

## Meade Field Lift Station accommodates new utility customers

The Peachtree City Water and Sewerage Authority (PCWASA) recently completed its half-a-million-dollar Meade Field Regional Pump Station 36, which is fully operational following inspection and testing, before coming online by Labor Day weekend. The construction project took a little longer than the anticipated 120 days for substantial completion, due to unusually rainy weather; but more importantly, the work was done within the \$525,851 budget, says Stephen Hogan, PCWASA General Manager.

The Meade Field project was awarded to Willow Construction as low bidder. It not only included construction of the regional pump station, but installation of more than 4,500 linear feet of 6-inch high-density polyethylene (HDPE) force main and 2,400 linear feet of 8-inch polyvinyl chloride (PVC) gravity sewer, as well as 12 sanitary sewer manholes.

Hogan says the Meade Field Pump Station initially will serve customers of two new residential developments, while enhancing the availability of sewer, which is preferred over septic in the City.

The first new development is a property of Southern Pines Plantation Commercial Group, LLC. "The Gates" is a planned 90 lot single-family residential subdivision, which also includes two parcels for office/institutional development at the intersection of Highway 74 and Redwine Road.

The second local development to be served by the new pump station is "Somerby at Peachtree City" – a senior living community located at Highway 74 and Rockaway Road – developed by Dominion Senior Living of Peachtree City, LLC, in a joint venture with Harrison Street Real Estate Capital.

Hogan says that the Meade Field Pump Station project is a case

study of a "win-win" for private-public partnerships between developers, such as those backing The Gates and Somerby, and utilities, such as PCWASA. As evidence, he notes the parties are sharing the costs of bringing this critically important sewer infrastructure online, as outlined in the Development Agreement.

"The Authority and its customers will reap the benefits of the revenues from sewer services that will be coming from these two properties for many years to come," says Hogan. "Not to mention, there could be additional customers coming on board in the future now that sewer is available in this area."



PCWASA contractors from Willow Construction work toward the recent completion of the Meade Field Pump Station project, which included installation of 2,400 linear feet of 8-inch PVC gravity sewer line and more than 4,500 linear feet of 6-inch HDPE force main.

## Series 2013 Bonds to save \$3 million

Just as homeowners look to refinance mortgages to take advantage of historically low interest rates, so too did the Peachtree City Water and Sewerage Authority (PCWASA), which turned to the bond market to refinance its long-term debt.

Earlier this year, PCWASA closed on its Series 2013 Bonds, rated "Aa1" by Moody's and "AAA" by Standard & Poor's, in part thanks to the backing of Peachtree City Government. The Authority has refinanced nearly \$28 million – its entire outstanding long-term debt – which accumulated due to necessary construction and upgrades to the city's sewer system during past decades.

As a result of the Peachtree City and PCWASA partnership on this bond issue, the Authority and its ratepayers will benefit from a total debt service savings of \$3.06 million – which equates to a net present value savings of \$2.86 million – over the course of the 14-year term of the bonds, for an average annual savings of \$220,000 per year.

In addition, the Authority will be able to "free up" approximately \$1.15 million – for potential future use in system upgrades or capital improvements – which had been restricted as a debt service reserve for the 2002 Bonds, says Stephen Hogan, PCWASA General Manager.



Thanks to the Series 2013 bond issue, which freed up approximately \$1.15 million in reserve, PCWASA has additional capital for system upgrades such as the Meade Field Pump Station (above).

## PCWASA clean audit results in no findings

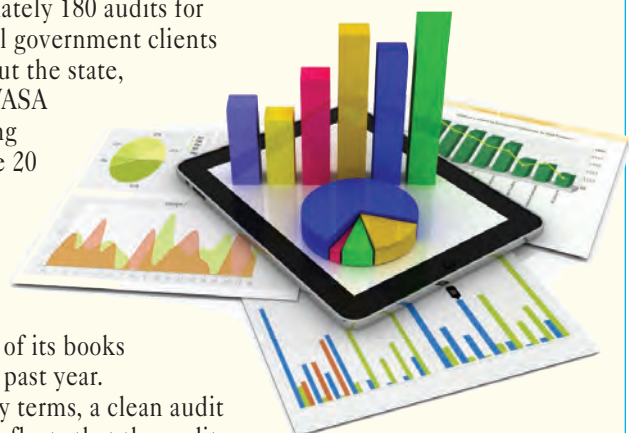
According to independent auditors who perused the financial statements of the Peachtree City Water and Sewerage Authority (PCWASA), the utility is in rare company. It's one of only a small number of local authorities and governments that had no findings – errors or oversights by omission or commission – in its independent audit for fiscal year 2012.

David Irwin, representing the Authority's independent auditors at Mauldin & Jenkins, says his firm conducts approximately 180 audits for municipal government clients throughout the state, and PCWASA was among those rare 20 percent that had no findings in the audit of its books from this past year.

In lay terms, a clean audit opinion reflects that the auditors obtained reasonable assurance the financial statements of PCWASA are free of material misstatement.

"You should be proud of the strong and healthy cash position of the Authority," said Irwin. "The Authority is in good shape financially, and in a good position moving forward."

While the Authority is reaching the end of this fiscal year (FY 2012-13), the PCWASA Board has already moved forward in approving the utility's operating budget for FY 2013-14. By unanimous vote, the PCWASA Board of Directors adopted the \$9.27 million budget for this upcoming fiscal year, during its September board meeting.



# PCWASA offers solution for Fayette Water crisis

## Authority's Annual Labor Contract affords the utility the means to assist

This past May, Fayette County citizens and businesses learned all too well the value of quality water and sewer services when they were faced with taste and odor problems with their local drinking water. The Fayette County Board of Commissioners, while overseeing the operations of the Fayette Water System, sought the expertise and assistance of PCWASA for help to remedy these water quality concerns.

As a result of excess sludge and water recycled during the drinking water production process within its closed system, Fayette Water needed immediate help with draining and treating the water from two holding ponds, as well as help with disposing of sludge that had collected on the bottom of these lagoons. After quickly assessing the situation and devising a permitted and safe method for diverting/treating the water and sludge in question, PCWASA Annual Service

Contractors went to work.

Within three days of arriving on the scene at the Fayette Water System's Crosstown Water Treatment Plant, the Authority's crews and contractor had a high service pump and 2,300 linear feet of temporary force main installed to remove water from the Crosstown Plant sludge lagoons and transfer it for treatment as wastewater at either of the Authority's two water reclamation facilities.

The sludge that remained at the bottom of the lagoons at the Crosstown Plant was transported to the PCWASA Miller Farm property for disposal, following Georgia EPD approval and according to their regulatory oversight. Fayette County Government covered the costs of this work.

However, without the "labor" from the Annual Service Contract, such a timely and effective solution to the problem may not have been possible, and the costs for the intervention likely would have been even greater than what the County incurred.

Thankfully, the PCWASA Annual Service Contract awarded to Crawford Grading & Pipeline in January provided the necessary



PCWASA Construction Manager Nathan Brooks (background) oversees the removal of water from the Crosstown Water Plant lagoons for wastewater treatment.

professional services and equipment in May to assist Fayette Water System with solving the taste and odor issues impacting the drinking water produced at the Crosstown Plant.

It has been the practice of PCWASA, since the arrival of General Manager Stephen Hogan, P.E., to have annual labor contracts in place, which afford the Authority the ability to pursue capital projects or rehabilitation work, whether planned or in response to an emergency, on time and within budget.

## It's a Toilet, Not a Trashcan!

Some products labeled "flushable" may not be; Please only flush human waste and toilet paper.

If a product is not "dispersible" or able to dissolve during or within a few minutes of flushing, it can cause serious problems within a sewer system.

Those non-dispersible products that should not be flushed include:

- Facial tissue (such as Kleenex)
- Wet wipes (even when labeled as flushable)
- Feminine Hygiene products
- Cotton swabs (such as Q-tips)
- Dental Floss
- Cat litter (even when labeled as flushable)

For a demonstration, check out the video at

<http://news.wef.org/stop-dont-flush-that/> or additional information at [www.wef.org](http://www.wef.org).

## PCWASA getting to the "root" of sewer system issues

For the past year and a half, the Peachtree City Water and Sewerage Authority (PCWASA) has been assessing the condition of its sewer system with the help of Solo Unmanned Inspection Robots and similar technologies of RedZone Robotics.

The results of the data collection, software and inspection services provided by RedZone have identified the "root" of a problem impacting the utility's sewer pipeline integrity. More specifically, RedZone has identified nearly 51,000 linear feet of root intrusion into PCWASA sewer lines.

In response, the Authority has entered into a contract with Duke's Root Control, Inc. to address this issue of root intrusion. Duke's currently is treating 12,000 linear feet of impacted sewer lines, which equates to approximately one quarter of the sewer lines within the PCWASA system that have been impaired by root intrusion.

The areas of the Authority's sewer system being treated initially include the McIntosh sub basin, the Spyglass Hills sub basin, and Wysteria Court, all of which are east of Lake Peachtree.

The remaining portions of the Authority's sewer system will receive maintenance for roots annually, until the issue is completely resolved, says Stephen Hogan, PCWASA General Manager.

**Please think before you pour grease down the sink!**

You can help us prevent sewer spills and overflows by properly disposing of your household grease.

For more information, check out our Web site at [www.pcwasa.org](http://www.pcwasa.org).



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