



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular

Meeting Date: November 20, 2025

Agenda Item Type: Old Business

Staff Contact: Scott Langford

STAFF REPORT

AGENDA ITEM:

Consideration to amend the Scope of Work on the 2024 Adams Lake Dam Improvements project PW-2024-10.

BACKGROUND:

Adams Lake Dam (ID# 056-045-01846) is a State Regulated Dam under the Georgia Safe Dams Act. When determining 2023 SPLOST projects, Adams Lake Dam was selected because of the needed removal of undesired vegetation (tree/brush) growth on the downstream face of the dam. In February of 2024, a professional engineering detailed evaluation was performed that identified needs to both the upstream and downstream faces of the dam. It was also noted that Safe Dams had Adams Lake Dam listed as a dam "to be studied" to determine if it needed to be upgraded to a Category 1 dam. As a result of a possible upgrade and sufficient SPLOST funds, the scope of work was expanded to also perform work on the rest of the dam; and in April of 2024, Council approved the design contract that included the expanded scope of work. Recently, Safe Dams has removed the dam from the "to be studied" list and determined the dam is a Category 2 dam. Since potential reclassification was part of the decision in 2024 to expand the scope of work, staff is bringing this to Council's attention to determine if Council desires to reduce the scope of work to the downstream undesired vegetation removal.

Council should be aware of the following staff determinations if scope were to be reduced:

1. The entire scope identified in the February 2024 engineering report will need to be completed at some future date as they are engineering needs regardless of Safe Dam's classification.
2. Delaying expanded scope items will result in additional inconvenience to the residents, school buses, fire, police, and EMS due to the road being closed twice instead of once.
3. Having to lower the lake water level twice instead of once will also be an additional inconvenience to the residents and an additional fish kill risk.
4. Cost for engineering plan revisions, additional construction administration, and material testing will also increase.
5. Based on a 3% inflation rate the project increase has been calculated to be an additional \$62K for 3-year delay, additional \$90K for 5-year delay, and an additional \$168K for a 10-year delay (this does not include additional soil needed to replace eroded soil from future wave action erosion).
6. Since this project is fully covered under the 2023 SPLOST, delaying of some items could result in the required use of General Funds to complete the project in the future.

FUNDING:

2023 SPLOST - Fund 322-49-52.2213

STAFF RECOMMENDATION:

Council has the option to reduce the scope of work for removing undesired vegetation only on the downstream side of the dam and revisit the rest of the work needed at a future date, or Council has the option to continue with the already approved plans to complete all the work under this one project. Staff recommends that Council continues with the approved plans to complete all the work under this one project.

ATTACHMENTS:

Estimated additional costs for splitting the project apart.

PREVIOUS DISCUSSIONS:

September 7, 2023 Council Meeting (Dam Evaluation Contract), Council Planning Workshop in 2024, and Budget Request meetings in June 2024 and August 15, 2024 Council Meeting (Design & CA services), April 17, 2025 final plan set approval.