

## CLAYTON COUNTY WATER AUTHORITY

1600 Battle Creek Road  
Morrow, Georgia 30260

Regular Board Meeting September 6, 2001

Chairman McQueen called the meeting to order at 1:30 p.m.

Present at the meeting were: Chairman, Pete McQueen, Vice Chairman, Lloyd Joiner, Secretary/Treasurer H. Lindy Rogers, Board Members, Marie Barber, Wesley E. Greene, Sr., J. Alan Horton and Robbie Moore, Jr., General Manager, M. Wade Brannan, Deputy Manager, Terry R. Hicks, Department Managers, Frank Conort, Neal Wellons, Dennis Hammock, Herbert Etheridge, Jr., Guy Pihera, Richard Calhoun and Mike Thomas, Executive Secretary, Patricia Groover, Assistant Manager of Administration, Scott Bailey, Project Manager, Mike Buffington, Contracts and Procurement Administrator, Karen Riser, Administrative Secretary, Dianne Hammock, GIS Technician, Charles Ecton, Human Resources Director, Ed Durham, Information Services Supervisor, Rodney Crowell, Network Administrator, Chris Sims, Water Reclamation Chief Operator, James Stewart and Garage Worker, James Morgan. Also present were: Steve Fincher, Fincher & Hecht, L.L.C., Bob Vilker, of CH2M Hill, Chris Wood, of Jim Wood & Associates Public Relations, David Notdan, Clayton News Daily, Visitors, Ron Baum and Dick Swofford of Grant Thornton and Bill Johnston, Banc of America Securities and Donna Morgan, wife of Lee Morgan.

Chairman McQueen called on James Stewart, Water Reclamation Chief Operator, to give the invocation.

Chairman McQueen called for any omissions or additions to the minutes of the regular and executive board meeting on August 2, 2001 and called meeting on August 20, 2001, hearing none the minutes stand approved as presented.

Financial and Statistical Report: Chairman McQueen called on Frank Conort, Manager of Administration, who presented the monthly financial and statistical report. This report was received for information.

Mr. Conort called on Scott Bailey, Assistant Manager of Administration, to give the Board additional information on the Authority's financial trend analysis. Mr. Bailey discussed the information shown on the graphs and charts listed below which were distributed to the Board. CCWA FY 2002 Budgeted Operating Revenues vs. Actual Operating Revenues Actual through July, Budgeted Operating Expenses vs. Actual Operating Expenses Actual through July, Actual Operating Revenues vs. Operating Expenses Actual through July and an informational chart titled FY 2002 Debt Service Coverage through July. There was discussion concerning this information.

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Chairman McQueen called on Herbert Etheridge, Manager of Maintenance & Construction, to discuss the information shown on the Leak Detection Report for the month of August that was distributed to the Board. Mr. Etheridge stated that in the month of August the Authority's Leak Detection section found three (3) leaks and repaired two (2) of these leaks. Mr. Etheridge stated that this makes a total of seventy-eight (78) leaks that were found and repaired this year, which have a possible value of one million seven hundred eighty one thousand three hundred four dollars (\$1,781,304) in unaccounted water loss revenue to the Authority. Mr. Etheridge gave the Board information on a new computer program that generates daily information on meters that might have a possible problem. Mr. Etheridge stated that when his employees receive this computer-generated information they immediately check all the meters that show a possible problem. Mr. Etheridge stated that his department is continuing the Authority's program of yearly testing all large meters in the County. Mr. Etheridge stated that he has been in contact with a company that has a leak detection program that detects water leaks using information from satellites. Mr. Etheridge stated that this program is something that should be considered for future use and that he is in the process of obtaining additional information on how this program works and what the cost would be to the Authority.

Chairman McQueen called on Guy Pihera, Manager of Water Production to update the Board on the status of the Authority's water production and raw water storage. Mr. Pihera discussed the information shown on the Water Supply Weekly Update that was distributed to the Board. Mr. Pihera stated that even with the annual rainfall below normal the Authority's reservoirs remain in good condition. Mr. Pihera stated that the water conservation measures should be continued in order to insure that all of the Authority's reservoirs reach full capacity by next spring. Mr. Pihera also discussed the information shown on the Finished Water Cost Analysis Fiscal Year 2002, First Quarter that was distributed to the Board.

Employee Recognition: Chairman McQueen called on Richard Calhoun, Manager of General Service, who introduced Lee Morgan and stated that Mr. Morgan has worked for the Authority for nine years and currently works in the Authority's fleet maintenance shop. Mr. Calhoun also introduced Mr. Morgan's wife Donna and stated that he would like to welcome her to the board meeting. Mr. Calhoun gave the Board background information on how Mr. Morgan helped sustain the life of a woman, who he did not know, by giving her CPR until the Morrow EMS arrived. Mr. Calhoun stated that the Authority received a letter from David Wall, Fire Chief for the City of Morrow, giving recognition to Mr. Morgan for his unselfish act of not hesitating to lend intimate assistance to a total stranger. Mr. McQueen stated that on behalf of the Board that he would like to thank Mr. Morgan for lending assistance to a stranger and thanked his wife Donna for attending the board meeting.

Presentation of the CCWA 2001 Audit Report: Chairman McQueen called on Ron Baum, of Grant Thornton, who distributed copies of the Authority's FY 2001 Annual

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Audit Report. Mr. Baum discussed the information in the audit report. There was discussion with questions concerning this information. Mr. Conort and Mr. Baum answered questions and gave additional information.

Report on Statewide Water Rate Study: Chairman McQueen called on Bill Johnston, Banc of America Securities, who distributed copies of the State of Georgia Water and Sewerage Systems Rate Comparisons for the year 2001/2002. Mr. Johnston discussed the information shown in this report and stated that this report shows that the Authority has the second lowest total water and sewerage cost, per billing period, compared to all other Metropolitan Atlanta Counties. There was discussion concerning this information with questions and Mr. Johnston giving answers. Mr. McQueen thanked Mr. Johnston for preparing this information for the Authority. Mr. Johnston stated that he would like to give the Board information on the cost of issuance for the Authority's series 2001-bond issue. Mr. Johnston distributed copies of Clayton County Water Authority Water and Sewerage Revenue Bond, Series 2001 Cost of Issuance Settlement and discussed this information. Mr. Johnston stated that the Authority is again below the estimated cost of issuance and that a check in the amount of eight thousand four hundred ninety three dollars and sixty cents (\$8,493.60) would be forwarded to the Authority.

Pellet Sale Contract Renewal: Chairman McQueen called on Neal Wellons, Manager of Water Reclamation, who asked the Board to consider renewing the five year sludge solids removal contract with Jack-Mar, Incorporated. Mr. Wellons discussed the following information on the Pelletizing Contract Renewal that was distributed to the Board. Mr. Wellons stated that it is his recommendation that the Authority renew the five year contract with Jack-Mar, Incorporated. Mr. Wellons stated that either party would have the right to cancel this contract by giving 30 days written notice. Mr. Wellons stated that he would like to give the Board information concerning the Water Reclamation Department's Neighborhood Update Newsletter. Mr. Wellons discussed the information in this newsletter, which was distributed to the Board. Mr. Wellons stated that this newsletter was composed by the Authority's Water Reclamation Department and distributed to residents located in the surrounding area of the Authority's W. B. Casey Water Reclamation Facility with a purpose of updating residents on the changes and the reasons for the changes that are taking place at this facility. Mr. Wellons stated that this newsletter is an excellent public educational tool for the Authority and that it is his opinion that the newsletter has been well received by the area residents.

#### **PELLETIZING CONTRACT RENEWAL**

The Clayton County Water Authority's pelletizing facility serves the W.B. Casey and R.L. Jackson Water reclamation facilities full-time and the Shoal Creek facility on an as-needed basis.

Liquid sludge is dewatered on one of three, belt filter presses to the consistency of damp clay. Next, the filter cake is transferred to one of two rotary dryers where the cake is dewatered until it

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becomes a hard, very dry pellet about the size of a BB. The facility produces approximately 20/tons a day of this dry product.

The product is loaded on covered, tractor-trailer trucks, weighed, and shipped to end users in Florida, Alabama, and Georgia. Each truck hauls approximately 25 tons. A broker handles all market development, shipping, and sometimes storage of excess product. The pellets become property of our broker when they leave our facility.

The broker, Jack-Mar, Inc. pays us \$ 15.00/ton at the scales for the product. His profit is created by the amount he is able to charge for the delivered product minus what he pays CCWA. The price has dropped over the years because of new, large pelletizing facilities coming on-line in Boston and New York.

Since this is a disposal option, price is much less important than having the ability to dispose of large quantities without paying a disposal fee. Sludge solids are a challenge in treatment and disposal; we are pleased that we are able to receive income rather than pay for disposal. We have been very happy with the dedication and resourcefulness of the broker to our first and highest priority - to move the product out of our storage area before we become overloaded.

Recommendation: that CCWA renew the five year contract with Jack-Mar, Incorporated. Either party may cancel the contract with 30 days written notice.

Upon Motion by Lloyd Joiner and seconded by Wes Greene it was unanimously

**RESOLVED:** that the Authority renew the five (5) year contract with Jack-Mar, Incorporated for the removal of sludge solids at the Authority's Pelletizing Facility.

Off Road Four (4) Wheel Drive Utility Vehicle Bid: Chairman McQueen called on Herbert Etheridge, Manager of Maintenance & Construction and Dennis Hammock, Manager of Land Management, to give the Board information on the off road utility vehicle bid. Mr. Etheridge stated that he is requesting the Board to approve the purchase of four (4) off road four-wheel drive utility vehicles. Mr. Etheridge gave the Board information on where and for what purpose these utility vehicles would be used. Mr. Etheridge stated that he budgeted for one of these utility vehicles for his department and that Mr. Hammock budgeted for two utility vehicles for his department. Mr. Etheridge stated that it is his opinion that the bid prices that were received are excellent prices and that he recommends accepting the low bid from Polaris America for the Ranger 4X4. Mr. Hammock stated that he is now requesting that the Board approve the purchase of three (3) utility vehicles for his department and gave the Board information on why three

utility vehicles are needed. There was discussion concerning this information and discussion concerning the five (5) year warranty offered with the purchase of the utility vehicles.

Clayton County Water Authority  
Off Road Four Wheel Drive Utility Vehicle  
Bid Tabulation Sheet  
August 2001

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VENDOR	BID
<b>Cycle Specialists</b> 104 Kenwood Road Fayetteville, GA 30214	No Bid
<b>MotoSports, Inc.</b> 121 Walker Parkway Fayetteville, GA 30214	No Bid
<b>Rockdale Tractor</b> 1180 Hwy 138 Conyers, GA 30094	No Bid
<b>Parkway Lawn and Garden</b> 1809 Forest Parkway Lake City, GA 30260	No Bid
<b>MotoSports</b> 2285 Iris Drive SE Conyers, GA 30013	\$9,747.76 Mule 2510 4X4 \$995.00 3 yr. Warranty
<b>Polaris America</b> 1423 Dogwood Drive Conyers, GA 30012	\$7,917.00 Ranger 4X4 \$970.00 5 yr. Warranty
<b>Polaris America – Augusta</b> 3125 Washington Road Augusta, GA 30907	\$8,067.00 Ranger 4X4 \$970.00 5 yr. Warranty

CCWA Staff recommends purchasing 4 Ranger 4X4 Utility Vehicles from Polaris America at \$7,917.00 each (\$31,668.00). We are presently evaluating the extended warranty option.

Upon Motion by Lindy Rogers and seconded by Robbie Moore it was unanimously

**RESOLVED:** to accept the low bid from Polaris America for the purchase of four (4) Ranger 4X4 Off Road Four Wheel Drive Utility Vehicles to include a five (5) year warranty on each vehicle for the bid price of eight thousand eight hundred eighty seven dollars (\$8,887) which would be a total cost for the purchase of all four (4) vehicles of thirty five thousand five hundred forty eight dollars (\$35,548)

Repainting Forest Park Ground Storage Tank Interior Bid: Chairman McQueen called on Mike Buffington, Project Manager, who stated that the Authority advertised and

received bids for the repainting of the Forest Park ground storage tank interior. Mr. Buffington gave an informational slide presentation and discussed the following information that was distributed to the Board. Mr. Buffington stated that as part of the bid requirements the Authority asked that each bidder certify that a representative from their company visited the site of the Forest Park ground storage tank to examine the condition of the interior of the tank. Mr. Buffington stated that the low bidder Harrison Contracting has requested that he be allowed to withdraw his bid because the representative from his company did not examine the condition of the interior of the tank. Mr. Buffington stated that the bid price from Harrison Contracting indicates that they were not aware of what

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was involved in repainting the interior of this tank. Mr. Buffington stated it is his recommendation that the low bidder be allowed to withdraw his bid without forfeiture of the bid bond and that the bid be awarded to Llamas Coatings for the bid price of eighty nine thousand eight hundred twenty seven dollars (\$89,827). There was discussion concerning this information with questions. Mr. Buffington answered questions and gave additional information.

### **REPAINTING FOREST PARK GROUND STORAGE TANK INTERIOR**

The existing 1.0 MG capacity steel ground storage tank, located on Forest Avenue in Forest Park, was acquired as a part of the Forest Park system. The tank was constructed in 1958 and it is believed that the coating on the interior of the tank is the original mastic coating system applied when the tank was constructed. The exterior of the tank has been recoated on several occasions.

This project includes cleaning the interior of the tank in accord with the provisions of Surface Preparations Specifications of Steel Structures Painting Council, SSPC-SP10, Near White Blast Cleaned Surface. The interior will then be coated with a 3-coat epoxy system, disinfected and returned to service.

Bids were received August 21, 2001 to clean and recoat the interior of the tank. The bids received are being evaluated, and a recommendation will be made to the Water Authority Board. Attached is a tabulation of bids received.

**Project Manager:** Clayton County Water Authority – Mike Buffington

**CCWA Estimated Cost:** \$100,000

**Funding:** Water Production Operations Budget

### **REPAINTING FOREST PARK GROUND STORAGE TANK INTERIOR BID TABULATION**

**Bids Received and Opened:** August 21, 2001, 2:00 PM, Local Time

**Bidder****Lump Sum Proposal**

Harrison Contracting P. O. Box 72 Douglasville, Georgia 30133	<b>\$ 56,500.00 (See Note)</b>
Llamas Coatings 2210 Riverview Road Smyrna, Georgia 30082	<b>\$ 89,827.00</b>
Davis & Burns Painting 2351 College Station Road Athens, Georgia 30605 Regular Board Meeting September 6, 2001 Page Seven	<b>\$ 89,945.00</b>
DACA P. O. Box 81748 Chamblee, Georgia 30341	<b>\$ 105,000.00</b>
Prim Industrial 514 Hillcrest Industrial Blvd. Macon, Georgia 31204	<b>\$ 131,527.00</b>
Utility Service Co., Inc. P. O. Box 1354 Perry, Georgia 31069	<b>\$ 194,750.00</b>
Benise Dowling 5068 Snapfinger Woods Dr. Decatur, Georgia 30035	<b>\$ 205,813.00</b>

**Note:** Low Bidder has requested that he be allowed to withdraw his bid.

Upon Motion by Lindy Rogers and seconded by Alan Horton it was unanimously

RESOLVED: that the low bidder Harrison Contracting be allowed to withdraw his bid without forfeiture of the bid bond and that the contract for the repainting of the Forest Park Ground storage tank interior be awarded to the second lowest bidder Llamas Coatings with a bid price of eighty nine thousand eight hundred twenty seven dollars (\$89,827), contingent upon approval of bonds and insurance as required by the specifications and to authorize the General Manager to sign the contract documents.

Swamp Creek Sewer Extension Bids: Chairman McQueen called on Mike Thomas, Manager of Program Management & Engineering, who stated that the Authority advertised and received bids for the installation of the Swamp Creek sewer line outfall. Mr. Thomas stated that the bids received were for labor only with the Authority furnishing all materials. Mr. Thomas gave an informational slide presentation and discussed the following information that was distributed to the Board. Mr. Thomas stated

that it is his recommendation that the contract for labor only to install the Swamp Creek sewer line outfall be awarded to the low bidder Ronny D. Jones Enterprises, Inc. with a bid of ninety four thousand nineteen dollars (\$94,019). Mr. Thomas stated that the total estimated cost of this project including labor and materials would be one hundred twenty six thousand five hundred nineteen dollars (\$126,519).

**SWAMP CREEK SEWER OUTFALL  
PROJECT SUMMARY**

This project involves the installation of 1,306 linear feet of 8-inch gravity sewer to serve additional residential development. This sewer extension will also make sewer available to the existing Swamp Creek residential subdivision. Two bores are included in the job; one to prevent open-cut construction between two houses with large trees and the other to go under existing gas pipelines.

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The Board authorized this project on December 7, 2000 with a 50/50 cost share between CCWA and the developer. Our initial cost estimate was \$120,000. Our construction cost estimate including materials was \$130,000 with labor representing approximately \$97,500 of that cost. The low bid for labor was \$94,019. Therefore, the revised total construction cost estimate is \$126,519.

Clayton County Water Authority  
Swamp Creek Outfall  
Bid Tabulation Sheet  
**August 2001**

VENDOR	BID
<b>Tom Davidson &amp; Sons, Inc.</b> 79 School Road P.O. Box 257 Sunnydale, GA 30284	\$180,163.00
<b>Ronny D. Jones Enterprises, Inc.</b> 315 Milliard Farmer Industrial Blvd. Newman, GA 30263	<b>\$94,019.23</b>
<b>Mid-South Builders, Inc.</b> P.O. Box 878 7057 Maddox Road Lithonia, GA 30058	\$196,038.00
<b>Huff Grading &amp; Pipeline Co., Inc.</b> 117-B Commerce Drive Dallas, GA 30132	\$123,664.60
<b>MacBa Sewer &amp; Pipeline, Inc.</b> 117 Park West Drive McDonough, GA 30253	\$115,868.60
<b>Shockley Plumbing, Inc.</b> 220 McElroy Road Fayetteville, GA 30214	\$164,738.00

CCWA staff recommends that this project be awarded to the low bidder, Ronny D. Jones Enterprises, Inc.

Upon Motion by Lindy Rogers and seconded by Marie Barber it was unanimously

**RESOLVED:** to accept the low bid from Ronny D. Jones Enterprises, Inc. for labor only to install the Swamp Creek 8 inch gravity sewer line outfall with a bid price of ninety four thousand nineteen dollars (\$94,019), contingent upon approval of bonds and insurance as required by the specifications and to authorize the General Manager to sign the contract documents.

GIS Engineering Services: Chairman McQueen called on Mike Thomas, Manager of Program Management & Engineering, who gave an informational slide presentation and discussed the following information that was distributed to the Board. Mr. Thomas stated that it is his recommendation that the contract for the GIS Engineering Services be awarded to Moore Bass Consulting. Mr. Thomas stated that all of the field personnel that

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work for Moore Bass Consulting are highly trained and certified in the techniques needed to do this job. Mr. Thomas stated that the Authority requested training for the Authority personnel and that Moore Bass Consulting was willing to take Authority personnel into the field for hands on training. Mr. Thomas stated that Moore Bass Consulting would also give the Authority personnel a day of additional training after the fieldwork is complete.

### **GIS ENGINEERING SERVICES**

The Engineering Department has been developing a County-wide GPS survey system that can be used for designing local water and sewer projects and for other data collection projects. This network will contain 135 surveyed monuments that can be used by CCWA crews and private survey firms for accurate survey, mapping and design purposes. Use of these monuments and data will be required for any water and sewer plans or mapping data submitted to CCWA. The monument locations and data will be posted on our website or be available in hard copy for local developers to access. The CCWA survey crews have done an excellent job in placing the monuments and collecting preliminary survey data. We are now procuring the services of expert GPS surveyors to finalize our data collection for each monument. Their services will involve the accurate GPS surveying of all 135 monuments and providing additional training for the CCWA survey staff. Three proposals were solicited for this work and they are outlined below.

	<b>Moore Bass Consulting</b>	<b>METRO Engineering &amp; Surveying</b>	<b>Seiler &amp; Associates, Inc.</b>
Survey Network	\$24,000	\$18,050	\$41,930
Training	no additional fee	\$2,000	no additional fee
<b>TOTAL</b>	<b>\$24,000</b>	<b>20,050</b>	<b>\$41,930</b>

CCWA staff recommends the award of this project to Moore Bass Consulting based on their experience, qualifications and price. Moore Bass successfully developed a countywide GPS

network for Cobb County and has highly trained field personnel. They will utilize CCWA staff on a daily basis when available to help build our skills and provide additional training at the end of the project.

Upon Motion by Robbie Moore and seconded by Lindy Rogers it was unanimously

**RESOLVED:** that the contract for GIS Engineering Services be awarded to Moore Bass Consulting for the proposed amount of twenty four thousand dollars (\$24,000), contingent upon approval of bonds and insurance as required by the specifications and to authorize the General Manager to sign the contract documents.

Jesters Creek Sewer Outfall Rehabilitation Project Summary: Chairman McQueen called on Mike Thomas, Manager of Program Management & Engineering, who brought the Board up to date on the Jesters Creek sewer outfall rehabilitation project. Mr. Thomas gave an informational slide presentation and discussed the following information

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that was distributed to the Board. Mr. Thomas stated that this project is now complete at a total cost of six hundred twenty four thousand five hundred eighty dollars and ninety cents (\$624,580.90). Mr. Thomas stated that the cost of rehabilitating the Jesters Creek sewer outfall was about half of what it would have cost the Authority to lay a new sewer line. Mr. Thomas stated that the Authority has another similar project in the Conley Creek area and that he and Mr. Etheridge are working together to find a more efficient way of making required sewer line repairs for this project.

### **JESTER'S CREEK SEWER OUTFALL REHABILITATION PROJECT SUMMARY**

This project involved the cleaning, televising and repair of the Jester's Creek sewer outfall. This sewer outfall runs along Jester's Creek through the City of Morrow and down to the main Flint River sewer trunk line to the W.B. Casey plant. The outfall was constructed over 30 to 40 years ago and contained sections of corrugated metal pipe that had rusted out and sections of concrete pipe that were in danger of collapsing. Approximately 23,000 linear feet of pipe ranging in size from 10-inches to 15-inches was televised. The cleaning and televising work provided information on the sewer pipe sections that were in need of repair and a contractor was retained to repair these sections based on a low bid per type of pipe replaced. These repairs will prevent pipe failures, sewer backups and overflows and infiltration or inflow of stormwater and groundwater.

#### **Televising and Cleaning**

Contractor: Beacon Construction

Contract Amount:	\$92,230.00
Actual Cost:	\$101,725.68

Description: This included cleaning and televising the outfall and preparation of a detailed report with photos and video footage of areas in need of repair. The original estimate called for 23,000 feet to be televised but the actual footage was 25,368.

### Rehabilitation Construction

Contractor: Macba Sewer and Pipeline Co.	Approved Amount:	\$419,030.00
	Actual Cost:	\$402,968.40

Description: In an attempt to prioritize repairs and to insure that the budget was available to repair the highest priority items, the work was authorized in three stages.

### Replacement of Outfall Under I-75

Contractor: Atlanta Boring (Bore under I-75)	Approved Amount:	\$38,200.00
	Actual Cost:	\$44,225.00

Contractor: Tom Davidson, Inc.	Approved Amount:	Annual Contract
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(place 2 manholes and reconnect new outfall line)	Actual Cost:	\$19,200.55
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Description: This bore was required to replace the section of outfall underneath I-285 that was in danger of collapsing.

<u>CCWA Materials &amp; Labor</u>	\$56,461.27
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**TOTAL PROJECT COST: \$624,580.90**

Sewer Improvement Participation Criteria: Chairman McQueen called on Steve Fincher, Attorney for the Authority, who stated that at the last board meeting a proposed Policy for CCWA Participation in Expansion of System Improvements at the Request of Private Owners of Property was discussed. Mr. Fincher stated that a question arose concerning disclosure of the names of parties of interest. Mr. Fincher distributed copies of the proposed policy with the recommended language changes underlined. Mr. Fincher discussed the changes that were made to the language in this policy.

### **Policy for CCWA Participation in Expansion of System Improvements at the Request of Private Owners of Property**

From time to time, the Clayton County Water Authority (CCWA) is approached by private holders and developers of property with a request that the CCWA commit to a financial contribution to a project to expand its water distribution and/or sewer collection facilities.

In order to provide the standard under which the CCWA will evaluate and respond to such requests, the Board hereby adopts the following findings and review standards:

## FINDINGS

The CCWA is charged by State Law with the right, power and authority to operate, build and maintain a waterworks and sanitary sewer system, together with the right to acquire lands and construct these facilities, including projects embracing sources of water supply and related facilities.

The CCWA is charged by State Law with the right, power and authority to exercise police powers over the entire water and sewer system and shall have the right and authority to make rules and regulations governing the construction, operation and maintenance of the system, as well as extensions and connections with any water main or sewer line within or without the limits of the Clayton County.

Nothing in State Law requires the CCWA to furnish service to any consumer if in the discretion of the CCWA it is not deemed feasible or desirable to do so.

As a general policy rule, the expansion of the distribution and collection facilities within Clayton County are to be favored, when the long term effects of such expansion can be reasonably projected to increase the overall public health, safety and welfare of Clayton County.

As a general policy rule, those seeking the expansion of the distribution and collection facilities within Clayton County to serve a proposed development on specific property should take full responsibility for the costs of such expansion.

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From time to time, the costs of expansion of the distribution and collection facilities within Clayton County to serve a proposed development on specific property, because of the scope of the project, are of such a magnitude that the development of the specific site is not economically feasible.

In such circumstances, very often the line to be extended to serve the specific development can be utilized by others to open for development currently underutilized property.

In such circumstances, the expansion of the line can be in the best long term interest of the CCWA, and the interests of the developer and the interest of the CCWA result in an opportunity to provide service at a reduced expense to the rate payers.

## POLICY

As a general rule, the expansion of system improvements at the request of and for the immediate benefit of private owners of property must be done at the expense of the private owners.

Any person desiring the CCWA to consider participation in a system improvement project shall file an application with the General Manager containing the following items:

1. The name, address and telephone number of the person making the application and his or her relationship to the Persons in Interest;

2. A list of all Persons in Interest, which for the purposes of this policy means all owners of, any person with a contractual interest in, or any person known to the applicant as the intended developer of, property intended to be directly benefited by the system improvement;
3. A description of the proposed improvement sufficient to allow the CCWA to adequately consider the request;
4. A statement of the level of participation requested by the applicant;
5. The applicants analysis of the request based on the stated policy contained herein; and
6. The Applicant shall be submitted in writing and the information contained therein must be verified by the sworn statement of the applicant.

Under normal circumstances, the CCWA will assist in the acquisition of a right of way if it is demonstrated that:

1. The most unobtrusive route has been selected; and
2. The Private Owner has demonstrated that he has attempted to acquire the right of way through reasonable negotiation, and has offered a fair price for a voluntary transaction; and

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3. The Private Owner has made adequate assurances to the CCWA that he can, and will, reimburse the CCWA for all expenses associated with the acquisition, including actual right of way expenses, appraiser and attorney fees, and other miscellaneous expenses.

The Board will consider, after review and upon recommendation from the General Manager, requests for financial participation in the Expansion of System Improvements at the Request of Private Owners of Property.

If requested by a Private Owner, the CCWA may participate in the expense of a System Expansion, under the following standards:

1. All such decisions will be at the sole discretion of the Board of the CCWA.
2. All members of the Board will be provided a copy of the applicant's list of Persons in Interest prior to any vote taken on this issue.
3. The General Manager must make a recommendation to the CCWA that:
  - A) The proposed System Expansion will provide an expansion of the system that provides a benefit to the County and the CCWA by making service available to areas not currently served; or

- B) The proposed System Expansion will result in an improvement to the CCWA systems, by, for instance, allowing the immediate or long term removal of lift stations from the system, or allowing the removal of obsolete systems, or allowing a beneficial looping of service, or other like improvements, so as to provide a benefit to the County and the CCWA separate from the benefit that may be enjoyed by the Private Owner; and
- C) The proposed System Expansion will provide an expansion of the system that does not provide a benefit solely to the Private Owner.

If the General Manager makes a recommendation to participate in a proposed System Expansion, he must also make a recommendation to the Board of the appropriate financial commitment to be made by the CCWA. The General Manager's recommendation should be based on the following considerations:

- A). The relationship of the benefit to the Private Owner to the benefit to the public, the System, Clayton County, the regional water and sewer delivery and collection systems, and the long term goals of the CCWA;
- B). The opportunities of the CCWA to acquire new customers for water and/or sewer services which would add to the revenue base of the CCWA;

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- C). The likelihood that the System Expansion will increase economic development in Clayton County; and
- D). The CCWA shall not participate financially in system expansion for the sole benefit of a Private Owner.

Upon Motion by Lindy Rogers and seconded by Marie Barber it was unanimously

**RESOLVED:** that the Policy for CCWA Participation in Expansion of System Improvements at the Request of Private Owners of Property be approved as presented with changes.

DeKalb County Sewer Agreement Update: Chairman McQueen called on Wade Brannan, General Manager, who gave an informational slide presentation showing on a map the location of the Northeast part of Clayton County. Mr. Brannan stated that the Authority has an agreement with DeKalb County to take up to a million gallons of wastewater from the Northeast part of Clayton County. Mr. Brannan stated that on some days the Authority exceeds this one million gallon capacity of wastewater. Mr. Brannan

stated that the Authority is discouraging additional development in this area until the Authority is able to obtain additional wastewater capacity. Mr. Brannan stated that he contacted officials in DeKalb County trying to obtain additional wastewater capacity. Mr. Brannan stated that the Authority is also looking into the possibility of using lift stations located in Forest Park to transfer a portion of the wastewater to the City of Atlanta system. Mr. Brannan stated that he wanted to make the Board aware that this situation exists and that the Authority is discouraging additional development in this area of the County. There was discussion concerning this information with questions. Mr. Brannan and Mr. McQueen answered questions and gave additional information.

Metropolitan North Georgia Water Planning District Information: Chairman McQueen called on Wade Brannan, General Manager, who stated that he would like to give the Board information on the Metropolitan North Georgia Water Planning District. Mr. Brannan stated that this is a regional water, wastewater and stormwater planning process that the Governor of Georgia has put into place through legislation. Mr. Brannan stated that the State of Georgia contributed one million dollars to help fund this program. Mr. Brannan stated that the total cost of this program would be five million dollars with the Counties involved underwriting the remaining funding needed for this program. Mr. Brannan stated that looking at the funding analysis in cooperation with the County, the Authority would need to pay two thirds of the cost with the County paying one third of the cost. Mr. Brannan stated that the Authority's cost would amount to one hundred twenty six thousand one hundred forty three dollars (\$126,143). Mr. Brannan stated that this amount is based on the population in Clayton County multiplied by eighty cents (\$.80) per person. Mr. Brannan stated that it is his recommendation that the Authority participate in the Regional Planning Process by paying two thirds of the County's cost in the amount of one hundred twenty six thousand one hundred forty three dollars

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(\$126,143). Mr. Brannan stated that the County would pay the remaining one third of this cost. There was discussion concerning this information.

Upon Motion by Robbie Moore and seconded by Marie Barber it was unanimously

**RESOLVED:** to approve the Authority's participation in the Regional Planning Process of the Metropolitan North Georgia Water Planning District by paying two thirds of the County's cost in the amount of one hundred twenty six thousand one hundred forty three dollars (\$126,143), with the County paying the remaining one third of this cost.

Chairman McQueen stated that he would entertain a motion for the Board to go into executive session to discuss personnel matters and consult with legal counsel.

Upon Motion by Lindy Rogers and seconded by Robbie Moore it was unanimously

RESOLVED: that the Board adjourns into executive session, the Board reserved the right to return to the open session.

Chairman McQueen called the regular Board meeting back into open session.

Mr. Brannan gave the Board information on the Authority's participation in a County held rolling stock auction for vehicles and equipment.

Mr. Brannan gave the Board information concerning the Georgia EPD's requirement that the Authority have back up generators at all of the Water Reclamation Facilities. Mr. Brannan stated that the Authority does not have back up generators at the Shoal Creek WRF. Mr. Brannan stated that at this time there is expansion going on at the Shoal Creek WRF and the installation of a back up generator would need to be coordinated with the contractor in charge of the expansion construction. Mr. Brannan called on Mike Buffington to give the Board additional information concerning back up generators for the Authority's Shoal Creek WRF. Mr. Buffington stated that the Authority acquired a proposal from Southern Company/Southern Energy Solutions. Mr. Buffington gave an informational slide presentation and discussed the following information concerning the proposal from Southern Company for installation of two (2) on-site standby generators. Mr. Buffington stated that operating the Shoal Creek WRF would require two 1500kw generators. Mr. Buffington stated that the proposed cost from Southern Company for the two (2) 1500kw turn key standby generators is nine hundred twelve thousand three hundred fifty dollars (\$912,350). Mr. Buffington stated that Option 2 for emission control, which is required in order for the Authority to use the generators for power management, would be an additional cost of three hundred ten thousand dollars (\$310,000). Mr. Buffington stated that the total proposed turnkey cost

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for two 1500kw generators including Option 2 completely installed and in operation from Southern Company would be one million two hundred twenty two thousand three hundred fifty dollars (\$1,222,350). Mr. Buffington stated that these generators would be installed, put in service and ready to start up around May of 2002. Mr. Buffington stated that the 2001 bond issue would fund the purchase of these generators. Mr. Buffington stated that it is his recommendation that the proposal from Southern Company for two (2) 1500kw turn key on site standby generators including Option 2 for emission control equipment be accepted. Mr. Brannan stated that there would be an additional cost to the Authority of approximately twenty thousand dollars (\$20,000) for the construction of a containment area to house the fuel tanks needed for the generators. There was discussion concerning this information with questions concerning the need for the Authority to include the purchase of Option 1 for a 10-year total maintenance and repair (TMR) on the

entire power system. Mr. Buffington asked Mr. Wellons, Manager of Water Reclamation, to give the Board information on why the purchase of Option 1 for maintenance and repair would not be necessary. Mr. Wellons stated that the Authority has a very good maintenance staff that can perform general maintenance on the generator equipment. Mr. Wellons stated that the Authority also has an outside contractor who performs major generator and diesel engine maintenance and repairs. Mr. Wellons stated that the Authority has been extremely satisfied with the work performed by this contractor. Mr. Wellons stated that when the cost of the expected maintenance that would be performed on these generators is added together this cost is well below the proposed cost for Option 1 from Southern Company. Mr. Fincher, Counsel for the Authority, was asked to give the Board information on the Authority's Purchasing Policy in regards to accepting a proposal and not advertising for bids. Mr. Fincher stated that the Authority's policy calls for bidding purchases over twenty thousand dollars (\$20,000), but this policy also allows for the Board to make exceptions to this policy. Mr. Fincher stated that based on the fact that Southern Company is the sole provider of the required standby generators the Board's decision to accept the proposal from Southern Company would be acceptable.

**Clayton County Water Authority**  
**Shoal Creek Plant**  
**Proposal for New On-Site Stand-By Generation**  
September 6<sup>th</sup> 2001

Submitted by:  
Southern Company  
Southern Company Energy Solutions  
4000 DeKalb Technology Parkway

Suite 100  
Atlanta, GA 30340



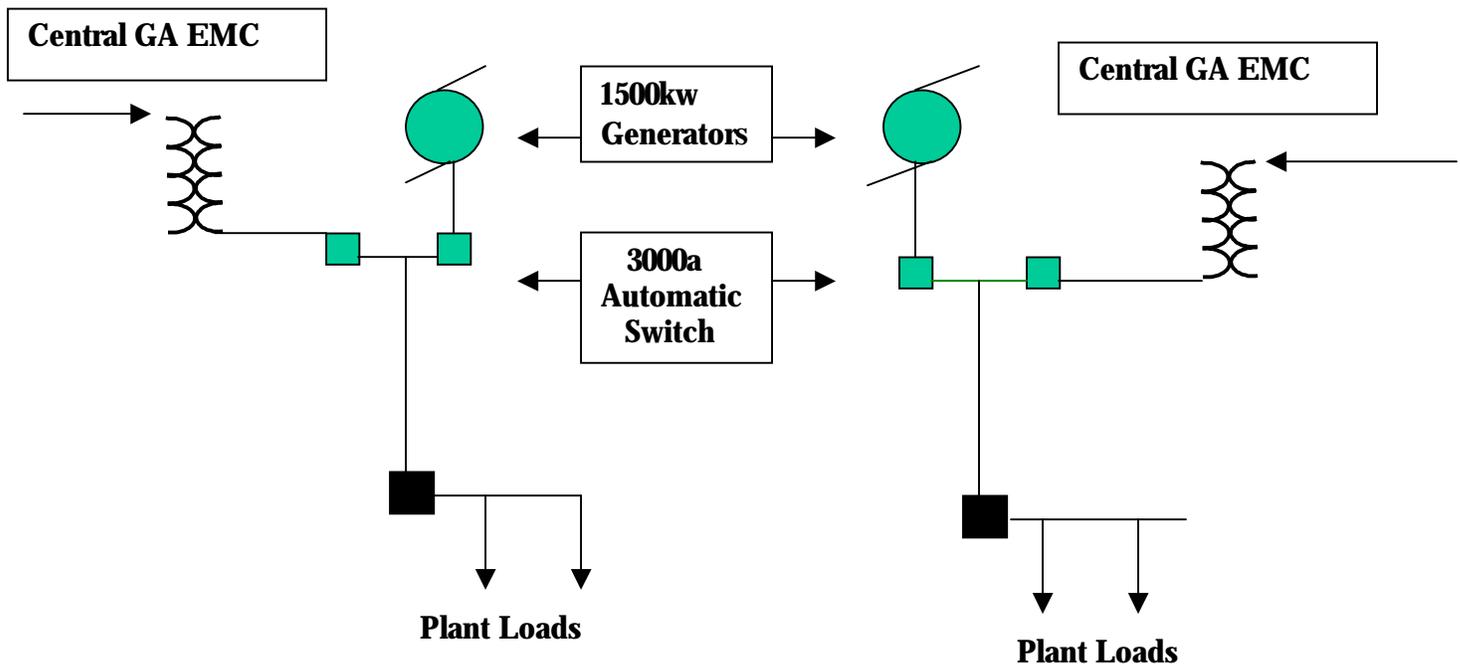
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**SCOPE**

Provide two (2) on site power systems to provide Emergency Stand-By power automatically when there is an interruption of the Utility power supply. Power Switching shall be by "Closed Transition Transfer" allowing a no break power transfer from one energized power source to another

## ELECTRICAL POWER

We will produce electrical power at plant service voltage of 480 Volts. Interconnection with the Utility will be ahead of the plant electrical distribution allowing total back up of the plant



## FUEL

Each engine generator set will operate on #2 Diesel fuel. The fuel will be stored in a separate 15,000 Gallon above ground fuel storage tank next to the emergency power system. The tank and piping will be all code compliant. Clayton County will be responsible for a Spill Containment and Control Plan required by the State.

## POWER SWITCHING

A 3000a breaker pair automatic transfer switch shall control each service transformer and engine generator set. This switch will control the automatic start stop of the engine generator set, monitor Utility power for under /over voltage, and single-phase conditions.

## ENCLOSURE

We are proposing to provide aluminum enclosures to contain within: the engine generator set, power switching device and all accessories. Two enclosures will be provided

## EMISSIONS

No allowance has been made in our base proposal to secure air permits for this equipment. In an emergency only operation emissions will not be an issue. If the auxiliary power system is used for

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Demand Side Management or Peak Shaving emission control equipment will need to be added. Pricing for NOX reduction equipment is included as an option.

## INSTALLATION

We are proposing a complete installation of the two emergency power systems. As a minimum we will provide engineering, permitting, civil and electrical contracting to completely install the auxiliary power systems. Commissioning, Operator Training and One (1) year Warranty is included

## PRICING

Two 1500kw Turn Key Power Systems	\$912,350.00
Option 1) 10 Year Total Maintenance and Repair (TMR) on the entire power system add	\$285,000.00
Option 2) Emission Control equipment to allow Demand Side Management add	\$310,000.00

## DELIVERY

Equipment delivery, installation and commissioning can be accomplished by the end of the first quarter 2002 provided that contracts are executed no later than November 15<sup>th</sup> 2001

Upon Motion by Robbie Moore and seconded by Marie Barber it was unanimously

RESOLVED: to accept the proposal from Southern Company and approve the not to exceed amount of one million three hundred thousand dollars (\$1,300,000) for the purchase of two (2) 1500kw Turn Key on Site Standby Generators to include Option 2 for Emission Control Equipment and exclude Option 1 for a 10 Year Total Maintenance and Repair Contract, for the total amount as stated in the proposal from Southern Company of one million two hundred twenty two thousand three hundred fifty dollars (\$1,222,350), contingent upon approval of bonds and insurance as required by the specifications and to authorize the General Manager to sign the contract documents, and that the Authority is to construct a containment area to house the fuel tanks needed for the generators using the remaining not to exceed amount of seventy seven thousand six hundred and fifty dollars (\$77,650).

Mr. Buffington stated that he would like to make the Board aware of the fact that in the near future he would be back before the Board with a similar request for standby generators for the W.B. Casey WRF.

There was discussion concerning how the Authority plans to use the proceeds generated from the Authority's participation in the County held rolling stock auction.

Mr. Brannan stated that he would like to request that the Authority Purchasing Policy be changed to include authorizing the Authority to have the option of making purchases from the State Bid. Mr. Brannan stated that this would eliminate the Authority having to go through the bid process if needed items can be purchased from the State bid. There was discussion concerning this information. Mr. Fincher stated that he would amend the Authority Purchasing Policy to include requested language and bring the requested change back for the Board's approval.

There was discussion concerning a Board Policy Manual. Mr. Brannan stated that at last month's meeting the Board authorized him to engage Municipal Code Corporation for the purpose of indexing and codification of the Authority's Board Policies. Mr. Brannan stated that a contract with Municipal Code Corporation has been signed and they are now in the process of going through the Authority's board minutes for the purpose of indexing and codification of all the Authority Board policies. Mr. Brannan stated that this process should be complete in approximately nine months.

There was discussion concerning the Authority putting slogans on all of the elevated water tanks.

Mr. Brannan invited Board Members to attend the Water Environment Federation Annual Conference and Exposition, which will be held at the Georgia World Congress Center in Atlanta.

Mr. Brannan stated that he would like for the Board to know that he appreciates the support that the Board gives the Authority and the Authority's employees.

There was additional discussion concerning the Metropolitan North Georgia Water Planning District.

There being no further business to come before the open meeting the meeting was adjourned.

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Pete McQueen, Chairman

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H. Lindy Rogers, Secretary/Treasurer