

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

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

Invocation

Marie Barber introduced Bishop Richard Green to perform the invocation.

Adoption of Agenda

UPON MOTION by John Westervelt and second by Rodney Givens, to adopt an amended agenda to include an Executive Session to discuss legal matters it was unanimously

RESOLVED to approve the amended agenda to include an Executive Session to discuss legal matters.

Approval of Minutes

Vice Chairman Marie Barber called for any omissions or additions to the Minutes of the Regular Board Meeting held on June 7, 2018.

UPON MOTION by Dr. Cephus Jackson and second by Vivian Baldwin, it was unanimously

RESOLVED to approve the Minutes of the June 7, 2018 Regular Board Meeting.

Financial and Statistical Reports

Finance Director Allison Halron reviewed the financial information distributed to the Board for the period ending May 31, 2018. Information only, no action taken.

Recognition

Welcome Rodney Perkins – Customer Accounts Director: Assistant General Manager Teresa Worley recognized Rodney Perkins for his new role as Customer Accounts Director.

New Business

AeroATL Greenway Plan CCWA Update: Kirsten Mote with the Aerotropolis Atlanta CIDs presented an update on the AeroATL Greenway Plan. Information only, no action taken.

Annual Precast Manhole and Structures Bid Recommendation: Stormwater Program Director Kevin Osbey presented a recommendation on the Annual Precast Manhole and Structures Bid.

Vendor	Total Bid Amount Required Item
Old Castle Precast Newnan, GA	\$79,825.00
Foley Products Columbus, GA	\$100,598.00*
Rinker Materials Stockbridge, GA	No Bid

Precast Manhole and Structures
Bid Opening: Wednesday, May 30, 2018
Bid Tabulation

PRIMARY BID ITEMS					Oldcastle Precast		Foley Products	
No.	Work Item	Details	Estimated Quantity	Unit of Measure	Unit Price	Extended Amount	Unit Price	Extended Amount
1	48" Base Slab		50	EA	\$ 140.00	\$ 7,000.00	\$ 158.00	\$ 7,900.00
2	60" Base Slab		10	EA	\$ 189.00	\$ 1,890.00	\$ 242.00	\$ 2,420.00
3	72" Base Slab		5	EA	\$ 262.00	\$ 1,310.00	\$ 335.00	\$ 1,675.00
4	84" Base Slab		2	EA	\$ 378.00	\$ 756.00	\$ 518.00	\$ 1,036.00
5	96" Base Slab		2	EA	\$ 601.00	\$ 1,202.00	\$ 697.00	\$ 1,394.00
6	120" Base Slab		2	EA	\$ 1,660.00	\$ 3,320.00	\$ 3,320.00	\$ 6,640.00
7	48" Riser Section		100	VF	\$ 85.00	\$ 8,500.00	\$ 99.00	\$ 9,900.00

8	60" Riser Section		10	VF	\$ 142.00	\$ 1,420.00	\$ 186.00	\$ 1,860.00
9	72" Riser Section		10	VF	\$ 217.00	\$ 2,170.00	\$ 286.00	\$ 2,860.00
10	84" Riser Section		10	VF	\$ 294.00	\$ 2,940.00	\$ 390.00	\$ 3,900.00
11	96" Riser Section		10	VF	\$ 435.00	\$ 4,350.00	\$ 577.00	\$ 5,770.00
12	120" Riser Section		10	VF	\$ 663.00	\$ 6,630.00	\$ 931.00	\$ 9,310.00
13	60" x 48" Reducer Slab		5	EA	\$ 263.00	\$ 1,315.00	\$ 339.00	\$ 1,695.00
14	72" x 48" Reducer Slab		5	EA	\$ 445.00	\$ 2,225.00	\$ 589.00	\$ 2,945.00
15	84" x 48" Reducer Slab		1	EA	\$ 635.00	\$ 635.00	\$ 868.00	\$ 868.00
16	96" x 48" Reducer Slab		1	EA	\$ 1,116.00	\$ 1,116.00	\$ 1,862.00	\$ 1,862.00
17	120" x 48" Reducer Slab		1	EA	\$ 1,801.00	\$ 1,801.00	\$ 3,980.00	\$ 3,980.00
18	48" Concentric Top Cone	2' Height	5	EA	\$ 100.00	\$ 500.00	\$ 246.00	\$ 1,230.00
19	48" Concentric Top Cone	2.5' Height	3	EA	\$ 155.00	\$ 465.00	\$ 246.00	\$ 738.00
20	48" Eccentric Top Cone	2' Height	20	EA	\$ 100.00	\$ 2,000.00	\$ 264.00	\$ 5,280.00
21	48" Eccentric Top Cone	2.5' Height	10	EA	\$ 155.00	\$ 1,550.00	n/b	
22	48" Pedestal Top Inlet	w/ 24" Opening	10	EA	\$ 433.00	\$ 4,330.00	\$ 545.00	\$ 5,450.00
23	48" Flat Top Slab	w/ 24" Opening	5	EA	\$ 155.00	\$ 775.00	\$ 214.00	\$ 1,070.00
24	48" Flat Top Slab	w/ 2' x 3' Opening	5	EA	\$ 155.00	\$ 775.00	\$ 214.00	\$ 1,070.00
25	60" Flat Top Slab	w/ 24" Opening	5	EA	\$ 263.00	\$ 1,315.00	\$ 348.00	\$ 1,740.00
26	72" Flat Top Slab	w/ 24" Opening	5	EA	\$ 445.00	\$ 2,225.00	\$ 589.00	\$ 2,945.00
27	24" Frame / Cover Casted In	Light Duty Rating, Casted In	10	EA	\$ 166.00	\$ 1,660.00	\$ 535.00	\$ 5,350.00
28	24" Frame / Cover Casted In	Heavy Duty Rating, Casted In	10	EA	\$ 306.00	\$ 3,060.00	\$ 535.00	\$ 5,350.00
29	2' x 3' Grate / Frame Casted In	Heavy Duty Rating, Casted In	10	EA	\$ 404.00	\$ 4,040.00	\$ 436.00	\$ 4,360.00
30	24" Composite Frame / Cover Casted In	Heavy Duty Rating, Casted In	10	EA	\$ 855.00	\$ 8,550.00	n/b	
TOTAL – PRIMARY BID ITEMS						\$ 79,825.00		\$ 100,598.00

Precast Manhole and Structures

Bid Opening: Wednesday, May 30, 2018

Bid Tabulation

OPTIONAL BID ITEMS				Oldcastle Precast	Foley Products
No.	Work Item	Details	Unit of Measure	Unit Price	Unit Price

31	48" Concentric Top Cone	3' Height	EA	n/b	356.00
32	48" Concentric Top Cone	3.5' Height	EA	n/b	n/b
33	48" Concentric Top Cone	4' Height	EA	n/b	n/b
34	48" Eccentric Top Cone	3' Height	EA	n/b	276.00
35	48" Eccentric Top Cone	3.5' Height	EA	n/b	356.00
36	48" Eccentric Top Cone	4' Height	EA	n/b	n/b
37	Catch Basin Top Slab	Single Wing	EA	850.00	1,041.00
38	Catch Basin Spillway	Single Wing	EA	1,250.00	1,409.00
39	Catch Basin Top Slab	Double Wing	EA	850.00	1,409.00
40	Catch Basin Spillway	Double Wing	EA	1,250.00	1,409.00
41	Catch Basin Adapter	w/ 36" x 36" Opening	EA	163.00	214.00
42	48" Monolithic Invert		EA	350.00	345.00
43	Manhole Steps	Max 12" Spacing	VF	20.00	15.00
44	Flexible Boot Connector	4" - 8" Pipe / 12" Hole	EA	66.00	77.00
45	Flexible Boot Connector	10" - 12" Pipe / 16" Hole	EA	96.00	103.00
46	Flexible Boot Connector	15" - 16" Pipe / 20" Hole	EA	120.00	130.00
47	Flexible Boot Connector	18" Pipe / 22" Hole	EA	135.00	207.00
48	Flexible Boot Connector	20" Pipe / 24" Hole	EA	240.00	241.00
49	Flexible Boot Connector	24" Pipe / 28" Hole	EA	280.00	495.00
50	HDPE Liner for Manhole	2 mm Thickness	SF	27.50	46.00
51	HDPE Liner for Manhole	3 mm Thickness	SF	35.00	n/b

OPTIONAL BID ITEMS				Oldcastle Precast	Foley Products
No.	Work Item	Details	Unit of Measure	Unit Price	Unit Price
52	HDPE Liner for Manhole	5 mm Thickness	SF	40.00	46.00
53	Joint Sealant	8 Rolls/Case	EA	80.00	92.00
54	Joint Wrap	4 Rolls/Case	EA	300.00	283.00

Recommendation:

CCWA staff recommended awarding this annual bid to Old Castle Precast as the primary supplier and Foley Products as the back-up supplier of Precast Manhole & Structures (Required Items) based on the Unit Pricing listed.

CCWA staff also recommended awarding the Optional Items of this annual bid to Old Castle Precast and Foley Products. Unit Pricing was provided, by each vendor, for items they sell. When purchasing individual items, Staff will select the lowest unit priced item available.

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

RESOLVED to award the bid to Old Castle Precast as the primary supplier and Foley Products as the back-up supplier for both Required and Optional Items based on their bid price provided, contingent upon approval of bonds and insurance as required and to authorize the General Manager to sign the contract.

Annual Reinforced Concrete Pipe Bid Recommendation: Stormwater Program Director Kevin Osbey presented a recommendation on the Annual Reinforced Concrete Pipe Bid Recommendation.

Vendor	Total Bid Amount Required Item
Old Castle Precast Newnan, GA	\$76,012.40

Foley Products Columbus, GA	\$100,190.40
Rinker Materials Stockbridge, GA	No Bid

Reinforced Concrete Pipe (RCP) and Fittings

**Bid
Opening:
Wednesday,
May 30,
2018 Bid
Tabulation**

PRIMARY BID ITEMS					Oldcastle Precast		Foley Products	
No.	Work Item	Details	Estimated Quantity	Unit of Measure	Unit Price	Extended Amount	Unit Price	Extended Amount
1	15" RCP	Round, 8' Lengths	40	LF	\$ 12.89	\$ 515.60	\$ 13.41	\$ 536.40
2	18" RCP	Round, 8' Lengths	120	LF	\$ 14.72	\$ 1,766.40	\$ 15.39	\$ 1,846.80
3	24" RCP	Round, 8' Lengths	120	LF	\$ 21.86	\$ 2,623.20	\$ 22.69	\$ 2,722.80
4	30" RCP	Round, 8' Lengths	120	LF	\$ 31.45	\$ 3,774.00	\$ 32.60	\$ 3,912.00
5	36" RCP	Round, 8' Lengths	80	LF	\$ 40.52	\$ 3,241.60	\$ 42.71	\$ 3,416.80
6	42" RCP	Round, 8' Lengths	40	LF	\$ 52.70	\$ 2,108.00	\$ 56.54	\$ 2,261.60
7	48" RCP	Round, 8' Lengths	40	LF	\$ 72.22	\$ 2,888.80	\$ 75.60	\$ 3,024.00
8	54" RCP	Round, 8' Lengths	40	LF	\$ 94.32	\$ 3,772.80	\$ 96.90	\$ 3,876.00
9	60" RCP	Round, 8' Lengths	40	LF	\$ 114.05	\$ 4,562.00	\$ 124.63	\$ 4,985.20
10	Precast Headwall	Up to 27" Round Openings	20	EA	\$ 250.00	\$ 5,000.00	\$ 441.00	\$ 8,820.00
11	Precast Headwall	28" to 34" Round Openings	30	EA	\$ 322.00	\$ 9,660.00	\$ 517.00	\$ 15,510.00
12	Precast Headwall	35" to 42" Round Openings	20	EA	\$ 433.00	\$ 8,660.00	\$ 713.90	\$ 14,278.00

13	Precast Headwall	43" to 58" Round Openings	10	EA	\$ 700.00	\$ 7,000.00	\$ 984.60	\$ 9,846.00
14	Precast Headwall	59" to 72" Round Openings	10	EA	\$ 1,168.00	\$ 11,680.00	\$ 1,173.70	\$ 11,737.00
15	Precast Headwall	73" to 90" Round Openings	6	EA	\$ 1,460.00	\$ 8,760.00	\$ 2,236.30	\$ 13,417.80
TOTAL – PRIMARY BID ITEMS						\$ 76,012.40		\$ 100,190.40

Bid Tabulation

OPTIONAL BID ITEMS				Oldcastle Precast	Foley Products
No.	Work Item	Details	Unit of Measure	Unit Price	Unit Price
16	66" RCP	Round, 8' Lengths	LF	n/b	192.25
17	72" RCP	Round, 8' Lengths	LF	n/b	176.93
18	78" RCP	Round, 8' Lengths	LF	n/b	n/b
19	84" RCP	Round, 8' Lengths	LF	n/b	282.66
20	96" RCP	Round, 8' Lengths	LF	n/b	410.40
21	15" Precast Flared End Section	For 15" Round RCP	EA	400.00	324.50
22	18" Precast Flared End Section	For 18" Round RCP	EA	475.00	390.50
23	24" Precast Flared End Section	For 24" Round RCP	EA	595.00	500.50
24	30" Precast Flared End Section	For 30" Round RCP	EA	795.00	577.50
25	36" Precast Flared End Section	For 36" Round RCP	EA	1,250.00	984.50
26	42" Precast Flared End Section	For 42" Round RCP	EA	1,850.00	1,479.50
27	15" Precast Safety End Section	For 15" Round RCP	EA	n/b	913.00
28	18" Precast Safety End Section	For 18" Round RCP	EA	n/b	957.00
29	24" Precast Safety End Section	For 24" Round RCP	EA	n/b	1,628.00
30	30" Precast Safety End Section	For 30" Round RCP	EA	n/b	3,179.00
31	36" Precast Safety End Section	For 36" Round RCP	EA	n/b	4,037.00
32	42" Precast Safety End Section	For 42" Round RCP	EA	n/b	n/b
33	48" Precast Safety End Section	For 48" Round RCP	EA	n/b	n/b
34	15" Arched RCP	Equivalent Arched, 8' Lengths	LF	n/b	24.00

35	18" Arched RCP	Equivalent Arched, 8' Lengths	LF	n/b	28.80
36	24" Arched RCP	Equivalent Arched, 8' Lengths	LF	n/b	40.80
37	30" Arched RCP	Equivalent Arched, 8' Lengths	LF	n/b	57.90
38	36" Arched RCP	Equivalent Arched, 8' Lengths	LF	n/b	78.40
39	42" Arched RCP	Equivalent Arched, 8' Lengths	LF	n/b	104.38
40	48" Arched RCP	Equivalent Arched, 8' Lengths	LF	n/b	131.64
41	54" Arched RCP	Equivalent Arched, 8' Lengths	LF	n/b	159.90
42	60" Arched RCP	Equivalent Arched, 8' Lengths	LF	n/b	196.10
43	15" Precast Arched Headwall	Opening for 15" Arched RCP	EA	n/b	323.40
44	18" Precast Arched Headwall	Opening for 18" Arched RCP	EA	n/b	441.00
45	24" Precast Arched Headwall	Opening for 24" Arched RCP	EA	n/b	713.90

Bid Tabulation

OPTIONAL BID ITEMS				Oldcastle Precast	Foley Products
No.	Work Item	Details	Unit of Measure	Unit Price	Unit Price
46	30" Precast Arched Headwall	Opening for 30" Arched RCP	EA	n/b	984.50
47	36" Precast Arched Headwall	Opening for 36" Arched RCP	EA	n/b	1,173.70
48	42" Precast Arched Headwall	Opening for 42" Arched RCP	EA	n/b	2,236.30
49	48" Precast Arched Headwall	Opening for 48" Arched RCP	EA	n/b	2,236.30
50	54" Precast Arched Headwall	Opening for 54" Arched RCP	EA	n/b	2,236.30
51	60" Precast Arched Headwall	Opening for 60" Arched RCP	EA	n/b	n/b
52	15" Precast Arched Flared End Section	For 15" Arched RCP	EA	n/b	415.80
53	18" Precast Arched Flared End Section	For 18" Arched RCP	EA	n/b	445.50
54	24" Precast Arched Flared End Section	For 24" Arched RCP	EA	n/b	544.50
55	30" Precast Arched Flared End Section	For 30" Arched RCP	EA	n/b	605.00
56	36" Precast Arched Flared End Section	For 36" Arched RCP	EA	n/b	946.00
57	42" Precast Arched Flared End Section	For 42" Arched RCP	EA	n/b	1,540.00
58	15" Elliptical RCP	Equivalent Elliptical, 8' Lengths	LF	n/b	n/b
59	18" Elliptical RCP	Equivalent Elliptical, 8' Lengths	LF	n/b	n/b
60	24" Elliptical RCP	Equivalent Elliptical, 8' Lengths	LF	n/b	n/b

61	30" Elliptical RCP	Equivalent Elliptical, 8' Lengths	LF	n/b	n/b
62	36" Elliptical RCP	Equivalent Elliptical, 8' Lengths	LF	n/b	n/b
63	42" Elliptical RCP	Equivalent Elliptical, 8' Lengths	LF	n/b	n/b
64	48" Elliptical RCP	Equivalent Elliptical, 8' Lengths	LF	n/b	n/b
65	54" Elliptical RCP	Equivalent Elliptical, 8' Lengths	LF	n/b	n/b
66	60" Elliptical RCP	Equivalent Elliptical, 8' Lengths	LF	n/b	n/b
67	15" Precast Elliptical Headwall	Opening for 15" Elliptical RCP	EA	n/b	n/b
68	18" Precast Elliptical Headwall	Opening for 18" Elliptical RCP	EA	n/b	n/b
69	24" Precast Elliptical Headwall	Opening for 24" Elliptical RCP	EA	n/b	n/b
70	30" Precast Elliptical Headwall	Opening for 30" Elliptical RCP	EA	n/b	n/b
71	36" Precast Elliptical Headwall	Opening for 36" Elliptical RCP	EA	n/b	n/b
72	42" Precast Elliptical Headwall	Opening for 42" Elliptical RCP	EA	n/b	n/b
73	48" Precast Elliptical Headwall	Opening for 48" Elliptical RCP	EA	n/b	n/b
74	54" Precast Elliptical Headwall	Opening for 54" Elliptical RCP	EA	n/b	n/b
75	60" Precast Elliptical Headwall	Opening for 60" Elliptical RCP	EA	n/b	n/b

Bid Tabulation

OPTIONAL BID ITEMS				Oldcastle Precast	Foley Products
No.	Work Item	Details	Unit of Measure	Unit Price	Unit Price
76	15" Precast Elliptical Flared End Section	For 15" Elliptical RCP	EA	n/b	n/b
77	18" Precast Elliptical Flared End Section	For 18" Elliptical RCP	EA	n/b	n/b
78	24" Precast Elliptical Flared End Section	For 24" Elliptical RCP	EA	n/b	n/b
79	30" Precast Elliptical Flared End Section	For 30" Elliptical RCP	EA	n/b	n/b
80	36" Precast Elliptical Flared End Section	For 36" Elliptical RCP	EA	n/b	n/b
81	42" Precast Elliptical Flared End Section	For 42" Elliptical RCP	EA	n/b	n/b

Recommendation:

CCWA staff recommended awarding this annual bid to Old Castle Precast as the primary supplier and Foley Products as the back-up supplier of RCP Pipe and Fitting (Required Items) based on the unit pricing listed.

CCWA staff also recommended awarding the Optional Items of this annual bid to Old Castle Precast and Foley Products. Unit Pricing was provided, by each vendor, for items

they sell. When purchasing individual items, Staff will select the lowest unit priced item available.

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

RESOLVED to award the bid to Old Castle Precast as the primary supplier and Foley Products as the back-up supplier for both Required and Optional Items based on their bid price provided, contingent upon approval of bonds and insurance as required and to authorize the General Manager to sign the contract.

Stormwater Easement: Stormwater Program Director Kevin Osbey presented a recommendation on the condemnation of a Stormwater Easement located at 143 Lake Mirror Road, Forest Park, GA 30297.

IN THE SUPERIOR COURT OF CLAYTON COUNTY

STATE OF GEORGIA

CLAYTON COUNTY WATER AUTHORITY)

)

Condemnor,)

)

vs.)

CIVIL ACTION FILE

)

NO. _____

Certain Easement Rights in Property Located at)

143 Lake Mirror Road, Clayton County,)

Georgia and being Lot 44, District 13, in)

Clayton County, Georgia; FRONTERA)

IMPORTS INC; ISIDRO CANDELARIO;)

WACHOVIA BANK, NATIONAL)

ASSOCIATION; LIU CHONG HING)

BANK LIMITED,)
)
)
Condemnees.)

DECLARATION OF TAKING

WHEREAS, the Clayton County Water Authority (hereinafter sometimes referred to as the "Authority" and sometimes as "Condemnor") has made a finding that the circumstances in connection with acquiring certain easement rights in the above-styled matter are such that it is necessary to acquire by the declaration of taking method. (A certified copy of said Resolution is attached as Exhibit "A").

WHEREAS, the property rights of the acquired consist of:

The Condemnor seeks to obtain the following:

- (a) A 8,313 sq ft. easement interest being that portion of Condemnees' property as described and shown as "Permanent Easement" on Exhibit "B" hereto attached and incorporated herein by reference, for the purpose of constructing, maintaining, and operating, a line or lines of water, sewer or other utility pipe line, or structure including appurtenant structures necessary or convenient thereto.

Again, the above-described easement is more particularly described in Exhibit "B" hereto attached and made a part hereof, and the descriptions of said easements as shown in said exhibit are hereby incorporated herein and made a part hereof by reference; and

WHEREAS, the property rights described are being acquired for the construction, operation, and maintenance of utility facilities which, when completed, will provide water, sewer, and sewerage disposal needs, and other utilities for property owners located within Clayton County. The Condemnor is duly authorized and empowered to acquire said easement rights for which the easement rights in this case are being acquired was originally approved on _____ 2018. All questions of necessity and public convenience with respect to said easement rights have heretofore been determined by the Authority; and

WHEREAS, O.C.G.A. § 22-3-140 and O.C.G.A. §§ 32-2-4 through 32-3-20 provide for the acquisition of utility facility easements by the declaration of taking method when the circumstances surrounding the acquisition create such a necessity; and

WHEREAS, the rights being acquired are for the use of the Condemnor, subject to the Order of the Court provided for in O.C.G.A. Section 32-3-12; and

WHEREAS, the Authority has caused an investigation and report to be made by a competent land appraiser of the sum of money to be deposited in the Court as just and adequate compensation for the property rights being acquired, a copy of the appraiser's sworn affidavit being attached hereto as Exhibit "C" and made a part hereof by reference; and

WHEREAS, in accordance with the sworn affidavit of the land appraiser, the Authority estimates \$8,430.00 (Eight Thousand Four Hundred and Thirty Dollars), as just and adequate compensation to be paid for the property rights acquired as fully described herein, and now deposits said sum in the registry of the Court for the use of the persons entitled.

NOW THEREFORE, the premises considered, the Authority, acting under the authority of O.C.G.A. § 22-3-140 and O.C.G.A. §§ 32-3-4 through 32-2-20, and all other applicable laws of the State of Georgia,

Regular Board Meeting
July 12, 2018

5474

hereby declares that the property rights described in Exhibit "B", attached hereto and incorporated by reference, is taken for public purposes.

This ____ day of June, 2018.

John Chafin, Chairman
Clayton County Water Authority

Attest:

P. Michael Thomas, General Manager

Exhibit "A"

[BUSINESS RECORDS CERTIFICATE

FROM _____]

[RESOLUTION]

Regular Board Meeting
July 12, 2018

5479

Exhibit "B"

[PLAT]

OWNERS NAME

FRONTERA IMPORTS INC.

Isidro Candelario

Address: 143 Lake Mirror Road

Forest Park, Georgia 30297

EXHIBIT "C"

IN THE SUPERIOR COURT OF CLAYTON COUNTY

STATE OF GEORGIA

CLAYTON COUNTY WATER AUTHORITY)

Condemnor,)

vs.)

CIVIL ACTION FILE

NO. _____

Certain Easement Rights in Property Located at)
143 Lake Mirror Road, Clayton County,)
Georgia and being Lot 44, District 13, in)
Clayton County, Georgia; FRONTERA)
IMPORTS INC; ISIDRO CANDELARIO;)
WACHOVIA BANK, NATIONAL)
ASSOCIATION; LIU CHONG HING)
BANK LIMITED,)
)
)
Condemnees.)

AFFIDAVIT OF MICHAEL H. BIGGERS

Personally appeared before the undersigned, being duly authorized to administer oaths, MICHAEL H. BIGGERS who after being sworn, testified as follows:

1.

My name is MICHAEL H. BIGGERS. I am over the age of eighteen (18) and am competent to give this, my Affidavit, based upon my own personal knowledge of the facts contained herein.

2.

This Affidavit is given in connection with Clayton County Water Authority's Petition to Condemn in Rem and Declaration of Taking in the above-styled action with knowledge that it will be relied on by the Court in ruling upon the same.

3.

I was employed to appraise a parcel of land and the rights and interests therein in connection with the easement rights being acquired in the above-styled case.

4.

I am familiar with real estate values in the county and in the vicinity where the subject property is located. I have personally inspected the subject property and the rights to be condemned, and in the appraising the property, I took into consideration the fair market value of the entire property before, the easement rights to be acquired, the value of the remaining property as a result of the taking, as well as any special benefits (to the extent that they offset the damages). After my investigation and research, it is my estimate that the just and adequate compensation to be paid for the property rights being acquired in this matter (including consequential damages) is \$8,430.00.

FURTHER AFFIANT SAYETH NOT.

MICHAEL H. BIGGERS, Appraiser

Sworn and subscribed before me

this ____ day of June 2018.

Notary Public

CERTIFICATE

The undersigned certifies that he is the General Manager to the Clayton County Water Authority of Clayton County, Georgia, and that such, he is the custodian of the public records maintained by the Authority. The undersigned hereby certifies that the attached is a true and accurate copy of the "Resolution Authorizing Condemnation of Property" lawfully adopted by the Water Authority Board at its regular meeting held on _____ 2018.

Witness my official signature and seal this ____ day of June, 2018.

H. Bernard Franks, General Manager

CLAYTON COUNTY WATER AUTHORITY

RESOLUTION AUTHORIZING CONDEMNATION OF PROPERTY

WHEREAS, the Clayton County Water Authority (hereinafter referred to as the

“Authority”) has determined that in order for it to provide for the increasing sewer needs of Clayton County, it must install new utilities on, over, across, or under property shown on Exhibit “B”, which will provide utility services to properties in Clayton County; and

WHEREAS, said easement are more particularly described by plats of survey attached hereto as Exhibit “A” and made part hereof; and

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

WHEREAS, the Authority has diligently pursued and will continue to pursue, obtaining the necessary easement described in the attached Exhibit “A” by negotiated purchased from the property owners; and

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

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

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

WHEREAS, the Authority has further determined that the circumstances surrounding the easement described in Exhibit "A" necessitate the use of the condemnation procedures provided by O.C.G.A. § 22-3-140 and O.C.G.A. §§ 32-3-4 through 33-3-20.

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

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

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

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

In the event that the title to the property described in Exhibit "A" is transferred to a person or legal entity that is not listed in Exhibit "B" prior to the date of the filing of condemnation

proceedings, this Resolution shall apply to all owners of interest in the property described in Exhibit "A" on the date of filing of the Petition for condemnation.

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

SO RESOLVED this _____ day of June, 2018.

CLAYTON COUNTY WATER AUTHORITY

John Chafin, Chairman

ATTEST:

H. Bernard Franks, General Manager

APPROVED AS TO FORM:

Steven M. Fincher, Attorney for
Clayton County Water Authority

Recommendation:

CCWA staff recommended the approval to proceed with the condemnation of the Stormwater Easement located at 143 Lake Mirror Road, Forest Park, GA 30297.

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

RESOLVED to approve staff's recommendation to proceed with the condemnation of the Stormwater Easement located at 143 Lake Mirror Road Forest Park, GA 30297.

County Wide Collection System Modeling: Program Management and Engineering Manager Kelly Taylor presented a recommendation on County Wide Collection System Modeling.

Collection system modeling is performed to evaluate the capacity of the sanitary sewer system. Updates to the model can be used to simulate the impacts of projected growth trends and recommend piping system improvements needed to support pipeline rehabilitation projects and other potential development. When combined with wastewater flow monitoring field data, a model can also be used to define the impacts of infiltration and inflow (I/I) and help prioritize system rehabilitation efforts.

CCWA would like to extend our approach to life cycle planning for existing infrastructure and efficient investment of capital resources to its remaining sewer service areas. When complete, we will have calibrated models for Shoal Creek WRF, DeKalb, Northeast WRF, and Casey WRRF basins. Model development and updates will include tasks such as: import GIS elements, flow monitoring data, future growth, and calibration. Hydraulic Analysis activities will include dry and wet weather analysis and capacity assurance. Deliverables will be provided in GIS format that will show plan and profile views of our pipes for various scenarios.

Recommendation:

CCWA staff recommended the award of Task Order CH-RE-18-XX to Jacobs (under CH2M master services agreement) in the amount not to exceed \$350,006 to complete county wide modeling and to authorize the General Manager to execute the task order.

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

RESOLVED to award the task order for County Wide Collection System Modeling to Jacobs Engineering at a cost not to exceed \$350,006.00, contingent upon approval of bonds and insurance as required and authorizing the General Manager to sign the contract. In favor: Marie Barber, John Westervelt, Dr. Cephus Jackson, Robin Malone and Vivian Baldwin. Abstain: Rodney Givens.

Compensation Study Proposal Recommendation: Director of Human Resources Ed Durham presented a recommendation on the Compensation Study Proposal.

Criteria	Points
Project Understanding	10
Methodology/Management Strategy	10
Experience/Qualifications	20

Cost Proposal	45
References	5
SLBE - RFP Preferred Points	10
Total Possible Points	100
Presentations (if required by CCWA)	20
Maximum total Points with Presentation	120

Proposals Received	Total Proposal Cost	SLBE Points (Maximum 10)	Total Points (Maximum 120)
The Archer Company	\$38,630	0	80.20
Management Advisory Group	\$44,500	0	72.71
Bronner Group, LLC	\$46,420	7.5	70.52
Evergreen Solutions, LLC	\$48,050	0	68.92
Paypoint HR, LLC	\$53,200	0	63.13
Condrey & Associates	\$80,500	0	44.49
Robinson Consulting Services	\$244,090	0	29.92
Mercer (US) Inc	\$249,900	0	38.37
Pivot Global Partners	\$250,200	0	28.39

Recommendation:

CCWA staff recommended awarding the contract for the Comprehensive Compensation Review to The Archer Company at a total cost of \$38,630.00.

UPON MOTION by Robin Malone and second by Dr. Cephus Jackson, it was unanimously RESOLVED to award the contract for the Comprehensive Compensation Review to The Archer Company at a total cost of \$38,630.00, contingent upon approval of bonds and insurance as required and authorizing the General Manager to sign the contract.

Community Use Building Rate Recommendation: Water Production Manager Kendra Staniel presented a recommendation on Community Use Building Rates.

The Clayton County Water Authority not only offer water services to our residents, but as part of our service to our community we offer rental spaces to our employees, the general public, governments, businesses, as well as non-profits. Our biggest users of these facilities are the general public. They use these spaces for weddings, family reunions, birthday parties, baby showers and other special occasions. The general public make up the majority of our rentals throughout the year. The way in which we now set appointment to secure dates and accept payment is archaic. We currently accept checks and/or money orders for payment and the person must make an appointment to come in and pay for the building. In taking the burden of the renters, we have invested in a system that will allow them to reserve the buildings using credit/debit card for payments. This process will benefit the customer by allowing them to see available dates and reserve the date for their special occasion without having to come in to see us. Customers have been asking for this feature because it is difficult for some to get off work just to come in and make a payment for a specific date. The system is SuperSass. This system provides two calendars one for each Community Use Buildings. To streamline the new registration process and make it as user friendly as possible, we are wanting to change and offer a set rental price for the general public when using the community use buildings. We currently offer six rental prices to the public not including what we offer for business, governments and non-profits this can be confusing to our customers.

SHAMROCK COMMUNITY USE BUILDING RENTAL RATES

RENTAL TYPE	RENTAL FEE	COMPLIANCE FEE	DAYS	TIMES	TIME OF YEAR
Regular	\$700.00	\$400.00	Fri, Sat, Sun	8 a.m. – 11 p.m.	March - October
Regular	\$500.00	\$400.00	Mon– Thurs	8 a.m. – 11 p.m.	March - October
Regular	\$500.00	\$400.00	Mon – Sun	8 a.m-11 p.m.	November - February

Business	\$200.00	\$100.00	Mon– Thurs	8 a.m. – 6 p.m.	January - December
Government/Non-Profit	\$100.00	\$0	Mon-Thurs	8 a.m. – 6 p.m.	January - December

**Non- Clayton County Residents add \$100.00 to all rental rate categories.*

J. W. SMITH COMMUNITY USE BUILDING RENTAL RATES

RENTAL TYPE	RENTAL FEE	COMPLIANCE FEE	DAYS	TIMES	TIME OF YEAR
Regular	\$300.00	\$200.00	Fri, Sat, Sun	8 a.m. – 10 p.m.	March - October
Regular	\$200.00	\$200.00	Mon– Thurs	8 a.m. – 10 p.m.	March - October
Regular	\$200.00	\$200.00	Mon – Sun	8 a.m-10 p.m.	November - February
Business	\$100.00	\$100.00	Mon– Thurs	8 a.m. – 6 p.m.	January - December
Government/Non-Profit	\$75.00	\$0	Mon-Thurs	8 a.m. – 6 p.m.	January - December

**Non- Clayton County Residents add \$100.00 to all rental rate categories.*

We are proposing a flat fee for each facility for our regular rental types (see tables below).

SHAMROCK COMMUNITY USE BUILDING RENTAL RATES

RENTAL TYPE	RENTAL FEE	COMPLIANCE FEE	DAYS	TIMES	TIME OF YEAR
Regular	\$700.00	\$400.00	Fri, Sat, Sun	8 a.m. – 11 p.m.	January- December
Business	\$200.00	\$100.00	Mon– Thurs	8 a.m. – 6 p.m.	January - December
Government/Non-Profit	\$100.00	\$0	Mon-Thurs	8 a.m. – 6 p.m.	January - December

J. W. SMITH COMMUNITY USE BUILDING RENTAL RATES

RENTAL TYPE	RENTAL FEE	COMPLIANCE FEE	DAYS	TIMES	TIME OF YEAR
Regular	\$200.00	\$200.00	Fri, Sat, Sun	8 a.m. – 10 p.m.	January - December

Business	\$100.00	\$100.00	Mon– Thurs	8 a.m. – 6 p.m.	January - December
Government/Non-Profit	\$75.00	\$0	Mon-Thurs	8 a.m. – 6 p.m.	January - December

Recommendation:

CCWA staff recommended the approval to update the Community Use Building Rates as presented.

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

RESOLVED to approve staff’s recommendation to update the Community Use Building Rates as presented.

JDE Integration Support: Director of I.T. Dan Holverson presented a recommendation on JDE Integration Support.

JD Edwards Business Software has been in use at CCWA since 2002. It is our primary transactional system, handling Payroll, Human Resources, Vendor Payments, Requisitions, Purchase Orders, Work Orders, Inventory, Fixed Assets, and General Ledger/Accounting items. As the version of JD Edwards that we are currently on will no longer be supported in late 2018, an upgrade to the software was required. In addition to these items, we also stated that we will be integrating the Cityworks platform that we use to manage our “in the ground” assets with JD Edwards to save time and increase the accuracy and flow of information. This was presented to the Board in November of 2017 and approved in the amount of \$2,394,190 which included a \$100,000 contingency.

Programming changes will be required to allow the software systems to communicate data to and from each other. When the project was presented, it was thought that internal resources would be able to complete these changes. Subsequent analysis determined that it would be best to acquire outside services to assist with the integration. A project was included in the Capital Budget for JDE Integration Support with GIS System in the amount of \$75,000 which was approved by the Board at the April 2018 meeting.

This is very specialized work, with only a handful of firms that perform JD Edwards - Cityworks integrations, as well as Cayenta CIS – Cityworks integrations. With this in mind, 3 firms were identified that met these requirements – Timmons Group, Power Engineers, and GISinc. All 3 firms were contacted, overview of situation explained, and design documents shared with them for the integrations desired. All 3 were invited to submit a quote for the project. The results are as follows:

Power Engineers – declined to quote (due to current workload/backlog)

GISinc \$118,530.00

Timmons Group \$162,145.00

Recommendation:

CCWA staff recommended that the contract be awarded to GISinc. in the amount of \$118,530.00, plus authorization for the General Manager to execute required contracts and statements of work.

UPON MOTION by Dr. Cephus Jackson and second by Vivian Baldwin, it was unanimously

RESOLVED to award the contract for JDE Integration Support to GISinc. at a total cost of \$118,530.00, contingent upon approval of bonds and insurance as required and authorizing the General Manager to sign the contract.

Executive Session

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

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

UPON MOTION by Rodney Givens and second by John Westervelt, it was unanimously

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

Updates from the Board Members and General Manager

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

RESOLVED to approve the Executive Session minutes as presented.

Bernard Franks provided an update the Huie Nature Preserve Foundation Board.

Adjourn

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

RESOLVED to adjourn the Board Meeting at 3:41 p.m., there being no further business to come before the Board of Directors.



John Chafin, Chairman



Rodney Givens, Secretary/Treasurer

