

Utility Commission Members Present: Nathan Little, Chairman  
Wayne Adcock  
Larry Bradley

Those Absent: Myoshia Crawford

Staff Present: Logan Propes  
Debbie Kirk  
Rodney Middlebrooks  
Beth Thompson

Visitors: Carl Hofstadter  
John B. Fry, Jr.

## **I. CALL TO ORDER – Chairman Nathan Little**

To approve the agenda as presented.

*Motion by L. Bradley, seconded by Adcock.  
Passed Unanimously.*

City Administrator Logan Propes thanked everyone for coming. He stated that we have a lot of utility matters coming up whether they are short, medium, or long-term projects. He noted that some of this will time just right to do a utility bond. The interest rate environment is unbelievably low right now and probably for the next six months at least. He wanted everyone to start thinking about if we are going to do all of the proposed projects and others, and how we are going to pay for it. Some of them are 20 to 30-year projects and some are immediate that may last 20 to 30 years. He noted that we would begin with the projects that are currently in progress. Hofstadter and Associates, Inc., consulting engineers, have been working with the City on all of these projects to get them ready whether for bid, or for engineering, or some phase of the project in which we are almost at the point to bring these to reality. Mr. Carl Hofstadter and Mr. John Fry, Jr., were present to update the status of each of the projects and to discuss the future of these projects and how they may expand and scope to serve this community for the next 50 to 100 years.

## **II. MATTERS BEFORE COMMITTEE**

### **1. Loganville Water Transmission Line Update**

Mr. Carl Hofstadter and Mr. John Fry with Hofstadter & Associates gave an update on the Loganville water transmission line project. Mr. Hofstadter stated the project consists of installing a 20" suction main from the City's pump station at the Alcovy River on US Hwy 78 up to Between, then installing a water booster pump station to pump the finished water up to the hydraulic grade line of Loganville, and installing a 16-inch discharge water main from the proposed pump station to Loganville. He explained that each pump operates via a variable frequency drive to allow pump turn-down for adjusting the flow or pressure to the actual demand. There will be a SCADA control system to connect the Water Treatment Plant, proposed booster pump station, and proposed delivery vault (water meter). The total station pumping capacity will range between 0.5 MGD to 3.0 MGD. The water meter will be

located at US Highway 78 and Heritage Parkway. Loganville has requested one million gallons per day (MGD) of water but may need up to three MGD. Mr. Hofstadter presented a project summary and description of each of the improvements needed for the Monroe-Loganville interconnector project, along with an estimated construction cost of \$7 million to \$8 million (M) based on serving 1 MGD. He noted that the bid letting would be October 17, 2019. Proposed starting date is January 2020, with 300 days to complete construction to get a better price.

*No Action.*

## **2. Raw Water Line Upgrades**

Mr. Carl Hofstadter and Mr. John Fry explained the future project to be able to provide more than 1 MGD to Loganville. Mr. Hofstadter stated that the City currently has two 10-inch water mains that will feed the proposed 20-inch main to Loganville. He noted that will not be enough water. Mr. Hofstadter explained that a 20-inch water main will carry six or seven times what a 10-inch water main will carry. If the City is going to be able to provide more than 1 MGD of water, a 20-inch water main will have to be installed all the way from the Alcovy River intake structure to the City's Water Treatment Plant (WTP) in order to furnish up to 3 MGD. The current agreement is to provide 1 MGD to Loganville. Any additional water supply will have to be in writing and the City has to agree to the request. The City has already designed a 20-inch water main from the Alcovy River raw water intake structure to the WTP.

For future needs and in order to provide additional capacity of water to Loganville or whomever, the City will need to build an additional 20" raw water main to the WTP, which will be installed parallel to the existing 20-inch raw water main from the Alcovy River intake structure to the WTP. Then another 20" finished water main line will be needed from the WTP to connect to the proposed 20" water main to Loganville. The estimated cost will be approximately \$8 million to upgrade the raw water lines in order to serve more than 1 MGD.

It was also noted that additional staff would be needed in order to run more efficiently. Rodney Middlebrooks stated that one additional staff member is proposed for approval in the 2020 Budget.

Mr. Propes proposed doing a Revenue Bond in early 2020 to pay for these projects and might be able to be partially funded out of the CIP.

*No Action.*

## **3. Social Circle Water Line**

City Administrator Logan Propes stated that as part of their water talks, nothing has been drafted by the Development Authority, he thinks a recommendation will come eventually that the City needs to partner with Social Circle to provide about 1 MGD of water to assist with their major industry developments. It appears that the City of Monroe is the major player in county-wide water treatment and distribution.

Mr. Hofstadter discussed the cost to extend the 10" water line from GA Highway 11 South located at Criswell Road down to Simmons Road, approximately 4½ miles, at a cost of approximately \$2.5 million.

*No Action.*

#### **4. Alcovy Sewer Line Update**

Mr. Hofstadter presented the project summary for the Alcovy Sanitary Sewer to the Reliant Homes Pump Station via SR 138. He explained that the upstream end of the project will begin on the north side of SR 138. He noted the sanitary sewer main will take the Great Oaks sewage lift station out of service. The downstream end of the project will terminate at the proposed Reliant Sewage Pump Station, which is under separate contract that Reliant Homes will pay for the pump station and force main. This proposed sewer line update will allow undeveloped land bordered by the Alcovy River and/or SR 138 to be capable of development. He noted that a sanitary sewer main extension will extend upstream along the Alcovy River to the north side of the SR 138 bridge, which will require a GDOT permit to go under Hwy 138 bridge, to allow for future extension toward US Highway 78 and to pick up the Japanese restaurant, noting that the future sewer basin would include the hospital basin. Mr. Hofstadter explained the things to be done prior to construction, including wetlands having to be obtained so they will have to contact the Army Corp of Engineers, completed design, drilling for a profile of the rock where bluffs are prevalent, finite invert at Reliant and finite elevation at SR 138 to connect the two. The estimated cost will be approximately \$2.5 to \$3.5 million, noting that an exact amount is unknown due to the amount of rock removal, for the sanitary sewer line. He stated that the proposed bid letting would be December 2019. Proposed starting date is March 2020 and proposed construction close-out date would be March 2021. Reliant is expected to build 325 homes at approximately \$300,000+ value.

*No Action.*

#### **5. Wastewater Treatment Plant**

Mr. Hofstadter presented the project summary for the Jack Creek's Wastewater Treatment Plant (WWTP) Rehabilitation they have designed. The WWTP can currently treat 3.4 MGD. Future expansion is to upgrade to 5 MGD. He summarized the rehabs for the WWTP and stated that all these items are sized for 5 MGD, which includes demolishing the deteriorated headworks building; replace the two influent screens; install a new concrete structure with vortex grit removal system equipment to help with the primary clarifiers; install a new Waste Activated Sludge (WAS) Pump Station and force main to segregate the biological waste sludge from the primary sludge, by converting one of the anaerobic digesters to an aerobic digesters at this time and keep one anaerobic digester because we still have the primary clarifiers until the 5 MGD expansion is done; construct a new Solids Handling Building with belt filter press equipment; and, have a new on-site reuse water pump station for wash-down water needs. Mr. Middlebrooks, the operators, and Hofstadter personnel have visited other Illinois plants and these projects are recommended by them to rehab the WWTP. The estimated total construction cost is \$6,540,000.00, which will all be part of the 5 MGD upgrade. The proposed bid letting will be the 1st Quarter of 2020 and the proposed date to proceed is the 2nd Quarter of 2020.

Mr. Fry recommended putting aside \$1 million per year for upgrades to the City's WWTP because the equipment wears out so quickly.

Mr. Propes stated that \$2 million had been set aside from the sewer tap fees for reserve.

*No Action.*

*Mr. Carl Hofstadter & Mr. John Fry, Jr., left the meeting at 7:30 pm.*

## **6. Gas Line to Good Hope**

Mr. Rodney Middlebrooks discussed the proposed natural gas expansion to the Good Hope area. He reviewed the City of Monroe's territory map with the committee. He stated that ER Snell has approached the City of Monroe again about supplying gas to their asphalt plant on GA Hwy 186. Because of changing the Pleasant Valley area to a low-pressure valve by dropping it from 100 to 30 to make the pipe safe, it gives the City extra gas to sell. The price to extend the line to the asphalt plant is approximately \$1.9 million. He reported on the growth in the Good Hope area and the number of new homes being built, (i.e., a 92 five-acre lot subdivision right across from ER Snell, tracts of land along Hwy 186 have been divided up and are for sale, and 29 miles of various roads throughout the Good Hope area with new homes being built) and approximately 15 super chicken houses in that area that can be served with natural gas. To serve natural gas to the Good Hope area will be approximately \$3.3 million which includes material and contract labor. He noted that we will have the potential for instant customers, 15 super chicken houses, plus the asphalt plant, and all the new residential homes being built. This would expand the City of Monroe's territory and not allow another business to encroach on our territory forever, and put us in the position of basically taking over east of Walton County in perpetuity to serve them ourselves and to secure our territory.

*No Action.*

## **7. Other Potential Projects to Bond**

### **a. Water Towers / Tanks**

First, Rodney Middlebrooks reviewed the previous recommendations of the 1999-2000 Wiedeman & Singleton, Inc., Master Plan for the City's Water Distribution System Improvements which have been completed over the years except for the 1M gallon water storage tank at the Walton Road booster pump site. The land was purchased for the water storage tank and the booster pump station at the same time. At the time, the reason for the million-gallon storage tank was if the county continued to buy water from us.

Mr. Middlebrooks stated that Hofstadter & Associates' design of the Loganville water line includes one of the 10" water lines that feeds from the Cedar Ridge area that is coming off this pressure zone which will pull the water pressure down for the northwestern service area. To remedy this low-pressure area, the 1M gallon ground storage water tank will need to be constructed in this upper zone.

Second, Mr. Middlebrooks stated there is a need for a water tank at the Industrial Park. There have been some water pressure issues in that area. Elevation will determine whether a ground or an elevated tank can be used. He noted that if the elevation is high enough, which will be determined by an engineer, a ground storage tank can be constructed. Mr. Propes stated that a part of the county-wide water and sewer meeting discussions was "What do we need long range to support, not only current industry, but future industry". They will get the project engineered to determine the type of storage tank needed and get the costs.

*No Action.*

### **b. Fiber Monroe**

Discussion was held regarding the study that is being done to replace all the coax with fiber in Monroe in our service territory. Without having the results of the study, they are estimating the cost to be from \$6 million to \$8 million. The discussion included whether the committee wanted to proceed with this as part of the bonding package or look at this later on,

as a stand-alone, phasing-in project that we do year after year. While awaiting the final results of the study, the Committee was asked to think about how and whether they wanted to do this. They are hoping the study will convey what our primary core is.

Discussion also included the potential of serving various areas in Walton County. Mr. Propes noted that fiber will be dropped in the Loganville water line to serve that area, noting that the high costs involved are for labor and trenching. Whenever it is feasible to coordinate with the water and sewer crews to place fiber in any of the City's upgrades or new construction areas, it saves the City money to go ahead and do this.

*No Action.*

#### **8. GIS Update and Potential Utility Master Planning**

City Administrator Logan Propes informed the Committee that they are still going through the full GIS update with Carter & Sloope to get real models of our systems.

Rodney Middlebrooks discussed the Utility Master Planning. He has the Natural Gas Master Plan included in the CIP for next year. He noted that he would like to do another one on the water and sewer, noting that the last one was done in 1998-99. The natural gas model is estimated to cost \$150,000.00 or maybe cheaper. When the GIS update is done, he would like to do a water model to help identify problem areas (i.e. bottlenecks) that affects the system. Mr. Propes stated this modernizes what we have so we can keep our engineers updated with maps, files, etc. This is critical for future knowledge of our underground utility systems.

The committee discussed the possibility of serving power to all of the City's pump stations instead of using Walton EMC for these facilities.

*No Action.*

#### **9. Other Business**

Mr. Propes stated when they receive some definitive prices on some of these projects which will all be bonded, he'll start looking. The consensus was for Mr. Propes to start scouting to see what the bond market is looking like for a \$50 million to \$60 million Revenue Bond for all these projects and come up with some sort of draft on it.

*No Action.*

### **III. ADJOURN**

*Motion by L. Bradley, seconded by Adcock.  
Passed Unanimously.*

*The meeting adjourned at 8:45 pm.*