional funds with the number of boxes we have.
- Vice-Chair Fillingame stated that it's not a bad idea to be able to access it after business hours.
- Secretary Davis proposed another option. Some City Halls have storage vaults. If the authority would like to use one of the three city vaults to keep the documents, they may do so. All parties stated that there is no room in their vaults to store the items.
- City Manager Phillips asked how relevant the items are that Councilman Jones has.
- Councilman Jones stated that they're historical documents. Many of the items are monthly meeting packets.
- Project Manager Laura Benz stated that from the Reservoir perspective, a lot of the things that were for the construction and permitting of the reservoir must be updated under new regulations. The authority will have to update some items. Anything that was submitted to EPD or the engineers, the project managers have it electronically dated back to 2005. They will send the items to the General Manager Farmer.
- Councilman Jones asked if there was a retention schedule that was adopted.
- Attorney Davenport stated that he doubts there's a retention schedule, but there's a state model used as a default. It's a good exercise to go through, to at least put a retention schedule in place.

If the authority has such a small number of files, has anyone investigated the smallest units at the Environmental Control Mini Storages?

- Mayor Williams stated that those units are \$200.00 a month.
- Project Manager Benz stated that those prices increase every time the contract is renewed.
- Vice-Chair Fillingame stated that \$89.99 is the lowest amount that the authority will get.

Vice-Chair Fillingame made a motion to purchase the Office Depot Securing Storage Unit at \$89.99 and the second was made by Mayor Williams. **Vote: 6-0; Motion Carried**

Secretary Davis will schedule a pickup with Office Depot. All members will bring the items to Union City once the date is finalized.

VI. Reports:

A. Water Authority Attorney-

Attorney Davenport asked Secretary Davis to add a General Manager report section.

B. Financial Report-

Attorney Davenport presented requisition #251 in the amount of \$9,399.97. The motion to approve was made by Mayor Avery and seconded by Councilman Jones.

Motion to approve Req #251 in the amount of \$9,399.97 was made by Mayor Williams and seconded by Councilman Jones. **Vote: 6-0; Motion Carried**

C. Project Managers-

Project Manager Benz stated that they received all the audit reports and submitted them by the July 27th deadline. The authority complies with their permit as of today.

The Project Managers presented the discussion points for the PowerPoint presentation from the City of Atlanta:



Middle Chattahoochee Regional Water Authority

- Member Cities: Fairburn, Palmetto, Union City
- Wholesale Water System Improvements will Consist of:
 - RW Intake and Pump Station on the Chattahoochee River
 - Raw Water Transmission from the River to the Treatment Facilities
 - 1 MG Raw Water Storage Tank
 - 6 MGD Water Treatment Facility
 - Finished Water Transmission Piping to Member Cities
 - 1 MG Elevated Water Storage
- 50 Year Annual Average Water Supply Need is 13.25 MGD
- Current Average Water Demands = 3.1 MGD
- Each member city is responsible for having its own water storage tank and the Authority will have one to serve the system.

Source: [MicrosoftPowerPoint-PublicMeeting04-14-21 \(middlechattwaterandsewer.net\)](#)

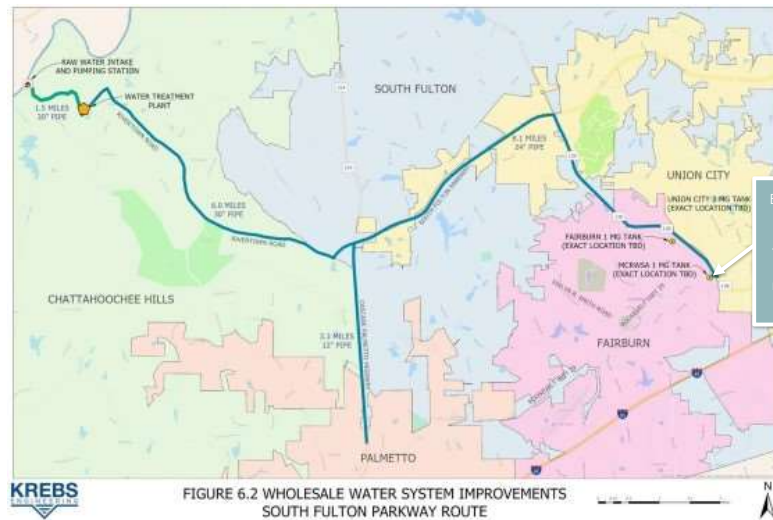
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- Slide 4:

- The Information about the Authority's system improvements in this slide are based on the presentation and PER prepared by Krebs and approved by EPD in 2021. After the PER approval, the Authority hired Gresham Smith Partners (GSP) to update the cost estimates and review the infrastructure recommendations. GSP estimates were shared with Atlanta at the March 3, 2023 meeting. Given there were modifications proposed by GSP from the approved PER, the Authority and Atlanta need further discussion on the assumptions related to infrastructure and costs for the Authority's system.

A lot of their data was based on Krebs PER. The authority authorized Gresham Smith to do some modifications, take out some water tanks, change booster stations and do a bunch of things that were a little different.

Middle Chattahoochee Regional Water Authority



Email from Laura Benz (Benz Law Group) on 3/31/2023 indicated the owner's engineer recommended the removal of the water tanks.

Source: MicrosoftPowerPoint- PublicMeeting04-14-21 (middlechattwaterandsewer.net)

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Slide 5:

- The Authority's new general manager is evaluating both the Krebs and GSP recommendations. The infrastructure recommended by Krebs in the PER was approved by EPD and any change would require EPD approval.

The map they took was from a presentation that was attached to the website from 2021. This was the PER approved by EPD. In our notes, the memo to them is to the extent that any of the infrastructure or plan shown on this map is changed, it will have to be approved by EPD. The General Manager is evaluating the proposals and the PER and recommendations from Gresham Smith.



Atlanta's South Fulton Modeling

- South Fulton WTP
 - RW Intake and Pump Station – Chattahoochee River - Cochran Road Site
 - Raw Water Transmission to South Fulton WTP
 - 26 MGD Water Treatment Facility
 - WTP High Service Pump Station & Appurtenances
 - Finished Water Transmission Mains
 - Distribution Mains Servicing South Fulton Region
 - New Pressure Zone
- Future Water Supply Need = 26 MGD*
- Current Average Daily Demand in South Fulton Region = 3.8 MGD

*Modeled future growth between now and 2042

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- Slide 6: Atlanta's south Fulton Modeling
 - What is the service area for this system (i.e., what area is included in the South Fulton Region)? Does it include retail and wholesale Atlanta customers? Does it include Palmetto, Fairburn or Union City retail or wholesale customers?
 - Withdrawal from the Chattahoochee River at Cochran Road
 - Was the withdrawal modeled to be incorporated with Atlanta's distribution system?
 - Is the withdrawal conceptual or has it been modeled in accordance with EPD requirements for non-depletable flows and incorporation of existing, upstream withdrawals? If it has been modeled, can detailed information be provided?
 - Has a permit application been filed with EPD for the withdrawal? If yes, please provide the status of the permitting process.
 - Contemplates a new pressure zone – where is this and is this only in existence because of the proposed Authority distribution or would it be in existence regardless? How does this impact the adjacent service areas of the Authority? Does this only impact Atlanta's distribution system?

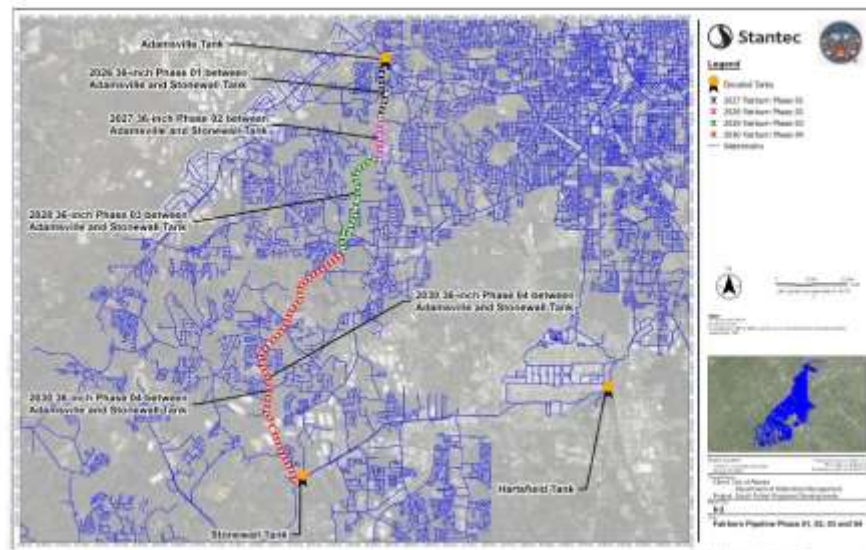
According to the authority's model that was approved by EPD, there wasn't enough water to be taken out. If that's the case, where is the 30 mgd coming from?

Councilman Jones stated that since the pressure is not strong enough for the entire area, are we going to add more stations?

Project Manager Benz stated that was one of the other follow up questions that contemplates a new pressure zone. Where is this and is it only in existence because of the authority's distribution proposal or will it be an existence regardless of how it impacts the adjacent service of the authority?

Chairman Boddie expressed how Palmetto experienced pressure problems within their water. The city of Palmetto met with 4 developers including Microsoft Office to discuss the issue.

Background – Fairburn Dual WM

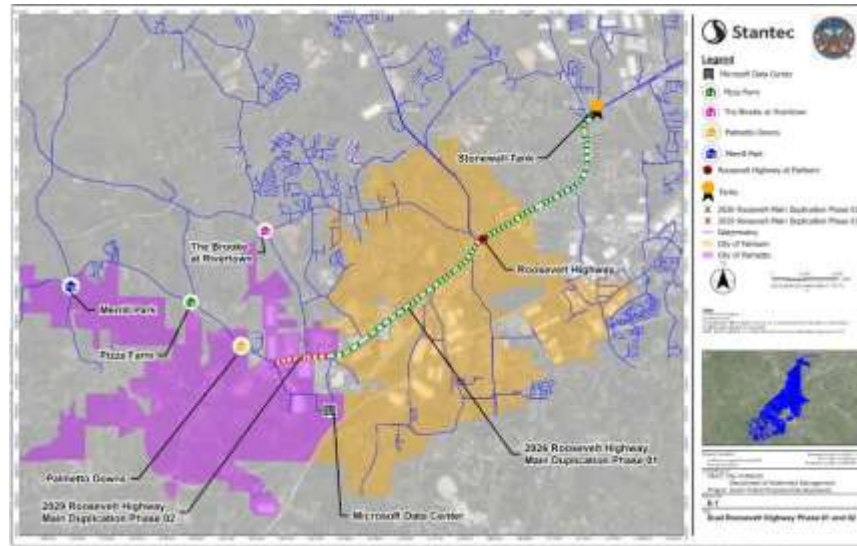


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- Slide 7: Background Fairburn Dual WM
 - How does this work with the existing system?
 - Is this a planned improvement regardless of whether Atlanta and the Authority collaborate?
 - What area/customers will this serve? What needs assessment is it based?
 - Does this assume that the Authority's cities are wholesale customers of Atlanta?
 - Are the elevated tanks on the map already in existence?
 - Is there funding for the phases shown? Is the correct date for the phases what is provided on the map or the key since they differ by one year with the exception of 2030 which is the same on both.

The project managers informed the board that the keys on the map don't match.

Background – Roosevelt Highway Dual WM

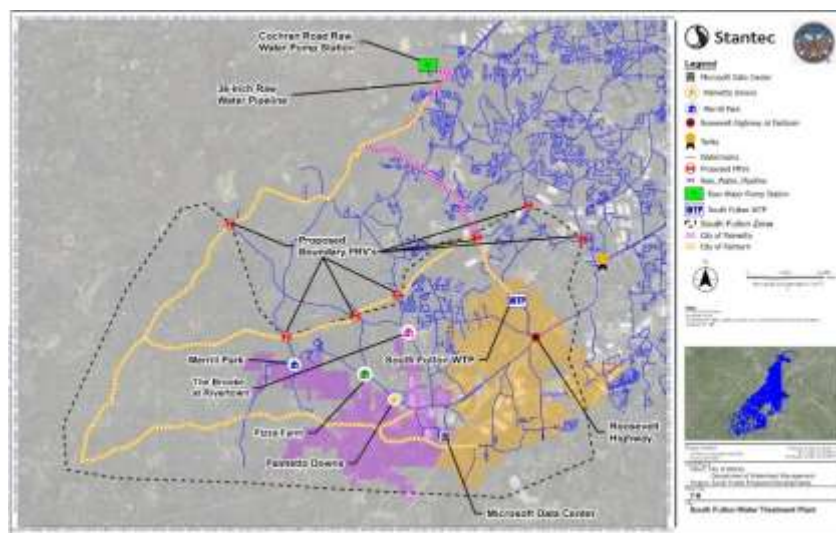


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- Slide 8: Background Roosevelt Hwy Dual WM
 - What is the size of this main?
 - What service area/customers will it serve?
 - Is this a duplicate main from what is already in existence owned by Atlanta or is the dual reference to that which is owned and operated by the Authority's member cities?



Background – South Fulton WTP



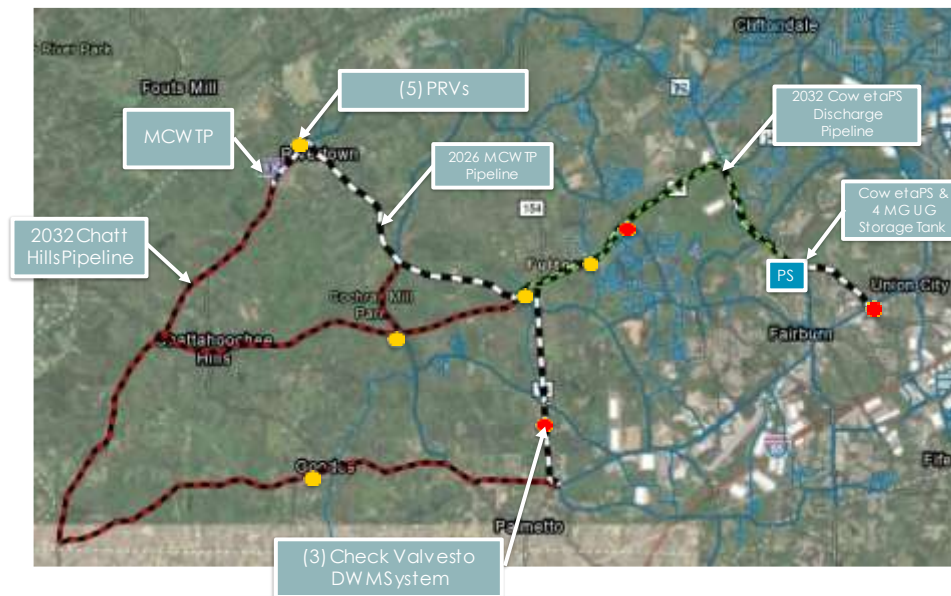
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- Slide 9: Background South Fulton WTP
 - Where is the Authority's water withdrawal and proposed treatment plant location compared to the proposed infrastructure by Atlanta?
 - There is a raw water pipeline that is shown between two finished water pipelines – where does that water come from or where is it going? Or are the lines overlaid and we just can't see the duplicate lines?
 - In a subsequent slide the waterline shown on the map is referred to as the Chattahoochee Hills waterline – so is the main purpose of the waterline to serve that area or is it essential for connecting the region?
 - There is a water treatment plant shown within Fairburn's municipal limits. Where exactly is the proposed location, have you acquired the property and is this an essential portion of serving the area? Is this based on the absence of the Authority having a water tank which was proposed within the PER or does it assume its existence?
 - Does this schematic assume service of the entire area or just of retail customers leaving the Authority to serve its own service area?

Councilman Jones inquired about whether Fulton County was notified of any of these lines that they're proposing because the county has some as well?



MCRWA & Atlanta Alternative



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- Slide 11:
 - Where does the 2032 Coweta PS discharge pipeline serve?
 - The Coweta PS and 4 MG underground storage tank – is this just for Atlanta or is this to

provide treated water storage for both the Authority and Atlanta?

- Are the number and location of the pressure release valves only required when the systems are combined, or would they be required regardless?



Conclusions

- The MCWTP is cheaper by ~\$50M but both projects costs are in the same order of magnitude of approximately \$1B.
- MCWTP requires expansion to ~30 MGD capacity by 2032 (MCWSA assumes 6 MGD)
- High discharge pressure (160 psi) at MCWTP is required to pump water uphill to the Atlanta/DWM Water System.
- Additional pumping and storage is required to meet demands beyond 2030.
 - Underground storage tank is required at Coweta PS site based on MCWTP head constraints.
- Roosevelt Highway Transmission Main required to convey flow from Coweta Pump Station to South Fulton
- Fairburn Transmission Main is required for redundancy

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- Slide 13:
 - Where or how are the \$50 mil of savings realized? Is it overall savings or are the savings allocated to a specific entity? Is it based on efficiencies or attributable to one project, phase or element specifically?
 - With the combined expansion of the Authorities' water plant to 30 MGD (assuming the Authority is allocated 6 mgd of that capacity) to 2032, would this be adjusted to reflect the Authority's additional future planned expansion to 13.25 mgd under approved assumptions?
 - What amount of water would be pumped uphill to the Atlanta/DWM system? Would this require additional increased pumps and who is assuming that cost? Is this assuming treated water or are they taking raw water to another treatment plant?
 - Is the storage tank required in that size to meet pressure requirements? Is this only required to get uphill to Atlanta service area? If tanks were added back into the Authority's proposal as presented in the PER is this element necessary or in this size?



2032 Project Costs

MCRWA	Cost
MCWTP (RW, TP, HSP)	\$50,700,000
Pipelines and other projects	\$25,500,000
Total Cost for MCRWA	\$76,200,000
2032 Projects – DWM Projects	Cost
SouthFultonWTP (RW, TP, HSP)	\$406,978,000
Pipelines and other projects	\$511,840,000
Total Cost for DWM	\$918,818,000
2032 Projects - Partnering with MCRWA	Cost
MCRWA Transmission Line	\$148,613,000
MCWTP (RW, TP, HSP)	\$246,940,000
DWM Only (Pipelines/PS/Misc CIP)	\$490,370,000
Total Cost for DWM & MCRWA	\$885,923,000

*Project costs are not escalated, preliminary based on conceptual concepts and are subject to change

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- Slide 14:
 - The costs for the Authority were taken from the PER which was completed in 2021
 - When were the cost estimates for Atlanta prepared?
 - How was the \$148,613,000 for the MCRWA pipeline derived?
 - How was the MCWTP (RW, TP, HSP) prepared? When was it prepared?
 - Does it incorporate larger pipelines? Capacity?



Basis of Costing – Level V

Cost Estimate	Cost Basis	Comments
Pipelines	\$40 diameter in/foot per linear foot	Rough order cost estimate of ductile iron pipe
Tanks	\$6.7/gallon	Rough order cost estimate of ground tanks
Pump Stations	\$1,077,000/MGD	Based on recently completed 26 MGD pump station
Water Treatment Plants	\$6/gallon	Average construction cost of treatment plants
Tanks	\$10/gallon	Rough order cost estimate of ground tanks

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- Slide 15:
 - There are two tank costs, one at \$6.7/gallon and another at \$10/gallon with the same comment/description. What is the difference between the two? In the PER our estimate in 2021 was the tank would be \$5.20/gal.
 - Are land acquisition costs included in these estimates?
- General questions/points of discussion:
 - Under the combined system:
 - Which entity will own which infrastructure?
 - Which entity operates the system? Are there different phases of the system that would be owned by each entity and operate collectively?
 - How are operational costs distributed?
 - Which entity oversees construction? Is it based on ownership of individual phases/elements?
 - Long-term needs
 - The Authority owns the land required for the Bear Creek Reservoir as modeled for a 16.44 mgd yielding reservoir in 2014. It was modeled as a pumped diversion system utilizing water from the Chattahoochee River to supplement natural inflows from Bear Creek. Was there any consideration of this potential resource being utilized?

Mayor Williams stated that the presentation went very well. This allows General Manager Farmer to have a voice and to speak where the board members can't, ensuring that the authority's message is getting across correctly.

Project Manager Benz informed the City of Atlanta that the authority has a General Manager who will be looking at this, and he will have additional comments.

VII. The motion to adjourn the meeting at 8:02 pm was made by City Manager Fillingame and seconded by Mayor Williams. **Vote: 6-0; Motion Carried**

Chairman Mayor J. Clark Boddie

Secretary Jessica Davis