

**Jackson County Water and Sewerage Authority
Board Meeting Minutes
September 11, 2025**

Chairman Ehrhardt convened the Jackson County Water and Sewerage Authority Board Meeting at 6:00p.m. on September 11, 2025.

Member Attendees: Chairman Dave Ehrhardt, Vice Chairman Tommy Benton, Kevin Poe, Jim Dove and Michael Chronic.

Also Present: Attorney Paul Smart; Authority Staff - Joey Leslie, Mark Dudziak, Nathan Hester, Harold Garrison, Jordan Waters, Karen Long, Matt Wyatt and Caleb Baughcum.

Approval of Previous Minutes

Vice Chairman Benton made a motion to approve the minutes of the July 10, 2025, board meeting.

Member Dove seconded the motion. The motion was carried with no objection, and all board members present voted.

Operating Reports

Manager Leslie presented operating reports for July 2025, highlighting:

- Purchased 158.1 million gallons purchased; Sold 118.1 million gallons.
- 19.9million gallons used for flushing.
- A 7% decrease in billed water usage. A 6.5% decreased in billed sewer usage, compared to a year ago.
- Water billing totals decreased by 9.5% and sewer increased by 2.2%.
- Gain of 44 water and 14 sewer customers.
- Work orders completed - 639
- Backflow tests completed – 19
- Aging meter change outs – 86
- New installations – 76

New Business

Highway 124 C-Store and Retail Water and Wastewater Preliminary Application

Manager Leslie said LD Capital Development, LLC has submitted a Preliminary Water and Sewer Application for the proposed HWY 124 C-Store & Retail project located at 5453 Highway 124 W, Jefferson, GA (Parcel #105 004E). The development consists of twelve retail businesses and one convenience store.

Manager Leslie said the site plans have been reviewed, including utility layouts (water/sewer lines, fire hydrant assemblies, grease trap provisions, service connections, and cleanouts).

Staff comments for conditions of approval are:

- Payment of all fees at application for service.
- Developer responsible for 2-year (or 75% buildout) maintenance period.
- Account activation must be performed in person by the property owner.
- Industrial pretreatment questionnaire required before service application.
- Preliminary approval is valid for **1 year** for engineering submittal and **5 years** for buildout completion.
- Sewer volumes cannot be transferred or brokered; must remain with property.

Member Poe made a motion to approve the Highway 124 C-Store and Retail Water and Wastewater preliminary application based on the Terms and Conditions of Approval as presented and authorize the Authority Manager to execute the documents.

Vice Chairman Benton seconded the motion. The motion carried with no objection, and all board members present voted.

924 Brockton Road Water Preliminary Application

Manager Leslie said a developer has submitted a Preliminary Water Application for the proposed 924 Brockton Road Subdivision (Parcel #068 035A). The project proposes:

- 60 single-family homes served by Jackson County Water and Sewerage Authority water.
- Sewer service to be provided by the City of Jefferson, not Jackson County Water and Sewerage Authority.

Manager Leslie said JCWSA's adopted Standards and Specifications require Board approval when a subdivision is served with water by JCWSA but sewer by another jurisdiction. Staff has reviewed the application and finds this arrangement acceptable, as JCWSA avoids sewer capacity and infrastructure challenges in this area while adding water customers.

Staff comments for conditions of approval are:

- Payment of all applicable fees (connection, plan review, inspection, administrative, deposits) at designated stages.
- Developer to maintain water improvements for a minimum of 2 years or until 75% buildout, whichever is later.
- Any deviation >10% from approved connections requires resubmission of a new preliminary application.
- Account activation must be completed in person by the property owner at JCWSA offices.
- Engineering Application must follow within 1 year; buildout must be complete within 5 years.
- Water infrastructure construction must fully comply with JCWSA Standards and Specifications.

Member Poe made a motion to approve the 924 Brockton Road Development Water preliminary application, water served by Jackson County Water and Sewerage Authority with 60 homes and the City of Jefferson serving the sewer, based on the Terms and Conditions of Approval as presented and authorize the Authority Manager to execute the documents.

Member Dove seconded the motion. The motion carried with no objection, and all board members present voted.

Department Reports

Wastewater

- MOWWTP Total gallons treated: 40.93 million Monthly Average : 1.32 mgd Monthly Peak: 1.51 mgd
- Sewer Connections Inspected in August: 36
- Completed 330 work orders last month.
- Collections Department: The Collections team is finishing up CMOM work in cross country lines and has turned their focus to completing right of way clearing and they are also doing rechecks on manholes in hard to access areas.
- MOWWTP: The plant team had several issues they tackled including air locked RAS pumps and issues with the polymer feed system in dewatering. Both were resolved. Flushable wipes (RAGS) continue to cause issues inside the plant plugging up pumps and affecting our process.
- Congratulations to team member Jacob Barnett for passing his state exam and is now a certified Wastewater Collection System Operator.

Water

- 1135 total tasks
- 1121 valves exercise
- Repaired two hydrants
- Installed three meter stubs
- Replaced PRV at Georgia Power site on Jarrett Road
- Replaced two air release valves and nipples at Galilee Pump Station
- Troubleshooting suction and discharge pressures at Galilee and Apple Valley Pump Stations
- Replaced two limit switches
- Replaced broken service line saddle
- Two service line repairs
- Two sidewalk repairs
- Processed 1129 locate requests: marked 507 water and 180 wastewater

IT

- Standard desktop support
- Replaced two batteries
- Generator Pad poured. Will need to coordinate a power shut down of the building.

Engineering Report

- Working on easements.
- Cross training
- The Grand is still in progress

- Working on getting a connection with Athens and Barrow Counties.

Manager Report

- Barrow agreed to sell to Arcade through JCSA but agreement has expired.
- Partnership with the three of us.
- Possibly partner with Arcade on future sewer capacity.
- Arcade is drilling wells where they might want to sell us water.
- Working on some agreements now to bring to the Board.

Executive Session

Member Dove made a motion to go into Executive Session at 6:41 pm.

Member Poe seconded the motion. The motion carried with no objection, and all board members present voted.

Member Dove made a motion come out of Executive Session at 7:10 pm.

Vice Chairman Benton seconded the motion. The motion carried with no objection, and all board members present voted.

No action was taken.

The meeting was adjourned at 7:11 pm.

Karen Long
Board Secretary