

**Minutes of the Middle Chattahoochee Regional Water  
And Sewer Authority Meeting Held on March 09<sup>th</sup>, 2021,  
VIA: WWW.ZOOM.COM**

Meeting ID: 838 9187 9960

Passcode: 946930

One tap mobile

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**BOARD MEMBERS PRESENT:** Vince R. Williams, J. Clark Boddie, Elizabeth Carr Hurst, Sonja Fillingame, Shayla J. Nealy, Laura Mullis and James Whitmore

**BOARD MEMBERS ABSENT:** None

**Consultants Present:** Dennis Davenport, Dan Post, Laura Benz and Andrea Gray

**Others Present:** Alex Heath and Tom Owens

**Call To Order:** Chairwoman Elizabeth Carr Hurst called the meeting to order at 7:00 PM.

**Approval Of The Minutes:** A motion was made by J. Clark Boddie to approve the minutes of the January 09<sup>th</sup>, 2021 meeting, seconded by James Whitmore. A vote was taken, the motion passed unanimously.

**Old Business:** None

**Reports:**

**Finance** – Dan Post reviewed with the Board:

1. The February 2021 financial statement.
2. Requested approval for draw number 216 in the amount of \$5,799.12 from the construction account.

Vince R. Williams made a motion to approve draw number 216 in the amount of \$5,799.12 from the construction account seconded by James Whitmore. A vote was taken, the motion passed unanimously.

**Legal** – Dennis Davenport stated that he had nothing to report this month

**Project Managers** – Laura Benz and Andrea Gray reviewed with the Board:

See attached memorandum for details: and

1. Water Withdrawal Application/Process:
  - a. Water Loss control program
  - b. Water withdrawal permit
  - c. KREBS Memorandum
  - d. Treatability Analysis
  - e. Preliminary Engineering Report
  - f. Next Steps
2. Compensatory Mitigation
  - a. Mitigation sites owned by the Authority
  - b. Credits reserved for Authority's needs
  - c. Resale of Mitigation credits
3. Other/Miscellaneous of Permit
  - a. GEFA Loan Modification
  - b. Water of the US
4. Water Wars Litigation Update


Shayla Neely requested that the Project Managers provide an information only presentation the American Society of Civil Engineers in the month of April at no cost to the Middle Chattahoochee Regional Water And Sewer Authority.

**Other Business:** None

**Executive Session:** None

Vince R. Williams made a motion to adjourn the meeting, seconded by J. Clark Boddie. A vote was taken, the motion passed unanimously.

The meeting adjourned at 7:26 PM

  
Elizabeth Carr Hurst, Chairwoman

April 13<sup>th</sup>, 2021

Date Minutes Approved by Board

## MEMORANDUM

**To:** Middle Chattahoochee Regional Water & Sewer Authority Member Cities Councils (Fairburn, Palmetto and Union City)

**From:** Laura Benz & Andrea Gray

**Date:** March 1 for March 9, 2021 meeting

**Re:** Middle Chattahoochee Authority Project Update

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### **Water Withdrawal Application/Process:**

*Water withdrawal permit:* As a condition of the permit, each City must have a water loss control program established within six (6) months of permit issuance, January 28, 2021. Each City submitted its plan on or prior to the deadline and EPD is currently reviewing to determine if there are any required follow-up actions.

*Treatability Analysis:* An engineering report will be required as a part of the Water System Permit (a separate permit required to operate the system which is issued upon construction of the facilities).

*Preliminary Engineering Report:* An update memo from Krebs Engineering is attached hereto.

*Next Steps:* Refine the budget and cost estimates based on the preliminary engineering work performed by Krebs and evaluate sources of funds including additional GEFA loans.

### **Compensatory Mitigation**

#### *Mitigation sites still owned by the Authority:*

Mulberry Creek Site in Harris County, Georgia (41.04 acres): The mitigation bank permitting is pending. Royalty payments will be received when credits are sold.

White Sulphur Creek Site in Meriwether County, Georgia (31.03 acres): Continue to pursue possible sale of easement.

*Credits reserved for Authority needs:* The Authority is holding credits it purchased from the Chattahoochee Mitigation Bank (4,495 stream and 3.74 wetland credits), pending final determination of any impacts associated with the direct withdrawal, associated infrastructure and distribution pipelines.

#### *Resale of Mitigation Credits:*

*Monastery:* All credits have been sold or reserved. The Authority has received \$792,600.00 and will receive \$44,850 upon closing the remaining 2.30 reserved credits on or prior to January 31, 2021. Upon closing on the final credits, the Authority will have recouped its initial investment in the credits with an additional \$326,970.00 of profit.

*Blue Creek:* The sale of 2,102.86 stream credits was completed at an increased credit cost resulting in the Authority receiving payment in the amount of \$52,571.38 the first week of March. An additional reservation of 3,444.2 credits with \$86,105.00 due to the Authority upon closing the transactions.

### **Other/Miscellaneous**

**GEFA Loan Modification.** GEFA is in the process of preparing a Loan Modification to reflect the Authority's new name and requested an updated project schedule. GEFA reached out again in January and confirmed its understanding that a project schedule should be available in April and agreed to check back with the project managers at the end of March. November 1, 2021 is the original loan closeout date which is now the deadline for amending the schedule.

**Waters Wars Litigation Update -** The Supreme Court heard oral arguments on February 22, 2021. Florida relinquished any claims regarding municipal use and focused exclusively on agricultural use in the Flint River.

**Reservoir Land** – A complete summary of the approximately 430.21 acres owned by the Authority was included in the memorandums dated September 8<sup>th</sup>, October 13<sup>th</sup> and November 10<sup>th</sup>, 2020 and can be provided again upon request. Following the Preliminary Engineering study, the Authority should be able to determine how much land it needs to reserve to accommodate the direct withdrawal and associated water treatment plant and other infrastructure.



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## MEMORANDUM

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**TO:** Middle Chattahoochee Regional Water and Sewer Authority  
**FROM:** Jarred Jackson  
**DATE:** February 26, 2021  
**RE:** Preliminary Engineering for Water System Improvements-Progress Update

The following is a brief summary of the work that is in progress and/or has been completed to date:

### **Raw Water Intake and Pumping Station**

1. Site conditions/topography have been evaluated to determine proposed site layout based upon minimum in-stream water surface elevations, 100 year floodplain elevations, 500 year floodplain elevations, and existing intake structure easement.
2. Hydraulic water model of raw water intake structure has been created to evaluate preliminary pump and water main sizing.
3. Prepared draft raw water intake structure drawings.

### **Water Treatment Facilities**

1. Krebs is developing conceptual layouts for the water treatment facilities.
2. Krebs held a review meeting (virtual) with the architect (Studio 2HDesign) and electrical engineer (Jackson, Renfro & Associates).

### **Finished Water Transmission Mains**

1. Reviewed maps and information provided by member cities, and visited/drove original pipeline routes.
2. Began evaluating potential interconnections with member cities, potential optional pipeline routes, and pipeline sizing.
3. Reviewed 2020 water demands for member cities.
4. Developed a hydraulic water model for the Authority's proposed finished water transmission mains to member cities.
5. Utilizing hydraulic water model to evaluate optimal pipe sizes, water storage tank locations, and locations for connections to member cities.

### **Water Storage**

1. Reviewed topographical data to identify potential tank sites at higher elevations which could reduce/minimize the height and construction cost for the proposed storage tank.
2. Utilizing hydraulic water model to evaluate water storage requirements for future water system growth.

### **Operational Costs and Staffing Needs**

1. Krebs began evaluating the Authority's operational staffing/needs and estimating annual operational costs.

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2. Conducted a conference call with Georgia EPD staff to discuss proposed staffing requirements and water quality testing.
3. Identified similar wholesale water authorities within the southeast to better understand proposed operational costs and requirements.
4. Met with Committee members designated by the Authority to discuss proposed staffing needs and operational budget.
5. Krebs staff proposes to meet with each member city to discuss any specific questions or concerns associated with connecting the proposed Authority wholesale water distribution system to the existing member city retail water distribution system.

**South Fulton Municipal Regional Water & Sewer Authority Mitigation Credit Sales**

updated 3-1-2021

**Stream Credits from Blue Creek Mitigation Bank**

Total Credits Purchased by Authority	108,532.55
Base Value Paid by Authority per credit	\$18.50
Total Investment	\$2,007,852.18
Royalty Amount	8%
Credits sold or reserved as of 03/01/2021	7,065.41
Money received as of 03/01/2021	\$22,205.17

<i>Purchaser Name</i>	<i>Stage</i>	<i>Number of Credits</i>	<i>Price Per Credit</i>	<i>Total Purchase Price</i>	<i>Refund at \$18.50/credit</i>	<i>Royalty</i>	<i>Total Revenue</i>	<i>Payment Received</i>	<i>Credit Release Sent to Corps</i>
Genesse Subdivision	Closed	629.91	\$35.00	\$22,046.85	\$	11,653.34	\$1,763.75	\$13,416.98	12/20/2019 Feb 2 2020
Fulton Industrial Park Phase 1	Closed	116.26	\$45.00	\$5,231.70	\$	2,150.81	\$418.54	\$2,569.30	12/20/2019 Feb 2 2020
Palmetto Industrial	Closed	2102.86	\$65.00	\$136,685.90	\$	38,902.91	\$13,668.59	\$52,571.50	Expected Week of March 1 Pending
Grove Park Stream Buffer Mitigation	Closed	271.57	\$55.00	\$14,936.35	\$	5,024.05	\$1,194.91	\$6,218.89	7/8/2020 30-Jul-20
Bear Creek	Reserved	347.19	\$65.00	\$22,567.35	\$	6,423.02	\$2,256.74	\$8,679.69	Pending Closing Pending Closing
New Reservation (name pending)	Reserved	3444.20	\$65.00	\$223,873.00	\$	63,717.70	\$22,387.30	\$86,105.00	Pending Closing Pending Closing
Alta Ashley Park	Closed	153.42	\$65.00	\$9,972.30	\$	2,838.27	\$997.23	\$3,835.62	Pending Closing Pending Payment
Totals		7,065.41							
Balance of Credits Remaining		101,467.14						\$173,396.98	

**Wetland Credits from Monastery of the Holy Spirit**

Total Credits Purchased by Authority	42.54
Base Value Paid by Authority per credit	\$12,000.00
Total Investment	\$510,480.00
Royalty Amount if \$50K/credit or less	15%
Royalty Amount if over \$50K/credit	20%
Credits sold or reserved as of 12/31/2020	42.54
Money received as of 12/31/2020	\$792,600.00

<i>Purchaser Name</i>	<i>Stage</i>	<i>Number of Credits</i>	<i>Price Per Credit</i>	<i>Total Purchase Price</i>	<i>Refund at \$12,000/credit</i>	<i>Royalty at 15% or 20%</i>	<i>Total Revenue</i>	<i>Payment Received</i>	<i>Credit Release Sent to Corps</i>
Brandy Lane Realignment and Pipe Replacement	Closed	3.68	\$ 50,000.00	\$ 184,000.00	\$	44,160.00	\$ 27,600.00	\$ 71,760.00	Paid April 14 2020
Publix	Reserved	2.30	\$ 50,000.00	\$ 115,000.00	\$	27,600.00	\$ 17,250.00	\$ 44,850.00	Credits Reserved Pending closing and payment
Forsyth County	Closed	22.32	\$ 50,000.00	\$ 1,116,000.00	\$	267,840.00	\$ 167,400.00	\$ 435,240.00	Paid April 14 2020
City of Gainesville	Closed	8.96	\$ 50,000.00	\$ 448,000.00	\$	107,520.00	\$ 67,200.00	\$ 174,720.00	Paid April 14 2020
GDOT PI # 0008430	Closed	5.28	\$ 60,000.00	\$ 316,800.00	\$	63,360.00	\$ 47,520.00	\$ 110,880.00	Paid 30-Jul-20
Totals		42.54							
Balance of Credits Remaining		0.00							