

# **JACKSON COUNTY WATER AND SEWERAGE AUTHORITY**

## **MEETING MINUTES**

**September 10, 2009**

Chairman Pugh called the meeting to order at 6:00 p.m. Members present included Chairman Randall Pugh, Vice Chairman Dave Ehrhardt, Board Member Shade Storey, Board Member Andy Goodman and Board Member Dr. Neel. Also present: Manager Eric Klerk, Attorney Paul Smart, Wastewater Manager Mark Dudziak, Finance Director Judy Davis, and Board Secretary Karen Johnson. Visitors included Consulting Engineer Rob McPherson and Mark Beardsley with The Main Street News.

### **APPROVAL OF MINUTES**

Member Goodman made a motion to approve the minutes of the August 13, 2009 regular meeting and the September 3, 2009 work session minutes as presented.

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

### **VISITORS**

Chairman Pugh introduced the first set of visitors, Scott and Barbara Desing. He asked them to present their concerns regarding property they own at 189 Reece Drive. Mr. Desing explained that their rental house was vacant at the time they received a water bill showing usage of 11,900 gallons. They are disputing that any water went through the meter at that time and feel there is a “technical glitch”. Chairman Pugh explained the Board’s position, which is that we rely on the meter tests that the manufacturer performs and therefore cannot issue any credit. The Desing’s were given a copy of the meter test showing the accuracy results. Mrs. Desing asked the Board if they would consider splitting the bill. Chairman Pugh said “no”, he was satisfied that the water went through the meter. Mr. Desing asked for documentation such as specifications from the manufacturer. Manager Klerk said we would provide those to him. Mrs. Desing asked if this was the end of the line for the dispute. Chairman Pugh said “yes”.

Chairman Pugh introduced Mrs. Kligys. He asked her to present her case regarding the high water usage at her home at 292 Bluegrass Drive. Mrs. Kligys explained that she and her husband are the only two people living in the home. They do not have an irrigation system or pool. They do not have a garden, just a few potted tomatoes. They do have several rain barrels they use to assist in their watering. The Board decided to have a service technician check for a leak again. The appeals process has been tabled until this is done. The service technician will meet with Mrs. Kligys at her home on September 11<sup>th</sup>.

## **NEW BUSINESS**

### *Workers Compensation Provider Change*

Chairman Pugh gave a brief summary on the proposed Workers Compensation provider change. He asked if there were any questions regarding the proposed change. Member Storey asked if we have been satisfied with BB&T on their service for the lightening damage at the treatment plant. Finance Director Davis said “yes”. She said we have not yet received a check; we have just now received all the documentation for the claim.

Manager Klerk provided a resolution to the board if they choose to make the change from ACCG to BB&T.

Member Goodman made a motion to approve changing the Workers Compensation carrier from ACCG to BB&T.

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

Attorney Smart requested the board members sign the resolution.

### *1999A Bond Refinancing*

Chairman Pugh summarized the 1999A Bond refinancing. He said according to Merchant Capitols analysis, if we refinance that bond now, we would realize a savings of \$160,000 during the year of 2010. He said that is the only bond eligible for refinancing at this time. Attorney Smart gave the resolution to the board members to sign. He said it authorizes the pursuit of the refinancing and hires Merchant Capitol to take it through the process. Prior to the reissue, the board will need to fully reauthorize the reissue.

Member Goodman made a motion to authorize the refinancing of the bond.

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

### *Office Building Roof Repair*

Chairman Pugh asked Manager Klerk to provide the board with the repair costs for the roof. Manager Klerk said he did not have an exact amount yet just a ball park figure. He asked the board if they would entertain a not to exceed amount. He said right now we are looking at \$14.75 a square foot, close to \$45,000.

Manager Klerk explained this repair will be a permanent solution. He briefly highlighted the repair process. He said there were less expensive ways to repair the roof but he did not recommend them because they would not be a permanent solution or take care of the problem. He said we are getting three quotes and all the potential contractors have been on the roof.

Member Goodman asked if they all will be guaranteeing their work, that there will be no leaks. Manager Klerk said the factory representative will be on site when the roofing company is putting the roof down. Chairman Pugh asked if they carry a warranty and how long? Manager Klerk said he believed it was a ten year warranty. Vice Chairman Ehrhardt asked if we were checking references. Manager Klerk said that Engineer Alke is checking references. Manager Klerk said this could be tabled until Engineer Alke had more information and actual prices. Chairman Pugh said they will table this until the next meeting.

## **OLD BUSINESS**

Chairman Pugh reported that the old business is in response to Mr. Safari's tap refund request. Attorney Smart recapped the situation and reiterated that the tap fees are non refundable. He said this is stated very explicitly in the contract. He referred to the memorandum sent to the board members and agreed with the denial to the request to terminate the contract and refund the tap fees. He spoke with the FDIC and they requested the tap fees not be refunded.

Member Goodman made a motion to accept Attorney Smart's recommendation.

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

Attorney Smart prepared a draft letter for Chairman Pugh's review. Chairman Pugh asked, "What do we do in 2010 when the other tap fees come due"? Attorney Smart said we would go to whoever owns the property at that time. He said the taps are tied to the property. Chairman Pugh asked if the contract was recorded with the deed. Attorney Smart said it was not. He said we could record the contract. Chairman Pugh asked Attorney Smart to handle it.

## **MANAGER'S REPORT**

Presentation of 2008 Water Quality Report, AKA Consumer Confidence Report, delivered to all JCWSA customers by mail by July 1<sup>st</sup>. Also published in the newspaper and posted on the JCWSA website.

Bear Creek Water Purchase and Cost History, Spreadsheet Hand-out.

Unaccounted for water review: in packet.

Update on diesel standby pump at Galilee Water Pump Station: Unit is in the building and several customized pipe fittings have been ordered. Estimated completion time – 4 weeks.

Update on the clarifier rehabilitation at the Middle Oconee Wastewater Plant. Estimated completion time – done! - with a factory start-up next Wednesday the 16<sup>th</sup>. Mechanically and structurally it is complete, just minor punch list items.

The Middle Oconee plant pump station emergency replacement came in over \$22,000.00 under the projected \$240,000.00 cost. This cost includes all engineering. It has been completed and been in operation for over one month with no problems.

### **ENGINEERS REPORT**

Consulting Engineer McPherson reported that progress is continuing on the reservoir selection. They are pulling together cost and environmental issues. He said they are creating a matrix to show the plus and minuses of each potential site.

With there being no further business to discuss, the meeting was adjourned at 7:30 pm.

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Karen Johnson  
Board Secretary