

## CLAYTON COUNTY WATER AUTHORITY

1600 Battle Creek Road  
Morrow, Georgia 30260

Regular Board Meeting, November 3, 2005

Chairman, Pete 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 Marie Barber, Board Members, John Westervelt, Allan R. Smith and John M. Chafin. General Manager, M. Wade Brannan, Deputy Manager, Terry R. Hicks, Department Managers, Guy Pihera, Mike Thomas, Teresa Adams, Herbert Etheridge, and Jim Poff, Finance Director, Emory McHugh, Customer Accounts Director, Morris Kelly, Project Manager, Mike Buffington, Contract & Procurement Administrator, Karen Riser, Human Resources Director, Ed Durham, Information Services Supervisor, Rodney Crowell, Public Information Officer, Suzanne Brown, Administrative Secretary, Carla Clark, and Executive Secretary, Janet Matthews. Also present were Steve Fincher of Fincher & Hecht, L.L.C., and Rick Hirsekorn of CH2M Hill. The following CCWA employees were also present: Chris Hamilton, James Drake, Henry Gleaton, Don Huie, Gerald Bruce, Bonnie Fausel and Connie Bowen. Board member Wes Greene was not present.

Chairman McQueen called on Chris Hamilton, to give the invocation.

Approval of Minutes: Chairman McQueen called for any omissions or additions to the Regular and Executive Session Board Meeting minutes of Thursday, October 6, 2005. Hearing none they were approved as received.

Financial and Statistical Report: Chairman McQueen called on Emory McHugh, Finance Director, who reviewed the financial information covering the five-month period ending September 30, 2005 that was given to the Board.

Employee Recognition: Chairman McQueen called on Herbert Etheridge, Manager of Maintenance & Construction, who introduced James Drake, Environmental Compliance Foreman, and gave the Board information concerning Mr. Drake's work history with the Authority. Three years ago, the Georgia Water Environment Federation formed an honor society called the Golden Manhole Society to recognize public employees, vendors, and engineers in the state of Georgia that make significant contributions to Wastewater Collections. Mr. Etheridge congratulated Mr. Drake and wanted to recognize him for being selected into the Golden Manhole Society this year.

Mr. Drake received a round of applause as Ms. Brown, our Public Information Officer, took a picture of Mr. Drake and Mr. Etheridge.

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Chairman McQueen, on behalf of the Board, congratulated Mr. Drake.

Employee Service Recognition: Chairman McQueen called on Terry Hicks, Deputy Manager, who stated that today he had six (6) fifteen (15) year service pins and one twenty (20) year service pin to distribute.

Mr. Hicks asked Connie Bowen to come up and stated that Connie started as a meter reader in 1990, the second female to be a meter reader for the Authority. Several years later, Connie came over to our Accounting section and has shown real leadership with her work on the budget. With Emory McHugh's encouragement, Connie, along with others from the Accounting section, was very instrumental in helping the Authority win the Government Finance Officers Association Distinguished Budget Presentation award last year and hope to win it again this year. Mr. Hicks congratulated Connie on her fifteen (15) years of service.

Mr. Hicks stated that here may be someone who graduated from Jonesboro before he did. Mr. Hicks introduced Gerald Bruce who has been with the Authority since 1990 as a water plant operator. Currently, Gerald has a Class II classification and has seen a lot of construction during these fifteen years. Mr. Hicks added that the plant operators, whether it be water or wastewater, are unsung heroes that we do not see or hear much about unless something goes wrong, but we know they are there on a daily basis and doing a good job that they do, either producing the water or and/or treating the water. Mr. Hicks congratulated Mr. Bruce and presented him with his fifteen (15) year service pin.

Mr. Hicks next introduced Rodney Crowell, our IS Supervisor, who has had the same job his entire fifteen (15) years with the Authority. Rodney is responsible for all of the computer shop and the development and implementation of our computer network. Five or six years ago, the Authority had very few PC's. With CH2MHill and Rick Hirsekorn's help we have finally gotten a network in place that has moved the Authority way ahead of where we were a few years ago.

Mr. Hicks added that this is a fifteen (15) year pin for Rodney, but he actually came to the Authority from the Clayton County data processing center. The Water Authority, the County, the Hospital Authority, and the School Board all use to be in a combined data center. Rodney was one of the members that was housed at the County and all the agencies paid into it. In the late '80's, the Hospital Authority had already dropped out and it was decided by the other three agencies that maybe they should go their own separate ways. Rodney and another staff member, Angie Nalley, came to work for the Authority from the County. Rodney had close to eight (8) years prior to his time here. With the Water Authority and the County, Rodney has about twenty-three (23) years of service now. Rodney has seen a lot of changes and advises Mr. Hicks and Mr.

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Brannan on the different IT programs. Mr. Hicks congratulated and thanked Rodney for his time with the Authority.

Mr. Hicks introduced James Drake and added that he was going to tell some of the true things that Mr. Etheridge failed to mention. Mr. Hicks stated that James has been in the sewer maintenance side for fifteen (15) years and has moved up to his current position and title of Environmental Compliance Foreman. Mr. Drake is responsible for compiling information about sewer spills which the Authority has to report to the state. Mr. Hicks congratulated Mr. Drake and added that he probably needed more than a pin, having worked with Herbert all these years.

Mr. Hicks called on Henry Gleaton to come forward. Mr. Hicks introduced Henry to the Board and added that Henry has been with the Authority for fifteen (15) years. Mr. Gleaton is one of our water service mechanic crew leaders on a repair crew that you would not see or hear from unless there is water running down the side of the road. Mr. Gleaton had written that his most memorable moment at the Authority was working with Gary King. There were chuckles from some of the staff. Mr. Hicks congratulated Mr. Gleaton and thanked him for the job that he does.

Mr. Hicks stated that James Huie, who really goes by "Don" and currently works in our sewer maintenance section, is a crew leader for Herbert on one of the sewer cleaning trucks. The Authority acquired the sewer cleaning trucks years ago and it has been hard in a way to keep this job from being a monotonous one, but it is very important one. A lot of time is spent cleaning these sewer lines and every line cleaned is one less spill and a savings for the Authority. Mr. Hicks thanked Don for his fifteen (15) years of service and what he does for the Authority.

Mr. Hicks added that he had one more to recognize, Chris Hamilton, who is in our Water Reclamation section and gave the invocation today. Chris and Jeff Brandon literally ran our composting facility the entire time that it was operational. They became very knowledgeable on their own about the process, the mechanical parts and repairs of the equipment and saved the Authority a lot of money. When the Authority decided that the composting operation was getting too expensive, Chris and Jeff both responded very well to being moved back to different areas. Chris actually went to Natural Treatment Systems for a while before he went back to the Casey Plant. With our JDEdwards, which is our Financial, Warehouse, Payroll and Accounting package, we have also moved into the Maintenance side of that package and Chris and Jeff are the leaders in that also. Chris has brought the level of adding assets to the system and keeping up with the assets to a level that Mr. Hicks has not seen. Mr. Hicks thanked Chris for his involvement and hard work and for his twenty (20) years with the Authority.

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The Board gave a round of applause for the employees that were recognized and Ms. Brown took photos as each received their service pins.

Chairman McQueen thanked those recognized for their dedication to the Authority and stated that one of the greatest assets here at the Authority is its employees.

Building "D" Bid Recommendation: Chairman McQueen called on Teresa Adams, Manager of General Services, who stated that in September 2004 the Board approved the concept of constructing a metal building for the storage of equipment and inventory material. Ms. Adams showed several slides indicating the location of this metal building.

Clayton County Water Authority  
Recommendation for Construction of Building D  
November 3, 2005

In September 2004 the CCWA Board approved the concept of constructing a metal building for the storage of Equipment and Inventory Materials at an estimated cost of \$157,000.00. As bids were received in November 2004, the Board authorized construction of this building at a cost not to exceed \$162,331.00.

In May 2005 this project had to be rebid and the Board approved the bids with the understanding that we would seek approval in the event that we could not sign contracts that would complete the project for \$162,331.00. We have attempted to contract with the two low vendors unsuccessfully as they could not meet our Risk Management requirements. We are asking approval to contract with the 3<sup>rd</sup> low vendor, Abuck Inc, for this contract in the amount of \$140,925.00. This will increase the total cost of the Building to \$171,825.00. The excess funding of \$9,494.00 for this project is available in Budget Unit 611.561 (Outside Services) as we do not have to replace as many water service lines as we had originally anticipated.

Board member, John Chafin, asked the dimensions of the building.

Mr. Hicks stated that the building will be 40' x 150'.

Upon Motion by Marie Barber and seconded by Lloyd Joiner it was unanimously

**RESOLVED:** to accept staffs recommendation for the total cost for Building D in the amount of one hundred seventy-one thousand eight hundred twenty-five dollars (\$171,825). This contract will be with the 3<sup>rd</sup> low vendor, Abuck, Incorporated contingent upon approval of bonds and insurance as required by the specifications and to authorize the General Manager to sign the contract documents.

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Fuel Storage Summary: Ms. Adams next gave the Board a summary of the Fuel Storage available at the Authority and showed the Board slides indicating the location of these storage facilities. Our Fuel policy was put into place to safe guard the Authority from running out of diesel and unleaded fuel. The storage of fuel in the pipeline as well as the Authority's fuel storage was affected with the effects of hurricane Katrina. The Authority did run out of unleaded fuel and diesel fuel for a brief period of time, but did implement safe guard protection to be able to go to Blalock Oil and fuel our vehicles.

CCWA Fuel Policy  
September 2004 thru August 2005  
Diesel Fuel Analysis

	Southlake Diesel Tank (146063)	Dixon Diesel Tank (146153)	Total Diesel
Tank Capacity (gallons)	10,000	6,000	16,000
Useable Fuel (gallons)	9,000	5,000	14,000
Ave. Monthly Usage (gallons)	5,635	1,457	7,092
Ave. Daily Usage (gallons)	256	66	322
Days of Storage (business days)	35	75	N/A

Unleaded Fuel Analysis

	Southlake Unleaded Tank (146082)	Dixon Unleaded Tank (146101)	Total Unleaded
Tank Capacity (gallons)	10,000	6,000	16,000
Useable Fuel (gallons)	9,000	5,000	14,000
Ave. Monthly Usage (gallons)	6,834	3,117	9,951
Ave. Daily Usage (gallons)	310	141	452
Days of Storage (business days)	29	35	N/A

Fuel levels are measured daily at the Southlake and Dixon Road Facilities.

Fuel delivery to Southlake and Dixon Road Facility is initiated when 50% of tank capacity has been depleted.

Blalock Oil on South Main Street in Jonesboro is used to supplement CCWA fuel supplies when tank levels fall below 50 % and delivery is delayed from our normal supplier, B&B Oil.

CCWA staff is currently investigating future capacity requirements and associated costs, which will be provided during the December Board Meeting.

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Pates Creek Well Project Recommendation: Chairman McQueen called on Guy Pihera, Manager of Water Production, who stated that the staff has prepared a cost estimate and a funding recommendation for our second water production well at Pates Creek. Our Hooper production well, which has been in operation since June of this year, produces three hundred sixteen thousand (316,000) gallons of finished water a day and is four hundred five feet (405') deep. This well has eleven hundred fifty feet (1,150') of six (6") inch water line that connects to a twenty (20") line that leaves the Hooper Plant. This well was completed at a cost of two hundred fifty-three thousand six hundred eighty-eight dollars (\$253,688).

Mr. Pihera showed the Board several slides showing the location of the chemical building where we add chlorine to the water as it leaves the well and also showed the well head structure. The structure shown is similar to what is being proposed for the second well development which is to be at Pates Creek.

#### Pates Creek Well Project Request

Activity/Expenses to Date: Drilling, testing, consultant fees \$46,130  
Activity/Expenses Estimated to Complete:

DESCRIPTION	AMOUNT
Concrete: bldg. slab, concrete vault, pipe blocking	\$28,000
Chem. Bldg. construction materials	\$7,400
Chem. Bldg. outside labor (block, trusses, metal roof)	\$16,525
Chem. Bldg. plumbing	\$4,237
Wellhead Structure construction material: (2) alum. Hatches	\$2,800
Wellhead Structure plumbing	\$15,223
Electrical – Contracted, sealed bid	\$71,158
Fencing – Wellhead, outside service	\$2,531
Gravel driveway	\$14,000
Well pump, discharge piping & outside installation	\$9,300
Chem. Bldg. process equipment	\$5,125
6" Ductile iron pipeline, 4000' – outside and in house labor	\$162,973
In-House Construction Labor – miscellaneous	\$12,000
Permit fees	\$1,124

Total Estimated to Complete: \$352,396

Total Estimated Cost at Completion of Project \$398,526

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Recommendation:

- \$216,025 from RE112 – Well Program
- \$136,371 from Contingency Fund

Development of this well will result in an additional 274,000 gallons per day of finished water available to our customers.

Mr. Pihera added that various phases of this work will be completed by in-house labor and some by a combination of in-house and outside labor with the exception of the electrical work. The Authority has accepted sealed bids on the electrical work which will be presented to the Board after this proposal.

UPON Motion by John Chafin and seconded by Allan Smith it was unanimously

RESOLVED: to approve staff's recommendation of three hundred fifty-two thousand three hundred ninety-six dollars (\$352,396), the total estimated cost to complete the Pates Creek Well project.

Mr. Pihera stated that the electrical work on this project was put out for bid and the Authority received four (4) bids. Staff recommends that we award this work to the low bid from D & D Electric in the amount of seventy-one thousand one hundred fifty-seven dollars and seventy-seven cents (\$71,157.77).

CLAYTON COUNTY WATER AUTHORITY  
REQUEST FOR BIDS

Pates Creek Well and 6" Water Line Extension Electrical Installation Only  
Bid Opening: October 18, 2005

D & D Electric	\$71,157.77
Miller Electrical	\$78,810.88
West Star Electrical	\$89,950.00
Metro Power	\$111,332.00

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We recommend accepting the low bid from D & D Electric.

Funding Source: RE 112 Well Program

UPON Motion by John Chafin and seconded by Marie Barber it was unanimously

RESOLVED: to award the electrical work on the Pates Creek Well project and 6” Water Line Extension Electrical Installation only to D & D Electric in the amount of seventy-one thousand one hundred fifty-seven dollars and seventy-seven cents (\$71,157.77) contingent upon approval of bonds and insurance as required by the specifications and to authorize the General Manager to sign the contract documents.

On August 2, 2001, the Board approved the original amount of five hundred fourteen thousand nine hundred dollars (\$514,900) for the well project. To date, out of the approved funding, we have spent three hundred eighty-seven thousand six hundred thirty-one dollars and forty cents (\$387,631.40) leaving an approved funding amount of one hundred twenty-seven thousand two hundred sixty-eight dollars and sixty cents (\$127,268.60). The estimated amount to finish the Pates Creek Well project is three hundred fifty-two thousand three hundred ninety-six dollars (\$352,396) minus the approved funding amount of one hundred twenty-seven thousand two hundred sixty-eight dollars and sixty cents (\$127,268.60) leaving the Board to approve the amount of two hundred twenty-five thousand one hundred twenty-seven dollars and forty cents (\$225,127.40) bringing the total to seven hundred forty thousand twenty-eight dollars (\$740,028).

Chairman McQueen added that he and Mr. Brannan had discussed the well projects and determined that this would be the last well that we will do for a while. The Authority is in good shape, but if there is a need for other wells in the future, then the Board will address it as the need presents itself.

Chairman McQueen asked Mr. Pihera to give a water report and also a deer hunt report.

Mr. Pihera stated that all reservoirs are full and the production for October was three percent (3%) above last October. We are pumping from the Flint River to keep our reservoirs full and we are ahead with rainfall for the year even though we had a couple of dry months.

Mr. Pihera added that there are three more weeks for the deer hunt. A recap will be prepared for the Board which will include the number of deer harvested and the costs for this year. At that time, the Board will decide what will be done next year for the deer hunt.

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Board member John Westervelt asked if we are withdrawing daily from the Flint River.

Mr. Pihera explained that most often we withdraw daily from the Flint River, but after a good rain the reservoirs will naturally stay full on their own.

Huie Timber Bid Recommendation: Chairman McQueen called on Jim Poff, Manager of Water Reclamation, who wanted the Board to know that the Authority is going to take in money on this recommendation. Mr. Poff showed some slides that indicated where the timber is located on approximately one hundred ten acres (110). We are looking for the highest bidder in this case. The Water Authority and our timber consultant, Joel Vinson & Associates, recommend selling this timber to the highest bidder, Georgia-Pacific Corporation for the amount of two hundred seventy-three thousand one hundred sixty-nine dollars (\$273,169). After paying the seven percent (7%) commission in the amount of nineteen thousand one hundred twenty-one dollars and eighty-three cents (\$19,121.83) to Mr. Vinson, the Water Authority will net two hundred fifty-four thousand forty-seven dollars and seventeen cents (\$254,047.17) from this sale.

Clayton County Water Authority  
Timber Sales Recommendation  
November 3, 2005

<b>Vendor</b>	<b>Bid</b>
<b>Ocmulgee River Forestry Services</b> 387 Higgins Road Flovilla, GA 30216	\$224,500.00
<b>Ronald Davis Logging Company, Inc.</b> 9950 Hwy 74 Forsyth, GA 31029	\$248,888.00
<b>Georgia-Pacific Corporation</b> 903 Georgia-Pacific Road Monticello, GA 31064	\$273,169.00
<b>Evans Timber Co., Inc.</b> 569 Hwy 41 North Milner, GA 30257	\$241,473.00

Vendors that did not bid:

Auburn Timberlands, Inc  
Scofield Timber  
Toleson Lumber

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Gay Woods Company, Inc.  
Bunn Logging, Inc.  
Pine Timber Company  
East Alabama Lumber Company  
Southern Forest Industries  
Vaughn Lumber Company  
Keadle Lumber Enterprises, Inc.  
Jordan Forest Products, LLC  
Quality Forest Products  
Norris Tapley

Clayton County Water Authority staff and our Timber Consultant, Joel Vinson & Associates, recommend selling this timber to the highest bidder, Georgia-Pacific Corporation. After paying the 7% commission (\$19,121.83) to Joel Vinson & Associates, CCWA will net \$254,047.17 from this sale.

UPON Motion by John Westervelt and seconded by Lloyd Joiner it was unanimously

RESOLVED: to accept the recommendation of staff to approve the sale of this timber to Georgia-Pacific, the highest bidder, in the amount of two hundred seventy-three thousand one hundred sixty-nine dollars (\$273,169). After paying the 7% commission of nineteen thousand one hundred twenty-one dollars and eighty-three cents (\$19,121.83) to Joel Vinson & Associates, CCWA will net two hundred fifty-four thousand forty-seven dollars and seventeen cents (\$254,047.17) from this sale contingent upon approval of bonds and insurance as required by the specifications and to authorize the General Manager to sign the contract documents.

Chairman McQueen mentioned that it might be a good time to see if the Authority has any other land with timber on it that we might want to sell and make some money from the timber sale.

Mr. Brannan stated that the Authority does have another site down at the Shoal Creek plant with an estimated cost of three hundred thousand dollars (\$300,000) for the timber. Mr. Brannan added that we would leave a buffer around the property near the plant, but if the Board is interested, staff would proceed with obtaining bids to bring back to the Board for consideration.

The Board agreed that staff should proceed with obtaining bids for the timber at the Shoal Creek plant.

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Mr. Chafin asked if the land would be reforested by planting or naturally or left clear cut.

Mr. Poff answered that the Authority would consult with Mr. Vinson about reforestation of the timber site.

Solids Dewatering Project Summary: Chairman McQueen called on Mike Buffington, Project Engineer, who stated that this is a final informational summary on the construction of our Solids Dewatering Facilities.

CONSTRUCTION OF  
SOLIDS DEWATERING FACILITIES FOR  
FREEMAN ROAD WPP, J. W. SMITH WPP  
AND SHOAL CREEK WRF

Project includes solids dewatering facilities for the biosolids generated by the Shoal Creek WRF, and alum residuals generated by the J. W. Smith WPP and the Freeman Road WPP. In general the project includes one dewatering facility at Shoal Creek WRF to handle Shoal Creek and J. W. Smith solids, and one facility at Freeman Road. Residuals will be dewatered using centrifuges, and contract hauled from the site.

Project Managers:

- CH2M Hill, Engineers (Design) – Jim Hawley
- CH2M Hill, Engineers (Construction Manager) – Dave Goddeyne
- CH2M Hill, Engineers (Resident Engineer) – Greg Kolb
- Clayton County Water Authority – Mike Buffington

Construction Contract Summary:

- General Contractor – P. F. Moon and Company, Inc., West Point, GA
- Bid Amount – \$7,227,250.00
- All construction work complete, and facilities in operation
- Final Contract Amount – \$ 7,175,793.89

Funding:

Series 2001 Bond Issue

Mr. Buffington stated that both facilities are in operation with some minor punch list work left to do. The Authority anticipates final payment in December for the facilities. This project was completed in November with a contract completion date of

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March 2006. This project went extremely well, being completed several months ahead of schedule. We will have some interest that we will pay and will also apply for sales tax rebate on major equipment purchased for the facilities. Mr. Buffington showed some slides of the Dewatering facilities and stated that as part of the Shoal Creek Water Reclamation facility we installed a new, wider plant entrance along with some truck scales to allow for the heavier truck traffic to haul the sludge.

Forest Parkway Sewer Extension Recommendation: Chairman McQueen called on Mike Thomas, Manager of Program Management & Engineering, who discussed the Forest Parkway Sewer Extension.

#### Forest Parkway Sewer Extension

On September 4, 2003, the CCWA Board approved of the participation in a sewer extension under Forest Parkway to serve multiple developments. The Board approved for CCWA to participate in 25% of the sewer extension costs, not to include any rock costs or to exceed a total of \$50,000. All necessary easements have been obtained for this project, the design is complete and we have received bids for installation of the sewer line.

The project includes the installation of 2,730 feet of 8" PVC and ductile iron sewer line. A 104 foot bore under Forest Parkway will be required. There is the potential for all or a portion of this bore to be through solid rock, so contractors were asked to include a per foot cost for solid rock bores.

CCWA's preliminary cost estimate was \$200,000. After design was complete and a route was better defined and shortened, our construction estimate was adjusted to \$124,200, including \$85,000 for installation labor. The low bid for labor was \$124,518.50. We believe the bids were higher than anticipated due to heavy demand for sewer installation services and potentially difficult pipe laying conditions in this area. However, the CCWA 25% portion is expected to be significantly less than the \$50,000 maximum.

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Clayton County Water Authority  
 Forest Park Sanitary Sewer Outfall  
 Tab Sheet  
 October 18, 2005

<b>Vendor</b>	<b>Base Bid</b>	<b>Rock Bore</b>
Hall Construction	\$124,518.50	\$400/ft.
MacBa Sewer & Pipeline	\$141,874.00	\$800/ft.
Tom Davidson & Sons, Inc.	\$ 151,381.50	Not responsive
Desmear Systems, Inc.	\$417,035.00	Not responsive
McNair Grading & Pipeline	Arrived late	Arrived late

CCWA staff recommends that this contract be awarded to Hall Construction Company for the low bid of \$124,518.50. A contract will not be awarded until the developer has contributed their 75% share.

Mr. Thomas explained that the project ended up being 2730' of 8" gravity sewer from the south side of Forest Parkway to the north side. Our preliminary cost estimate was two hundred thousand (\$200,000). At that time, we did not have a lot of detail information on the routes. After we finished the design, final construction estimate was one hundred twenty-four thousand (\$124,000) with about eighty-five thousand (\$85,000) for installation labor.

Staff recommends that this contract be awarded to Hall Construction Company for the low bid of one hundred twenty-four thousand five hundred eighteen dollars and fifty cents (\$124,518.50) contingent upon approval of bonds and insurance as required by the specifications and to authorize the General Manager to sign the contract documents. A contract will not be awarded until the developer has contributed their 75% share. The Authority also asked, in an addendum, to provide a cost for solid rock bore since we have concerns that there may be solid rock under Forest Parkway, so we wanted a price up front that we did not have to negotiate once we got into the contract. Hall Construction Company was also the lowest quote on the solid rock bore. Mr. Thomas added that any cost for the rock would be paid by the developer.

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Upon Motion by Lloyd Joiner and seconded by John Westervelt it was unanimously

RESOLVED: to accept the recommendation of staff to award the Forest Parkway Sewer Extension to Hall Construction Company for the low bid of one hundred twenty-four thousand five hundred eighteen dollars and fifty cents (\$124,518.50) contingent upon approval of bonds and insurance as required by the specifications and to authorize the General Manager to sign the contract documents. A contract will not be awarded until the developer has contributed their seventy-five percent (75%) share. The cost for any rock removal would be the responsibility of the developer.

138 East Tank Easement Recommendation: Chairman McQueen called on Mr. Brannan who showed some slides in regard to the State Route 138 East Elevated Tank Driveway Easement request.

SR 138 East Elevated Tank  
Driveway Easement

The church, west of and adjacent to the SR138 East Elevated Water Tank, has requested an easement to cross the existing driveway from SR 138. This request is being made to connect its parking lot to a public street and enable the church to access the new median crossing being constructed as part of the roadway widening of SR 138. The new driveway being proposed by the church will also provide a second access point for the Water Authority to monitor and maintain its facilities. The new driveway will be constructed by the church and will be perpendicular to the existing drive.

Recommendation: Provide an easement or license for the church to construct a driveway that does not restrict the use of the existing drive and provide a secondary access point to monitor and maintain the elevated tank and support facilities.

Mr. Brannan stated that our recommendation is to confer with our attorney and have him prepare a legal instrument to allow the church access across the Authority's property which would also give the Authority better access to the area.

Upon Motion by Marie Barber and seconded by John Westervelt it was unanimously

RESOLVED: to accept the recommendation of staff for our attorney to draw up a legal document to allow the church access across the Authority's property at the SR 138 East Elevated Tank Driveway which would also provide a second access point for the Water Authority to monitor and maintain its facilities.

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Mr. Brannan added that any attorney fees would also be paid by the church to create a legal document.

Regal Park Apartments Easement Recommendation: Mr. Brannan stated that this Regal Park Apartments Easement request is an abandoned easement. The sanitary sewer line was relocated around the buildings to maintain service to the adjacent property. The Authority Staff recommends passing this on to the Commission to have them abandon it to clear the title of where the old sewer line had been.

### Regal Park Apartments Sewer Easement Conveyance

Clayton Partners L.P. developed a property for a proposed apartment complex. The existing sanitary sewer line running within the property was in conflict with two proposed buildings. The sanitary sewer line was relocated around the buildings to maintain service to the adjacent property. The sewer easement associated with the abandoned line remains on record at the original location. Clayton Partners L.P. is requesting the easement to be quitclaimed to them to clear up legal conflicts. The sewer relocation has been dedicated to CCWA for ownership and an easement has been established on the new location.

Upon Motion by Lloyd Joiner and seconded by John Westervelt it was unanimously

RESOLVED: to accept the recommendation of staff to approve the start of the process of abandonment of the sanitary sewer line easement at the Regal Park Apartments

Hooper Phase IV Condemnation Request: Mr. Brannan stated that Hooper Phase IV is an extension of an aging steel water line that carries water from the Hooper WPP into the north part of Clayton County. This 16-inch water line is becoming a maintenance issue because of corrosion and frequent leaks. We are also providing for future capacity increases by upsizing this line to 24-inches while replacing it.

### Potential Water Line Easement Condemnations Hooper Water Line Replacement – Phase 4

The 2000 Master Plan identified the need to replace an aging steel water line that carries water from the Hooper WPP into the north part of Clayton County. This 16-inch water line is becoming a maintenance issue because of corrosion and frequent leaks. We are also providing for future capacity increases by upsizing this line to 24-inches while replacing it. Over 30,000 feet of line will be replaced in up to four phases.

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We recently opened bids for the installation of phase 3. We currently have phase 4 under design. During design it was determined to locate the entire phase 4 portion of the Hooper water line outside the existing right-of-way. The majority of phase 4 is along the east side State Hwy. 42 from Valley Hill Road in Henry County north to I 675. Future widening plans would require CCWA to relocate any utilities that might conflict with this expansion; therefore, Georgia DOT requested we locate the line outside their existing right-of-way. In order to do this, we need to obtain easements all along the length of the project. We have successfully obtained 6 of 8 easements that are needed. Negotiations with the last two property owners have apparently stalled and we may need to condemn these two easements. We will continue to negotiate a fair settlement for both parties in order to avoid condemnation. Approval to proceed with the condemnation of these parcels is being requested if existing negotiations with the property owners are unsuccessful.

Upon Motion by Lloyd Joiner and seconded by Allan Smith it was

RESOLVED: to accept the recommendation of staff to proceed with condemnation of properties located along the length of the Hooper Phase IV project if existing negotiations with the property owners are unsuccessful. Board member, John Chafin, opposed.

Lake Mirror Road Condemnation Request: Mr. Brannan stated that just off Lake Mirror Road at I 285 there is a sewer line that was installed. The developer of these building sites came in and put a lot of fill material over the sewer line without the Authority knowing about it. Mr. Etheridge and his staff found this situation where we have plastic sewer line with about forty (40') feet of fill material on top of it. This line should not have had fill material put on top of it without notifying the Authority. In order to avoid problems the Authority needs to put in a new line on a new easement location. The property managers, ProLogis, have not been willing to accept our offers of compensation without reimbursement of any engineering, legal or other costs they might encounter because of this activity. We cannot agree to such an open-ended, ambiguous agreement. Therefore, we are requesting permission to proceed with condemnation to bring this easement acquisition to a conclusion.

Potential Sewer Line Easement Condemnation  
495 Lake Mirror Road

CCWA staff identified a PVC sewer line that had been covered with an excessive amount of fill which puts the line in danger of collapsing. We have negotiated for quite some time with the property manager, ProLogis, for an easement farther towards the rear of the property in order to move the sewer line to a location with less fill and change the pipe

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material to ductile iron. At that time the existing sewer line easement would be quit claimed to the existing property owner.

The property managers have not been willing to accept our offers of compensation without reimbursement of any engineering, legal or other costs they might encounter because of this activity. We cannot agree to such an open-ended, ambiguous agreement. Therefore, we are requesting permission to proceed with condemnation to bring this easement acquisition to a conclusion.

Board member, John Chafin, asked who originally laid the sewer line.

Mr. Brannan replied that probably a private developer laid the line when they developed the site. It might have been a developer who laid the line and then the building site person came in and built the building and put all the fill material over the line. The Authority does not have to do anything with what is there, but we need to reroute this portion of the line around the mound of fill material that may cause a potential collapse of the line.

Upon Motion by Lloyd Joiner and seconded by John Westervelt it was unanimously

RESOLVED: to accept the recommendation of staff requesting permission to proceed with condemnation to bring this easement acquisition at 495 Lake Mirror Road to a conclusion.

Ashford Landing Condemnation Request: Mr. Brannan stated that at Panola Road and Stagecoach Road over in the northeast corner of the County there is a subdivision on the north side of Panola Road that had their sewer line put in. Ashford Landing development needs sewer access above this subdivision. We did not extend the line at the time because there was no sewer needed beyond the property line at Panola Road at Stagecoach Road. To extend this line, the Authority contacted the property owners to get easements to be able to extend the line north of the existing line. All attempts to contact all three property owners since the initial visit have been unsuccessful. Therefore, we are requesting permission to proceed with condemnation while we continue to attempt to negotiate agreements for these easements.

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Potential Sewer Line Easement Condemnation  
Ashford Landing Outfall  
Gilgal Way

The CCWA Board agreed to participate in a sanitary sewer outfall to serve a development known as Ashford Landing. The sewer extension requires three easements across private property to reach the proposed development property. CCWA staff has contacted two of the property owners to discuss the easement and has been unsuccessful in reaching the third property owner. All attempts to contact all three property owners since the initial visit have been unsuccessful. Therefore, we are requesting permission to proceed with condemnation while we continue to attempt to negotiate agreements for these easements.

Upon Motion by Marie Barber and seconded by Allan Smith it was unanimously

RESOLVED: to accept the recommendation of staff to proceed with condemnation while we continue to attempt to negotiate agreements for these easements.

Metropolitan Water District Dues Recommendation: Mr. Brannan stated that the dues for the Metropolitan Water District are required from Clayton County every year. We historically over the last several years have paid two thirds of the dues and the County has paid one third. This involves three different aspects of water resources in the county: Water Production, Wastewater Treatment and Stormwater. Since we do not deal with Stormwater at this point, the Authority pays two thirds and the County pays one third. Our two thirds portion of the dues is twenty-three thousand six hundred fifty-two dollars (\$23,652). Total amount billed to the County is based on fifteen cents (\$ .15) per person to generate a total of thirty-five thousand four hundred seventy-eight dollars (\$35,478). Mr. Brannan recommends that the Authority pay the two thirds amount.

Upon Motion by John Westervelt and seconded by Lloyd Joiner it was unanimously

RESOLVED: to accept the recommendation of staff to pay twenty-three thousand six hundred fifty-two dollars (\$23,652) which is the Authority's two thirds portion of the Metropolitan Water District Dues. Clayton County will be responsible for the remaining one third which make up the total amount due of thirty-five thousand four hundred seventy-eight dollars (\$35,478).

Sewer Participation Policy Discussion: Mr. Brannan stated that at the last Board meeting the Board requested that we have our legal counsel look at revising our policy of participation in sewer request for extension of sewer lines. Mr. Fincher has taken a look at our policy and Mr. Brannan and Mr. Hicks have reviewed the revised policy that he has provided. One way to present this would be that unless a project is directly impacting a Master Plan Identified Project or a project identified by our staff in our Capital

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Improvement Program then it would not be considered for our participation. Some projects could be an off shoot of an extension of a line that we have that would be of a benefit for the Authority then we could participate at that time. Mr. Brannan asked Mr. Fincher to clarify in more legal terms.

Mr. Fincher explained that unless it is an extension that the Authority was planning on doing anyway, the probability is that the Authority would not participate.

Mr. Brannan added that there could be one or two projects that may be grandfathered in, such as with the City of Lovejoy that is in negotiations now. This policy would go into effect the day it is adopted and would impact anything forward from today.

#### 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

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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.

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.

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 improvement will, once installed, allow for the future expansion of service to properties other than the specific development.

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

In such circumstances, the expansion or extensions of the facilities 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.

However, the CCWA recognizes that there may be instances where private expansion provides opportunities for the further economical expansion of the systems by the CCWA to serve other surrounding properties. Normally, these opportunities will result in participation by the Authority **only** if the proposed expansion has already been identified as a project to be undertaken by the Authority in either a master plan prepared by or for the Authority or the Authority's Renewal and Extension fund improvement plan.

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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:

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

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;

A description of the proposed improvement sufficient to allow the CCWA to adequately consider the request;

A statement of the level of participation requested by the applicant(s);

The applicants' analysis of the request based on the stated policy contained herein, including an identification of the master plan of the Authority to install the proposed improvement; and

The Application shall be submitted in writing and the information contained therein must be verified by the sworn statement of the applicant.

Under normal circumstances, if the proposed expansion crosses over other lands that will or could benefit from the expansion in the foreseeable future, financial participation from the owners of such land should be sought before approaching the CCWA. If the applicant(s) have sought participation, and have not been successful in acquiring voluntary financial participation, the CCWA will assist in contacting the other directly interested and affected owners and seeking their financial or in kind participation in the cost of the proposed expansion. In making a judgment regarding the CCWA participation in the financial costs of the system expansion, the number of potential beneficiaries that agree to assist in the costs of the improvement shall be a relevant and important criteria.

If the CCWA does participate in the costs of system improvements pursuant to this policy, and there are other property owners who do or will benefit from the expansion, but refuse to participate financially at the time of the installation of the project in a equitably proportionate amount to their benefit, the CCWA may refuse service to such

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property owners unless and until they pay their proportionate share of the expense of the system improvements, in addition to any impact fees that may otherwise apply to the development.

Under normal circumstances, the CCWA will assist in the acquisition of easements or rights of way for water or sewer facilities, provided that it is demonstrated that:

The most reasonably available and least obtrusive route has been selected;

The Private Owner(s) have 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

The Private Owner(s) have deposited with the CCWA an amount sufficient to cover all expenses associated with the acquisition, including actual right of way expenses, appraiser and attorney fees, and other miscellaneous expenses. If, at any time the amount tendered is deemed to be insufficient to cover such expenses, the Private Owner(s) must, within five (5) working days of written notice from the CCWA, tender such additional sums as deemed appropriate by the CCWA. Likewise, if, after completion of the acquisition, any funds previously deposited remain after all expenses have been paid, the balance shall be rebated, pro rata, to all contributing parties.

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(s), the CCWA may participate in the financial expense of a System Expansion, under the following standards:

All such decisions will be at the sole discretion of the Board of the CCWA.

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.

The General Manager must make a recommendation to the CCWA that:

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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.

The proposed expansion has been identified by the Authority as one which the Authority may have pursued on its own, without request from a private party

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(s) 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 expansion is one already contemplated as an improvement that may have been pursued by the Authority with its own funds;

C). 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;

D). The likelihood that the System Expansion will increase economic development in Clayton County;

E). The CCWA shall not participate financially in system expansion for the sole benefit of a Private Owner; and

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F). The financial participation of all property owners potentially directly benefited from the system improvement.

If the Board approves participation in the project, the CCWA will install the system improvement. The CCWA may expand the scope of the system improvement, but any increased cost of the expansion of the system improvement beyond that necessary to serve the original applicant will not be charged to the original applicant. In addition, work on the project shall not commence until the Private Owner(s) shall have deposited with the CCWA an amount sufficient to cover his agreed share of all expenses associated

with the system improvement, including engineer fees, labor and material costs and all other miscellaneous expenses. If, at any time the amount tendered is deemed to be insufficient to cover such expenses, the Private Owner(s) must, within five (5) working days of written notice from the CCWA, tender such additional sums as deemed appropriate by the CCWA. Likewise, if, after completion of the system improvement, any funds previously deposited remain after all expenses have been paid, the balance shall be rebated, pro rata, to all contributing parties.

Upon Motion by John Chafin and seconded by Marie Barber it was unanimously

RESOLVED: to adopt the amended policy pertaining to the Board's participation in sewer extensions effective today, November 3, 2005. The old policy will continue to be in place for those projects that have already been in discussion with the General Manager.

Chairman McQueen called on Ed Durham, our Human Resources Director, who informed the Board that the Authority has the capability of automatically deducting insurance premiums from their monthly Board checks. If any Board member would like to take advantage of this service, please let Mr. Durham know and we can set them up with this service.

Ms. Barber asked Mr. Durham how the flu shots went.

Mr. Durham stated that one hundred fifty-seven (157) shots were distributed.

Upon Motion by Marie Barber and seconded by John Chafin it was unanimously

RESOLVED: that the Board adjourn into executive session for land, legal, and personnel issues. The Board reserves the right to return to the open session.

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Mr. Brannan stated that on October 6, 2005 the claim on the Piercy property was paid and the settlement was finalized.

Mr. Brannan explained that the uniform allotment has changed from one hundred forty-seven dollars and fifty cents (\$147.50) a year per person to one hundred seventy-nine dollars (\$179.00) a year per person. This does not include replacement cost in the event of damage to the uniform in the line of duty.

Mr. Brannan wanted the Board to be aware that vendor registration is now on-line for any vendor that wants to do business with the Authority.

Mr. Brannan stated that the Jackson force main design was a job that was put on hold because that project was not required to be done right now. We did not pay for this project out of the Bond Fund but paid it out of the R&E fund. When we get to the point

of doing the construction work then we will have to go back and get Bond money or take it out of the R&E.

Mr. Brannan stated that the Authority would be auctioning some equipment that has taken out of service.

Mr. Brannan stated that the Authority would be receiving a tax rebate on the Panhandle Road Wetlands of one hundred twenty-two thousand dollars (\$122,000).

Mr. Brannan wanted the Board to know that the rate adjustment would be effective January 1, 2006 and would appear on the February 2006 bills. The Authority will be notifying customers in their November bills of the upcoming adjustment and there will be a media release also.

Mr. Brannan stated that the Authority, who had agreed to participate in a sewer line extension at twenty-five percent (25%) of the cost for a project on the south side of Lovejoy, would instead credit the developer towards his pro-rata share of the Lovejoy sewer lift station with the same dollar value since the developer paid the entire cost of the sewer line extension.

Ms. Barber mentioned that the trip to Washington, D. C. for the WEFTEC conference was a nice trip.

Upon Motion by John Westervelt and seconded by Lloyd Joiner it was unanimously

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RESOLVED: that the regular session board meeting be adjourned.

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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Walter Marie Barber, Secretary/Treasurer