

Jackson County Water and Sewerage Authority
Meeting Minutes
January 9, 2019

Chairman Dylan Wilbanks called the January 9, 2020 Jackson County Water and Sewerage Authority Board Meeting to order at 6:00 p.m.

Members present included Chairman Dylan Wilbanks, Vice Chairman Pat Bel, Board Member Chris Nichols and Board Member Wade Johnson.

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

Visitors: Cindy Edge, Mainstreet Newspapers, Mark Rudolf, Senator Frank Ginn, James Waschers, City of Commerce, Dan Ford, Beau Welling Design, Engineer Mike Bledsoe, Representatives from ILK Development.

Approval of Minutes

Vice Chairman Bell made a motion to approve the December 12, 2019 Board Meeting Minutes.

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

Old Business

Commerce Wholesale Water Agreement

Manager Klerk said this was discussed at the December board meeting and tabled. He said as previously stated, this is a two-way agreement like our other wholesale water agreements and is very similar to all our other municipal contracts.

Manager Klerk stated the quantity shall be up to 750,000 gallons per day from each two-way connection. The total quantity delivered from both connections will not exceed 1,500,000 gallons per day. He stated the rate is three dollars per thousand gallons and the contract is for three years.

Engineer Leslie said he would like to see a change made on the first and second paragraph on page one, section one. He would like the verbiage “on a monthly average” removed.

Manager Klerk said staff recommends approval of this agreement.

Member Nichols made a motion to approve the Commerce Water Sale Agreement with the modification “on a monthly average” be removed from paragraph one and two in section one.

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

New Business

Election of Officers

Current Slate of Officers:

Dylan Wilbanks – Chairman
Pat Bell – Vice Chairman
Judy Smith – Treasurer
Karen Johnson – Secretary

Vice Chairman Bell made a motion to keep the current slate officers except for Vice Chairman, and nominate Chris Nichols to serve as Vice Chairman.

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

Hickory Flat Preliminary Water Application

Manager Klerk said this application is for water only. He stated it is a straightforward, standard preliminary application and staff recommends approval.

Engineer Leslie said the sewer will be served by septic system.

Vice Chairman Nichols made a motion to approve Hickory Flat preliminary water application with the terms of approval and conditions.

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

Pleasant Acres Bid Award

Engineer Leslie said the bid opening for the Project was 12/17/2019. He said we received six bids, and Universal Underground Utility Contractors are the low bidder at \$1,499,115. He stated we have successfully worked with this contractor on other projects.

Engineer Leslie said we have analyzed all the bids and are comfortable with their number.

Engineer Leslie broke the Project bid down as follows:

Universal Underground Construction bid	\$1,499,115
Construction management and inspection (in house)	zero
10% contingency	\$149,911.50
Purchase of Piedmont system (in 2017)	\$150,000
Meter replacement (in 2017)	\$230,437.32

Total project budget: \$2,029,463.82

Engineer Leslie said staff recommendation is to award the bid to Universal for 1,499,115 and approve the total project cost of a little over two million dollars.

Vice Chairman Nichols made a motion to award the bid to Universal Underground Utility Contractors and authorized the execution of the notice of award in the amount of \$1,499,115.00, and the approval of the Project budget in the amount of \$2,030,000.

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

Cullison Farm Preliminary Water/Wastewater Application

Manager Klerk stated Beau Welling Design has submitted an Engineering Preliminary Application for Cullison Farms in the South Jackson area. He said this application has a proposed sewer treatment plant that the developer would build. Manager Klerk said the proposed plant would be in lieu of sewer connection fees, and would be built to JCWSA and EPD specifications/requirements. The applicant is to obtain a Wasteload Allocation and Subsequent NPDES Permit. He said JCWSA would own the NPDES Permit and once the plant was built, ownership would be turned over to the Authority. He said the sewer plant would take place of the little over two million dollars in sewer connection fees.

Manager Klerk referred to the Conditional Sewer Availability Letter prepared by Authority Engineer Leslie. He said the attached Modular Plant Policy was adopted back in 2006 to give alternatives to areas that did not have any wastewater at all. He said the Developer would bear all costs for the design, permitting and construction of the facility. Manager Klerk said the maximum sewer tap fee waived for this project would be 2,210,000. He said JCWSA will not contribute any offset or funds towards constructing the facility.

Engineer Leslie said staff is recommending the Board's approval of the Conditional Availability Letter so they can move forward with their zoning at Jackson County. The Developer would come back to us for their Engineering Preliminary Application that would include all the conditions from the letter.

Dan Ford, Beau Welling Design, discussed the type of neighborhood they have designed and answered a few questions regarding the project.

Chairman Wilbanks asked what value to the Authority would this give us. Manager Klerk said it would establish a presence for us to be able to discharge in the North Oconee River with obtaining a NPDES Permit in the Authority's name. He said it would also be a long-term strategic advantage for the Authority

Vice Chairman Nichols made a motion to approve the Conditional Availability Letter for Cullison Farm.

Member Johnson seconded the motion. The motion carried with one objection, Member Bell voting no, and all board members present voting.

Madison County Wholesale Water Agreement

Manager Klerk stated this is a preliminary document to sell water to Madison County. He said Mr. Frank Ginn is in attendance to answer any questions.

Manager Klerk stated this agreement follows our format for other municipal water agreements except Mr. Ginn is requesting a 30-year contract. Klerk stated we don't do 30-year contracts unless the Board would tell us otherwise. He also noted the rate of \$3.22 per 1000-gallons that is set by Upper Oconee Water Basin Authority and is the uniform rate. If we sell outside of member counties, we will have to offer the member counties treated water at that rate. He said that rate would be our baseline for Madison County. Manager Klerk said the contract contains a minimum monthly fixed fee of \$7000 which we don't have in our other wholesale water contracts. He said this fee would help offset the cost of the water line that we would run and pay for, to the Madison County line. Manager Klerk said the projected cost of this line is approximately \$250,000.

Manager Klerk said staff is neutral on this and it is the first time we would be offering water to someone outside of the four member counties. He said there would be a possibility that a member county could request the water at the \$3.22 or want a 30-year contract. Manager Klerk said the contract states that all parties must conform to the existing agreement in-place with UOBWA, as written, which requires UOBWA member governments first right of refusal for treated water at the preestablished uniform rate.

Finance Director Smith said our policy states a late payment penalty of 10% but that figure can be changed at the discretion of the Board.

Frank Ginn addressed the Board and discussed the contract. He stated he based his request off the contract we currently have with the City of Braselton. He also said he looked at the legislation of the Upper Oconee Water Basin.

Mr. Ginn addressed the 3-year length and feels that a longer-term contract makes sense, hence the thirty-year contract. Mr. Ginn said he wants the connection point to be a lasting connection and the 30-year contract would make a pay back on their side. Mr. Ginn said he wanted the Authority to be profitable and he needs the water.

Member Bell asked what kind of water system is in Madison County. Mr. Gin said it is a very small system. Member Bell said 30 years is a lot to ask when our other municipalities are all three years. She said her job as a board member is to protect the water for Jackson County and its people. She said she feels we can't do 30 years. Member Bell asked if he could do three years. Mr. Ginn said he can't do it at three years. Manager Klerk said the Braselton agreement that Mr. Ginn has is an older agreement and we will get him the most current agreement with the correct rate.

Chairman Wilbanks said he wants to continue this conversation and feels we can provide water to Madison County. His concern is if someone else would exercise their first right of refusal and we would have to offer them a thirty-year contract.

Managers' Report

- The top piece has been installed on the water tower at Traditions

With there being no further business to discuss, the meeting was adjourned at 7:15 PM.

Karen Johnson,
Board Secretary