

Jackson County Water and Sewerage Authority
Meeting Minutes
June 14, 2018

Chairman Dylan Wilbanks called the June 14, 2018 Jackson County Water and Sewerage Authority Board Meeting to order at 6:00 p.m.

Members present included Chairman Dylan Wilbanks, Vice Chairman Pat Bell, Board Member Jim Smith, Board Member Christopher Nichols and Board Member Don Clerici.

Also present: Attorney Paul Smart and Authority Staff: Eric Klerk, Joey Leslie, Mike Johnson, Mark Dudziak, Harold Garrison, Nathan Hester, Judy Smith, Karen Johnson and Hope Weeks.

Visitors included Cindy Edge, Mainstreet Newspapers, Trent Lard, Sweitzer Engineering, John Buchanan and Mark Rudolf.

Approval of Minutes

Member Smith made a motion to approve the May 10, 2018 Board Meeting Minutes.

Member Nichols seconded the motion. The motion carried with no objection and all board members present voting.

Finance Director Smith presented the monthly financials including the water/sewer sales and usage and the water loss report.

Old Business

Preliminary Application for Bentwater Subdivision

Manager Klerk discussed the application for Bentwater Subdivision. He stated on the second page, letter K is where the difference is regarding the conditions. He said there is a large amount of capacity required and his recommendation is the board approve the conditions with no wastewater being discharged into our system for a full 18 months from tonight's date. Manager Klerk stated we are working with the EPD to upgrade the plant to a maximum discharge of 800,000 GPD or greater. He said we can revisit everything if the EPD gives us the phosphorus limit and the increased flow of .08. He said this would speed up things by about 6 months.

Manager Klerk explained that Mr. Buchanan can submit a full engineering design and pay for their connection fees so they can get a building permit. He said the County will not issue a certificate of occupancy for 18 months.

Mr. Buchanan stated waiting that long, turns a lot of people off when we are trying to work this property. He said telling them they have to wait 18 month will cause them to go elsewhere He said this is putting a moratorium on sewer connections for all developers.

Mr. Buchanan said if there is any way to get around this they would like to get started on the project. He said because of the amount of the investment they can't afford to wait.

Mr. Buchanan said they would be ready to start in about 6 months.

Chairman Wilbanks said that if the EPD knew we discussed our capacity issues at the June meeting and we went ahead and approved this additional capacity anyway, we could be fined and we need to act responsibly. He said this is what staff has recommended and explained we have looked very hard at other alternatives.

Manager Klerk said the alternatives are at least a year out and reminded everyone that the Authority has an obligation to serve the pre-sold taps. He said we are seeing a lot of housing growth in subdivisions where there is pre-sold wastewater capacity.

Member Clerici said that if we don't work to serve the people that want to pay our connection fees we will never get out of this hole that we are in servicing people that purchased taps a decade ago; that money is long gone. He said we have to find a way to get out of this and move forward.

Chairman Wilbanks said we have to honor the sewer capacity that has been sold.

Vice Chairman Bell asked if we are tracking our pre-sold capacity. Manager Klerk stated that 480,000 gallons per day is what we are currently treating and tracking ERU's indicates about 1.2 million gallons per day has been sold.

Member Nichols said he would like to see us work with some of the other municipalities to take our wastewater. Manager Klerk said we have been. He said we work with the City of Jefferson but they have to upgrade their pump station and lines to their Central City Treatment Plant before they can take any additional wastewater from us. Manager Klerk said we met with the City of Braselton and they have capacity available but we have to spend money to make it happen and there would be a long lead time. Manager Klerk said we have to decide if it is worthwhile to spend the money or keep the money here and continue with our plant expansion. He said it would be a year before anything would be complete with Braselton.

Vice Chairman Bell asked the cost to the Authority and the timeframe. Member Clerici said possibly two million dollars and the timeframe would be about a year. Vice Chairman Bell said we have to look at the numbers and timeframe to see if it is worth the investment. Member Clerici said we can get a low interest loan from GEFA to pay for this project.

Manager Klerk said we would have to pay Braselton for the treatment costs too, but the big investment would be up front and that will take away from projects we have going now. He said Trent Lard is already working on the cost for Braselton project.

Manager Klerk said another thing for the Board to consider is that Mark Dudziak, the Wastewater Manager, has a lot at stake. He is the keeper of the federal permit.

Member Nichols asked John Buchanan if he could withdraw his application tonight so a decision would not have to be made tonight and let us find out what these numbers are from Braselton and see where we go from there.

Chairman Wilbanks clarified there is not a moratorium from the Board and the outlook look is good.

Trent Lard said he would put the numbers together as soon as Manager Klerk authorized him to do so. Member Clerici asked Manager Klerk if he would do this. Manager Klerk said he would authorize Sweitzer Engineering using the On-Demand policy.

New Business

Presentation of the 2017 JCWSA Audited Financials

Beth Grimes presented the 2017 JCWSA Audited Financials (CAFR).

Member Nichols made a motion to accept the 2017 JCWSA Audited Financials.

Vice Chairman Bell seconded the motion. The motion carried with no objection and all board members present voting.

MOWWTP Construction Management Agreement

Manager Klerk said Sweitzer Engineering has done all the design and the project has gone out for bid. He is presenting the Construction Management Agreement to the Board asking permission to execute the Sweitzer Agreement for \$483,000.

Trent Lard said the July meeting is when the notice of award would be presented.

Member Nichols made a motion to approve the MOWWTP Construction Management Agreement with Sweitzer Engineering and authorize Manager Klerk to execute the agreement in the amount of 483,000.

Member Clerici seconded the motion. The motion carried with no objection and all board members present voting.

Managers Report

With there being no further business to discuss, the meeting was adjourned at 7:20 p.m.

Karen Johnson,
Board Secretary