

# CITY OF STATHAM

## AGENDA

Statham City Hall

327 Jefferson Street, Statham, GA 30666



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REGULAR MEETING – January 18, 2022

7:00 P.M.

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### CALL TO ORDER

Roll Call

### PLEDGE OF ALLEGIANCE

### VOTING ITEMS

- 1. Vice-Mayor Election:** Per Statham City Charter, Section 2.09, The council at the first regular meeting, after the newly elected councilmen have taken office following each election, shall elect from its membership a vice-mayor for a term of two years. In the event that no decision is reached at such first regular meeting, the council shall, within five ballots to be taken within ten days following such meeting, elect the vice-mayor, otherwise the councilman who received the highest number of votes when he was last elected shall become vice-mayor. The vice-mayor shall perform the duties of the mayor during his absence or inability to act and shall fill out any unexpired term in the office of mayor, in which case a new vice-mayor shall be elected by majority vote of the council.
- 2. Well Development Project Change Orders/Proposals for Ground-Water Services, Inc.:** To approve additional proposals from Ground-Water Services, Inc. for the well development project. Council approved a FY22 budget of \$425,000 for the well development project; Contractor Ground-Water Services has been overseeing this project as previously approved by City Council. While the project moves forward and additional proposals are presented, City staff is requesting approval of \$50,000 to Ground-Water Services, Inc. to complete the project plus contingency for a total of \$70,000 for unexpected project costs.

**EXECUTIVE SESSION:** Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was **pending or potential litigation.**

### MINUTE APPROVAL

1. January 6, 2022 Work Session Minutes
2. January 6, 2022 Special Called Meeting Minutes

### ADJOURN

Committee	Beautification, Greenspace, Trees	Events	Economic and Community Development	Finance
Chair	Gary Venable	Janel Piper	Lee Patterson	Scott Penn
Co-Chair	Hattie Thrasher	Gary Venable	Debi Krause	Lee Patterson
Staff, if required				April Stephens
Other	Christine Bogenrieder	Betty Lyle	TBD	Janel Piper

**2022**

Terms expire December 31, 2022

## GROUND-WATER SERVICES, INC.

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Exploration and Development

3842 Crestmore Drive

Kennesaw, GA 30144

770-364-8442

[www.groundwaterrock.com](http://www.groundwaterrock.com)

[email:support@groundwaterrock.com](mailto:support@groundwaterrock.com)

December 3, 2021

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Mr. Jordan McDaniel  
Public Works Director  
City of Statham  
327 Jefferson Street  
Statham, GA 30666

CONFIDENTIAL

Subject: Proposal For Completion of Hillman Park Well

Dear Mr. McDaniel:

Per your request, I have prepared this proposal for the completion of the Hillman Park well. Proceeding with each task is contingent upon favorable results of the pumping, sampling and each subsequent task thereafter.

The estimated costs of the tasks are as follows:

Pumping, sampling, camera and gamma log (proposal dated 11-20-21)	\$ 7,000
Cement grouting of casing (Oconee Well Drillers)	\$ 2,300
Hydrofracing (Southeast Water Production)	\$ 5,000
8-inch reaming from 116-540 ft. (Oconee Well Drillers)	\$ 9,328
Installation of PVC liner to seal off radioactive zone (Oconee Well Drillers)	\$ 3,000
GWS on-site supervision of hydrofracing & reaming	\$ 2,822
48-hour pumping test (Oconee Well Drillers)	\$ 7,600
48-hour pumping test (monitoring by GWS)	\$ 5,250
Water analyses of full suite of parameters (lab)	\$ 6,400
Sample shipping & related expenses	\$ 600
Final Reports	\$ 700
Total	\$50,000

The above costs do not include the cost of and installation of the final well pump, which will be based on the pump test results and the water system requirements.

**PAYMENTS ARE DUE WITHIN 30 DAYS OF RECEIPT OF THE REPORTS AND INVOICES. YOUR ATTENTION TO THIS REQUIREMENT WILL BE GREATLY APPRECIATED.** If you are in agreement with the above services, costs and payment terms, please issue a purchase order.

**This proposal is intended for the sole use of the City of Statham. This proposal shall not be copied or conveyed to outside parties without written permission of Ground-Water Services, Inc.**

Sincerely,  
GROUND-WATER SERVICES, INC.

*H. Dan Harman, Jr.*  
H. Dan Harman, Jr. P. G.  
Senior Hydrogeologist and President

Accepted: \_\_\_\_\_  
(Authorized Signature)

Printed Name: \_\_\_\_\_

H. Dan Harman, Jr., P. G.  
Senior Hydrogeologist  
Phone: 770-364-8442

**GROUND-WATER SERVICES, INC.**  
3842 Crestmore Drive  
Kennesaw, GA 30144  
E-Mail: support@groundwaterrock.com  
Web Address: www.groundwaterrock.com

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MEMO:

DATE: 12-18-21

TO: April Plank Stephens, City of Statham

SUBJECT: Requested Well No. 3 Information

Attached is the information you requested.

The water quality sheet shows the field parameters measured while pumping the well; note that the turbidity is high. The acceptable limit is 5 ntu. Also, the dissolved oxygen (DO) is high for ground water; DO for ground water should be less than 3.00 mg/L. The pump was set at 175 feet deep. The high DO indicates shallow fractures with probable down ward migration of ground water from the upper most aquifer.

The gross alpha lab sheet shows 31.1 pCi/l within the well. The acceptable limit is 15 pCi/l. The gross alpha is a measure of the radiological content within the water. The high gross alpha is suspected to be from the shallow fractures which are in rock termed Pegmatite, which typically contains a variety of minerals including uranium and radium.

The Waypoint lab sheet shows the concentrations of selected parameters requested by GAEPD. A comparison with the GAEPD standards indicates that the pH is slightly low at 6.1; the acceptable limits are 6.5-8.5. The iron is high at 8.85 mg/L; the acceptable limit is 0.3 mg/L. The units have been converted to mg/L for correct comparisons. The manganese is high at 0.148 mg/L; the acceptable limit is 0.05 mg/L. Although there are no limits for carbon dioxide, the high concentrations indicate shallow ground water; the carbon dioxide also lowers pH. All other parameters are below the limits. The low pH, high carbon dioxide and high iron and manganese are from the shallow fractures and Pegmatite rock as explained above.

The water temperature graph shows the changes in the temperature, which indicates ground-water flow through the well. Note that there are three fractures between 220 and 300 feet. These are the suspected poor water quality zones. The fractures from 320 to 590 feet are the suspected good water quality zones. The conductivity graph shows the improving water quality below 290 feet. A lower conductivity indicates lower concentrations of dissolved minerals. The zone below 290 feet is the suspected zone of better water quality. If the sampling, gamma logging and camera inspection confirm my interpretations, the upper poor water quality zone can be cased (sealed off).

Page 2 of 2  
Memo  
City of Statham Well No. 3

Another pumping and sampling effort is needed with the pump set to 400 feet to sample the lower fractures. If the turbidity is favorable, additional samples will be obtained. A gamma log of the well is needed to identify the radioactive zones within the well. A camera inspection is needed to "see" the fractures and the condition of the hole for the possible hydrofracing of the well. Hydrofracing could double the initial flow rate of 25 gpm to 50 gpm. Eight-inch reaming could increase the flow rate to 70+ gpm.



**CITY OF STATHAM**

**AGENDA**

**Statham City Hall**

**327 Jefferson Street, Statham, GA 30666**



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**SPECIAL CALLED MEETING – January 6, 2022**

**6:45 P.M.**

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**CALL TO ORDER**

Mayor Piper called the meeting to order at 7:28 p.m.

Present: Mayor Joe Piper and Councilmembers Venable, Thrasher, Patterson, Penn and Krause

Also present: City Clerk, Sandra Bennett and City Attorney Jody Campbell

**VOTING ITEMS**

- 1. Well Development Project Change Orders/Proposals for Ground-Water Services, Inc.:** To approve additional proposals from Ground-Water Services, Inc. for the well development project. Council approved a FY22 budget of \$425,000 for the well development project; Contractor Ground-Water Services has been overseeing this project as previously approved by City Council. While the project moves forward and additional proposals are presented, City staff is requesting approval of \$50,000 to Ground-Water Services, Inc. to complete the project plus contingency for a total of \$70,000 for unexpected project costs.

Councilmember Venable made a motion to approve \$50,000 for the change order for Ground-Water Services. There was no second to the motion, and the motion died.

Councilmember Patterson made a motion to table the Well Development Project change order to the January 18, 2022 Regular Meeting. Councilmember Penn seconded the motion, and the motion passed unanimously.

Councilmember Venable spoke on the passing of former Councilmember Tammy Crawley and appreciated her service as council member to the City of Statham.

**ADJOURN**

At 7:31 p.m., Councilmember Venable made a motion to adjourn. Councilmember Patterson seconded the motion, and the motion passed unanimously.



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WORK SESSION – January 6, 2022

6:30 P.M.

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## CALL TO ORDER

Mayor Piper called the meeting to order at 6:31 p.m.

Present: Mayor Joe Piper and Councilmembers Venable, Thrasher, Patterson, Penn and Krause

Also present: City Clerk, Sandra Bennett and City Attorney Jody Campbell

## PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Piper, and all veterans and their families were thanked for their service.

## OATHS OF OFFICE

1. Councilmember – Deborah Krause, four-year term. Term expires December 31, 2026.
2. Councilmember – Lee Patterson, four-year term. Term expires December 31, 2026.
3. Councilmember – Scott Penn, four-year term. Term expires December 31, 2026.

Mayor Piper administered the Oaths of Office to Councilmembers Lee Patterson, Debi Krause and Scott Penn.

## REPORTS

1. Finance Department
2. Police Department
3. Public Works Department

Reports were presented to Council with the December 2021 financials, police statistics and current activity of the public works department.

## DISCUSSION ITEMS

1. **Well Development Project Change Orders/Proposals for Ground-Water Services, Inc.:** To approve additional proposals from Ground-Water Services, Inc. for the well development project. Council approved a FY22 budget of \$425,000 for the well development project; Contractor Ground-Water Services has been overseeing this project as previously approved by City Council. While the project moves forward and additional proposals are presented, City staff is requesting approval of \$50,000 to Ground-Water Services, Inc. to complete the project plus contingency for a total of \$70,000 for unexpected project costs.

## DRAFT MINUTES

Mayor Piper updated the Council on the latest findings from Ground-Water Services dated in a report dated December 28, 2021. The Mayor explained that due to information received from citizens, they had not disturbed any area near the large oak tree for reasons of a possible burial ground. He reported that Dan Harman of Ground-Water Services would like to move forward with the well exploration at this site, and that he is looking for a 4 NTU (measurement of turbidity). If that measurement cannot be reached, abandonment of the site should be considered. Mayor Piper noted the cost of water purchased from Barrow County and the City of Winder last month was approximately \$21,000, however, this amount is lower than what is spent over the warmer months. The Mayor would like to continue exploring this well site pending the next stage testing.

Councilmember Venable asked about dumping that allegedly occurred on this site years ago. Mayor Piper stated the samples from four well sites in the area do not show burying or dumping occurred at any of those locations.

Councilmember Krause also inquired about potential dumping, and why this location was selected to begin with. Mayor Piper explained the process for searching for potential well sites, and the most favorable location was this current site, in which the City already owns.

Councilmember Thrasher asked why this was brought up again after it was voted down last month, and Mayor Piper explained this voting item was not an ordinance nor a resolution, but a professional service, and could be brought back to the table as needed. Attorney Campbell agreed that he was correct in his statement.

Councilmember Patterson asked the amount that is needed to complete the next testing stages, and Mayor Piper answered \$14,300.

- 2. City Committees:** Per City of Statham Code of Ordinances Section 2-46, the Mayor shall appointment the standing committees, and are recommended for approval. Each term of office is for one (1) year and will expire December 31, 2022.

Mayor Piper presented the 2022 Committees and Chairpersons. He also stated the Tree and Beautification Committee is a 2-year term and will not be changed at this time.

## CITIZEN INPUT

Betty Lyle stated in 1958, the well exploration site that is being discussed was a landfill. She would like to see the water plant reopened; to dredge the lake and hire a new operator for the plant. She does not like that this is being brought up again after it was voted no last month.

Dwight McCormic voiced his concerns that the information presented to Council tonight was held from the Council at the December meeting and voted on without having the reports. Mayor Piper informed Mr. McCormic that the information was provided to council at the last meeting with the exception of one additional report that was given after the December council meetings. Mr. McCormic would like for the City to dredge the lake and sell the dirt to GDOT (Georgia

## **DRAFT MINUTES**

Department of Transportation) for the new overpasses and bridges along Highway 316. Mayor Piper stated that GDOT would not be interested in the muck and sludge that would be dredged from the lake. Councilmember Thrasher stated she was unaware of bridges and overpasses that are planned to be built in Statham. Mr. McCormic stated that he assumed that Highway 211 will get a bridge and speculates what other crossings will be changed. Mayor Piper stated that none of this has been decided, and the conversation is getting off topic.

### **MINUTE APPROVAL**

1. December 21, 2021 Regular Meeting Minutes

Councilmember Venable made a motion to approve the minutes from the December 21, 2021 Regular Meeting with corrections to the spelling of McCormic. Councilmember Thrasher seconded the motion, and the motion passed unanimously.

### **ADJOURN**

At 7:28 p.m., Councilmember Krause made a motion to adjourn. Councilmember Thrasher seconded the motion, and the motion passed unanimously.