



City of Fairburn Work Session Agenda

January 27, 2025
5:30 PM

The Honorable Mayor Mario Avery

The Honorable Mayor Pro-Tem Alex Heath
The Honorable Samantha Hudson
The Honorable Ulysses J. Smallwood

Mr. Tony Phillips
Mr. Rory Starkey
Ms. Brenda B. James

The Honorable Linda J. Davis
The Honorable Hattie Portis-Jones
The Honorable James Whitmore

City Administrator
City Attorney
City Clerk

- I. Meeting Called to Order: The Honorable Mayor Avery
- II. Roll Call: City Clerk
- III. Agenda Items:
 - 1. Middle Chattahoochee Regional Water & Sewer Authority Presentation **(City Administrator's Office)**
- IV. Adjournment:

When an Executive Session is required, one will be called for for the following Issues:
(1) Personnel (2) Real Estate or (3) Litigation



CITY OF FAIRBURN WORK SESSION AGENDA ITEM

SUBJECT: Middle Chattahoochee Regional Water & Sewer Authority Presentation

ITEM TYPE: Presentation

SUBMITTED: 01/22/2025 **WORK SESSION:** 01/27/2025 **COUNCIL MEETING:** N/A

DEPARTMENT: City Administrator's Office

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

To provide an update on the operations of the Authority to Mayor and Council.

HISTORY:

In 2000, House Bill 1421 created the Middle Chattahoochee Regional Water & Sewer Authority for the purpose of acquiring and developing adequate sources of water supply for the member cities which includes the City of Fairburn, City of Union City, and City of Palmetto.

FACTS AND ISSUES:

The Authority was formed based on the cities desire to be independent from the City of Atlanta by controlling their own water supply.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

N/A

ATTACHMENTS:

1. Middle Chattahoochee Regional Water & Sewer Authority (MCRWSA) Retreat 8.10.24 - Notebook
2. WASA Resolution (003)_ 2024

PLANNING RETREAT

MIDDLE CHATTAHOOCHEE REGIONAL
WATER & SEWER AUTHORITY

AUGUST 10, 2024

Middle Chattahoochee Regional Water & Sewer Authority
August 10, 2024 Planning Retreat

AGENDA

	<u>Topic</u>	<u>Presenters</u>	<u>Time Slot</u>
1	Opening Remarks	Sonja Fillingame	9:10 - 9:20 am
2	Brief History	Laura Benz, Andrea Gray & Dennis Davenport	9:20 – 10:00 am
3	Current Conditions	Krebs Engineering: Jarred Jackson	10:00 – 10:15 am
4	Authority's Goals	Authority Discussion facilitated by Lindy Farmer	10:15 – 10:45 am
5	Break		10:45 – 11:00 am
6	Water Supply Alternatives: Overview	Krebs Engineering: Jarred Jackson	11:00 – 12:00 pm
7	Lunch		12:00 – 12:45 pm
8	Water Supply Alternatives: Comparison	Krebs Engineering: Jarred Jackson Tom Owens/David Gray	12:45 – 1:45 pm
9	Authority's Long-term Plans	Authority Discussion Facilitated by Lindy Farmer	1:45 – 2:15 pm
10	Break		2:15 – 2:30 pm
11	Immediate Action Plan Cities' Commitment and IGA	Authority Discussion Facilitated by Lindy Farmer	2:30 – 3:00 pm
12	Wrap-Up and Closing Remarks	Lindy Farmer	3:00pm

2.

Authority and Project History



AUTHORITY AND PROJECT HISTORY

MIDDLE CHATTAHOOCHEE REGIONAL WATER & SEWER AUTHORITY

PLANNING RETREAT

AUGUST 10, 2024

PRESENTATION OVERVIEW



Authority's history and key agreements

Formation
IGA
Relationship with Atlanta
Service Delivery Strategy



Water supply project history

Reservoir
Direct withdrawal
Interconnections
Pursuit of funding



Assets

Land
Permit
Mitigation



AUTHORITY'S HISTORY

KEY LEGAL AND LEGISLATIVE MILESTONES

DENNIS DAVENPORT



AUTHORITY'S HISTORY

- 2000- HOUSE BILL 1421
CREATED THE AUTHORITY FOR
THE PURPOSES OF:
 - ACQUIRING AND
DEVELOPING ADEQUATE
SOURCES OF WATER
SUPPLY FOR THE MEMBER
CITIES
- EPD ENCOURAGED THE
FORMATION
- CITIES HAD A DESIRE TO BE
INDEPENDENT FROM ATLANTA
BY CONTROLLING THEIR OWN
WATER SUPPLY DESTINY

2003 IGA AND BONDS

- BONDS: AUTHORITY OBTAINED A \$41,630,000 WATER REVENUE BOND TO COVER ESTIMATED PROJECT COSTS
 - FUNDS WERE PRIMARILY SPENT ON: LAND ACQUISITION, CAPITALIZED INTEREST, MITIGATION ACQUISITION, AND PROJECT SPECIFIC STUDIES
- IGA: OPERATIONS AND FINANCE AGREEMENT BETWEEN THE CITIES AND THE AUTHORITY
 - CITIES WILL FUND DEBT SERVICE PAYMENTS ON THE BOND IN PROPORTION TO THEIR WATER USAGE
 - ONCE A WATER SUPPLY PROJECT IS OPERATIONAL, THE CITIES MUST PURCHASE ALL POTABLE WATER REQUIREMENTS FROM THE AUTHORITY
 - AUTHORITY USED A PORTION OF THE BONDS TO PURCHASE PALMETTO'S WATER TREATMENT PLANT, WASTEWATER TREATMENT PLANT AND RESERVOIR

SERVICE DELIVERY STRATEGY AND AGREEMENT WITH ATLANTA

- 1999- LAST ADOPTED VERSION OF THE FULTON COUNTY SERVICE DELIVERY STRATEGY
- 2006 – 2007 – HEATED LETTER CAMPAIGN BETWEEN ATLANTA AND THE AUTHORITY REGARDING THE RIGHT TO SERVE THE THREE CITIES
 - 2007 CITY ANNEXATIONS FUELED THE DISCUSSIONS
- 2008 – ATTORNEY GENERAL OPINION ISSUED – THE AUTHORITY MUST COMPLY WITH THE SDS TO OBTAIN STATE PERMITS
- 2010 – AUTHORITY SUCCESSFULLY SECURED PASSAGE OF HOUSE BILL 406 ALLOWING EPD TO ISSUE 401 CERTIFICATION AND WATER WITHDRAWAL PERMITS PRIOR TO A MODIFIED ADOPTED SDS
- 2012 – LETTER AGREEMENT BETWEEN THE AUTHORITY AND ATLANTA DESIGNATING EACH'S SERVICE AREA PRIOR TO CONSTRUCTION OF THE RESERVOIR
 - ATLANTA KEEPS ITS EXISTING RETAIL CUSTOMERS WITHIN THE THREE CITIES
 - CITIES MAY SERVE ALL CUSTOMERS WITHIN ITS BOUNDARIES THAT ARE NOT ATLANTA RETAIL CUSTOMERS AS OF THE DATE OF THE LETTER – FUTURE ANNEXATIONS WILL BE DISCUSSED AT THE TIME OF ANNEXATION

LEGISLATION

- PREVIOUSLY DISCUSSED
 - HOUSE BILL 1421 – CREATED THE AUTHORITY
 - HOUSE BILL 406 – ALLOWED THE AUTHORITY TO MOVE FORWARD WITH STATE PERMITS WITHOUT AN UPDATED SERVICE DELIVERY STRATEGY
- HOUSE BILL 1217 ADOPTED IN 2020
 - RENAMED THE AUTHORITY AS "MIDDLE CHATTAHOOCHEE REGIONAL WATER & SEWER AUTHORITY" TO AVOID CONFUSION WITH THE CITY OF SOUTH FULTON



WATER SUPPLY BRIEF PROJECT HISTORY

LAURA BENZ AND ANDREA GRAY

RESERVOIR HISTORY

- 2003 – FIRST SECTION 404 PERMIT FOR A 310-ACRE RESERVOIR YIELDING 11 MGD WAS FILED
 - ADMINISTRATIVELY WITHDRAWN DUE TO ABSENCE OF EPD NEED VERIFICATION
- 2008-2016 – FILED REVISED SECTION 404 PERMIT FOR A 440-ACRE RESERVOIR YIELDING 16.44 MGD TO REFLECT ANNEXED AREAS AND INCREASED NEED
 - MAJOR OBSTACLE: OBTAINING EPD NEED VERIFICATION TO INCORPORATE RESOLUTION OF ATLANTA OBJECTIONS AND EXPIRED SDS AGREEMENT
 - 2009 – PURCHASED TWO MITIGATION PROPERTIES
 - 2010 – PURCHASED PROPERTY FOR RESERVOIR AND ASSOCIATED INFRASTRUCTURE
 - 2012 – PURCHASED MITIGATION BANK CREDITS
 - 2013 – GEFA AWARDED \$10.5 MILLION IN FUNDING

Reservoir Plan:

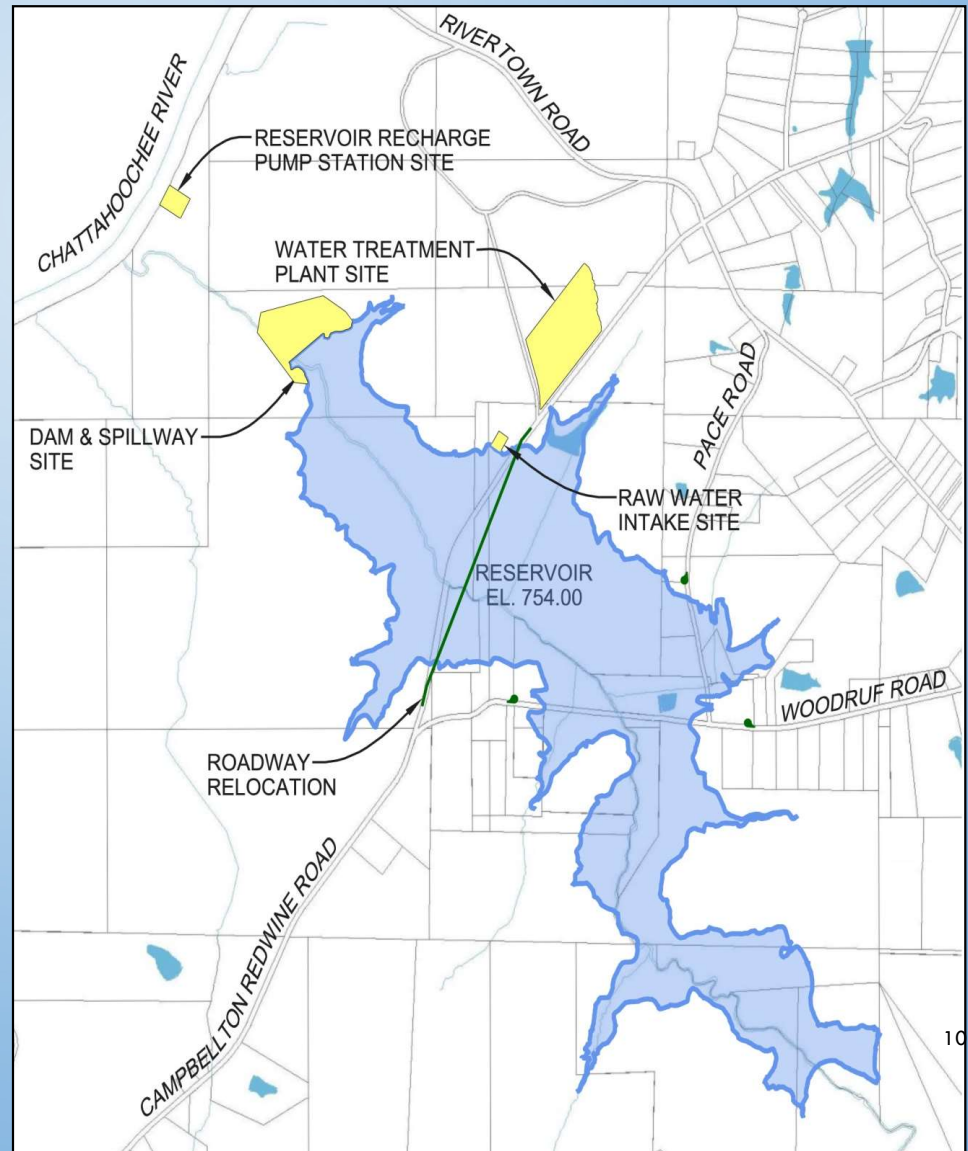
440 Acres

Normal Pool Elevation: 754'msl

Yield- 16.44 mgd with pumped diversion

½ mile from dam to Chattahoochee River

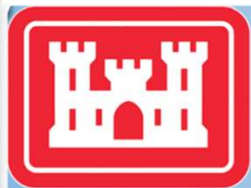
* Authority owns all reservoir property shown



50-YEAR WATER SUPPLY NEED VERIFIED

- 2015 – 2017 DETERMINATION OF NEED
 - STUDIES CONDUCTED ON POPULATION AND WATER USAGE
 - COORDINATION WITH EPD, ARC AND THE METRO NORTH GEORGIA WATER PLANNING DISTRICT
 - SIGNIFICANT DELAYS IN ATLANTA PROVIDING REQUESTED INFORMATION TO QUANTIFY ITS CUSTOMERS WITHIN THE AUTHORITY'S MEMBERS MUNICIPAL BOUNDARIES
- SEPTEMBER 13, 2017 – EPD ISSUED A NEED VERIFICATION FOR 13.25 MGD
 - 2065 POPULATION = 131,700
 - INCLUDES POPULATION WITHIN THE 2012 CITY LIMITS OF EACH CITY
 - EXCLUDES ATLANTA'S EXISTING RETAIL CUSTOMERS
 - 2065 PER CAPITA WATER USE = 103 GPCPD
 - CONSISTENT WITH METRO DISTRICT WEIGHTED AVERAGE OF 108 GPCPD





**US Army Corps
of Engineers®**



PIVOT – RESERVOIR TO DIRECT WITHDRAWAL

- 2017 - FEDERAL POLICY CHANGES REQUIRED THE AUTHORITY TO PIVOT TO A DIRECT WITHDRAWAL
 - USACE'S 2017 ACF WATER CONTROL MANUAL ALLOCATED AN ADEQUATE QUANTITY OF WATER IN THE CHATTAHOOCHEE RIVER TO SERVE THE 50-YEAR NEEDS OF FULTON COUNTY MAKING THE RIVER WITHDRAWAL RELIABLE AND NO LONGER SPECULATIVE AS TO AVAILABILITY
 - CLEAN WATER ACT MANDATES THAT THE "LEAST ENVIRONMENTALLY DAMAGING, PRACTICABLE ALTERNATIVE CAPABLE OF MEETING THE PROJECT PURPOSE" ("LEDPA") BE PURSUED
 - A DIRECT WITHDRAWAL HAS FEWER IMPACTS TO WATERS OF THE US THAN A RESERVOIR

DIRECT WITHDRAWAL HISTORY



- DECEMBER 5, 2018 – JOINT APPLICATION FILED FOR A WATER WITHDRAWAL PERMIT
 - EXPIRED 1999 SERVICE DELIVERY STRATEGY (SDS) AGREEMENT CONTEMPLATED THE THREE CITIES SERVING THEIR AREAS SINCE THE AUTHORITY HAD NOT YET BEEN CREATED
 - REQUESTING 13.25 MGD WITHDRAWAL FROM THE CHATTAHOOCHEE RIVER

VERIFIED WATER QUALITY IN THE CHATTAHOOCHEE RIVER



- 2010: ORIGINAL WATER QUALITY SAMPLES STUDY
- 2018: KREBS ENGINEERING CONDUCTED TREATABILITY ANALYSIS PER PROTOCOL APPROVED BY EPD
 - MULTIPLE SAMPLES WERE TAKEN OVER A 6-MONTH PERIOD FROM THE CHATTAHOOCHEE RIVER DURING WET AND DRY DAYS
 - MICROBIOLOGICAL, INORGANIC CHEMICALS, SYNTHETIC ORGANIC CHEMICALS, VOLATILE ORGANIC COMPOUNDS, SECONDARY CONTAMINANTS, PFAS, AND RADIONUCLIDES WERE ALL ANALYZED
 - CONCLUSION: “THE RAW WATER QUALITY TEST RESULTS INDICATED THAT THE CHATTAHOOCHEE RIVER SOURCE WATER IS TYPICAL OF WHAT WOULD BE EXPECTED FROM OTHER SURFACE WATER SOURCES. THE DATA SHOWED NOTHING THAT WOULD BE CONSIDERED UNUSUAL OR DIFFICULT TO TREAT WITH CONVENTIONAL WATER TREATMENT FACILITIES.”
 - EPD REVIEWED DATA AND CONCURRED WITH KREBS TREATABILITY CONCLUSIONS

ALTERNATE MINIMUM FLOWS APPROVED

- 2019 – EPD UPDATED FLOW MODEL RESULTED IN INADEQUATE WATER SUPPLY FOR TWO DAYS OVER A 73-YEAR MODELING PERIOD
 - ARC REVERSED ITS EARLIER POSITION AND DETERMINED THE AUTHORITY COULD NOT PARTICIPATE IN THE RIVER-LAKE MODEL GOVERNING LAKE LANIER RELEASES WITHOUT AMENDING THE USACE ACF WATER CONTROL MANUAL
 - TO ADDRESS THE TWO-DAY SHORTFALL WITHIN THE MONITORING PERIOD THE AUTHORITY HIRED SCHNABEL ENGINEERING WHICH PROPOSED ALTERNATE MINIMUM INSTREAM FLOW (MIF) CRITERIA TO ENSURE ADEQUATE WATER THROUGHOUT THE MONITORING PERIOD.
 - CONDUCTED A STUDY OF THE ALTERNATE FLOWS' IMPACTS ON THE CHATTAHOOCHEE RIVER BETWEEN BEAR CREEK AND THE WHITESBURG GAGE
 - CCR ENVIRONMENTAL CONDUCTED A BIOLOGICAL HABITAT ASSESSMENT OF THE 1-MILE STRETCH DOWNSTREAM OF THE INTAKE AND EXAMINED POOL, RIFFLE AND RUN AREAS WITHIN THE RIVER.
- BOTH STUDIES DEMONSTRATED MINIMAL IMPACTS TO DOWNSTREAM FLOW AND SPECIES HABITAT
- EPD ISSUED THE WATER WITHDRAWAL PERMIT WITH THE ALTERNATIVE MIF

WATER WITHDRAWAL PERMIT ISSUED!

- **TWO PUBLIC NOTICE PERIODS**
 - **MARCH 8, 2019 – MAY 8, 2019**
 - **COMMENTS RECEIVED FROM ATLANTA, ARC AND THE CHATTAHOOCHEE RIVERKEEPER**
 - **AUTHORITY'S RESPONSE INCLUDED A 35-PAGE LETTER AND 68 EXHIBITS REQUIRING TWO 4-INCH BINDERS**
 - **MAY 27, 2020 – JUNE 29, 2020**
 - **COMMENTS RECEIVED FROM ATLANTA AND THE CHATTAHOOCHEE RIVERKEEPER**
- **EPD ISSUED THE WITHDRAWAL PERMIT ON JULY 27, 2020**
 - **10-YEAR PERMIT WHICH MAY BE RENEWED WITH EPD APPROVAL**
 - **WITHDRAWAL AMOUNT APPROVED BASED ON 10-YEAR NEEDS**
 - **MAX DAY OF 11.4 MGD, MONTHLY AVERAGE OF 8.55 MGD AND ANNUAL AVERAGE OF 7.12 MGD**

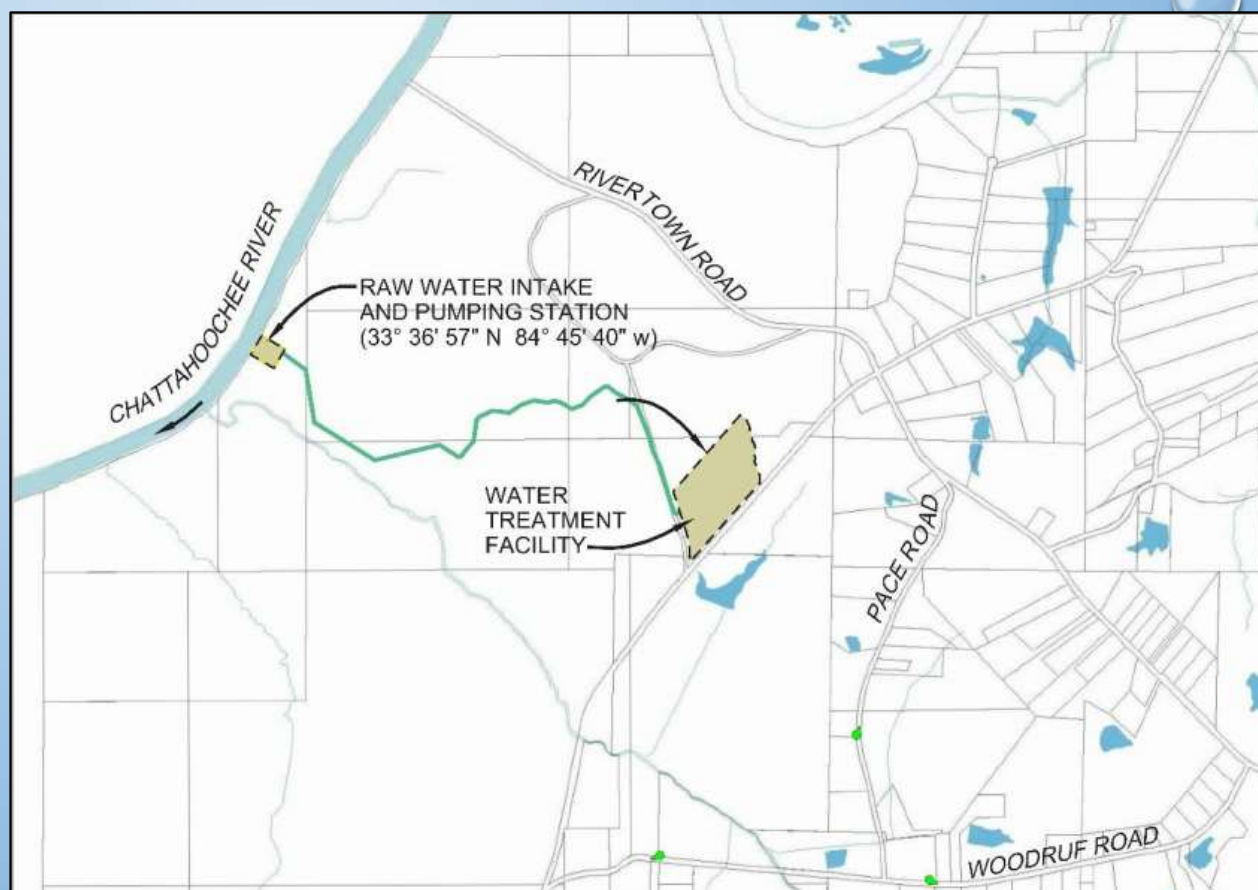
Direct Withdrawal:

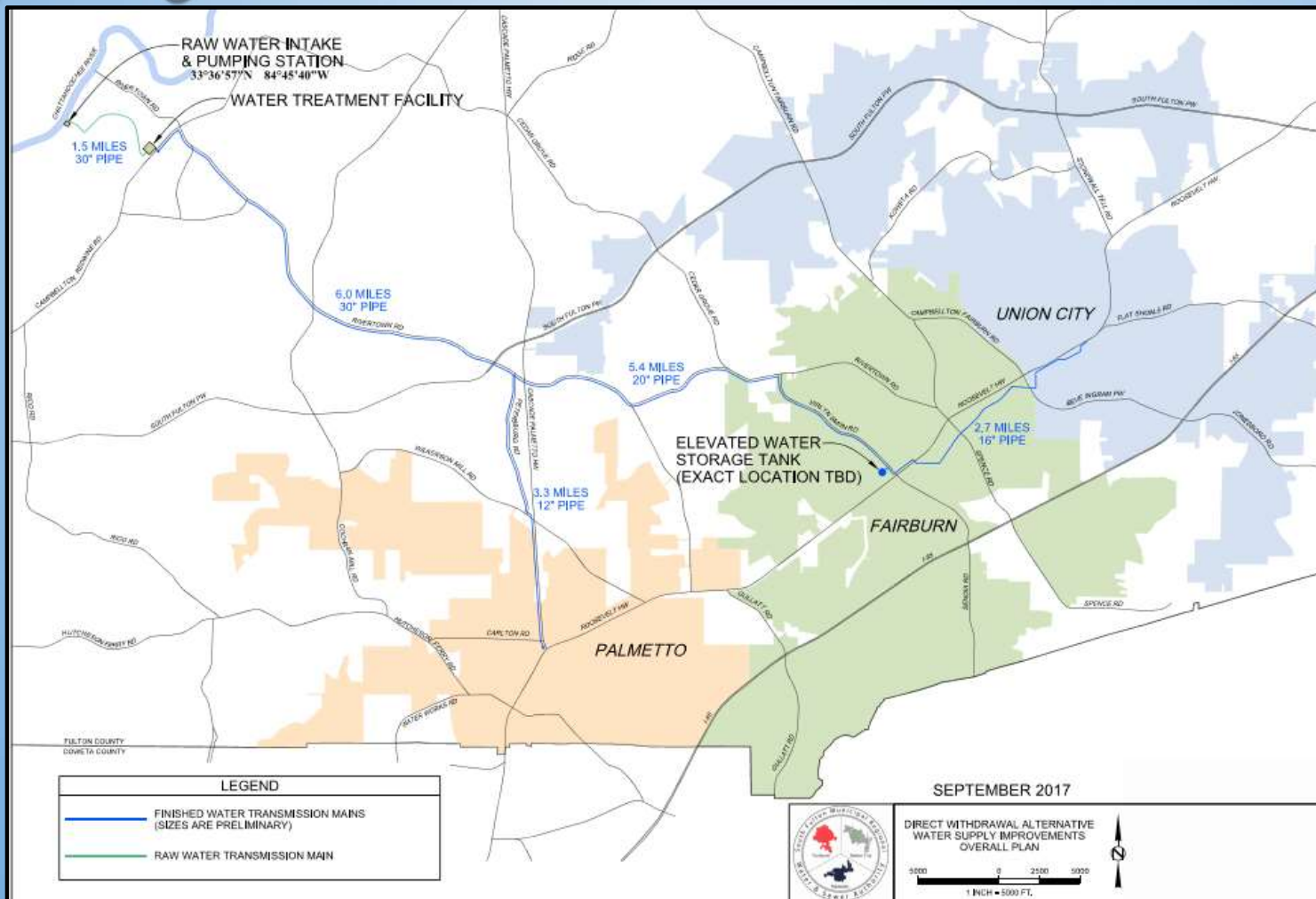
Implement existing owned intake, pump station and water treatment facility sites

Withdrawal Reserved: 13.25 mgd

Current permit: 7.2 mgd AAF

Phased treatment facility
Phase I: 6 mgd





POST PERMIT ACTIVITIES

- PRELIMINARY ENGINEERING REPORT
 - 2020 – 2021 – KREBS PREPARED THE PRELIMINARY ENGINEERING REPORT AND RECEIVED EPD APPROVAL
- USGS GAGE INSTALLED
- SOURCE WATER ASSESSMENT COMPLETED BY ARC
- OWNERS ENGINEER
 - 2021 - 2022 – AUTHORITY OPTED TO ENGAGE AN OWNERS ENGINEER RATHER THAN A GENERAL MANAGER – GRESHAM SMITH PARTNERS TEAM WAS SELECTED
 - INTENT WAS FOR OWNERS ENGINEER TO OVERSEE BIDDING, AWARDED AND OVERSIGHT OF ENGINEERS AND CONTRACTORS CONSTRUCTING THE INTAKE AND WATER TREATMENT PLANT
- UPDATED COST ESTIMATES
 - 2022 – UPDATED COST ESTIMATES FROM GRESHAM SMITH RESULTED IN PAUSE OF THE PROJECT
- EVALUATION OF OTHER OPTIONS
 - MET WITH ATLANTA AND COWETA TO EXPLORE INTERCONNECTIONS AND POTENTIAL PARTNERSHIPS



INTERCONNECTION/PURCHASE HISTORY

- 2011 – DISCUSSIONS WITH COWETA COUNTY WATER AUTHORITY REGARDING AN INTERCONNECTION
 - COST ANALYSIS SHOWED THAT FOR THE LIMITED SUPPLY PROVIDED (3MGD) OVER A SHORT PERIOD OF TIME (THROUGH 2019), IT WAS NOT A WISE INVESTMENT FOR THE AUTHORITY
- 2012 – DISCUSSIONS WITH ATLANTA
- 2015 – ADDITIONAL DISCUSSIONS WITH COWETA REGARDING POSSIBLE CONNECTION – ENDED DUE TO UNCERTAINTY ON CAPACITY
- 2017 – ADDITIONAL DISCUSSIONS WITH COWETA REGARDING CAPACITY AND COST- ENDED DUE TO DELAYS IN GETTING RESPONSIVE INFORMATION
- 2022-2024 – DISCUSSIONS AND MEETINGS WITH ATLANTA
- 2024 – DISCUSSIONS WITH COWETA – TOPIC FOR LATER TODAY!



PURSUIT OF FUNDING HISTORY

- 2003 - \$41,630,000 BOND ISSUED
- 2012 AND 2014 – APPLIED FOR GOVERNOR’S WATER SUPPLY FUNDS – COMPETITIVE PROCESS – NO FUNDS AWARDED
- 2013 AWARDED \$10.5 MILLION GEORGIA FUND LOAN (EXPIRES 2025)
- 2021 – APPLIED FOR \$25 MILLION GEFA LOAN – GEFA VERBALLY COMMITTED TO ISSUE AN ADDITIONAL \$25 MILLION IN FOLLOWING YEAR – APPLICATION HAD TO BE WITHDRAWN IN 2023 DUE TO LACK OF FINANCIAL AUDITS
- 2021 – APPLIED FOR \$25 MILLION IN COVID RELIEF FUNDS – NO FUNDS AWARDED
- 2022 – APPLIED FOR \$33 MILLION IN ARPA FUNDS – NO FUNDS AWARDED
- 2023 – VIRTUAL MEETINGS WITH EPA, GEFA AND SENATOR OSSOFF REPRESENTATIVES REGARDING FUNDING OPPORTUNITIES

Water Withdrawal Permit

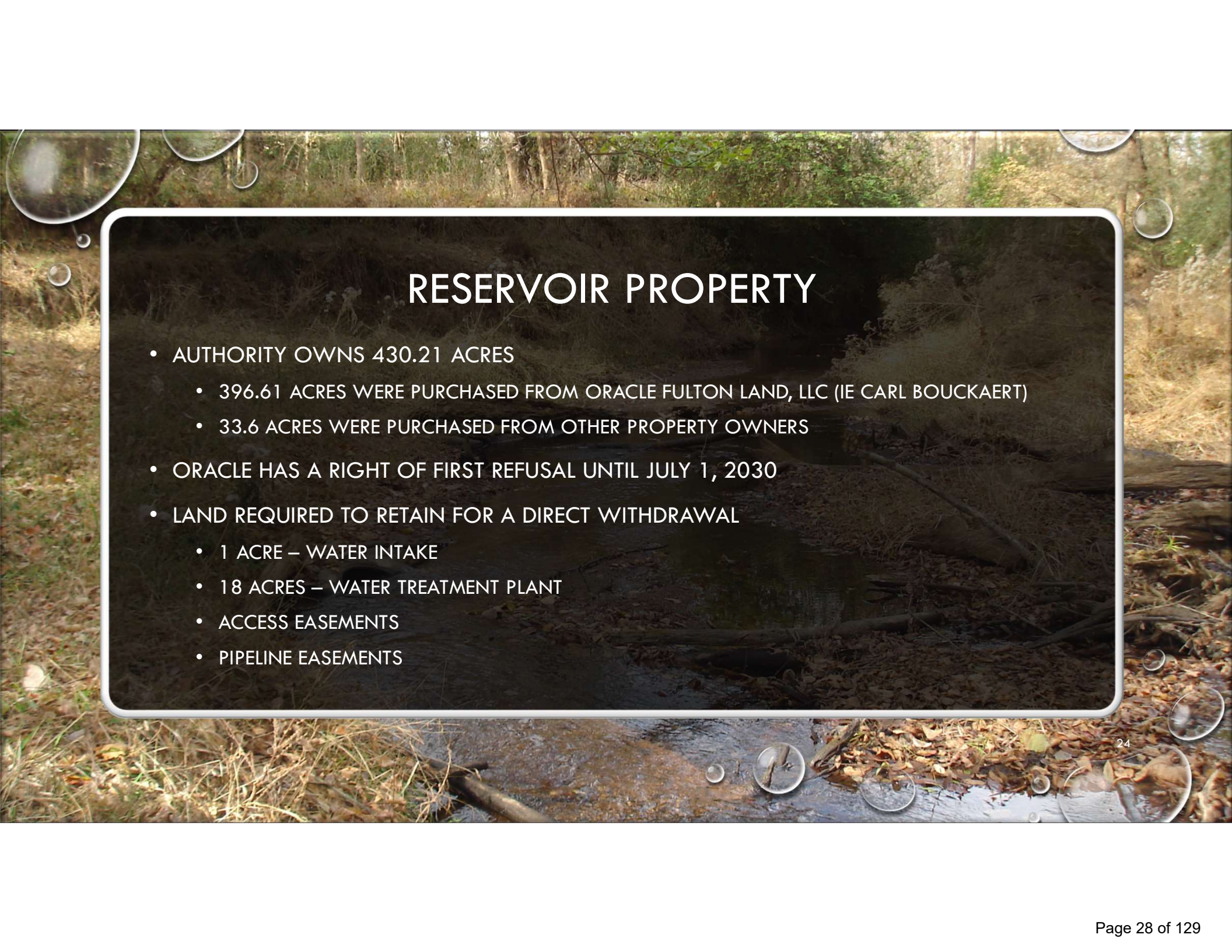


Source Water Assessment
Preliminary Engineering Report
Rate analyses
Audits
Political Support
Inflation
Studies, Studies and more Studies
Certification of Need
Atlanta Battle
Mitigation Credits
Land Purchases

20 years of
active pursuit
of an
independent
water supply

USGS Gage
Bond refinance
Changes in project team
Pursuit of funding
Change in Federal Policy
Change in State Policy
Legislation
Service Delivery Strategy
Coordination with EPD, USACE, FWS, EPA, HPD
Legislation
Creating an Authority

ASSETS

The background of the slide is a photograph of a forest stream. The water is dark and reflects the surrounding trees. The banks are covered in dry leaves and some green vegetation. A semi-transparent dark box with rounded corners is overlaid on the center of the image, containing the title and a bulleted list. The text is white and clearly legible against the dark background.

RESERVOIR PROPERTY

- AUTHORITY OWNS 430.21 ACRES
 - 396.61 ACRES WERE PURCHASED FROM ORACLE FULTON LAND, LLC (IE CARL BOUCKAERT)
 - 33.6 ACRES WERE PURCHASED FROM OTHER PROPERTY OWNERS
- ORACLE HAS A RIGHT OF FIRST REFUSAL UNTIL JULY 1, 2030
- LAND REQUIRED TO RETAIN FOR A DIRECT WITHDRAWAL
 - 1 ACRE – WATER INTAKE
 - 18 ACRES – WATER TREATMENT PLANT
 - ACCESS EASEMENTS
 - PIPELINE EASEMENTS

MITIGATION CREDIT REMARKETING/SALE OF SITE

- **MITIGATION CREDIT SALES**

- **MONASTERY OF THE HOLY GHOST MITIGATION BANK**
 - ALL CREDITS SOLD
 - AUTHORITY RECOUPED ITS INVESTMENT PLUS \$326,970 PROFIT
- **BLUE CREEK MITIGATION BANK**
 - ORIGINAL PURCHASE OF 108,532.55 STREAM CREDITS FOR \$1,984,069.50
 - SOLD 45,892.25 CREDITS FOR \$1,175,699
 - REMAINING 62,640.30 CREDITS WILL BE SOLD UPON CREDIT RELEASES FOR THE ORIGINAL PURCHASE PRICE PLUS A ROYALTY OF 10% OF PURCHASE PRICE
- **CHATTAHOOCHEE MITIGATION BANK**
 - HOLDING CREDITS FOR DIRECT WITHDRAWAL AND DISTRIBUTION SYSTEM

- **MITIGATION PROPERTY SALES**

- **HARRIS COUNTY SITE (APPROX. 41.04 ACRES) WAS SOLD FOR \$185,550 PLUS A 4% ROYALTY ON CREDIT SALES. WITH THE SALE OF 9.26 WETLAND CREDITS, THE AUTHORITY WILL HAVE RECEIVED A \$161,585 PROFIT AND WILL BE DUE ADDITIONAL MONIES UPON THE SALE OF THE REMAINING 13.87 WETLAND AND 3,120 STREAM CREDITS**
- **MERIWETHER COUNTY SITE (APPROX. 31.03 ACRES) – MITIGATION EASEMENT HELD BY THE AUTHORITY**



OTHER ASSETS

- PALMETTO WATER TREATMENT PLANT, RESERVOIR AND WASTEWATER TREATMENT PLANT
- USGS GAGE ON THE CHATTAHOOCHEE RIVER
 - INSTALLED IN 2021
 - MEASURERS IN REAL TIME



THE END

3.

Current Conditions

TOPIC 3: CURRENT CONDITIONS

KREBS ENGINEERING



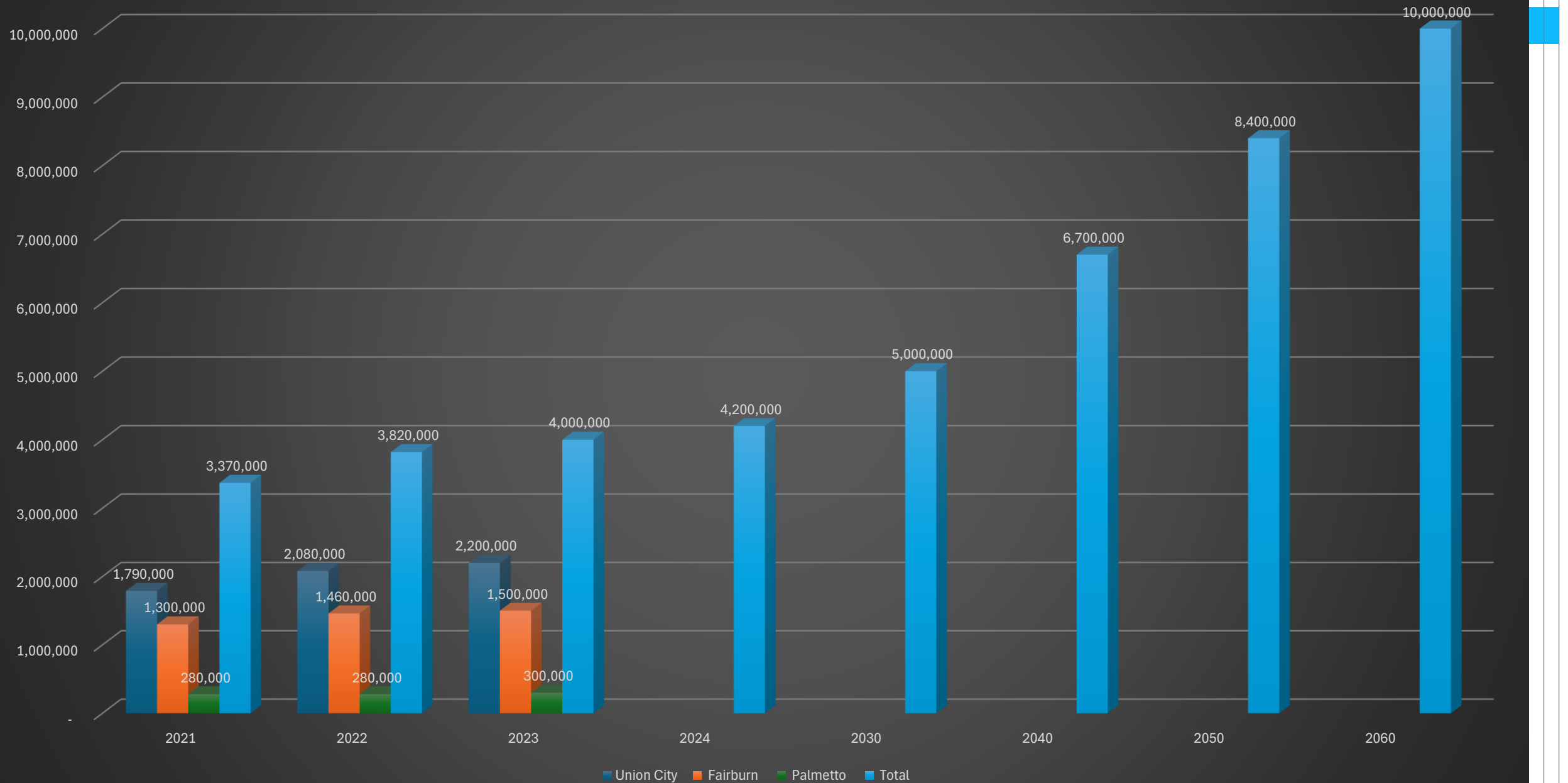
MCRWSA CURRENT SYSTEM CONDITIONS

- Member Cities' Water Demand and Future Projections
- Member City Water Distribution System Overview
- Current Atlanta Connection HGL

MCRWSA CAPITAL IMPROVEMENTS PERMITTING PROGRESS

- Approved Needs Assessment
- Approved Treatability Analysis
- Approved Withdrawal Permit for Raw Water Intake
- Approved Preliminary Engineering Report

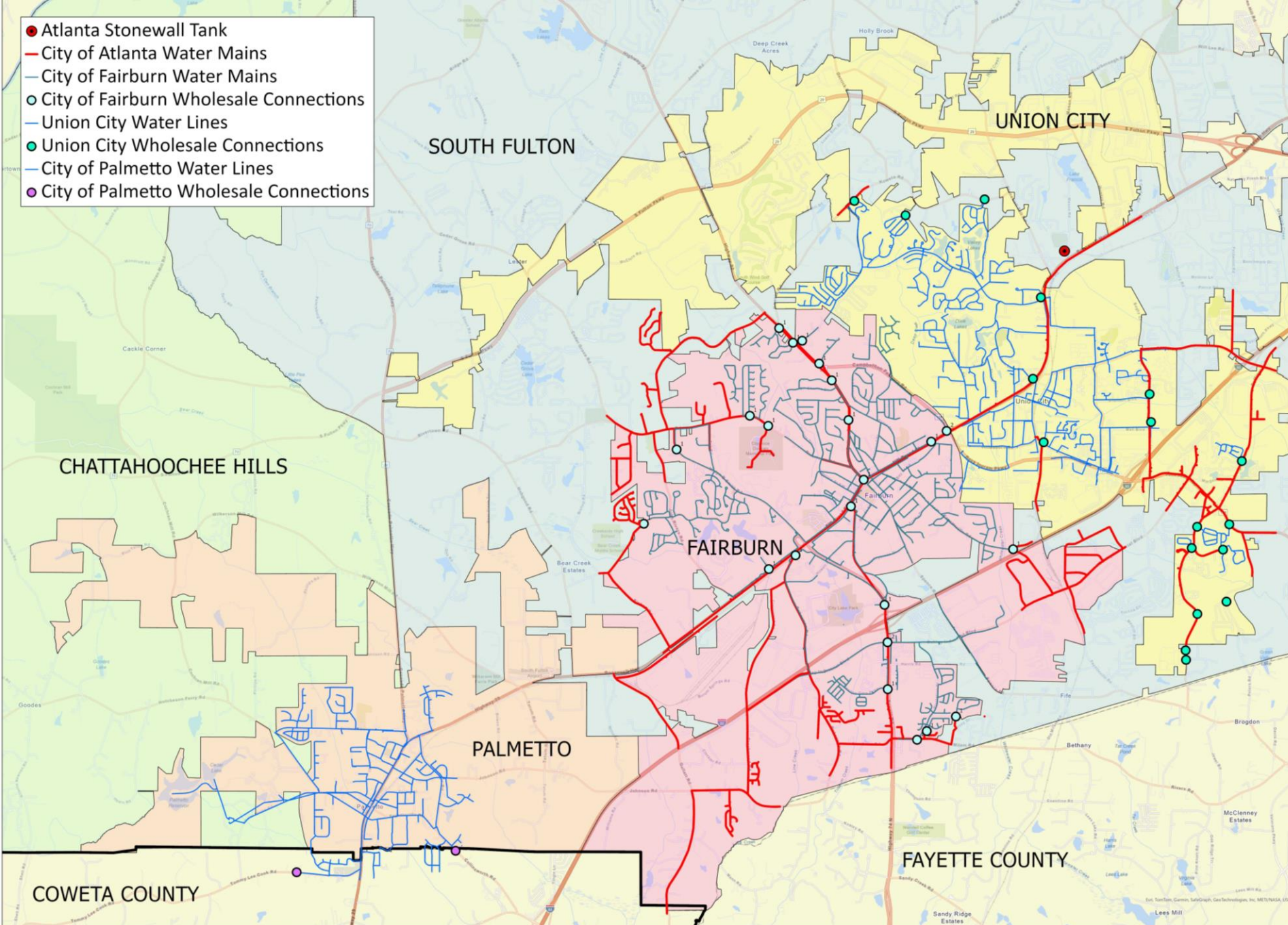
Member Cities' Average Daily Water Demand (Gallons)



MEMBER CITY DISTRIBUTION SYSTEM OVERVIEW

MCRWSA Member City Existing Conditions			
Project Element	Palmetto	Union City	Fairburn
Source of Supply	Palmetto WTP, CCWSA	City of Atlanta	City of Atlanta
Number of Wholesale Metered Connections	2	17	23
Elevated Storage Tanks	1 - 400,000 Gal. (1,147.4') 1 - 600,000 Gal. (1,142.7')	0	0
Water Treatment Plant	Yes - 450,000 GPD	No	No
Current Water Use	0.3 MGD	2.2 MGD	1.5 MGD
Pipe Inventory (miles)			
Miles 6-Inch	20.1	15.4	24.4
Miles 8-Inch	10.5	37.7	31.4
Miles 10-Inch	0.2	1.3	0.7
Miles 12-Inch	2.1	2.9	7.4
Miles 16-Inch			0.7
Total	33.0	57.3	70.0

SOURCE: GIS DATA PROVIDED BY MEMBER CITIES



MCRWSA Member City Existing Conditions			
Project Element	Palmetto	Union City	Fairburn
Source of Supply	Palmetto WTP, CCWSA	City of Atlanta	City of Atlanta
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Miles 12-Inch	2.1	2.9	7.4
Miles 16-Inch			0.7
Total	33.0	57.3	70.0

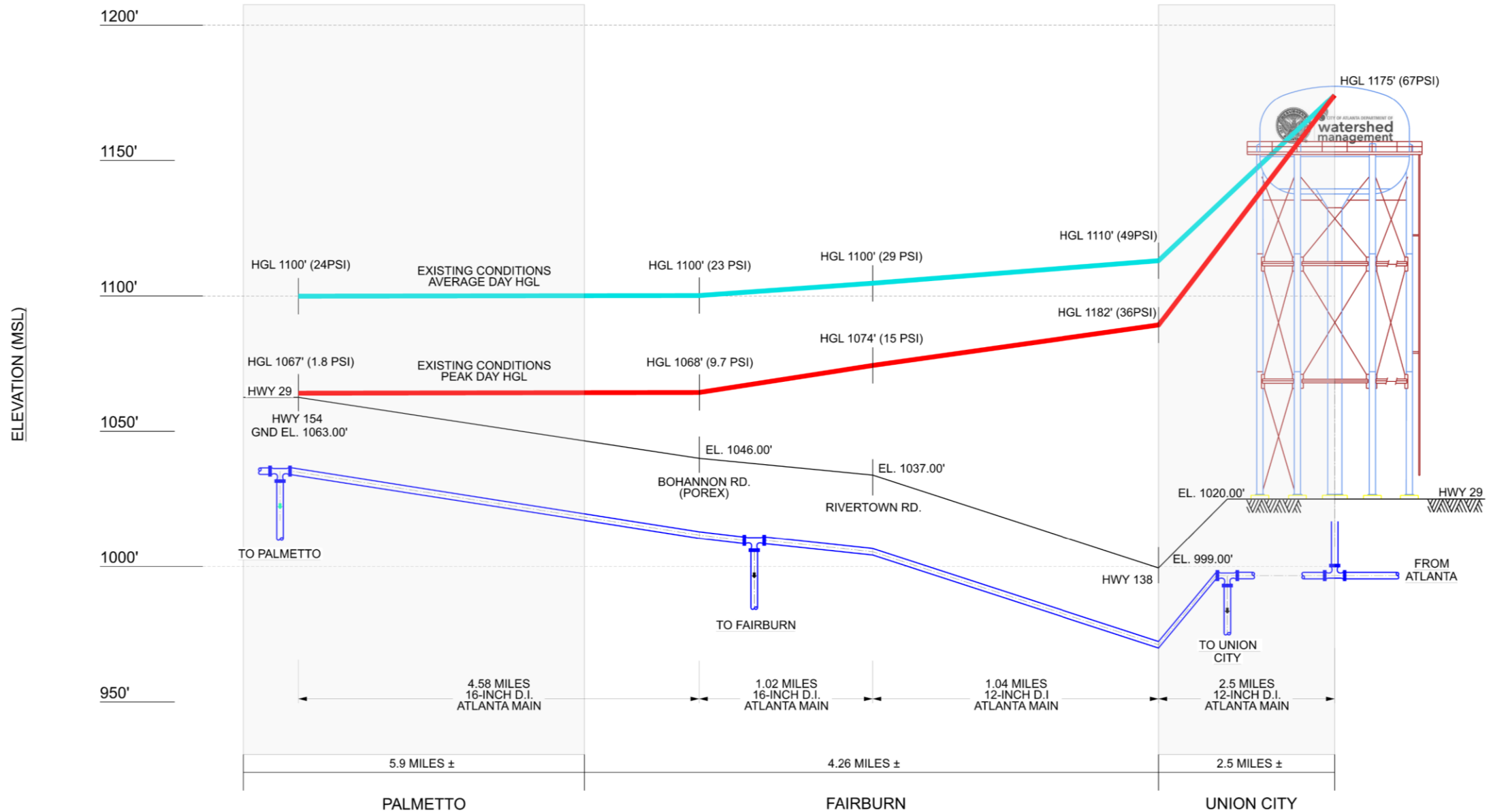
MEMBER CITY CURRENT ISSUES

- Lack of reliable, redundant water supply
- Experience low water pressure and boil-water advisories from the current Atlanta connection
- Fire flow availability
- Concerns/Inability to support future growth

WHAT CONTRIBUTES TO THESE ISSUES?

- Increased demand
- Proximity to Atlanta Infrastructure – Treatment Facilities, Booster Pumping Stations, Elevated Storage Tanks
- Lack of large Atlanta transmission mains
- Lack of elevated storage tanks in member city distribution systems
- These issues result in reduced hydraulic grade line (HGL) / water pressure

MIDDLE CHATTAHOOCHEE REGIONAL WATER & SEWER AUTHORITY
EXISTING CONDITIONS
HYDRAULIC SCHEMATIC



QUESTIONS?

[KREBSENG.COM](https://krebseng.com)

4.

Authority's Goals

Authority's Goals

- ▶ Secure water supply that:
 - ▶ Meets the long-term needs of the three Cities
 - ▶ Is reliable
 - ▶ Makes financial sense
- ▶ Structure Authority operations to support a wholesale water distribution system
 - ▶ Infrastructure
 - ▶ Operations

5.

Break

6.

Water Supply Alternatives Overview

TOPIC 6: MCRWSA WATER SUPPLY ALTERNATIVES OVERVIEW

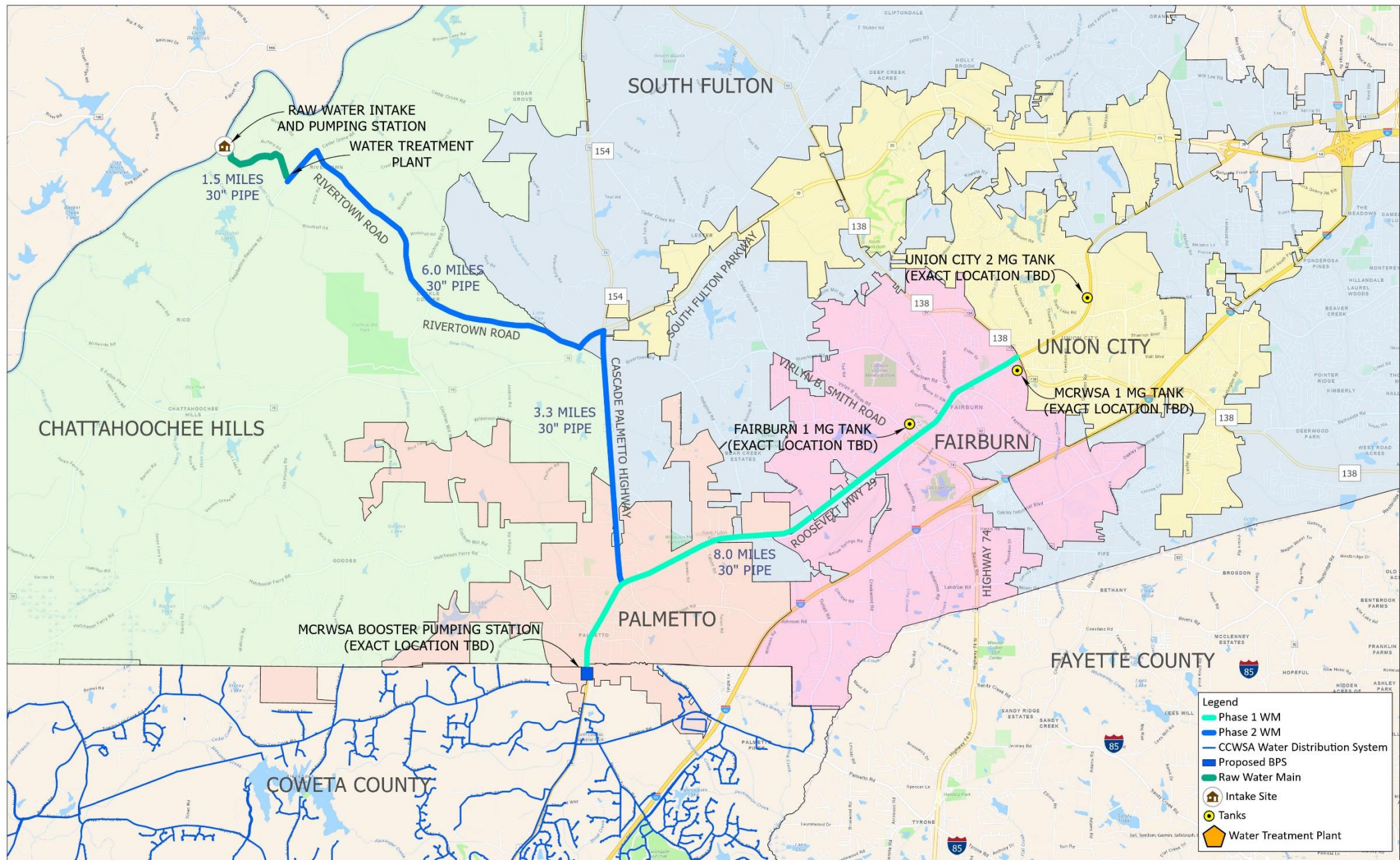
KREBS ENGINEERING

REASONS FOR EVALUATING WATER SUPPLY ALTERNATIVES

- MCRWSA Needs a Reliable Water Supply with Redundancy
 - Low Pressure and Boil Notices from Atlanta
 - No redundant source of supply. No redundant storage tanks in vicinity
- MCRWSA Member Cities Need More Water to Meet Increasing Demands
 - Water demands are near capacity and member cities denying new service
 - Atlanta needs \$1 billion of water system improvements in south Fulton County over next 10 years
- Costs and Inflation
 - Proposed capital improvements require significant investment
 - Previous estimate of entire wholesale water system considered cost-prohibitive
 - Cost of improvements needed in member city water systems
- Operations
 - Operating a new water system can be challenging
 - Hiring new staff and certified operators can be challenging
 - Treatment facilities are expensive to operate and maintain

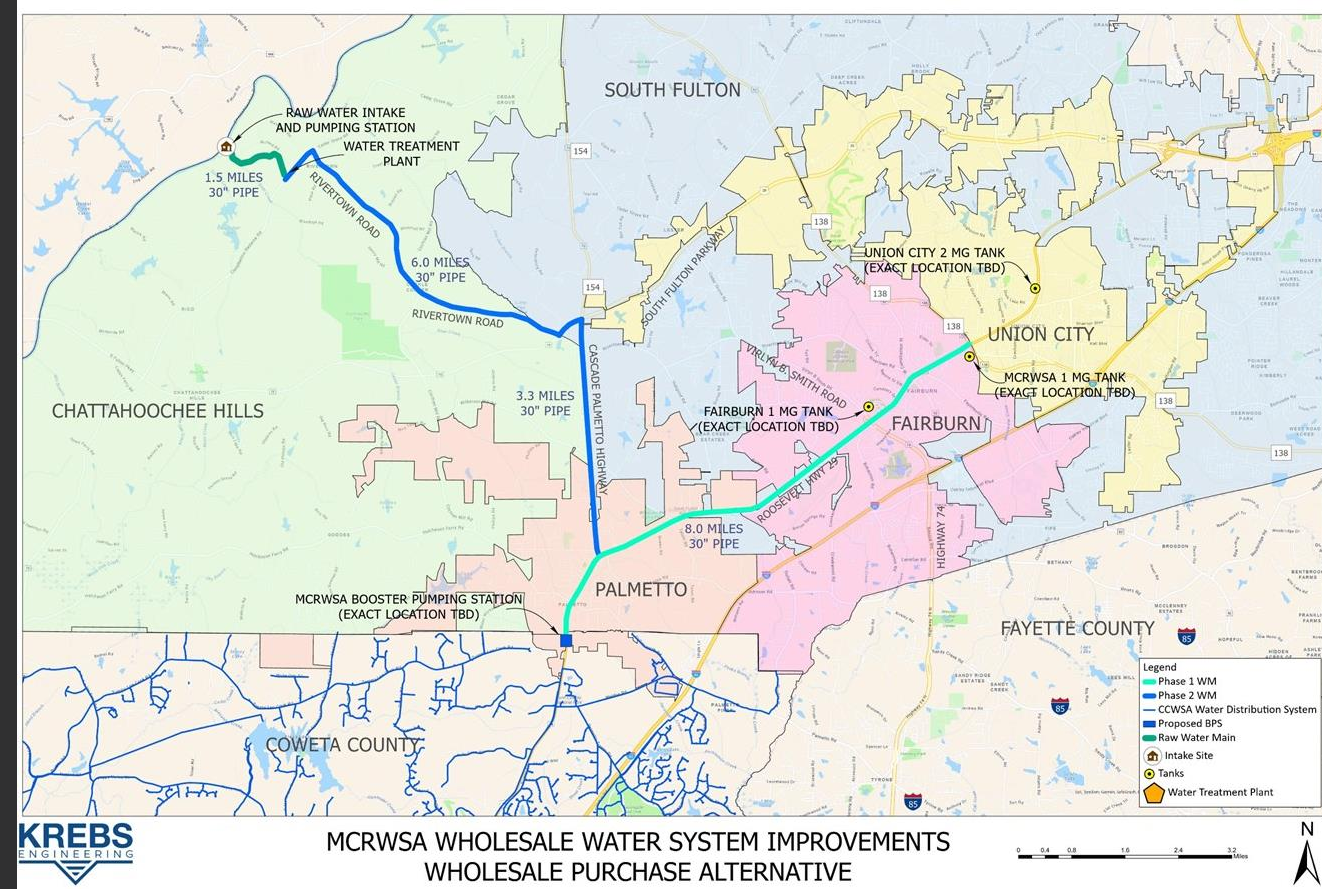
BENEFITS OF A PHASED APPROACH

- Phased approach can be more affordable
 - Lower initial capital/construction costs
 - Lower initial operating costs/staffing
 - Gradual start to operating new water system
 - Phase I can be implemented sooner since scope is smaller
 - Phase I improvements can be reused in Phase 2
- Provides source of supply that is consistent, reliable, and able to meet demands
 - Will provide a redundant/multiple sources of water supply in the future
 - Creates a source of revenue for future MCRWSA infrastructure



POTENTIAL CHALLENGES WITH WHOLESALE PURCHASE

- Requires significant investment for MCRWSA capital improvements
- Requires significant investment for wholesale provider capital improvements
- Requires wholesale rate negotiations
- May require booster pumping stations



ALTERNATIVES CONSIDERED

- No Action
- Wholesale CCWSA Connection
- PER Option
 - Raw Water Intake, Water Treatment Plant, and Distribution System
- Atlanta Capital Improvements Plan

PRELIMINARY ENGINEERING REPORT MEMBER CITY RECOMMENDATIONS

- Preliminary Engineering Report recommended that each member city begin evaluation of capital improvements needed for each city to transition to MCRWSA source of supply

DESIGN CONSIDERATIONS FOR EACH APPROACH

- GA EPD Minimum Water Standards and AWWA Standards
- Reliability
- Redundancy
- Member City Connectivity
- Ability to provide growth capacity for the 50-year need (13.25 MGD)
- Impact on Member Cities
 - Water system improvements
 - Streetscapes

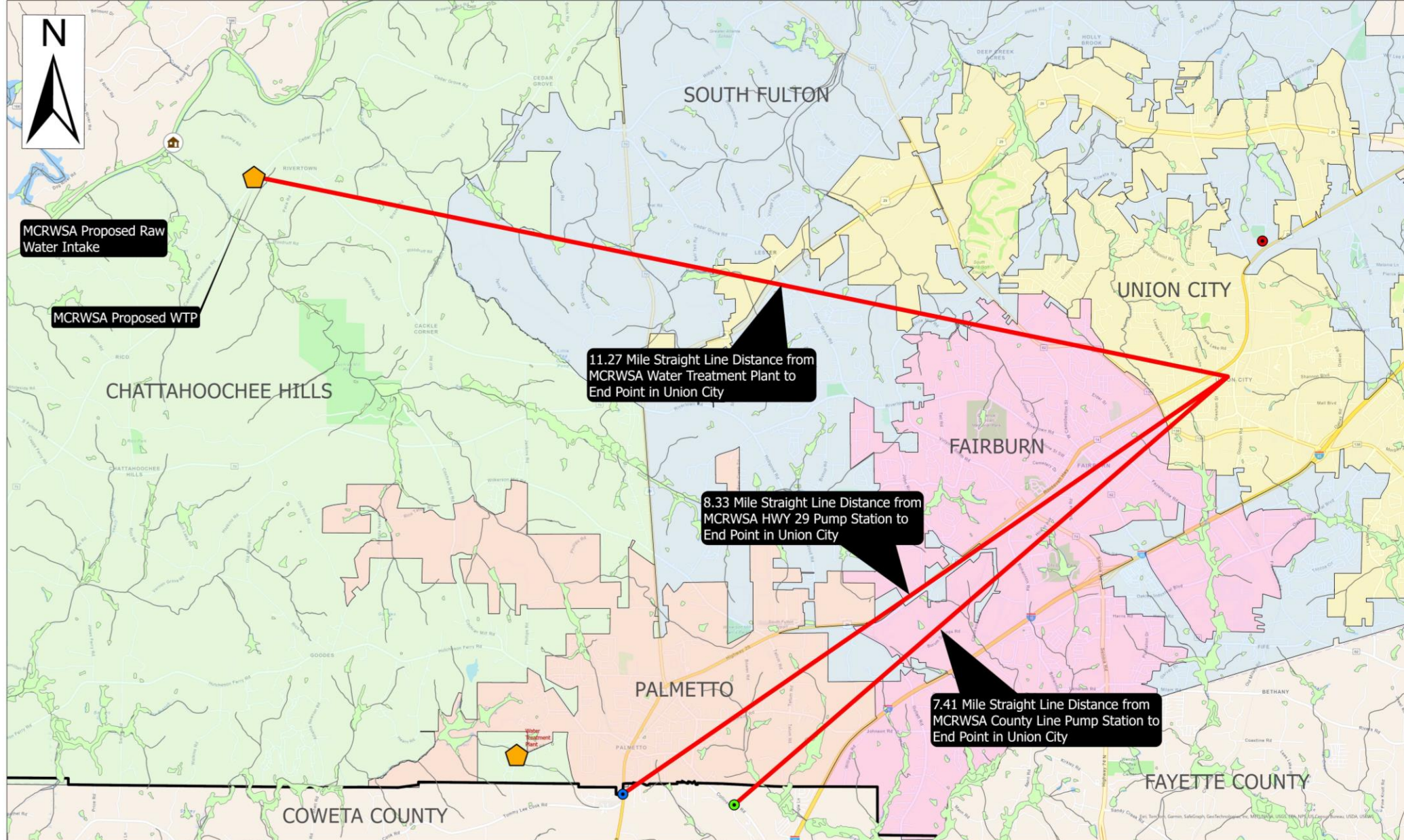
KREBS ALTERNATIVE EVALUATION METHODOLOGY

- Hydraulic modeling for required pipe diameter
- Hydraulic modeling for preliminary booster pumping station sizing
- Hydraulic profiling of route options to estimate operational requirements
- Wholesale water main route analysis
 - Constructability/laying conditions
 - Investigate easement constraints
 - Utility conflicts
 - Permitting requirements
 - Coordination with agencies
 - Concerns with disruption of downtown areas and streetscapes
- Environmental evaluation to determine potential impacts and additional study requirements
- Project Timeline – engineering design, permitting, construction
- Opinion of probable construction cost estimated for each alternative based on pipe length, laying conditions, and required appurtenances
- Opinion of probable operation & maintenance cost

PIPELINE CAPACITY AND FLOW PROJECTIONS

- AWWA, GA EPD Minimum Water Standards, Ten State Standards
- Average 12.7% cost increase to install 30-Inch in lieu of 24-Inch

Pipe Size	Pipeline Capacity (ADF)
24-Inch	10 MGD
30-Inch	15 MGD (+)
50-Year Demand Projection	13.2 MGD



MCRWSA - CCWSA Wholesale Connection
Straight Line Distances

WATER SUPPLY ALTERNATIVES

- CCWSA Wholesale Connections
 - Option 1 – Booster pump station at CCWSA connection (Collinsworth Road), route follows power easements where possible, requires Palmetto Extension, includes 2 MG elevated tank
 - Option 2 – Booster pump station at Palmetto city limit (Hwy 29), routes through Palmetto (Johnson Road) and then follows Option 1 alignment, includes 2 MG elevated tank
 - Option 3 – Booster pump station at Palmetto city limit (Hwy 29), route follows HWY 29 through Palmetto and Fairburn to Union City, includes 2 MG elevated tank
- PER Option
 - Raw water intake and pumping station on the Chattahoochee River
 - Raw water transmission main from the river to the water treatment facilities
 - Raw water storage tank
 - Water treatment facilities (6MGD)
 - Finished water transmission mains to connections with member cities.
 - Elevated water storage tank
- Atlanta's Capital Improvements Plan
 - Large-diameter main supplying water to each of the member cities from Atlanta source

QUESTIONS?

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7.

Lunch

8.

Water Supply Alternatives Comparison

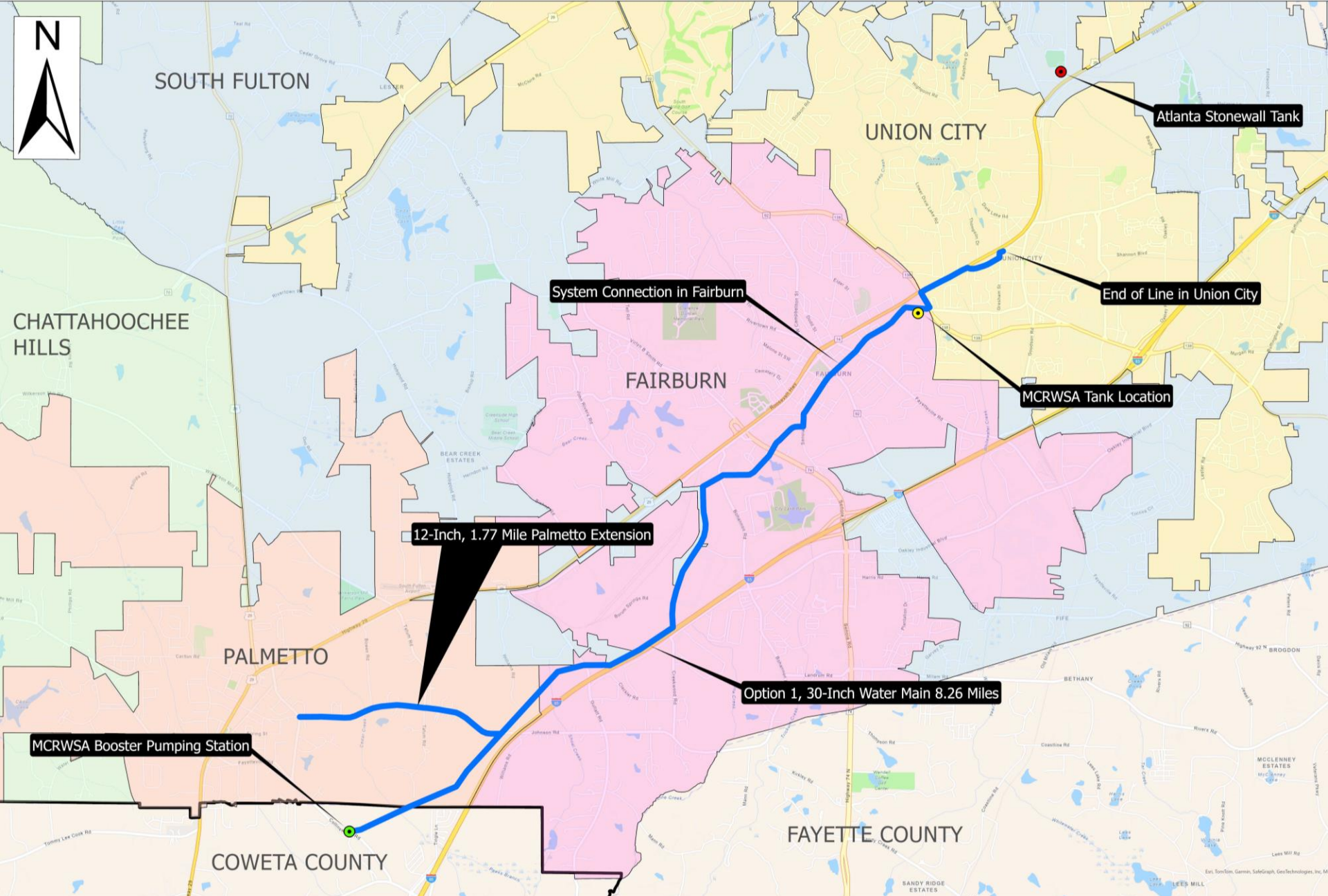
TOPIC 8: WATER SUPPLY ALTERNATIVES: COMPARISON

Alternatives Matrix

MCRWSA Wholesale Connection Evaluation - Summary of Scope for Each Option								
Project Element	MCRWSA 1.0	MCRWSA 1.1	MCRWSA 2.0	MCRWSA 2.1	MCRWSA 3.0	MCRWSA 3.1	PER IMPROVEMENTS	NO ACTION (EXISTING CONDITIONS)
Source of Supply	CCWSA	CCWSA	CCWSA	CCWSA	CCWSA	CCWSA	MCRWSA	City of Atlanta
Pipe Length, Diameter and Material	• 8.26 Miles 24-Inch • 1.77 Miles 12-Inch - Palmetto Connection Ductile Iron	• 8.26 Miles 30-Inch • 1.77 Miles 12-Inch - Palmetto Connection Ductile Iron	• 10.25 Miles 24-Inch • Ductile Iron	• 10.25 Miles 30-Inch • Ductile Iron	• 9.66 Miles 24-Inch • Ductile Iron	• 9.66 Miles 30-Inch • Ductile Iron	• 1.5 Miles 30-Inch Raw Water Main • 5.9 Miles 30-Inch Rivertown Rd. • 2.8 Miles 12-Inch Palmetto Connection • 8.1 Miles 24-Inch South Fulton Pkwy	• 12-Inch • 16-Inch • Ductile Iron
Pipeline Capacity: Average Daily Flow (MGD)	10 MGD	15 MGD	10 MGD	15 MGD	10 MGD	15 MGD	15 MGD	See HGL
Number of Stream Crossings	4	4	3	3	0	0	3	N/A
Number of Railroad Crossings	0	0	1	1	1	1	1	N/A
Linear Feet of Bores	700	700	1050	1050	2000	2000	1750	N/A
Elevated Storage Tank	1 - 2MG (MCRWSA)	1 - 2MG (MCRWSA)	1 - 2MG (MCRWSA)	1 - 2MG (MCRWSA)	1 - 2MG (MCRWSA)	1 - 2MG (MCRWSA)	1 - 2MG (MCRWSA)	Existing Atlanta Stonewall Tank
Booster Pump Station	• 1 - BPS (Collinsworth Road) • 3 - 200 HP Pumps • Capacity - 6 MGD (ADF)	• 1 - BPS (Collinsworth Road) • 3 - 200 HP Pumps • Capacity - 6 MGD (ADF)	• 1 - BPS (Palmetto City Limit) • 3 - 200 HP Pumps • Capacity - 6 MGD (ADF)	• 1 - BPS (Palmetto City Limit) • 3 - 200 HP Pumps • Capacity - 6 MGD (ADF)	• 1 - BPS (Palmetto City Limit) • 3 - 200 HP Pumps • Capacity - 6 MGD (ADF)	• 1 - BPS (Palmetto City Limit) • 3 - 200 HP Pumps • Capacity - 6 MGD (ADF)	• 1 - Finished Water PS (MCRWSA WTP) • 2 - 450 HP Pumps • 1 - 800 HP Pump • Capacity - 6 MGD (ADF)	None
Raw Water Intake and Water Treatment Plant	Not Included	Not Included	Not Included	Not Included	Not Included	Not Included	• 2 - Raw Water Intake • 1 - 6 MGD MCRWSA WTP	None

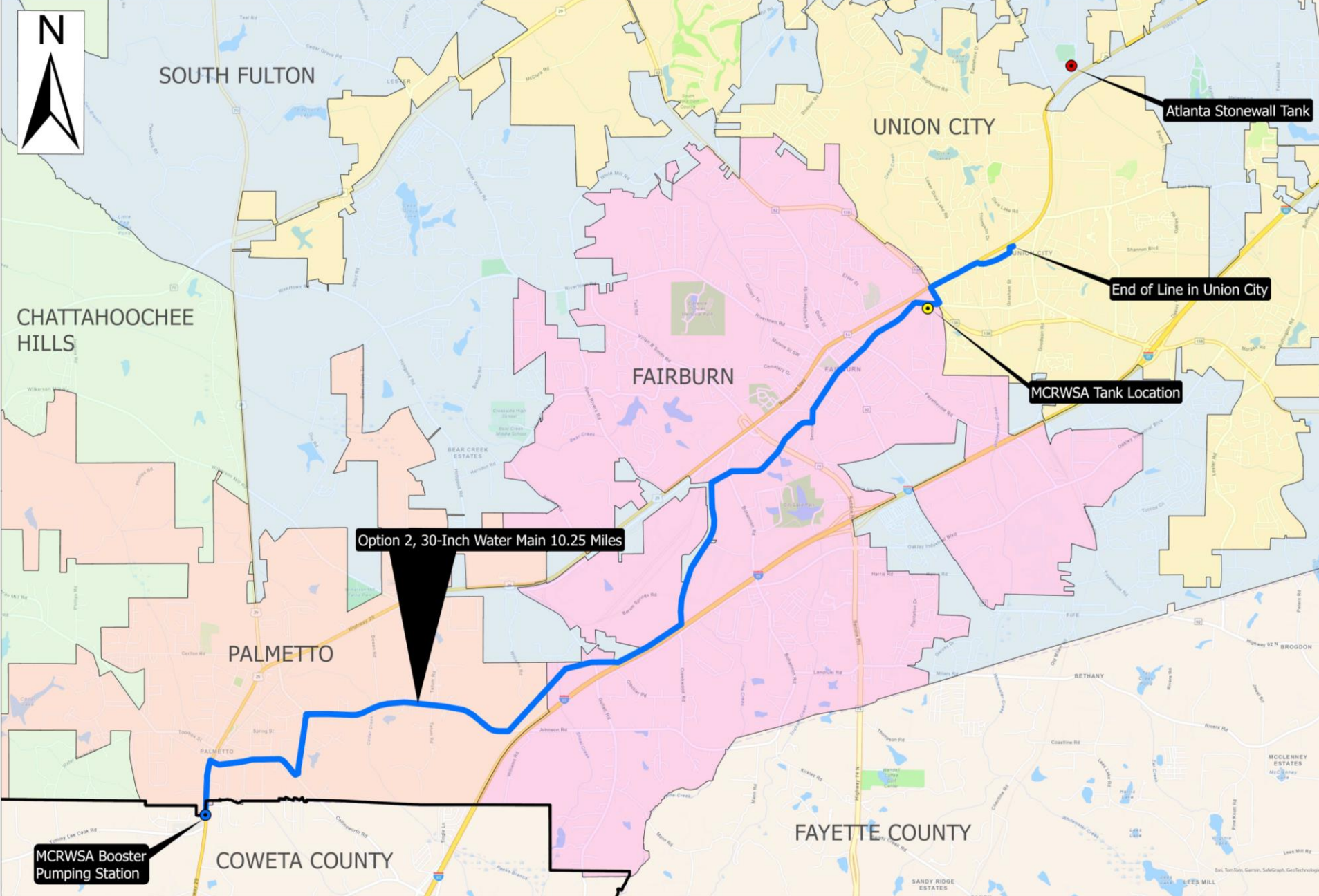
Alternatives Matrix

MCRWSA Wholesale Connection Evaluation - Summary of Scope for Each Option								
Project Element	MCRWSA 1.0	MCRWSA 1.1	MCRWSA 2.0	MCRWSA 2.1	MCRWSA 3.0	MCRWSA 3.1	PER IMPROVEMENTS	NO ACTION
Member City Connectivity	- Fairburn - multiple connection points - Palmetto - single connection point - Union City - multiple connection points	- Fairburn - multiple connection points - Palmetto - single connection point - Union City - multiple connection points	- Fairburn - multiple connection points - Palmetto - multiple connection points - Union City - multiple connection points	- Fairburn - multiple connection points - Palmetto - multiple connection points - Union City - multiple connection points	- Fairburn - multiple connection points - Palmetto - multiple connection points - Union City - multiple connection points	- Fairburn - multiple connection points - Palmetto - multiple connection points - Union City - multiple connection points	- Fairburn - multiple connection points - Palmetto - single connection point - Union City - multiple connection points	- Fairburn - multiple ATL connection points - Palmetto - multiple CCWSA connection points - Union City - multiple ATL connection points
Constructability/Pipe Laying Conditions	- Shortest route - Best laying conditions - Least utility conflicts - Follows utility easements where possible	- Shortest route - Best laying conditions - Least utility conflicts - Follows utility easements where possible	- Longest route - Difficult laying conditions - Difficult utility conflicts - Disruptive to downtown Palmetto	- Longest route - Difficult laying conditions - Difficult utility conflicts - Disruptive to downtown Palmetto	2nd longest route - Most difficult laying conditions - Most difficult utility conflicts - Disruptive to downtown Palmetto and Fairburn	2nd longest route - Most difficult laying conditions - Most difficult utility conflicts - Disruptive to downtown Palmetto and Fairburn	- Longer route than wholesale purchase - Wide range of laying conditions - Avoids downtown disruptions	N/A
Permitting Requirements	- GA EPD Permit to Operate a Public Water System - GA EPD NPDES/ESPC Permit - FAA Permit - Local LDP - GDOT LDP - RR Crossing Permit	- GA EPD Permit to Operate a Public Water System - GA EPD NPDES/ESPC Permit - FAA Permit - Local LDP - GDOT LDP - RR Crossing Permit	- GA EPD Permit to Operate a Public Water System - GA EPD NPDES/ESPC Permit - FAA Permit - Local LDP - GDOT LDP - RR Crossing Permit	- GA EPD Permit to Operate a Public Water System - GA EPD NPDES/ESPC Permit - FAA Permit - Local LDP - GDOT LDP - RR Crossing Permit	- GA EPD Permit to Operate a Public Water System - GA EPD NPDES/ESPC Permit - FAA Permit - Local LDP - GDOT LDP - RR Crossing Permit	- GA EPD Permit to Operate a Public Water System - GA EPD NPDES/ESPC Permit - FAA Permit - Local LDP - GDOT LDP - RR Crossing Permit	- Surface Water Withdrawal - GA EPD Permit to Operate a Public Water System - GA EPD NPDES Filter Backwash Discharge Permit - GA EPD NPDES/ESPC Permit - USACE Section 404 Permit - Stream Buffer Variance - FAA Permit - Local LDP - GDOT LDP - RR Crossing Permit	N/A
Engineering Design/Permitting Timeline	9-12 Month Design and Permitting Period, beginning at design notice to proceed.	9-12 Month Design and Permitting Period, beginning at design notice to proceed.	9-12 Month Design and Permitting Period, beginning at design notice to proceed.	9-12 Month Design and Permitting Period, beginning at design notice to proceed.	9-12 Month Design and Permitting Period, beginning at design notice to proceed.	9-12 Month Design and Permitting Period, beginning at design notice to proceed.	12-18 Month Design and Permitting Period, beginning at design notice to proceed.	N/A
Construction Timeline	2-2.5 Year Construction Period	2-2.5 Year Construction Period	2-2.5 Year Construction Period	2-2.5 Year Construction Period	2-2.5 Year Construction Period	2-2.5 Year Construction Period	3 Year Construction Period	N/A
Estimated Capital Cost	\$51,500,000	\$57,240,000	\$56,760,000	\$64,110,000	\$59,790,000	\$68,320,000	\$140,500,000	N/A
Estimated O&M Cost (Annual)	\$1,283,900	\$1,283,900	\$1,283,900	\$1,283,900	\$1,283,900	\$1,283,900	\$2,779,720	N/A



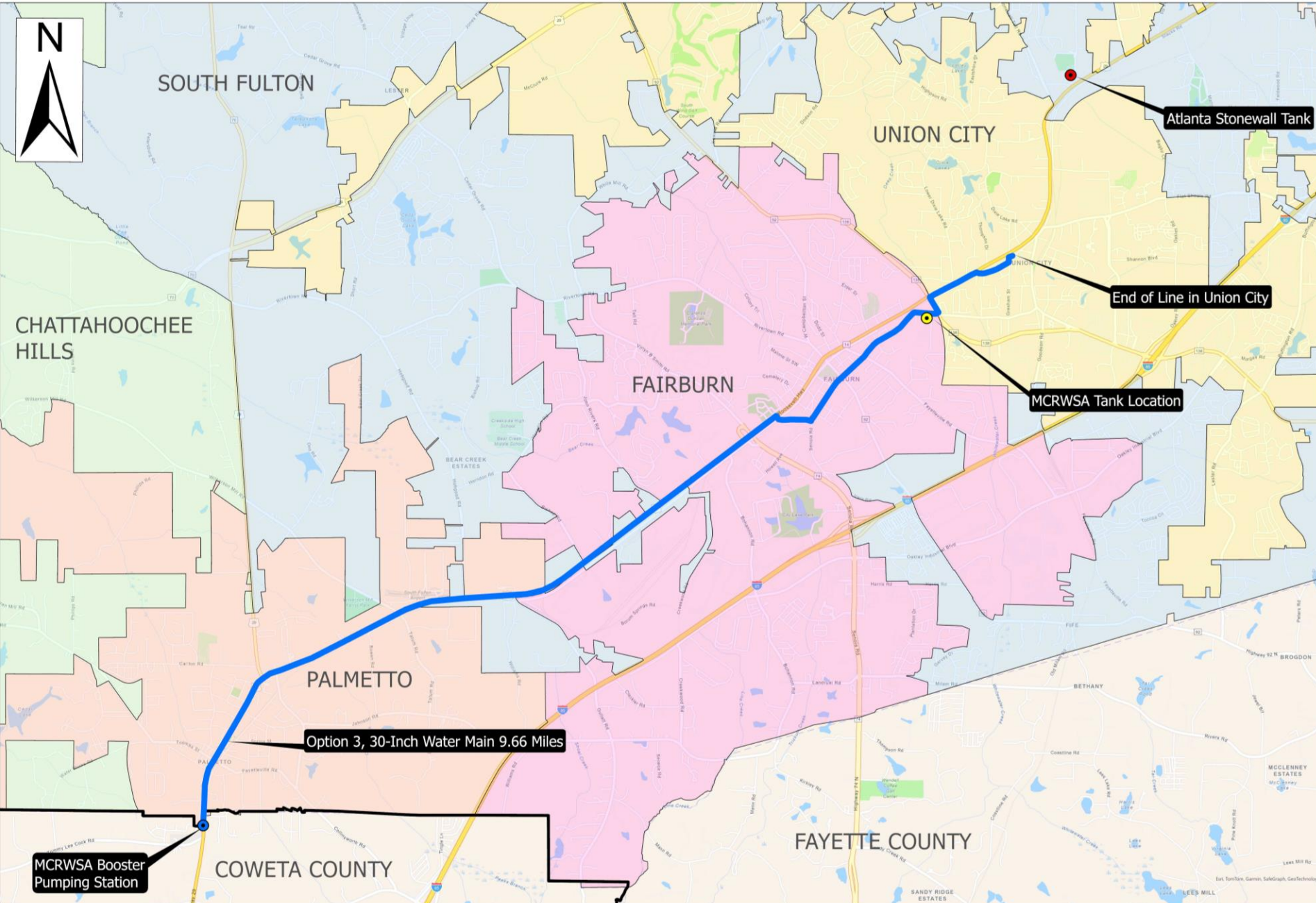
MCRWSA Option 1.0

Project Element	MCRWSA 1.0	MCRWSA 1.1
Source of Supply	CCWSA	CCWSA
Pipe Length, Diameter and Material	8.26 Miles 24-Inch 1.77 Miles 12-Inch Palmetto Connection Ductile Iron	8.26 Miles 30-Inch 1.77 Miles 12-Inch Palmetto Connection Ductile Iron
Pipeline Capacity: Average Daily Flow (MGD)	10 MGD	15 MGD
Number of Stream Crossings	4	4
Number of Railroad Crossings	0	0
Linear Feet of Bores	700	700
Elevated Storage Tank	1 - 2MG (MCRWSA)	1 - 2MG (MCRWSA)
Booster Pump Station	1 - BPS (Collinsworth Road) 3 - 200 HP Pumps - Capacity - 6 MGD (ADF)	1 - BPS (Collinsworth Road) 3 - 200 HP Pumps - Capacity - 6 MGD (ADF)
Raw Water Intake and Water Treatment Plant	Not Included	Not Included
Member City Connectivity	- Fairburn - multiple connection points - Palmetto - single connection point - Union City - multiple connection points	- Fairburn - multiple connection points - Palmetto - single connection point - Union City - multiple connection points
Constructability/Pipe Laying Conditions	- Shortest route - Best laying conditions - Least utility conflicts - Follows utility easements where possible	- Shortest route - Best laying conditions - Least utility conflicts - Follows utility easements where possible
Estimated Capital Cost	\$51,500,000	\$57,240,000
Estimated O&M Cost (Annual)	\$1,283,900	\$1,283,900



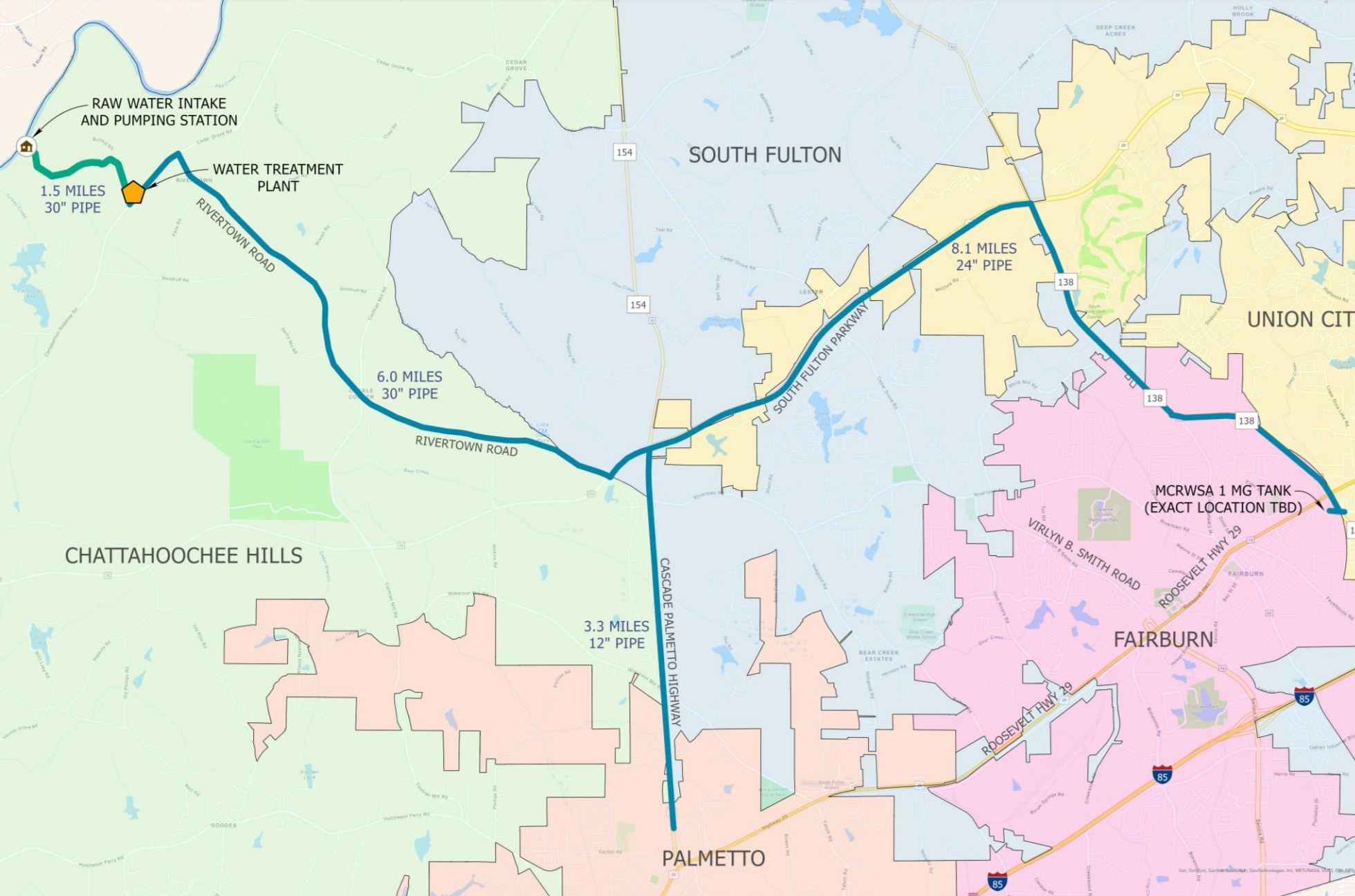
Project Element	MCRWSA 2.0	MCRWSA 2.1
Source of Supply	CCWSA	CCWSA
Pipe Length, Diameter and Material	• 10.25 Miles 24-Inch • Ductile Iron	• 10.25 Miles 30-Inch • Ductile Iron
Pipeline Capacity: Average Daily Flow (MGD)	10 MGD	15 MGD
Number of Stream Crossings	3	3
Number of Railroad Crossings	1	1
Linear Feet of Bores	1050	1050
Elevated Storage Tank	1 - 2MG (MCRWSA)	1 - 2MG (MCRWSA)
Booster Pump Station	• 1 - BPS (Palmetto City Limit) • 3 - 200 HP Pumps • Capacity - 6 MGD (ADF)	• 1 - BPS (Palmetto City Limit) • 3 - 200 HP Pumps • Capacity - 6 MGD (ADF)
Raw Water Intake and Water Treatment Plant	Not Included	Not Included
Member City Connectivity	• Fairburn - multiple connection points • Palmetto - multiple connection points • Union City - multiple connection points	• Fairburn - multiple connection points • Palmetto - multiple connection points • Union City - multiple connection points
Constructability/Pipe Laying Conditions	• Longest route • Difficult laying conditions • Difficult utility conflicts • Disruptive to downtown Palmetto	• Longest route • Difficult laying conditions • Difficult utility conflicts • Disruptive to downtown Palmetto
Estimated Capital Cost	\$56,760,000	\$64,110,000
Estimated O&M Cost (Annual)	\$1,283,900	\$1,283,900

MCRWSA Option 2.0



MCRWSA Option 3.0

Project Element	MCRWSA 3.0	MCRWSA 3.1
Source of Supply	CCWSA	CCWSA
Pipe Length, Diameter and Material	• 9.66 Miles 24-Inch • Ductile Iron	• 9.66 Miles 30-Inch • Ductile Iron
Pipeline Capacity: Average Daily Flow (MGD)	10 MGD	15 MGD
Number of Stream Crossings	0	0
Number of Railroad Crossings	1	1
Linear Feet of Bores	2000	2000
Elevated Storage Tank	1 - 2MG (MCRWSA)	1 - 2MG (MCRWSA)
Booster Pump Station	• 1 - BPS (Palmetto City Limit) • 3 - 200 HP Pumps • Capacity - 6 MGD (ADF)	• 1 - BPS (Palmetto City Limit) • 3 - 200 HP Pumps • Capacity - 6 MGD (ADF)
Raw Water Intake and Water Treatment Plant	Not Included	Not Included
Member City Connectivity	• Fairburn - multiple connection points • Palmetto - multiple connection points • Union City - multiple connection points	• Fairburn - multiple connection points • Palmetto - multiple connection points • Union City - multiple connection points
Constructability/Pipe Laying Conditions	• 2nd longest route • Most difficult laying conditions • Most difficult utility conflicts • Disruptive to downtown Palmetto and Fairburn	• 2nd longest route • Most difficult laying conditions • Most difficult utility conflicts • Disruptive to downtown Palmetto and Fairburn
Estimated Capital Cost	\$59,790,000	\$68,320,000
Estimated O&M Cost (Annual)	\$1,283,900	\$1,283,900



PER OPTION

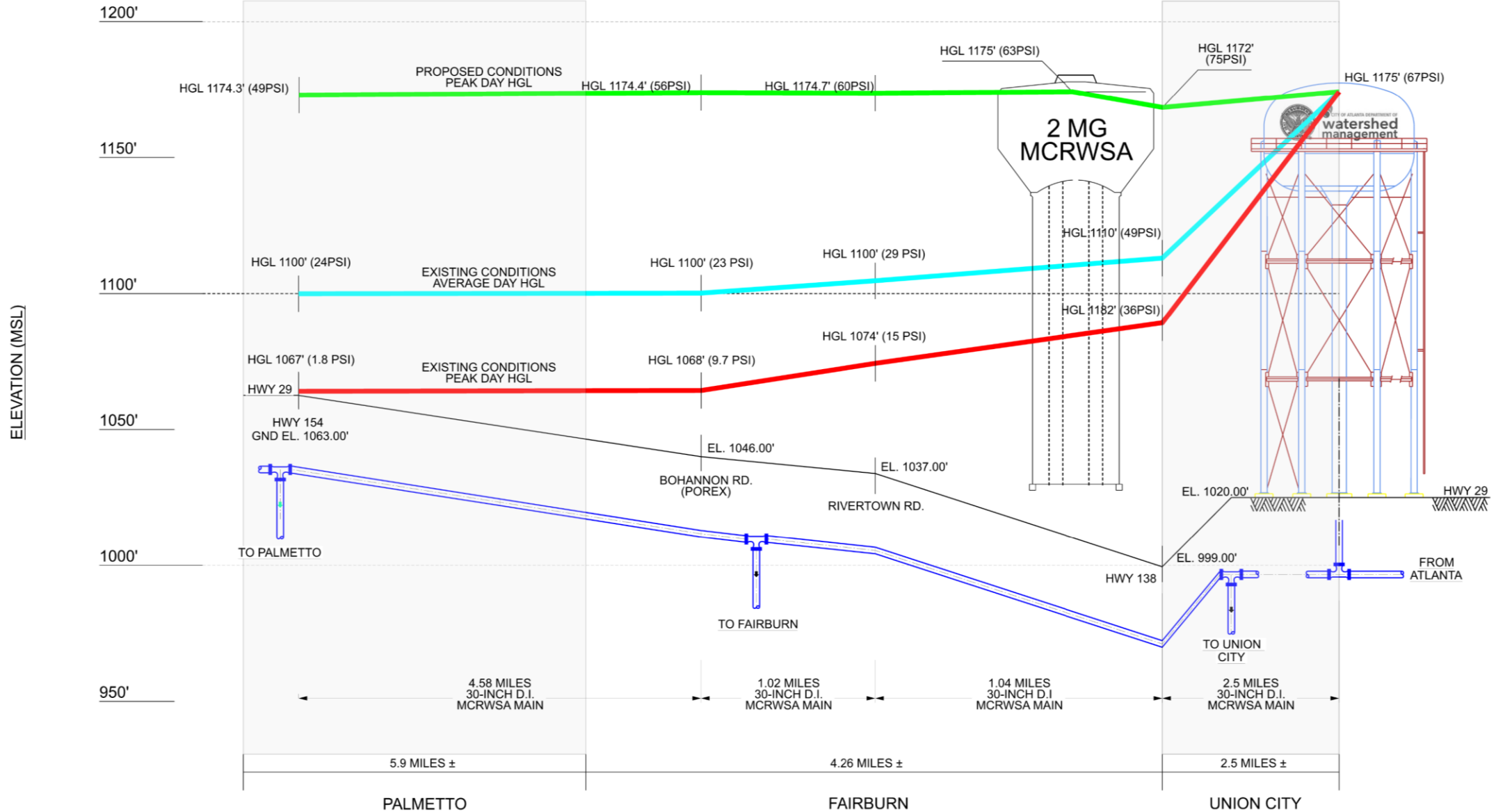
Project Element	PER IMPROVEMENTS
Source of Supply	MCRWSA
Pipe Length, Diameter and Material	• 1.5 Miles 30-Inch Raw Water Main • 5.9 Miles 30-Inch Rivertown Rd. Connection • 3.3 Miles 12-Inch Palmetto Connection • 8.1 Miles 24-Inch South Fulton Pkwy
Pipeline Capacity: Average Daily Flow (MGD)	15 MGD
Number of Stream Crossings	3
Number of Railroad Crossings	1
Linear Feet of Bores	1750
Elevated Storage Tank	1 - 2MG (MCRWSA)
Booster Pump Station	• 1 - Finished Water PS (MCRWSA WTP) • 2 - 450 HP Pumps • 1 - 800 HP Pump • Capacity - 6 MGD (ADF)
Member City Connectivity	• Fairburn - multiple connection points • Palmetto - single connection point • Union City - multiple connection points
Constructability/Pipe Laying Conditions	• Longer route than wholesale purchase • Wide range of laying conditions • Avoids downtown disruptions
Raw Water Intake and Water Treatment Plant	• 1 - Raw Water Intake • 1 - 6 MGD MCRWSA WTP
Estimated Capital Cost	\$140,500,000 \$160,500,000 with PFAS Removal
Estimated O&M Cost (Annual)	\$2,779,720

EMERGING CONTAMINANTS

- 2016 EPA Health Advisory Limit at the time of the MCRWSA Treatability Analysis (2018) – Combined PFOA and PFOS values – 70 ppt.
- April 10, 2024 EPA announced the final National Primary Drinking Water Regulation (NPDWR) for six PFAS.
- The final rule requires:
 - Public water systems must monitor for these PFAS and have three years to complete initial monitoring (by 2027), followed by ongoing compliance monitoring. Water systems must also provide the public with information on the levels of these PFAS in their drinking water beginning in 2027.
 - Public water systems have five years (by 2029) to implement solutions that reduce these PFAS if monitoring shows that drinking water levels exceed these MCLs.
 - Beginning in five years (2029), public water systems that have PFAS in drinking water which violates one or more of these MCLs must take action to reduce levels of these PFAS in their drinking water and must provide notification to the public of the violation.

Compound	Final MCL (enforceable levels)	Treatability Analysis Results (2018)
PFOA	4.0 ppt	4.9 ppt
PFOS	4.0 ppt	5.3 ppt
PFHxS	10 ppt	2.9 ppt
PFNA	10 ppt	0.89 ppt
HFPO-DA (GenX)	10 ppt	N/A
Mixtures containing two or more of PFHxS, PFNA, HFPO-DA, and PFBS	1 (unitless) Hazard Index	N/A

MIDDLE CHATTAHOOCHEE REGIONAL WATER & SEWER AUTHORITY
PROPOSED CONDITIONS
HYDRAULIC SCHEMATIC



CAPITAL COST COMPARISON

- Cost estimates include:
 - Material & labor
 - Engineering
 - Surveying
 - Permitting
 - Land acquisition

MCRWSA Wholesale Connection Evaluation		
Estimated Infrastructure Cost		
8/10/2024		
Route	Description	Estimated Capital Cost
CCWSA CONNECTION OPTIONS		
MCRWSA 1.0	24-Inch water main following power easements where possible beginning at Coweta County Line. 8.26 Miles with 1.77 Mile Palmetto Connection	\$51,500,000
MCRWSA 1.1	30-Inch water main following power easements where possible beginning at Coweta County Line. 8.26 Miles with 1.77 Mile Palmetto Connection	\$57,240,000
MCRWSA 2.0	24-Inch water main beginning in Palmetto, providing multiple connection points for Palmetto. The alignment then follows ROW and easements.	\$56,760,000
MCRWSA 2.1	30-Inch water main beginning in Palmetto, providing multiple connection points for Palmetto. The alignment then follows ROW and easements.	\$64,110,000
MCRWSA 3.0	24-Inch water main beginning in Palmetto, following US-29 to the endpoint.	\$59,790,000
MCRWSA 3.1	30-Inch water main beginning in Palmetto, following US-29 to the endpoint.	\$68,320,000
PRELIMINARY ENGINEERING REPORT IMPROVEMENTS (2024 UPDATED ESTIMATE)		
PER IMPROVEMENTS	Intake, Water Plant, Transmission Main	\$140,500,000
PER IMPROVEMENTS + PFAS REMOVAL	Intake, Water Plant, Transmission Main, PFAS Treatment	\$160,500,000

O&M COSTS

MIDDLE CHATTAHOOCHEE REGIONAL WATER AND SEWER AUTHORITY		
ESTIMATED OPERATING COSTS		
August 10, 2024		
Description	Wholesale Distribution System	PER Option
Labor	\$649,269	\$1,045,890
Utilities	\$127,248	\$771,621
Chemicals	\$61,234	\$392,670
Outside Services	\$308,775	\$327,175
Capital Funding	\$17,250	\$110,400
Supplies and Maintenance	\$108,330	\$120,175
Education and Training	\$11,788	\$11,788
Total Estimated Annual Operating Cost	\$1,283,893	\$2,779,719
Total Estimated Cost Per 1,000 Gallons	\$1.13	\$2.46

* PFAS removal will result in higher O&M costs

8/9/24



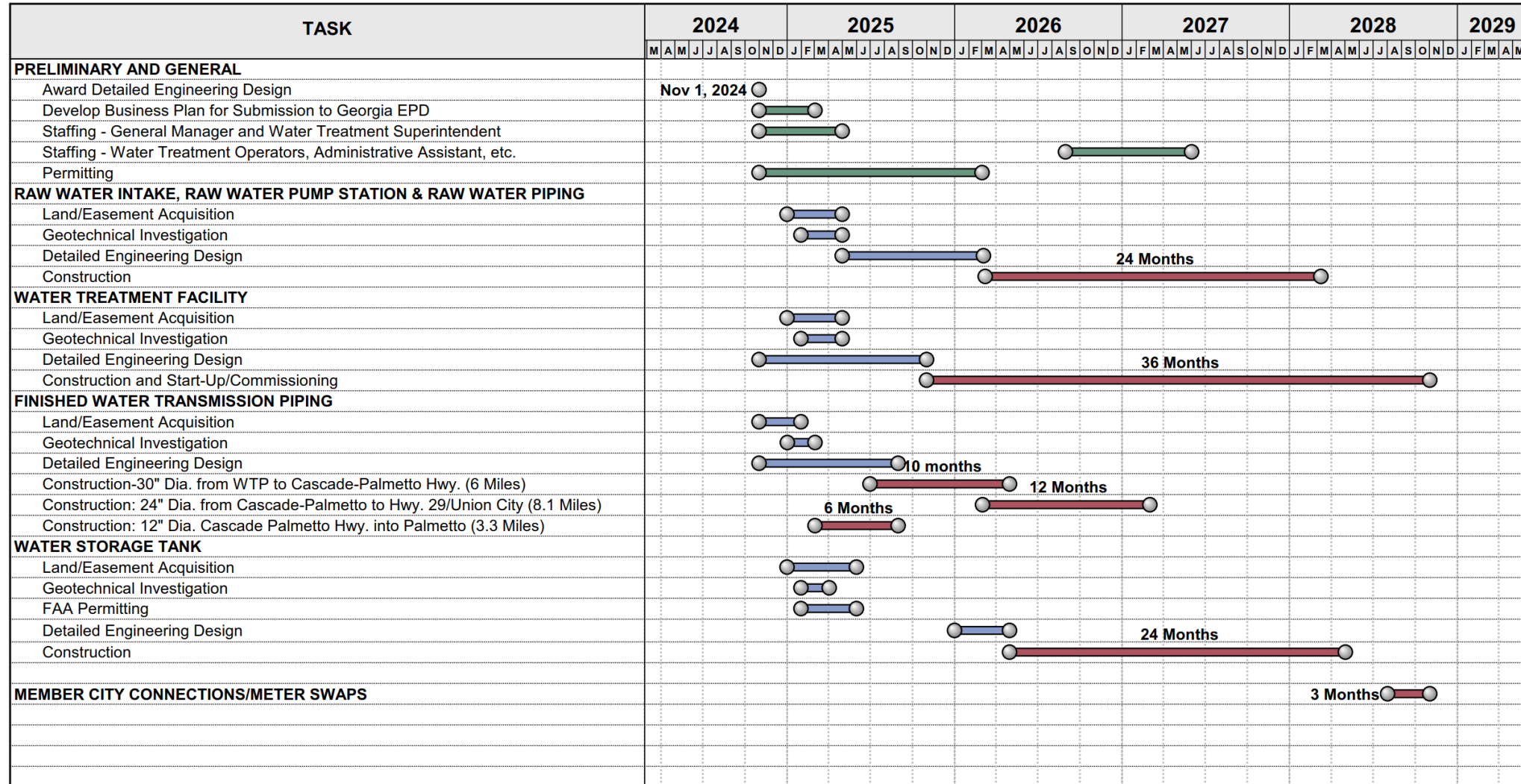
Estimated Project Timeline – PER Option

MIDDLE CHATTAHOOCHEE REGIONAL WATER AND SEWER AUTHORITY PER WHOLESALE WATER SYSTEM IMPROVEMENTS PRELIMINARY PROJECT SCHEDULE



Page 1 of 1

8/9/24



Alternatives Matrix

MCRWSA Wholesale Connection Evaluation - Summary of Scope for Each Option								
Project Element	MCRWSA 1.0	MCRWSA 1.1	MCRWSA 2.0	MCRWSA 2.1	MCRWSA 3.0	MCRWSA 3.1	PER IMPROVEMENTS	NO ACTION (EXISTING CONDITIONS)
Source of Supply	CCWSA	CCWSA	CCWSA	CCWSA	CCWSA	CCWSA	MCRWSA	City of Atlanta
Pipe Length, Diameter and Material	8.26 Miles 24-Inch 1.77 Miles 12-Inch - Palmetto Connection Ductile Iron	8.26 Miles 30-Inch 1.77 Miles 12-Inch - Palmetto Connection Ductile Iron	10.25 Miles 24-Inch - Ductile Iron	10.25 Miles 30-Inch - Ductile Iron	9.66 Miles 24-Inch - Ductile Iron	9.66 Miles 30-Inch - Ductile Iron	1.5 Miles 30-Inch Raw Water Main 5.9 Miles 30-Inch Rivertown Rd. 2.8 Miles 12-Inch Palmetto Connection 8.1 Miles 24-Inch South Fulton Pkwy	12-Inch 16-Inch - Ductile Iron
Pipeline Capacity: Average Daily Flow (MGD)	10 MGD	15 MGD	10 MGD	15 MGD	10 MGD	15 MGD	15 MGD	See HGL
Number of Stream Crossings	4	4	3	3	0	0	3	N/A
Number of Railroad Crossings	0	0	1	1	1	1	1	N/A
Linear Feet of Bores	700	700	1050	1050	2000	2000	1750	N/A
Elevated Storage Tank	1 - 2MG (MCRWSA)	1 - 2MG (MCRWSA)	1 - 2MG (MCRWSA)	1 - 2MG (MCRWSA)	1 - 2MG (MCRWSA)	1 - 2MG (MCRWSA)	1 - 2MG (MCRWSA)	Existing Atlanta Stonewall Tank
Booster Pump Station	1 - BPS (Collinsworth Road) 3 - 200 HP Pumps - Capacity - 6 MGD (ADF)	1 - BPS (Collinsworth Road) 3 - 200 HP Pumps - Capacity - 6 MGD (ADF)	1 - BPS (Palmetto City Limit) 3 - 200 HP Pumps - Capacity - 6 MGD (ADF)	1 - BPS (Palmetto City Limit) 3 - 200 HP Pumps - Capacity - 6 MGD (ADF)	1 - BPS (Palmetto City Limit) 3 - 200 HP Pumps - Capacity - 6 MGD (ADF)	1 - BPS (Palmetto City Limit) 3 - 200 HP Pumps - Capacity - 6 MGD (ADF)	1 - Finished Water PS (MCRWSA WTP) 2 - 450 HP Pumps 1 - 800 HP Pump - Capacity - 6 MGD (ADF)	None
Raw Water Intake and Water Treatment Plant	Not Included	Not Included	Not Included	Not Included	Not Included	Not Included	2 - Raw Water Intake 1 - 6 MGD MCRWSA WTP	None

Alternatives Matrix

MCRWSA Wholesale Connection Evaluation - Summary of Scope for Each Option								
Project Element	MCRWSA 1.0	MCRWSA 1.1	MCRWSA 2.0	MCRWSA 2.1	MCRWSA 3.0	MCRWSA 3.1	PER IMPROVEMENTS	NO ACTION
Member City Connectivity	- Fairburn - multiple connection points - Palmetto - single connection point - Union City - multiple connection points	- Fairburn - multiple connection points - Palmetto - single connection point - Union City - multiple connection points	- Fairburn - multiple connection points - Palmetto - multiple connection points - Union City - multiple connection points	- Fairburn - multiple connection points - Palmetto - multiple connection points - Union City - multiple connection points	- Fairburn - multiple connection points - Palmetto - multiple connection points - Union City - multiple connection points	- Fairburn - multiple connection points - Palmetto - multiple connection points - Union City - multiple connection points	- Fairburn - multiple connection points - Palmetto - single connection point - Union City - multiple connection points	- Fairburn - multiple ATL connection points - Palmetto - multiple CCWSA connection points - Union City - multiple ATL connection points
Constructability/Pipe Laying Conditions	- Shortest route - Best laying conditions - Least utility conflicts - Follows utility easements where possible	- Shortest route - Best laying conditions - Least utility conflicts - Follows utility easements where possible	- Longest route - Difficult laying conditions - Difficult utility conflicts - Disruptive to downtown Palmetto	- Longest route - Difficult laying conditions - Difficult utility conflicts - Disruptive to downtown Palmetto	2nd longest route - Most difficult laying conditions - Most difficult utility conflicts - Disruptive to downtown Palmetto and Fairburn	2nd longest route - Most difficult laying conditions - Most difficult utility conflicts - Disruptive to downtown Palmetto and Fairburn	- Longer route than wholesale purchase - Wide range of laying conditions - Avoids downtown disruptions	N/A
Permitting Requirements	- GA EPD Permit to Operate a Public Water System - GA EPD NPDES/ESPC Permit - FAA Permit - Local LDP - GDOT LDP - RR Crossing Permit	- GA EPD Permit to Operate a Public Water System - GA EPD NPDES/ESPC Permit - FAA Permit - Local LDP - GDOT LDP - RR Crossing Permit	- GA EPD Permit to Operate a Public Water System - GA EPD NPDES/ESPC Permit - FAA Permit - Local LDP - GDOT LDP - RR Crossing Permit	- GA EPD Permit to Operate a Public Water System - GA EPD NPDES/ESPC Permit - FAA Permit - Local LDP - GDOT LDP - RR Crossing Permit	- GA EPD Permit to Operate a Public Water System - GA EPD NPDES/ESPC Permit - FAA Permit - Local LDP - GDOT LDP - RR Crossing Permit	- GA EPD Permit to Operate a Public Water System - GA EPD NPDES/ESPC Permit - FAA Permit - Local LDP - GDOT LDP - RR Crossing Permit	- Surface Water Withdrawal - GA EPD Permit to Operate a Public Water System - GA EPD NPDES Filter Backwash Discharge Permit - GA EPD NPDES/ESPC Permit - USACE Section 404 Permit - Stream Buffer Variance - FAA Permit - Local LDP - GDOT LDP - RR Crossing Permit	N/A
Engineering Design/Permitting Timeline	9-12 Month Design and Permitting Period, beginning at design notice to proceed.	9-12 Month Design and Permitting Period, beginning at design notice to proceed.	9-12 Month Design and Permitting Period, beginning at design notice to proceed.	9-12 Month Design and Permitting Period, beginning at design notice to proceed.	9-12 Month Design and Permitting Period, beginning at design notice to proceed.	9-12 Month Design and Permitting Period, beginning at design notice to proceed.	12-18 Month Design and Permitting Period, beginning at design notice to proceed.	N/A
Construction Timeline	2-2.5 Year Construction Period	2-2.5 Year Construction Period	2-2.5 Year Construction Period	2-2.5 Year Construction Period	2-2.5 Year Construction Period	2-2.5 Year Construction Period	3 Year Construction Period	N/A
Estimated Capital Cost	\$51,500,000	\$57,240,000	\$56,760,000	\$64,110,000	\$59,790,000	\$68,320,000	\$140,500,000	N/A
Estimated O&M Cost (Annual)	\$1,283,900	\$1,283,900	\$1,283,900	\$1,283,900	\$1,283,900	\$1,283,900	\$2,779,720	N/A

QUESTIONS?

FINANCIAL DISCUSSION

KREBSENG.COM

Middle Chattahoochee Regional Water and Sewer Authority

Wholesale Water Cost Discussion
August 10, 2024

- Raymond James is serving as Municipal Advisor to the Middle Chattahoochee Regional Water and Sewerage Authority.
- This presentation should not be interpreted as an engineering report or feasibility study. We are not representing it as such. Raymond James does not provide engineering analysis, project cost estimates, or rate-setting advice. THEREFORE, THIS DISCUSSION PURPOSES ONLY.
- This presentation uses historical consumption data to determine wholesale rates that may be needed in order to fund the creation of a wholesale water system to serve the member cities based on cost estimates provided by the Authority, its engineers and/or consultants. Actual required rates may be higher or lower.
- Independent professional analysis is needed to determine the feasibility of this or any undertaking.
- Engineers will need to provide information which is currently unknown to ultimately determine the feasibility of this project.
- All rates, costs, schedules and figures included herein are estimates and subject to change.
- Additional analysis should be performed as more information becomes available.
- All parties should independently investigate the effects on their respective systems this project may have.

Supply Option Comparison

	Coweta Option	PER Option (Self-supply)
Estimated Capital Expenditure	\$57.24 million	\$160 million
CCWSA Capital Expenditure	\$62 million	\$-0-
Approximate construction period	8/1/25 – 6/1/28	8/1/25 – 6/1/29
Bond Sale Date(s)	7/1/25	7/1/25 and 7/1/27
Capitalized Interest Period	1/1/29	1/1/30
First Principal Payment	1/1/30	1/1/31
Final Bond Maturity	1/1/59	1/1/61
Approximate Annual Debt Service	\$4.14 million*	\$11.54 million
*Excludes CCWSA debt		

Figures assume project fund and capitalized interest fund are “net” funded with estimated interest earnings used to reduce overall borrowing amount; the PER Option assumes two issues, separating to reduce overall interest expense; Assumes current market “A” rates plus 0.35%. Estimated “all-in” interest rate of 4.75% - 4.83%.

Approx. Estimated Wholesale Water Rate

Coweta Option – Minimum Cost per Thousand

With 1.0x debt service coverage

Estimated Net Income and Coverage	
Operating Revenue	14,008,870
Purchased Water	8,760,000
Operating Expense (2024\$)	1,108,870
Cash Basis Net Income	4,140,000
Maximum Annual Debt Service	4,140,000
Estimated Coverage Ratio	1.00

Minimum Required Revenue & Wholesale Rate		
Min. Operating Revenue @ 1.0x coverage*		14,008,870
		Estimated
MDG	MGY	Cost per 1,000
3.5	1,278	10.97
4.0	1,460	9.60
4.5	1,643	8.53
5.0	1,825	7.68

With 1.1x debt service coverage(recommended minimum)

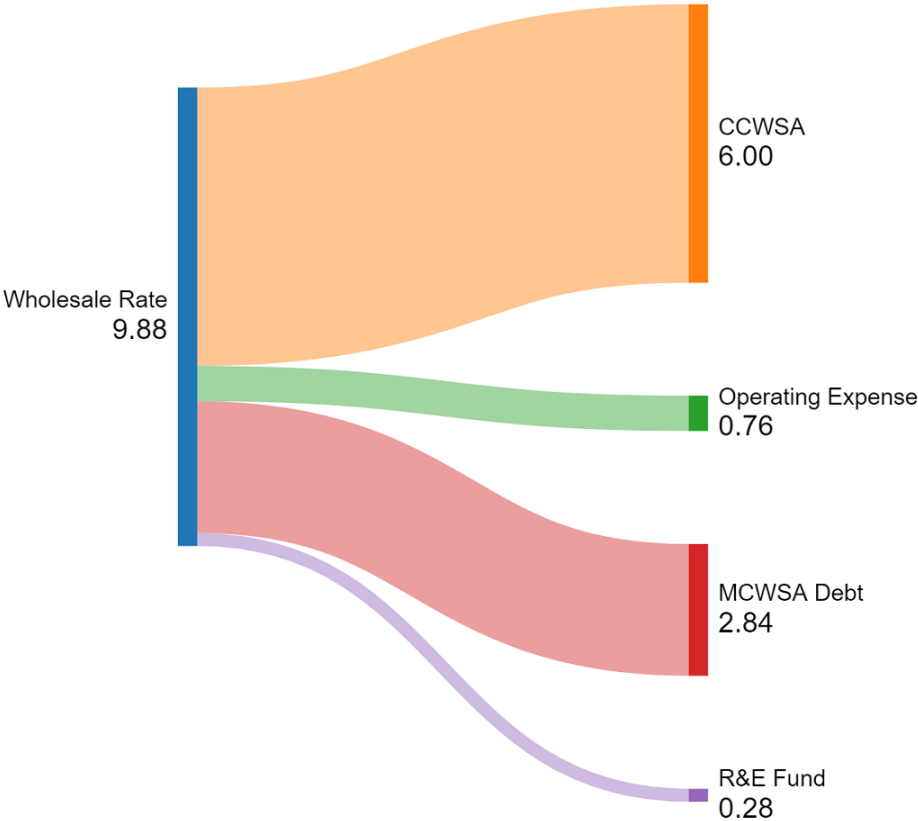
Estimated Net Income and Coverage	
Operating Revenue	14,422,870
Purchased Water	8,760,000
Operating Expense (2024\$)	1,108,870
Cash Basis Net Income	4,554,000
Maximum Annual Debt Service	4,140,000
Estimated Coverage Ratio	1.10

Minimum Required Revenue & Wholesale Rate		
Min. Operating Revenue @ 1.1x coverage*		14,422,870
		Estimated
MDG	MGY	Cost per 1,000
3.5	1,278	11.29
4.0	1,460	9.88
4.5	1,643	8.78
5.0	1,825	7.90

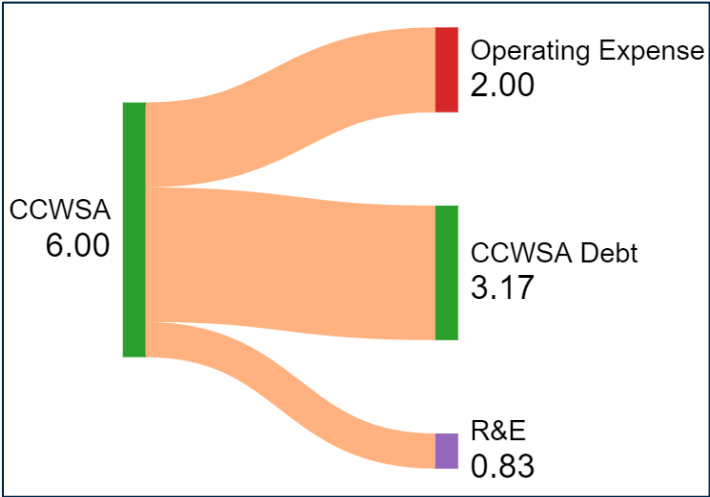
Operating Expense estimated provided by KREBS; expenses will likely increase with increased demand.
New Bonds Only, Existing Bonds are not included in this payment structure.
Estimated Operating Expenses net of depreciation.

Approx. Estimated Cash Flow Breakdown

Coweta Option – Assuming 4 MGD



Estimated CCWSA Cash Flow From 4MGD



Assumes debt issued at same time, CCWSA debt "AA" rates, same capitalized interest period, CCWSA Debt limited to 30-year final maturity.

Approx. Estimated Wholesale Water Rate

PER Option – Minimum Cost per Thousand

With 1.0x debt service coverage

Estimated Net Income and Coverage	
Operating Revenue	14,314,719
Purchased Water	-
Operating Expense (2024\$)	2,779,719
Cash Basis Net Income	11,535,000
Maximum Annual Debt Service	11,535,000
Estimated Coverage Ratio	1.00

Minimum Required Revenue & Wholesale Rate		
Min. Operating Revenue @ 1.0x coverage		14,314,719
MDG	MGY	Estimated Cost per 1,000
3.5	1,278	11.21
4.0	1,460	9.80
4.5	1,643	8.72
5.0	1,825	7.84

With 1.1x debt service coverage (recommended minimum)

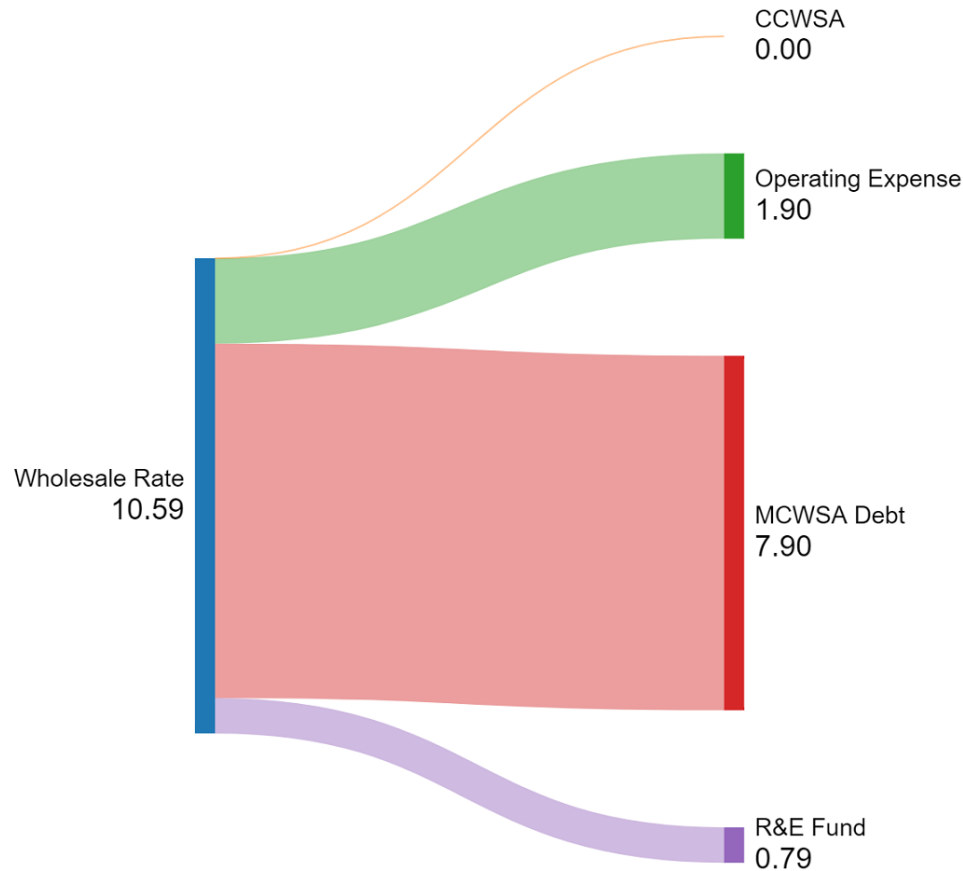
Estimated Net Income and Coverage	
Operating Revenue	15,468,219
Purchased Water	-
Operating Expense (2024\$)	2,779,719
Cash Basis Net Income	12,688,500
Maximum Annual Debt Service	11,535,000
Estimated Coverage Ratio	1.10

Minimum Required Revenue & Wholesale Rate		
Min. Operating Revenue @ 1.1x coverage		15,468,219
MDG	MGY	Estimated Cost per 1,000
3.5	1,278	12.11
4.0	1,460	10.59
4.5	1,643	9.42
5.0	1,825	8.48

Operating Expense estimated provided by KREBS; expenses will likely increase with increased demand.
New Bonds Only, Existing Bonds are not included in this payment structure.
Estimated Operating Expenses net of depreciation.

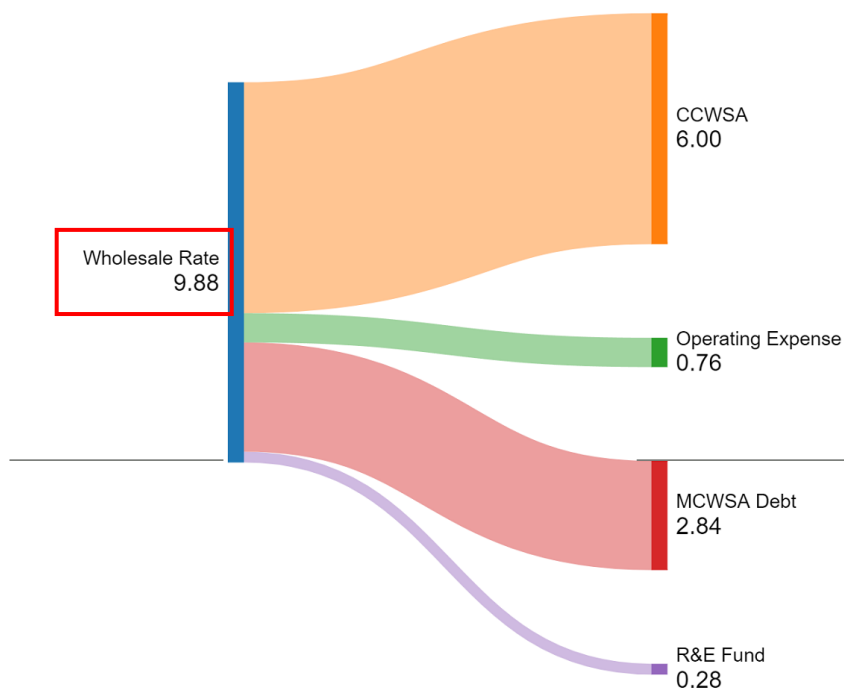
Approx. Estimated Cash Flow Breakdown

PER Option – Assuming 4 MGD

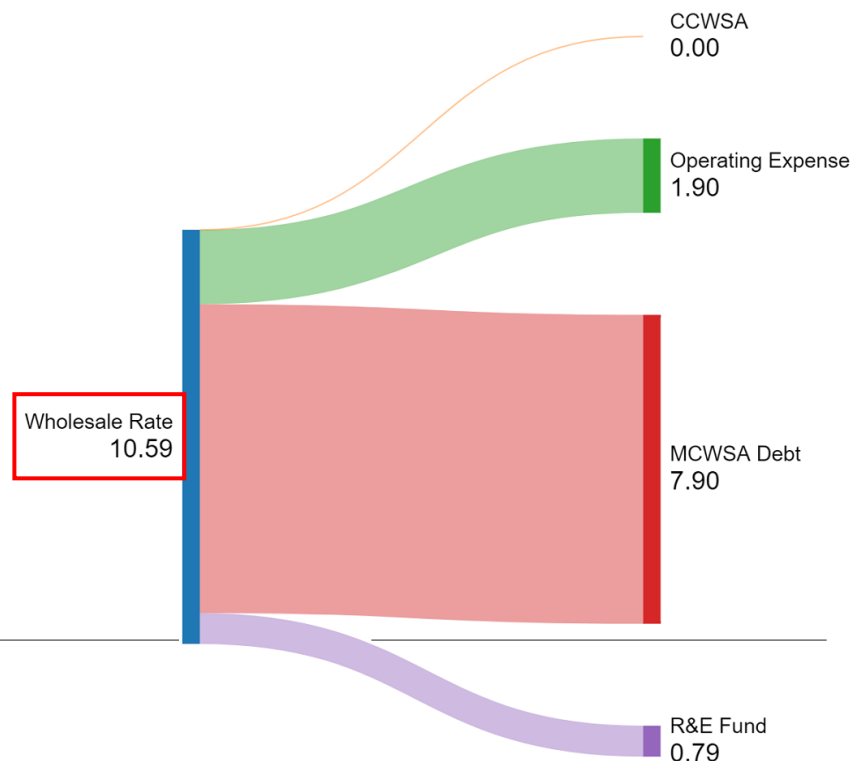


Approx. Estimated Cash Flow Comparison

Coweta Option



PER Option



MINIMUM Cost Per Thousand estimates.

All figures are estimates FOR DISCUSSION PURPOSES ONLY; Not an analysis of feasibility

Contribution of One Mill

If each City levied One mill of tax and contributed it to the Authority (in addition to the current payment supporting the Series 2014 bonds) the wholesale rate required to be charged to each member city for water purchases could be reduced.

	Value of One Mill (2023)
Fairburn	1,180,089
Palmetto	268,541
Union City	1,347,361
Total	2,795,991

One Mill of Tax is applied against Bond Payment				
		Debt Cost per 1,000 no Millage	Debt Cost after applying millage	Estimated Reduction per 1,000
MDG	MGY			
3.5	1,278	9.03	6.84	2.19
4.0	1,460	7.90	5.99	1.92
4.5	1,643	7.02	5.32	1.70
5.0	1,825	6.32	4.79	1.53

If one mill is levied beginning in 2025 there would be a large reduction in the amount of capitalized interest incurred (reducing the overall borrowing by approximately \$11 million).

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The analysis or information presented herein is based upon hypothetical projections and/or past performance that have certain limitations. No representation is made that it is accurate or complete or that any results indicated will be achieved. In no way is past performance indicative of future results. Changes to any prices, levels, or assumptions contained herein may have a material impact on results. Any estimates or assumptions contained herein represent our best judgment as of the date indicated and are subject to change without notice. Examples are merely representative and are not meant to be all-inclusive.

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9.

Authority's Long-term Plans

Long-Term Plans

- ▶ Wholly independent water system utilizing the direct withdrawal and/or reservoir to meet 13.25 mgd demand
- ▶ Fully operational water authority to include staff, billing systems, infrastructure operations and maintenance
- ▶ Paydown debt

10.

Break

11.

Immediate Action Plan
Cities' Commitment and IGA

IGA – Cities' Commitment

Dennis Davenport

- ▶ Foundational principle – Authority is exclusive wholesale provider
- ▶ Update needed to finance a project
- ▶ Addressing any agreements between member cities and other providers

Immediate Action Plan

- ▶ Select an option:
 - ▶ Purchase from Coweta
 - ▶ Direct withdrawal
 - ▶ Status quo
- ▶ Evaluate each city's infrastructure needs to connect to the selected option
- ▶ Complete all outstanding audits and maintain certified local government status
- ▶ Authorize the team to:
 - ▶ Complete the engineering necessary for the option selected
 - ▶ Based on the option selected, if necessary, negotiate terms
 - ▶ Start working on a funding plan and re-initiating conversations with funding entities

12.

Detailed Project History

MIDDLE CHATTAHOOCHEE REGIONAL WATER & SEWER AUTHORITY

TIMELINE AND SUMMARY OF KEY INFORMATION

PREPARED BY: CO-PROJECT MANAGERS

LAURA BENZ AND ANDREA GRAY

AUGUST 2024

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INTRODUCTION

The Middle Chattahoochee Regional Water & Sewer Authority (the “Authority”) has worked tirelessly over the past 20 years to secure an independent water supply for its three member cities. The purpose of this timeline and summary of key information is to provide a reference for current board members. The key milestones are highlighted for quick reference given the length and details contained herein. Tracking these key milestones shows the substantial effort and progress made in the face of rising financial costs and considerations, state policy shifts and federal regulatory requirements. The one constant has been the Authority’s resolve and diligent efforts to secure reliable adequate water supply for its citizens.

KEY INFORMATION SUMMARY

KEY DATES RE: LAND, GEFA LOAN, AND PERMIT

4/2025	Outside date for GEFA loan disbursement (project completion date 12/24)
7/1/2030	Bouckaert right of first refusal for the sale of the reservoir property expires
7/27/2030	Water Withdrawal Permit Expires

PROPERTY INTERESTS AND ASSETS:

The Authority's interests in land rights, a USGS gage station and mitigation bank credits are summarized below.

USGS Gage Station

The Authority was required to install a water monitoring gage station in the Chattahoochee River as a condition of its permit to withdraw water from the river. It contracted with the U.S. Geological Survey ("USGS") to install, operate and monitor the gage. Monitoring results are available in real time on USGS's website.

The initial term of the contract with USGS expires July 1, 2027. The annual cost is \$15,400/year for 2022-2024 with an increased annual payment of \$15,800 due 7/1/25 and 7/1/26. An additional agreement will need to be executed effective 7/1/27 for continuous service as required by the water withdrawal permit.

Palmetto Water Treatment Plant and Reservoir

Per a 2003 Transfer Agreement between Palmetto and the Authority, the Authority agreed to purchase Palmetto's water treatment plant and reservoir with a portion of the Authority's \$41,630,000 bond proceeds.

Mitigation Bank Credits

The Authority purchased mitigation bank credits from three commercial mitigation banks and acquired easement rights on two properties to satisfy the USACE's requirements for mitigation associated with the Bear Creek Reservoir Project. Upon the revision of the ACF Control Manual and sufficient water being released from Buford Dam for the Authority's needs, the Authority changed course to pursue a direct withdrawal, reducing its compensatory mitigation needs. The Authority negotiated credit sale agreements with two of the banks and retained the credits from the third for future needs. The Authority also sold one of the properties to a mitigation bank developer. The terms of these agreements are summarized below.

Monastery Mitigation Bank Credits were resold for a net profit. (42.54 wetland credits for \$837,450 = \$326,970 profit).

The Mulberry Creek mitigation property (37.11 acres) was sold for \$185,550 plus 4% royalties for the development of the Mulberry Grove Mitigation Bank (SAS-2017-00913) to generate 23.13 wetland and 3,120 stream credits. The initial purchase price of property was \$356,845 and the Authority has recouped \$124,200 with an additional \$208,680 due for royalties on 9.26 wetland credits for a profit of \$161,585 thus far.

Blue Creek Mitigation Bank credit resales have generated \$1,175,669.00 as of July 2022 including the sale of 45,892.25 credits of a total 108,532.55 credits. Future credit releases are anticipated in 2025 and 2031 of which 40% are allocated to the Authority until its remaining 62,640.30 credits are remarketed. For each credit sold, the Authority receives reimbursement of the original credit purchase price of \$18.50 plus 10% of the purchase price for the royalty. The Authority's purchase price was \$1,984,069.50.

Chattahoochee Mitigation Bank credits (4,495 stream and 3.74 wetland credits) are being held for future use by the Authority.

The Meriwether County / White Sulphur property (31.03 acres) is subject to a mitigation easement held by the Authority and the required Declaration of Covenants and Restrictions. In 2018 the original landowner declined to purchase the easement rights.

REAL PROPERTY

- The Authority owns 430.21 acres comprised of 11 parcels (per the Fulton County Tax Assessor records)
 - o 33.6 acres were purchased from various property owners.

- 396.61 acres were purchased from Oracle Fulton Land, LLC (ie Carl Bouckaert) and governed by the MOU dated September 20, 2010 for \$8.5 million.
 - Per the terms of the MOU, Carl Bouckaert had the option to repurchase the property purchased from him if the Authority failed to commence construction of the Reservoir by July 1, 2020, so long as he provided written notice of his intent to do so. No written notice was received, which allows the Authority the ability to market the property for sale if it should choose to do so.
 - Bouckaert has a right of first refusal for a period of ten years, until July 1, 2030.
- The Chattahoochee RiverLands trail project released its planned location which shows the preferred alignment going through the Authority property. This proposal could greatly impact the marketability and value of the land.
- To accommodate the direct withdrawal and associated water treatment plant and other infrastructure below is a summary of the property rights the Authority is likely to retain:
 - Water withdrawal intake property (1.0 acre)
 - Water treatment plant property (18.0 acres)
 - Access road to dam (60 ft construction; 40 ft permanent) to access near withdrawal
 - 2 x 50' pipeline easements
 - Access to water treatment plant site (non-exclusive 60' wide easement)
 - Water withdrawal pipeline and access easement (50' wide easement from water withdrawal intake land to old reservoir site) (note: there will need to be a pipeline through the reservoir area to provide a connection between the withdrawal and the treatment site since the original concept was to have the pipeline at the base of the dam and then at the upper end of the reservoir adjacent to the treatment plant)
- The Authority may consider selling all or a portion of the remaining property, however easements for the dam breach zone and 150' buffer area will likely not be marketable since the Authority does not hold the underlying land. Nothing shall prevent the Authority from granting easements, covenants, licenses, leases or other interests in the property or parts thereof as permitted by the Agreement.

PROJECT HISTORY TIMELINE

The project history timeline covers important events from the time it was recognized that additional water supply was needed in the South Fulton region to August 2024. Due to the length and extent of detail, the key milestones are highlighted in yellow for quick reference.

12/1997	Water Supply Study for Union City, Palmetto and Fairburn by Keck & Wood
1999	EPD recognizes need for additional water supply in South Fulton region
09/29/1999	Fulton County Service Delivery Strategy in effect
11/23/1999	EPD Letter expressing EPD's support of Union City, Palmetto and Fairburn pursuing alternate water supply sources for the South Fulton region
2000	South Fulton Municipal Regional Water and Sewer Authority created by legislation
04/19/2000	Governor signed legislation creating the South Fulton Municipal Regional Water and Sewer Authority
01/14/2003	USACE concurs with site jurisdictional determination for the Bear Creek Reservoir
01/14/2003	Section 404 Permit Application submitted by Keck & Wood for the Bear Creek Reservoir (310 acres at normal pool 745' msl; 530 acres w buffer; yield of 11 mgd and 7Q10; 20.42 acres of wetland and 25,148 lf of streams)
3/11/2003	Union City, Fairburn, Palmetto and the Authority enter into an IGA whereby the three cities agree to purchase all of their water from the Authority once it starts producing water
09/2003	Water Supply and Water Conservation Management Plan prepared by Jordan Jones & Goulding for the Metropolitan North Georgia Water Planning District • Pg 3-6: South Fulton Regional Reservoir as a planned reservoir • Appendix B, p 20: Upon permitting and construction, the Bear Creek Reservoir should be added to the Plan

10/07/2003	USACE determines that Section 404 Permit Application is complete
10/29/2003	Joint Public Notice Issues
11/21/2003	Authority obtained a Water Revenue Bond for \$41,630,000.00
01/14/2004	Surface Water Withdrawal Application submitted to EPD
04/27/2004	Section 404 Permit Application withdrawn by USACE until verification of need obtained from EPD.
8/2004	City of Atlanta obtains a bond in an amount not to exceed \$953,260,000.00 for water infrastructure
04/29/2005	Draft Engineering Study by Infratec Consultants, Inc.
	The methodology Keck & Wood used to establish the hydrologic characteristics of the Bear Creek Site based on storage requirements derived from mean annual stream ratios established in the United States Geological Survey Open-File Report 82-577. The methodology was not consistent with the hydrologic modeling criteria; including the minimum in-stream flow requirements for water supply reservoirs adopted by the Georgia Environmental Protection Division (EPD) and overestimated the firm water supply yield for a reservoir with a normal pool elevation of 745 feet-msl.
	New Proposal: 754' msl normal pool (410-acre normal pool); 5.19 mgd yield and 25.9 acres wetland and 36,528 lf of stream)
2006	Request submitted to EPD to certify a 2060 need of 5.4 mgd in the Authority's service area
2006 - 2007	Authority and Atlanta engaged in a heated correspondence exchange regarding the ability of EPD to certify the water supply need. Atlanta argued that it has the right to serve Fairburn and Union City pursuant to the existing Service Delivery Strategy.
01/31/2006	City of Atlanta obtains bonds in an amount not to exceed \$1.2 billion for water infrastructure.
03/2006	Projection of Water Supply Needs by Infratec Consultants, Inc. submitted to EPD
04/03/2006	City of Atlanta Letter to EPD (Kevin Farrell) re objection to the project.

05/02/2006 Cultural Resources survey for the reservoir site for the reservoir site by R.S. Webb & Associates.

06/26/2006 Response letter to EPD (Kevin Farrell) Re: Atlanta

08/25/2006 ARC concurrence letter

10/18/2006 Meeting with EPD (Kevin Farrell) and Authority at EPD

11/02/2006 City of Atlanta Letter to EPD (Kevin Farrell)

2007 Annexations- Fairburn, Palmetto and Union City nearly double land area through a series of annexations and need for service area in 2060 is 16.44 mgd.

6/27/2007 Revised Water Withdrawal Permit submitted to EPD

08/16/2007 Receipt of copy of letter from Atlanta to EPD (Kevin Farrell) dated 11/02/06

10/18/2007 Response letter to EPD (Kevin Farrell) Re: Atlanta

10/2007 Began negotiations for Mulberry Creek and White Sulphur Creek mitigation sites

2008 Attorney General issued an opinion letter to EPD stating that the Authority must comply with the Service Delivery Strategy. EPD issued revised need certification for 16.44 mgd conditional on compliance with Service Delivery Strategy. The Authority retains Joe Tanner & Associates to facilitate a change in legislation allowing it to permit a reservoir without first amending the Service Delivery Strategy.

6/8/2008 New Mitigation Rule effective establishing preference hierarchy

9/9/2008 EPD issues a 50-year certification of need for 16.44 mgd

2/13/2009 Revised 404 Permit filed w/ Mitigation Plan including the Mulberry Creek, White Sulphur and Chattahoochee Mitigation Site owned by Carl Bouckaert

3/18/2009 JPN Issued. EPD Watershed Protection Branch did not submit any comments to the JPN.

Authority signs option contract with Oracle Fulton Land LLC for the purchase of the Reservoir and Mitigation Property

3/25/2009 Interagency Site Visits held at reservoir and mitigation properties

5/14/2009 Public Information Meeting held in Fairburn

8/5/2009 EPD received response to comments from the JPN, including additional information on reservoir operations.

5/13/2009 Interagency Review Team Meeting held at USACE to discuss mitigation

5/2009 Purchased Mulberry Creek and White Sulphur Creek mitigation sites

9/24/2009 Meeting and powerpoint presentation to EPD (Tim Cash, Ade Oke and Clay Burdette). The presentation focused on the proposed reservoir operation and impacts to water quality and quantity.

11/3/2009 Meeting with EPD (Clay Burdette) to discuss the operation of the reservoir and MIF requirements. EPD requested more time to conduct internal discussions regarding EPD's policies on the Chattahoochee River System in its entirety and was not prepared to make any commitments to the project at that time.

2009 Infratec submitted water withdrawal permit applications in 2009.

2009 Fulton County Service Delivery Strategy Agreement expired

4/21/2010: Met with EPD to discuss water quality monitoring parameters - thought was two chemical tests (spring/fall) and one biological in the fall (this was later rejected and rainfall events were finally approved).

4/22/2010: EPD sent information it would like incorporated into the monitoring plan.

5/17/2010 Received EPD staff comments on water quality monitoring plan.

6/4/2010 HB 406 signed by Governor allowing EPD to issue 401 certifications and water withdrawal permits prior to the amendment of the applicable Service Delivery Strategy Agreement

6/8/2010 Submitted revised monitoring plan per EPD's comments.

6/16/2010 Received additional comments from EPD after meeting to incorporate into monitoring plan.

7/1/2010 EPD provided additional comments on monitoring plan.

8/10/2010 Received direction from Director Barnes that the monitoring plan needs to be reasonable but thorough because precedent setting. Directed to develop a cost of

the revised proposal for EPD's requested additions and meet with Jeff King and Gary Craig to discuss proposed operations.

8/16/2010 USACE determines that project will be permitted with one operational scheme - not adaptive operations to pump directly into reservoir if needed.

8/19/2010 Met with Gary Craig and Jeff King of USACE where if an intake on the Chattahoochee River there is an obligation to look at water quality. Since EPD is considered the "subject matter" expert, its determination as to what amount of data is necessary to make a water quality impact determination will be supported by the USACE.

9/17/2010 Met with EPD to discuss revised water quality monitoring plan.

9/22/2010 Submitted revised water quality monitoring plan to EPD for review in accordance with comments received on 9/17.

10/1/2010 EPD provided additional revisions to plan.

10/5/2010 Submit revised plan (dated 10-4-10) to EPD for review/approval.

10/7/2010 EPD approves proposed monitoring plan.

10/27/2010 Reservoir Management Plan submitted to EPD.

10/28/2010 Reservoir and buffer property acquired

11/1/2010 Revised Mitigation Plan submitted to USACE

11/16/2010 Interagency Review Team Meeting

12/1/2010 Approved Monitoring Plan provided to agencies.

12/2010: Monitoring report was to be completed by mid-December however due to the absence of the rain events required under the plan; the report could not be completed during the timeframe contemplated.

2010 Detailed financial analysis of water revenues presented to Authority

3/2011 Water Sampling complete and Eco-South assembled report.

3/2011 Letter from Ed Johnson stating that project must comply with Final Mitigation Rule

5/12/2011 Interagency Review Team (“IRT”) meeting - requested additional information packaged with water quality study

6/1/2011 Meeting with Ellis Cadenhead (Coweta WSA) to discuss feasibility of purchase Coweta could provide 3 mgd through 2019 but Authority would be responsible for pipeline.

8/12/2011 Information submitted to EPD and other agencies.

12/2011 USACE issues jurisdictional determinations for Bear Creek Reservoir and the White Sulphur Creek and Mulberry Creek Mitigation Sites

4/1/2012 Receive email correspondence from USACE, Russ Kaiser (cc: Ed Johnson, Kevin Thames, Natalie Edwards, Melanie Casner, David Crosby); Addresses the availability of mitigation credits at the time the Pink Creek Mitigation Site was selected; states that there are credits currently available and attached a list of credits currently available including 499.19 wetland credits at the Monastery of the Holy Ghost Bank)

4/10/2012 Authority receives a letter from USACE PM Natalie Edwards that should find an alternative to the Pink Creek site and indicating Mulberry Creek and White Sulphur Creek are grandfathered

4/14/2012 Request for Proposals to all mitigation banks in primary service area

4/17/2012 Monastery responded to RFP

4/2012 Letter from USACE indicating sufficient information has been provided to grandfather Mulberry Creek and White Sulphur Creek mitigation sites. USACE provides a list of available mitigation banks and respective credits that could supply the balance of necessary mitigation. Applicant provided an additional opportunity to provide further information for USACE to consider whether Pink Creek meets hardship standard under the New Rule.

5/21/2012 Authority submits response to USACE April 10th letter defending selection of Pink Creek site

5/24/2012 RIBITS states that Monastery Mitigation Bank has 499 credits available in the Middle Chattahoochee Basin

5/25/2012	Letter Agreement between Atlanta, Union City, Fairburn, Palmetto and the Authority designating service areas of each prior to construction of the Bear Creek Reservoir.
6/29/2012	USACE formally denies Pink Creek and requires remainder of mitigation be provided in accordance with the New Rule
7/6/2012	USACE notifies that the Col intends to visit the reservoir site on August 3 rd
7/9/2012	Contact Col Hall's staff regarding Pink Creek and request a meeting
7/17/2012	Authority representatives attend Interagency Review Team meeting, Revised South Fulton Mitigation Plan discussed. Presented the mitigation banks (Chattahoochee, Monastery and Blue Creek) with some discussion regarding bank selection and grandfathering of Monastery Bank.
7/24/2012	Authority adopts Water Stewardship Act provisions
8/3/2012	Col. cancels reservoir and Pink Creek site visit when learns that Authority intends to purchase mitigation credits
8/15/2012	Discussion of revised mitigation plan and cancelled Col site visit with USACE reps Ed Johnson and Justin Hammonds
8/16/2012	Submitted revised Mitigation Plan (Mulberry, White Sulphur and purchase of credits in place of Pink Creek site)
8/22/2012	EPD provides comments on revised plan stating that mitigation elements proposed at permittee responsible sites have a high probability of success and requested landowner information for the sites. No other revisions to the sites requested.
11/8/2012	Memorandum of Understanding Finalized for cultural resources associated with Bear Creek Reservoir project
11/16/2012	Authority executes Contract with Monastery Mitigation Bank
12/12/2012	Letter from Kevin Thames, USACE Comments re Mitigation Plan. Receipt of letter on 12/14/2012 requesting additional information on mitigation. Does not mention objection of Monastery Mitigation Bank, however does state that

securing these credits prior to the permit decision will not influence our decision on your application”

12/31/2012 Authority purchases 46.28 credits from the Monastery Bank (\$555,360)

- 1/8/2013 Authority submits a response letter to USACE addressing requests in December 14th letter including redacted copy of Blue Creek Contact
- 2/25/2013 USACE suspends Monastery Mitigation Bank due to inaccuracy in credit accounting
- 2/27/2013 Receipt of letter from EPA expressing concern over Monastery because it is outside the 8-digit HUC. First time mention that the Monastery Bank is listed as “Suspended” on the RIBITS website
- 3/12/2013 Authority submits a response letter to EPA with explanation of Monastery Mitigation bank’s service areas and grandfathered rights
- 3/21/2013 Authority receives a letter from USACE (Kevin Thames) discussing various mitigation issues requesting the Authority select an alternate to the Monastery Mitigation Bank in case it remains unavailable; stating purchasing stream and wetland mitigation credits does not ensure a favorable permit decision, and doing so is at your own peril.
- 3/27/2013 Authority submits Safe Yield and Downstream Flow Analysis prepared by Schnabel Engineering to comply with USACE’s model to the USACE Mobile District
- 4/11/2013 Authority representatives meet with USACE representatives Ed Johnson, Kevin Thames and Natalie Edwards with discussion of detrimental reliance issue regarding Monastery Mitigation Bank
- 4/12/2013 Authority representatives meet with David Lekson, USACE Chief of Regulatory for the Savannah District, for project status overview
- 4/19/2013 Authority submits response to 3/21/2013 letter with additional information and asserting reliance on Monastery Mitigation Bank
- 4/21/2013 Applicant provided response to USACE 3/21/2013 correspondence responding to 1/8/2013 letter. Applicant discussed the LTM budget contained within the 2012 mitigation plan and referenced instructions by USACE (Justin Hammonds) of

4/18/2013 to prepare a LTM budget based on a linear relationship to the example provided. A comparison to the proposed document

4/29/2013 USACE request for additional information on Alternatives

Raftelis Financial Feasibility evaluation of proposed funding for construction of reservoir & related infrastructure completed

5/31/2013 Authority submits response to April 29th letter and supplies revised Alternatives Analysis

7/24/2013 Meeting with EPD re Interbasin Transfer Analysis (“IBT”)

8/29/2013 Submitted IBT and revised water withdrawal documentation to EPD

10/8/2013 GEFA award of \$10.5 million Georgia Fund loan (30-year amortization; 2.4% interest; contingent upon reservoir permit issuance)

1/13/2014 USACE approves Authority’s Safe Yield and Downstream Flow Analysis concluding the Bear Creek Reservoir has minimal impacts the USACE projects and flows downstream in the ACT basin.

2/27/2014 USACE site visit to Mulberry Creek and White Sulphur Creek sites

6/2014 Authority purchases 4,495 stream and 3.74 wetland credits from the Chattahoochee Mitigation Bank

6/10/2014 Submit revised Mitigation Plan

7/9/2014 EPD issues new need letter contingent upon SDS and resolution of Atlanta customers. Usage of 115 gpcd.

12/2014 Authority purchases 108,531.55 stream credits from the Blue Creek Mitigation Bank

6/2015 Obtain new project management

7/10/2015 Meeting with USACE re project need, purpose and alternatives, provided 7/9/2014 need letter

7/14/2015 Meeting with EPD where notified that new policy is to require 401 certification prior to issuance of water withdrawal permit. EPD informs Authority

representatives that all documentation is in order for water withdrawal permit. The Authority is encouraged to update its Water Conservation and Drought Contingency Plan to reflect EPD's latest regulations regarding drought levels and required actions.

- 8/7/2015 Submission to USACE of requested duplicate documentation per 7/10/2015 meeting
- 8/21/2015 USACE correspondence requesting updated EPD certification of need and revised mitigation plan
- 9/8/2015 Submit request to administratively withdraw the 404 permit application to allow additional time to secure the revised need letter from EPD
- 9/9/2015 USACE acknowledges request for administrative withdrawal
- 9/24/2015 Meeting to discuss purchase of water from Coweta WSA. Estimate price would be less than \$4 per 1,000 gal including surcharges and that CWSA could help finance the pipe with a surcharge.
- 9/28/2015 Submit revised Water Conservation and Drought Emergency Plan to EPD
- 10/10/2015 Updated mitigation cost comparison for permittee responsible vs purchase of commercial mitigation bank credits.
- 11/16/2015 Meeting with Katherine Zitsch of ARC re updated population projections and modified per capita rates presented in District Plan update
- Submitted updated population projections to Director Turner prepared by Carl Vinson Institute of Government's Matt Hauer.
- 12/3/2015 Submitted draft Declaration of Covenants and Restrictions to USACE Office of Counsel for mitigation sites
- 12/14/2015 Meeting with EPD Director Jud Turner
- 2/3/2016 EPD meeting regarding population projections and various methodologies. Confirmed policy change of allowing direct withdrawals and State's request for decreased flows at Peachtree Creek
- 3/16/2016 Meeting with EPD regarding Georgia's revised water request to the USACE from and downstream of Lanier and the implications to the Authority

3/23/2016	Coweta could provide 3 – 6 mgd; discussion of possible partnership between the parties for water treatment and sharing.
4/4/2016	EPD telephone conference regarding revised Matt Hauer population projections
6/2016	Discussions regarding private financing for project and potential financing partnerships
2015	EPD Director and Assistant Director resign and new appointees are made by the Governor.
8/5/2016	EPD conference call regarding the status of new EPD director review of project. EPD asserts that it needs additional information to negate its internal analysis which projects a significantly reduced need.
8/15/2016	Meeting with all mayors and Director of EPD to discuss project and need certification implications
10/6/2016	Meeting with EPD to discuss usage, contingency factor, population and 2012 Letter Agreement for Atlanta/Authority Service Areas.
10/20/2016	Submitted correspondence to EPD addressing Atlanta retail customers and analysis estimating 2,404 people in Union City and Fairburn.
11/28/2016	Submitted correspondence to EPD re cities' current per capita usage rate of 103 gpcd and basis for being consistent with the Metro District Plan per capita and contingency factor
11/28/2016	Submitted correspondence requesting extension on preliminary expanded jurisdiction determination verification. The USACE has since discontinued the preliminary expanded JD and therefore would require a new JD.
12/16/2016	Federal Register published the final ACF WCM for comment. Incorporates revised population projections and grants ARC request from Lanier and Chattahoochee River.
12/19/2016	Meeting with EPD to discuss per capita and contingency factor proposals. EPD stated that documentation was sufficient and no further requests would be forthcoming. EPD requested one last attempt to get Atlanta customer information and set a deadline to obtain the information by mid-January, early February. If the information was not received then would move forward with the 2.5 people

per parcel. EPD expressed its desire to have a collaborative decision on the contingency factor to be applied to the Authority.

- 12/29/2016 Authority makes an Open Records Request to Atlanta through a third party; requested spreadsheets showing the address of Atlanta's retail customers (residential, commercial, industrial) in Fairburn and Union City
- 1/9/2017 Coweta WSA proposed 10 mgd sale with a cost of \$3.82/1,000 gallons for a 50-year term, reviewable every 5 to 10 years. Proposed that CCWSA may be willing to finance the transmission/distribution line and add the costs as a surcharge for 20-15 year period the costs are financed. Anticipate several months to refine cost calculations.
- 1/11/2017 AL submits correspondence to Special Master objecting to interbasin transfers and potential impacts to AL that would require AL become a necessary party to the FL/GA case.
- 1/30/2017 Telephone conference with Jay Boren and Dan Davis with Coweta who estimate that it will take 3-4 months to complete the modeling before could determine potential surcharge for the purchase as well as phasing purchase of water from Coweta WSA.
- 2/7/2017 Kevin Clark of GEFA agreed to modify the \$10.5 loan terms to apply to other water infrastructure. If selected would need to be approved at the August GEFA Board meeting.
- 2/9/2017 Telephone conference with EPD regarding status of information obtained from Atlanta
- 2/14/2017 Special Master in the *Florida v. Georgia* Supreme Court case issues recommendation that Florida's complaint be dismissed for failure to include the USACE as a party
- 2/14/2017 Atlanta responds to Open Records Request
- 3/15/2017 Executed Contract for potential purchase of mitigation sites to Mitigation Management
- 3/29/2017 EPD provides summary table of customers provided to it by Atlanta

3/30/2017	ACF WCM becomes final and grants State of GA's request of 222mgd from Lanier and 379 mgd downstream in Chattahoochee to meet metro Atlanta's 2050 needs. Meets these requests by modifying operations of ACF basin.
4/5/2017	AL sues the USACE in DC District Court objecting to ACF WCM
4/26/2017	Meeting with Bill Frechette (EPD) to discuss discrepancies of summary sheet provided by Atlanta to EPD and detailed customer information provided in response to Open Records Request
4/27/2017	Florida Non-governmental organizations sue USACE re ACF WCM
5/4/2017	Submitted summary of discrepancies and supplemental exhibits to EPD to address Atlanta customers within the Authority member city limits
5/5/2017	Engineering firm ISE provided revised estimate date of mid-September before modeling would be complete to estimate costs for purchasing from Coweta
6/8/2017	Meeting with EPD to discuss Atlanta discrepancy information and determine uncertainty factor and usage.
6/8/2017	Meeting with EPD to discuss Atlanta discrepancy information and determine uncertainty factor and usage.
6/10/2017	Project managers attend Union City Council retreat to provide update on project and current pending matters
6/20/2017	Request revisions to \$10.5 million GEFA loan terms and conditions to allow funds to be used for additional water supply options such as purchase and direct withdrawal
7/10/2017	Project managers attend Fairburn City Council meeting for project update
7/27/2017	Submit revised language for GEFA loan modification requests incorporating GEFA comments to address removal of Bank of America interest
8/22/17	GEFA approves amendment to the terms and conditions of the \$10.5 million loan allowing funds to be used for engineering, permitting and other activities associated with a direct withdrawal, reservoir or infrastructure needed to purchase water from another source
8/29/2017	Meeting with EPD to discuss Source Water Assessment Plan (SWAP) and potential funding

8/31/2017	Submit to EPD for review the proposed treatability analysis scope and SWAP
9/8/2017	Meeting with ARC to discuss funding opportunities for SWAP
9/13/2017	Need verification of 13.25 MGD issued to the Authority by EPD
10/6/2017	EPD approves the proposed treatability scope and SWAP parameters
10/10/2017	Authority authorizes the submission of the revised water withdrawal application for a direct withdrawal from the Chattahoochee River of 13.25 mgd. Directs issuance of RFP treatability analysis.
10/16/2017	RFP issued for treatability analysis
10/31/2017	Revised Water Withdrawal Application submitted to EPD
11/13/2017	EPD issues acknowledgment of receipt of revised water withdrawal application (satisfying the condition of the GEFA loan amendment)
11/14/2017	Authority selects CCR to complete raw water quality testing for treatability analysis and issues the request for a revised RFP response from engineering firms
12/8/2017	GEFA acknowledges satisfaction of criteria for direct withdrawal to issue loan documents
12/12/2017	Authority selects Krebs Engineering to complete the engineering study portion of the treatability analysis and to work with CCR
12/22/2017	Provide GEFA with a loan schedule and budget for finalization of loan documents in response to 12/12/2017 request from GEFA
1/12/2018	GEFA issues the loan documents for review and execution
1/22/2018	First water quality sample taken
1/23/2018	Treatability test completed and provided to laboratory
2/16/2018	GEFA paperwork for loan submitted.
2/16/2018	Final Executed paperwork provided to Authority
2/26/2018	Water Quality Sample taken
2/27/2018	2 nd round of treatability testing completed
3/5/2018	Water Sample taken from the Chattahoochee River

3/7/2018	ARC confirms that the Authority is within its efforts for update/preparing the SWAP (this satisfies the District Plan requirement deadline of 1/1/2020)
3/12/2018	Water Sample taken from the Chattahoochee River
3/20/2018	Water Sample taken from the Chattahoochee River
4/3/2018	Water Sample taken from the Chattahoochee River
4/6/2018	Coordination with Keith Carnley (EPD) regarding the documentation for water system permit
4/10/2018	Coordination with EPD re historical submissions for water system permit
5/14/2018	EPD requests revisions to water withdrawal application figures and supplemental documents by email
5/15/2018	Revised documents submitted to EPD for review/consideration
6/7/2018	EPD provides additional comment letter
6/15/2018	Authority provided response to 6/7/2018 EPD letter
6/19/2018	SWAP preparation meeting with ARC
7/13/2018	Meeting with EPD to discuss: 6/7/2018 comment letter, 6/15/2018 response letter and draft engineering report analyzing water quality results and treatment
8/6/2018	EPD acknowledges that 7/13/18 submission for treatability of raw water is conformance with standards
8/7/2018	Submit revised water withdrawal application package and response letter to EPD
8/08/2018	First Draw made on GEFA loan (\$9,199 = interest only payments of less than \$20/mo)
8/13/2018	Water Treatability Engineering Report shows Chattahoochee River water at the proposed intake location is capable of being treated with normal treatment processes
9/6/2018	Receipt of email correspondence from Johanna Smith providing EPD has no further comments or questions and notifying Authority that permit will not issue until resolution of SDS

9/18/2018	Meeting with DCA re SDS
11/6/2018	EPD requested the Member Cities be joint applicants for water withdrawal permit and submit revised application incorporating the 2003 Operations Agreement and written confirmation of responsibility for overall compliance with permit conditions.
12/5/2018	Revised Water withdrawal Application package submitted with member cities as joint applicants
12/11/2018	Approved contracts Monastery of the Holy Ghost and Blue Creek Basin, LLC to remarket previously purchased compensatory mitigation credits
12/13/2018	SWAP meeting with ARC
1/14/2019	Initiated coordination with ARC regarding EPD requested participation in River/Lake model
1/25/2019	Preliminary draft water withdrawal permit conditions provided
2/1/2019	ARC has all SWAP data
2/4/2019	Revise draft water withdrawal permit conditions with EPD
2/5/2019	Coordination with ARC regarding River/Lake model participation
2/7/2019	Revise draft water withdrawal permit conditions with EPD
2/11/2019	Conference call regarding EPD modeling on Chattahoochee River
2/12/2019	Meeting with EPD to revise permit conditions
2/25/2019	Draft permit provided to each City for approval of permit conditions
3/5/2019	Public Notice issues for Water Withdrawal Permit
4/1/2019	EPD notification of the City of Atlanta's request for a 30-day extension to the comment period.
4/2/2019	Telephone conference with Katherine Zitsch re River/Lake Model
4/8/2019	Mitigation Management pledges to provide monthly accounting for mitigation credits including status of Statement of Credit Availability projects as of the first of each month

4/9/2019	Telephone conference with Lewis Jones and Katherine Zitsch regarding ARC modified position
4/22/2019	Conference call with EPD regarding modeling and required non-depletable flows
5/1/2019	Mitigation Credit Sales Status Report (reoccurring on 1 st of each month)
5/8/2019	Comment Period for Water Withdrawal permit closes
7/27/2020	Water Withdrawal Permit Issues (8.55 mgd from Chattahoochee River)
7/30/2020	Legislation changing the Authority name to the Middle Chattahoochee Regional Water and Sewer Authority approved
9/1/2020	EPD approves the Source Water Assessment Plan
11/23/2020	Krebs issued Notice to Proceed on preliminary engineering services; directed to prepare the Preliminary Engineering Report for Water System Improvements for EPD consideration/approval
12/11/2020	Sold mitigation rights on Mulberry Creek for \$185,550 plus 4% royalty on wetland credits
4/13/ 2021	Krebs presents PER to Authority
4/21/2021	Called meeting for Financing of Project
6/15/2021	PER submitted to EPD
8/2021	Member Cities adopt resolution to support GEFA funding application
8/20/2021	Meeting with EPD to discuss PER comments
8/28/2021	COVID Relief Grant Application submitted
8/31/2021	EPD letter providing written comments and requesting updates to PER
9/1/2021	Submit GEFA Application for \$25 million.
10/12/2021	Retained Hawks Environmental to administer a request for proposal process to hire an owner's engineer
10/12/2021	Submitted responses to EPD comments with complete updated PER

11/3/2021	EPD acknowledge acceptability of 15 responses and asked for clarification on one response
11/4/2021	Krebs revised response to resolve final comment
11/12/2021	EPD approves PER
12/2021	USGS Agreement approved for gage installation and maintenance
1/14/2022	Issue RFQ for Owner's Engineer
2/25/2022	Notification of Funding Grant Application Denial
5/2022	Gresham Smith Partners Team selected to be Owner's Engineer
7/16/2022	Letter to US Senators for funding assistance
7/25/2022	Public Hearing for GEFA funding (requirement of the State Environmental Review Process associated with the GEFA loan)
7/28/2022	Finding of No Significant Impact for withdrawal project and associated GEFA financing issues
8/9/2022	Gresham Smith Partners present Collaboration Charter
9/9/2022	Pennington/Gresham Smith Partners submit request for \$33 million of ARPA funds
10/11/2022	Gresham Smith Partners presents updated cost estimates with modified assumptions
3/1/2023	Funding meeting with EPA and GEFA
3/3/2023	Meeting with Atlanta to discuss possible partnership
3/23/2023	Withdrawal of GEFA application due to lack of audits
6/15/2023	Atlanta Presentation responding to questions presented in response to meeting
8/3/2023	Virtual Meeting with Atlanta
8/8/2023	Lindy Farmer hired as General Manager for probationary period
10/26/2023	Virtual Meeting with Atlanta re partnership follow up

11/14/2023	Terminated Gresham Smith Partners for convenience
12/7/2023	Meeting with CCWSA to discuss purchase
3/18/2024	Contracted Lindy Farmer as General Manager for 2-year term
3/27/2024	MOU with Coweta County Water & Sewer Authority regarding exploration of potential purchase of water
4/9/2024	Krebs retained to assess Coweta Purchase and Distribution System
8/10/2024	Authority Retreat

13.

2003 IGA

STATE OF GEORGIA
COUNTY OF FULTON

OPERATIONS AND FINANCE AGREEMENT

This Agreement entered into this 11 day of March, 2003, by and between the South Fulton Municipal Regional Water and Sewer Authority, through its Board of Directors, hereinafter the "Authority", the City of Union City, through its Mayor and Council, hereinafter "Union City", the City of Palmetto, through its Mayor and Council, hereinafter "Palmetto", and the City of Fairburn, through its Mayor and Council, hereinafter "Fairburn", collectively the three cities may be referred to as "Member Cities", for the purpose of providing a basis upon which a reservoir, or reservoirs, raw water transmission facilities, water treatment plant and potable water transmission lines, and/or a wastewater treatment facility, or wastewater treatment facilities, may be financed and constructed for the Authority.

W I T N E S S E T H:

WHEREAS, the Act Number 540 of the 2000 Georgia General Assembly (Ga. L. 2000, p. 3739 et seq.) created the South Fulton Municipal Regional Water and Sewer Authority comprised of representatives from Union City, Palmetto, and Fairburn; and

WHEREAS, Union City, Palmetto, and Fairburn entered into an agreement dated May 16, 2000 thereby creating the South Fulton Municipal Regional Water and Sewer Authority, hereinafter the "Authority"; and

WHEREAS, the Authority must necessarily obtain a commitment enabling the Authority an opportunity to finance the construction of a Project or Projects as defined herein; and

WHEREAS, Palmetto will engage an independent qualified person or firm to establish a fair market value of its existing waste water treatment plant, its water treatment plant, and its water reservoir for the purpose of offering the same for sale to the Authority.

NOW, THEREFORE, for and in consideration of the mutual promises contained herein and for other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged by all parties, the four parties to this Agreement hereby agree as follows:

1.

Union City, Palmetto, and Fairburn recognize that the Authority, in order to fund the construction and operation of a water reservoir or reservoirs, raw water transmission facilities, water treatment plant and potable water transmission lines, and/or a wastewater treatment facility or wastewater treatment facilities, hereinafter the "Project", or "Projects", will issue revenue bonds in an amount sufficient to achieve these objectives. Part of the proceeds from the revenue bonds may be used to purchase Palmetto's existing waste water treatment plant, its water treatment plant, and its water reservoir provided that same is offered for sale to the Authority at a fair market value established by an independent qualified person or firm and agreed to by Palmetto and the Authority. The transmission lines for the raw water, potable water, and waste water will not be purchased by the Authority. The transmission lines for the raw water, potable water, and waste water will remain the property of Palmetto.

2.

Union City, Palmetto, and Fairburn covenant to obligate their tax bases to provide necessary funds should revenues from the Project, or Projects, be insufficient to regularly meet the debt service requirements of the originally issued revenue bonds. The extent of the obligation of

Union City, Palmetto, and Fairburn is to make up any shortfall created by a lack of revenues to support the debt service requirements for the originally issued revenue bonds. The shortfall, if due to the raw and/or potable water facilities, will be apportioned among the three cities based upon the percentage of water used in each city as compared to the total number of water used in all three cities combined. This proposed formula for addressing the shortfall shall be updated on at least a semi-annual basis beginning six (6) months after the date of the execution of this Agreement. The shortfall, if due to wastewater treatment facilities, will be apportioned to the Member Cities based on the percentage of capacity of the wastewater treatment facilities that is agreed to and approved by the governing bodies of each of the Member Cities.

3.

The Authority, consistent with Act Number 540 of the 2000 Georgia General Assembly, shall serve Union City, Palmetto, and Fairburn only with the Project or Projects. In the event Act Number 540 is amended by the Georgia General Assembly authorizing the provisions of services to customers other than the residents of Union City, Palmetto, and Fairburn, the Authority shall serve those customers consistent with the authorization of Act Number 540, as amended.

4.

The Authority, Union City, Palmetto, and Fairburn agree that the daily operations of the Project or Projects will be controlled by the Authority.

5

Once the Project, or Projects, are completely operational, Union City, Palmetto, and Fairburn agree to purchase all of their respective potable water requirements from the Authority. For purposes of this Agreement, the "water requirements" of the Member Cities represents the

amount of potable water that customers located within the corporate limits of the respective Member Cities require on a daily basis. Water requirements is not intended to refer to the amount of potable water that persons or entities who reside outside the corporate limits of the Member Cities require on a daily basis. Sales of potable water by a Member City may only occur to the persons or entities located within the corporate limits of that particular Member City. A Member City may not sell potable water to persons or entities located within the corporate limits of another Member City except as set forth herein. Should any of the Member Cities desire to purchase potable water from the Authority to be sold to other than a customer located within the corporate limits of the particular Member City, the other two Member Cities must consent to this type of purchase. Failure on behalf of the other two Member Cities to consent to this type of purchase prohibits the sale of water to other than customers located within the corporate limits of the Member Cities. A majority vote of the five remaining members of the Authority (the representatives of the other two Member Cities and the at-large member) shall be required for consent to be granted.

6.

The term of this Agreement shall be for fifty (50) years from the date first above signed.

7.

Any amendment to this Agreement must be in written form and executed by each of the four (4) signatories to this Agreement. As long as the Authority's revenue bonds are outstanding, this Agreement shall not be amended in any way that would materially adversely affect the owners of the revenue bonds without the consent of the owners of the revenue bonds as provided in the authorizing resolution or trust indenture.

8.

This Agreement embodies the entire Agreement between the parties. No representations not contained in the body of this Agreement have been relied upon or shall be binding upon any of the parties hereto.

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IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement on the day and year first above written.

SOUTH FULTON MUNICIPAL REGIONAL
WATER AND SEWER AUTHORITY

(SEAL)

BY: 
RALPH MOORE, Chairman

ATTEST:


James Williams, Secretary
(SEAL)

CITY OF UNION CITY, GEORGIA

BY: 
RALPH MOORE, Mayor

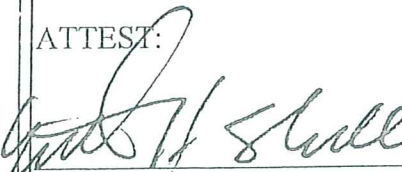
ATTEST:


Barbara Steward, City Clerk
(SEAL)

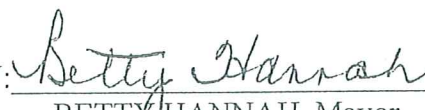
CITY OF PALMETTO, GEORGIA

BY: 
J. CLARK BODDIE, Mayor

ATTEST:


William H. Shell, City Clerk
(SEAL)

CITY OF FAIRBURN, GEORGIA

BY: 
BETTY HANNAH, Mayor

ATTEST:


Nancy Faulkner, City Clerk

CITY OF FAIRBURN

STATE OF GEORGIA

RESOLUTION

NO.: 2024 - ____

A RESOLUTION OF THE MAYOR AND COUNCIL FOR THE CITY OF FAIRBURN, GEORGIA; TO REAFFIRM THE COMMITMENT OF THE CITY OF FAIRBURN, GEORGIA, FOR THAT CERTAIN OPERATIONS AND FINANCE AGREEMENT ADOPTED ON MARCH 11, 2003, ALONG WITH THE CITIES OF UNION CITY AND PALMETTO; TO PROMOTE THE PUBLIC HEALTH, SAFETY, AND WELFARE; AND FOR OTHER PURPOSES.

W I T N E S S E T H:

WHEREAS, the Mayor and Council for the City of Fairburn, Georgia, (the “City”) is the duly elected governing authority for the City; and

WHEREAS, the City entered into an Operations and Finance Agreement on March 11, 2003, along with the cities of Union City and Palmetto (the “Operations and Finance Agreement”) to finance the construction of a water system to provide potable water for the citizens of the three cities (the “Project”); and

WHEREAS, the Operations and Finance Agreement was entered into for the purpose of financing the Project on behalf of the Middle Chattahoochee Regional Water and Sewer Authority, formerly known as the South Fulton Municipal Regional Water and Sewer Authority (the “Authority”), which is comprised of the City, and the cities of Union City and Palmetto; and

WHEREAS, a copy of the Operations and Finance Agreement is attached as Exhibit “A,” and is, by this reference hereto, incorporated herein; and

WHEREAS, the City has committed to purchase its potable water exclusively from the Authority, and to provide financial support to the Authority, if needed.

NOW, THEREFORE, BE IT RESOLVED THAT the Mayor and Council for the City of Fairburn, Georgia, reaffirms its commitment to the Operations and Finance Agreement with its attendant benefits and burdens contained therein.

BE IT FURTHER RESOLVED THAT the Operations and Finance Agreement was entered into for a term of fifty (50) years from March 11, 2003, and this reaffirmation of the Operations and Finance Agreement begins as of the date of approval of this resolution by the Mayor and Council and continues for an additional fifty (50) years.

SO RESOLVED THIS ____ DAY OF _____, 2024.

**MAYOR AND COUNCIL FOR THE
CITY OF FAIRBURN, GEORGIA**

(SEAL)

**By: _____
MARIO AVERY, Mayor**

ATTEST:

_____, City Clerk

Approved as to form:

City Attorney