

CLAYTON COUNTY WATER AUTHORITY  
Regular Board Meeting  
1600 Battle Creek Road  
Morrow, GA 30260

Present at the meeting were: Chairman John Chafin, Vice Chairman Marie Barber, Secretary/Treasurer Rodney Givens, Board Member John Westervelt, Board Member Dr. Cephus Jackson, Board Member Robin Malone, Board Member Vivian Baldwin, General Manager Bernard Franks, Assistant General Manager Teresa Worley, Assistant General Manager Keisha Thorpe, Legal Counsel Steve Fincher, Executive Coordinator Amanda La Pierre and other CCWA staff and visitors.

**Invocation**

Rodney Givens introduced Chief Maintenance Technician Rob Rhew to perform the invocation.

**Adoption of Agenda**

UPON MOTION by Rodney Givens and second by Dr. Cephus Jackson, to adopt the agenda as presented, it was unanimously

RESOLVED to adopt the agenda as presented.

**Approval of Minutes**

Chairman John Chafin called for any omissions or additions to the Minutes of the Regular Board Meeting held on December 5, 2019.

UPON MOTION by Marie Barber and second by John Westervelt, it was unanimously

RESOLVED to approve the Minutes of the Regular Board Meeting held on December 5, 2019.

**Financial and Statistical Reports**

Accounting Manager Katrina Banks reviewed the financial information distributed to the Board for the period ending November 30, 2019. Information only, no action taken.

**Recognition**

Communications & Community Relations Manager Suzanne Brown recognized the winners of the 2019 Model Water Tower Competition. Information only, no action taken.

**New Business**

**143 Lake Mirror Rd Easement Resolution:** Stormwater Director Kevin Osbey presented a recommendation on the 143 Lake Mirror Rd Easement Resolution.

In June of 2013, a major rainfall event occurred in the Forest Park area. This rainfall event caused major flooding throughout the entire city, especially in the Lake Mirror Road area. Several businesses were impacted by the excessive flooding. Therefore, CCWA studied the SW infrastructure and determined a failed storm drain system was the major culprit.

The study revealed roughly 2,200 linear feet of 42" and 48" corrugated metal pipe needed to be replaced and upsized to accommodate the flows for this 120-acre drainage basin. It was decided to split the project in two phases in order to address the most impacted segment of the drainage system. Therefore Phase 1 of the project addressed the 700 linear feet at the downstream end. The remaining 1,500 linear feet would be addressed in Phase 2.

Phase 1 of this project was completed in July 2016. While working on Phase 1, CCWA began reaching out to property owners of the Phase 2 segment. Phase 2 had five (5) property owners that would be impacted. Four of the five properties were in general agreement with the repair method and was willing to provide easement access to perform the work. The fifth company, Frontera Imports, Inc. was not responsive to our initial request.

CCWA continued to reach out and eventually reached Frontera's corporate office in Chicago. Their requested compensation far exceeded the land valuation as CCWA continued to negotiate. CCWA modified the easement request in order to not perform any work inside their current fence boundaries. This modification would minimize/eliminate interruptions to their daily operations (which was their main concern).

That modification was sent to Frontera Imports, Inc. in August 2019 and November 2019. To date there has been no response. In order to perform this needed storm drain replacement, Staff requests Condemnation of a small section of Frontera's most northern property. This area is outside their operational boundary; therefore, it should be little to no impact in their daily operations.

CLAYTON COUNTY WATER AUTHORITY

**RESOLUTION AUTHORIZING CONDEMNATION OF PROPERTY**

WHEREAS, the Clayton County Water Authority (hereinafter referred to as the "Authority") has determined that in order for it to provide for the increasing sewer needs of Clayton County, it must install new utilities on, over, across, or under property shown on Exhibit "A" attached hereto and made a part hereof, from the owners named in Exhibit "B," which will provide utility services to properties located in Clayton County; and

WHEREAS, said easements are more particularly described by plats of survey attached hereto as Exhibit "A" and made a part hereof; and

WHEREAS, the Authority has chosen this location for the utility facilities so that it will benefit residents of Clayton County with minimal disruption and inconvenience to property owners affected thereby; and

WHEREAS, the Authority has diligently pursued and will continue to pursue, obtaining the necessary easements described in the attached Exhibit "A" by negotiated purchase from the property owners; and

WHEREAS, if the Authority cannot obtain the easement rights described in Exhibit "A" immediately there exists a risk of delay in the construction of the utility project which will cause the public to suffer harm and cause the Authority to become unable to meet the demands of the residents of Clayton County; and

WHEREAS, the Authority has determined that there is a public necessity that the utility facilities be installed for the increasing storm water and sewer needs of property owners in Clayton County; and

WHEREAS, the Authority has further determined that it is necessary to purchase certain temporary and permanent easement rights in said property in order to construct and maintain the utility facilities at said location, as well as allowing ingress and egress access to said utility facility over, under, across and through the easement areas shown on Exhibit "A" hereto attached; and

WHEREAS, the Authority has further determined that the circumstances surrounding the easements described in Exhibit "A" necessitate the use of the condemnation procedures provided by O.C.G.A. 22-3-140 and O.C.G.A. 32-3-4 through 32-3-20.

NOW, THEREFORE, UPON MOTION BEING DULY MADE AND SECONDED, THE FOLLOWING RESOLUTION IS HEREBY UNANIMOUSLY ADOPTED:

BE IT RESOLVED that the Authority does hereby declare that there is a public necessity that the Authority acquire the rights across, over, under and through the property as shown on Exhibit "A" attached hereto and incorporated herein by reference for the purpose of ingress and egress for constructing and maintaining utility facilities and all appurtenances thereto, as well as a temporary construction easement of varying widths during the period of construction for ingress and egress over, across, under and through the property as further shown on Exhibit "A."

BE IT FURTHER RESOLVED that the Authority does hereby exercise its power of condemnation and authorize the acquisition of permanent and temporary easement rights to the property as shown on Exhibit "A."

BE IT FURTHER RESOLVED that due to the exigent circumstances that have been found to exist, the Authority's attorney is hereby authorized to file condemnation proceedings pursuant to O.C.G.A. S 22-3-140 and O.C.G.A. 32-3-4 through 32-3-20 to acquire said permanent and temporary easement rights from the owners named in Exhibit "B," as well as any and all lien holders, and any unknown owners, unborn remaindermen, minors, insane persons, or others who may have any title, interest, claim or demand in or against the property described in Exhibit "A" hereto attached.

In the event that the title to the property described in Exhibit "A" is transferred to a person or legal entity that is not listed in Exhibit "B" prior to the date of the filing of condemnation proceedings, this Resolution shall apply to all owners of interest in the property described in Exhibit "A" on the date of filing of the Petition for condemnation.


BE IT FURTHER RESOLVED that the Authority stands ready to pay just and adequate compensation for said easement rights, as well as consequential damages to which the property owners are legally entitled.

SO RESOLVED this                      day of January, 2020.

CLAYTON COUNTY WATER AUTHORITY

  
\_\_\_\_\_  
John Chafin, Chairman

ATTEST:

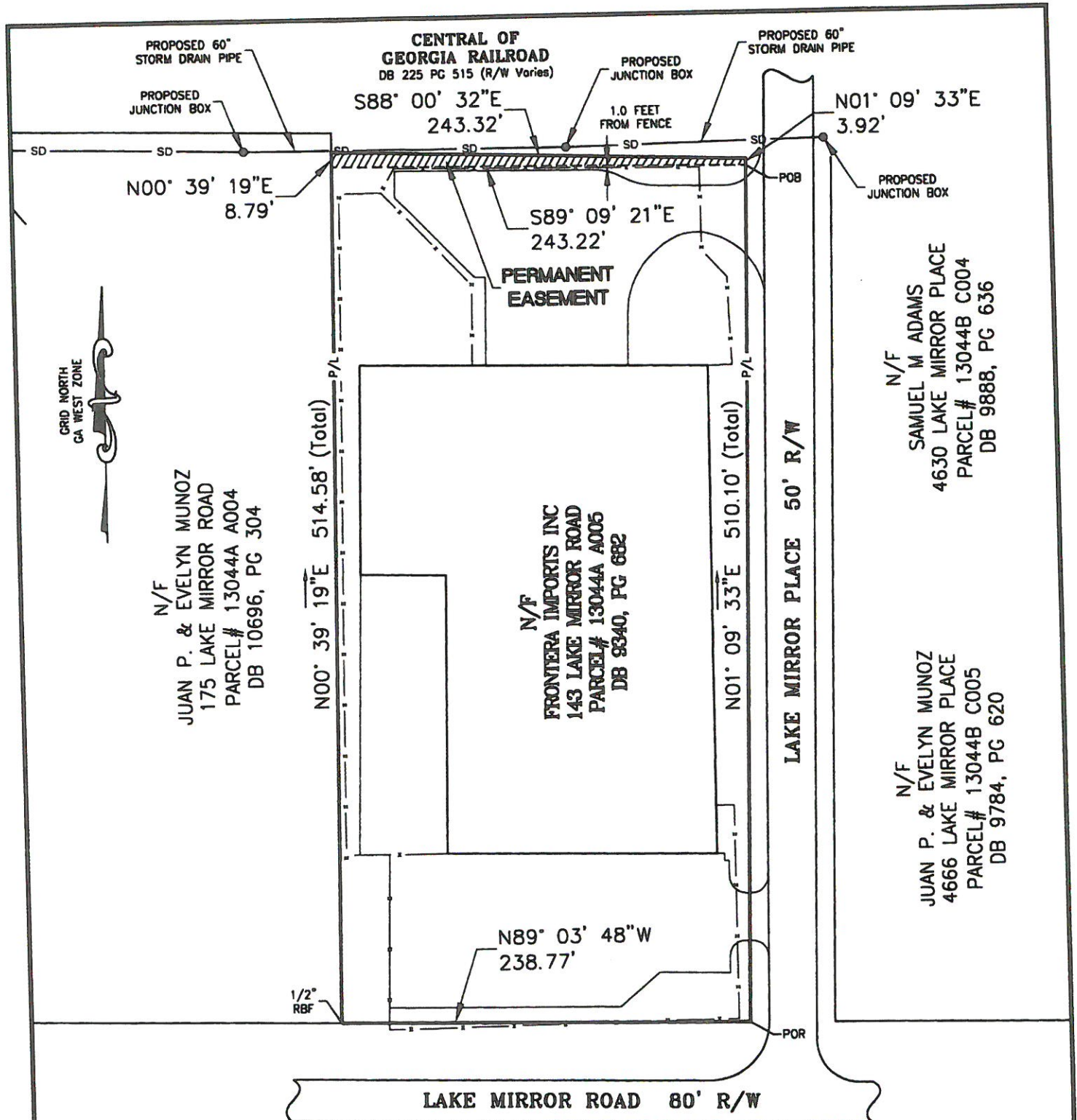
  
\_\_\_\_\_  
H. Bernard Franks, General Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael J. Huening, Attorney for  
Clayton County Water Authority

**EXHIBIT "A99"**





**LEGEND**

P/L - PROPERTY LINE  
POR - POINT OF REFERENCE  
POB - POINT OF BEGINNING  
N/F - NOW OR FORMERLY  
R/W - RIGHT OF WAY  
-x- - FENCE LINE  
SD - STORM DRAIN PIPE

UTILITY EASEMENT DRAWING			
DATE	BY	Property of <b>FRONTERA IMPORTS</b> 143 LAKE MIRROR ROAD PARCEL# 13044A A005 Land Lot 44, 13th District	
		Clayton County Water Authority	
DATE	BY	SCALE 1"=80'	DATE 08/05/2019
		PERMANENT 1.546 SQ. FT.	CONSTRUCTION 0 SQ. FT.

# EXHIBIT "B"

[0033-0106/65156/1]

6

OWNERS NAMED:

FRONTERA IMPORTS, INC.

143 LAKE MIRROR ROAD

FOREST PARK, GA 30297

[0033-0106/65156/1]

5722

[0033-0106/65156/1]

7

STATE OF GEORGIA  
COUNTY OF CLAYTON

**CERTIFICATE**

The undersigned hereby certifies that he is the General Manager to the Clayton County Water Authority of Clayton County, Georgia, and that as such, he is the custodian of the public records maintained by the Authority. The undersigned hereby certifies that the attached is a true and accurate copy of the "Resolution Authorizing Condemnation of Property" lawfully adopted by the Water Authority Board at its regular meeting held on January , 2020.

Witness my official signature and seal this                      day of January, 2020.



Bernard Franks, General Manager

**Recommendation:**

CCWA staff recommended authorizing the Chairman to sign a resolution authorizing the condemnation of the easement located at 143 Lake Mirror Rd.

UPON MOTION by John Chafin and second by Dr. Cephus Jackson, it was unanimously

RESOLVED to authorize the Chairman to sign a resolution authorizing the condemnation of the easement located at 143 Lake Mirror Rd.

**Survey Services for Flint River Outfall Phase 4 and Jesters Creek Outfall East Phase 2 Recommendation:** Program Management & Engineering Director Kelly Taylor presented a recommendation on Survey Services for Flint River Outfall Phase 4 and Jesters Creek Outfall East Phase 2.

As a continuation of CCWA's outfall replacement program there are two reaches of pipeline that will soon undergo design. To prepare for the design effort, a request for quotes (RFQ) was issued for surveying services for the Flint River Outfall Phase 4 and the Jesters Creek Outfall East Phase 2. Typically, survey is performed by CCWA staff. However, CCWA would like to pilot the use of outside services for survey work to assist in periods of heavy workload.

[0033-0106/65156/1]

5723



SLBE Firm	Flint River Outfall Phase 4	Jesters Creek Outfall East Phase 2
Seiler & Associates, Inc.	\$41,600	\$49,400
Columbia Engineering Services, and Inc.	\$81,550	\$80,870

Recommendation:

CCWA staff recommended awarding both the Flint River Outfall Phase 4 (\$41,600.00) and Jesters Creek Outfall East Phase 2 (\$49,400.00) surveys to Seiler & Associates for a total cost of \$91,000.00.

UPON MOTION by Marie Barber and second by Dr. Cephus Jackson, it was unanimously

RESOLVED to award the Survey Services for Flint River Outfall Phase 4 (\$41,600.00) and Jesters Creek Outfall East Phase 2 (\$49,400.00) to Seiler and Associates for a total cost of \$91,000.00; contingent upon approval of bonds and insurance as required and to authorize the General Manager to sign the contract

**Unidirectional Flushing Task Order Recommendation:** Program Management & Engineering Director Kelly Taylor presented a recommendation on the Unidirectional Flushing Task Order.

In 2018, Jacobs Engineering Group (Jacobs) completed a comprehensive update to CCWA's Water Distribution Model using InfoWATER software. The update involved calibration using field measurements from hydrant flow tests, pump flows and pressures, storage tank levels, static and residual pressures at hydrants, and SCADA system data. In addition to understanding system deficiencies and identifying needed capital improvements, the updated model has the benefit of allowing CCWA to develop plans for Unidirectional Flushing (UDF), which involves systematically operating valves to force water at high velocities through pipes to provide better scouring/cleaning.

While conventional flushing can be conducted without a calibrated hydraulic model, UDF requires a model to understand the flow of water through the water system and to allow the development of flushing events with minimal effect on customers and prevent cross-contamination with groundwater due to low pressures. UDF differs from traditional flushing in that water is channeled into one pipe, controlling the direction of flow. The benefits of UDF are improved water quality, as velocities obtained in conventional flushing cannot remove solids and biofilm from pipe walls and cause other solids and biofilm to migrate to other areas of the distribution network, rather than fully expelling them.

In the fall of 2018, CCWA conducted a UDF pilot program that was developed using the hydraulic model. Water velocity was used to remove sediments, deposits, and biofilm from approximately 500,000 linear feet of pipeline in an area where low chlorine residuals and taste and odor issues are common. Jacobs developed the UDF plans (i.e., a sequence for sampling, valve operations, etc.) which were carried out by CCWA staff over a 2-month

period. The pilot was successful in flushing areas of discolored water and removing sediments from the pipes.

The UDF Program Phase 2 Task Order will allow CCWA to complete UDF on an additional 1,000,000 linear feet of pipe located in an area adjacent to the pilot area. The Task Order includes the following scope of services:

- Update the water model with any recent changes to the GIS database
- Use InfoWATER software will be used to develop sequence plans for up to 30 “zones”
- Develop a field package for each zone. The package will include a map of the pipes included in each sequence, as well as the following information:
  - GIS shapefiles for pipes and flushing hydrants for Cityworks inspections set up
  - Zone ID maps
  - Sequence maps
  - Valve Operations
  - Sampling locations
  - Flushing Issues
  - Review data collected by CCWA during flushing events to identify any inconsistencies

CCWA will utilize the results of the UDF pilot, UDF Program Phase 2, and all future UDF, to track water quality changes throughout the system and evaluate the success of the program.

Recommendation:

CCWA staff recommended awarding Unidirectional Flushing Task Order JA-OP-19-04 to Jacobs Engineering for the not to exceed amount of \$343,922.00.

UPON MOTION by Dr. Cephus Jackson and second by Marie Barber, it was

RESOLVED to award Unidirectional Flushing Task Order JA-OP-19-04 to Jacobs Engineering for the not to exceed amount of \$343,922.00; and to authorize the General Manager to sign the Task Order. In favor: John Chafin, Marie Barber, John Westervelt, Dr. Cephus Jackson, Robin Malone and Vivian Baldwin. Abstain: Rodney Givens. Motion passes.

**Hooper Emergency Generator Bid Recommendation and Services During Construction:** Water Production Director Coty McDaniel presented a recommendation on the Hooper Emergency Generator Bid and Services During Construction.

The William J. Hooper is our largest Water Production Plant with a current capacity that delivers up to 20 MGD. This plant currently has a small generator that only has the capability to power emergency lighting at the facility. This small generator cannot provide back-up power to sustain critical plant operations in case of an emergency or a prolonged

power outage. Due to the critical nature of this plant in CCWA's distribution system, the installation of standby power capable of powering the entire existing plant load is vital to our ongoing operations.

The generator will maintain the plant operations (listed below) for flows up to 20 MGD and the potential future capacity of 22 MGD.

- Raw water pump station
- Rapid mix
- Flocculators
- Sedimentation basins
- 10 Filters
- UV disinfection system
- High service pumps
- Solids handling/Dewatering facilities
- Chemical feed systems

SLBE Utilization	SLBE's Contacted	Quotes Received	Proposed Using	% of Bid Amount
Crowder Construction Co.	44	6	6	33.53%

Hazen and Sawyer will provide services during construction for this project which will include several tasks including but not limited to:

- Expected project duration 18 months
- Pre-construction meeting + 11 monthly progress meetings
- Pay application review
- Submittal, requests for information, and shop drawing tracking and review
- Allowance directive evaluation and issuance
- Change order proposal review
- On-site Construction Inspection
- Verifying Contractor's work is in compliance with contract documents
- Contract closure activities, including record drawings and start up

Task	Budget
Task 1: Construction Administration	\$224,043
Task 2: Construction Inspection	\$150,348
Task 3: Special Inspections	\$13,364
<b>Total:</b>	<b>\$387,755</b>

#### **CCWA RECOMMENDATION SUMMARY**



Contractor / Outside Services	Notes	Recommendation
Crowder Construction Company	Base Bid + Add Alternate 1	\$4,382,000
Hazen & Sawyer	HS-19-08 Hooper Generator SDC	\$387,755
<b>Total Project Recommendation</b>	<b>Funded by RE</b>	<b>\$4,769,755</b>

Recommendation:

CCWA staff recommended awarding the Hooper Emergency Generator Bid to Crowder Construction at a total cost of \$4,832,000.00 along with awarding Services During Construction Task Order HS-19-08 to Hazen & Sawyer for a not to exceed amount of \$387,755.00.

UPON MOTION by Dr. Cephus Jackson and second by Robin Malone, it was unanimously

RESOLVED to award the Hooper Emergency Generator Bid to Crowder Construction at a total cost of \$4,832,000.00 along with award Services During Construction Task Order HS-19-08 to Hazen & Sawyer for a not to exceed amount of \$387,755.00; contingent upon approval of bonds and insurance as required and to authorize the General Manager to sign the both the contract and the task order.

Executive Session

UPON MOTION by Marie Barber and second by Dr. Cephus Jackson, it was unanimously

RESOLVED to enter an Executive Session in order to discuss legal matters.

UPON MOTION by Robin Malone and second by Rodney Givens, it was unanimously

RESOLVED to leave the Executive Session and return to open session.

Updates from the Board Members and General Manager

UPON MOTION by Marie Barber and second by Robin Malone, it was unanimously

RESOLVED to approve the Executive Session minutes as presented.

UPON MOTION by Dr. Cephus Jackson and second by Rodney Givens, it was unanimously

RESOLVED to authorize the General Manager to negotiate with and utilize a lobbyist at his or her discretion.



Marie Barber presented an update on the first meeting of the CCWA Employee Policy Review Committee. Information only, no action taken.

Bernard Franks provided an update on the upcoming AWWA ACE Conference. Information only, no action taken.

Bernard Franks presented an update on the upcoming Budget Retreat. Information only, no action taken.

Bernard Franks presented an update on the Reel People Care event. Information only, no action taken.

Bernard Franks presented an update on the Clayton County Chamber of Commerce Gala. Information only, no action taken.

Keisha Thorpe presented an update on the Water First Application. Information only, no action taken.

Robin Malone nominated Rodney Givens as Secretary/Treasurer of the Board for 2020. Vote unanimous.

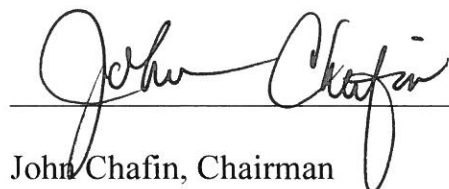
Dr. Cephus Jackson nominated Marie Barber as Vice Chairman of the Board for 2020. Vote unanimous.

Marie Barber nominated Robin Malone as Chairman of the Board for 2020. Vote unanimous.

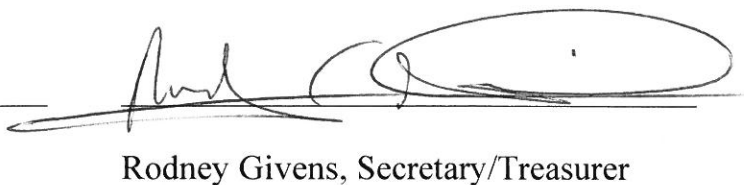
**Adjourn**

UPON MOTION by Dr. Cephus Jackson and second by Rodney Givens, it was unanimously

RESOLVED to adjourn the Board Meeting at 4:01 p.m., there being no further business to come before the Board of Directors.



John Chafin, Chairman



Rodney Givens, Secretary/Treasurer