

Jackson County Water and Sewerage Authority

Meeting Minutes

December 12, 2013

Chairman Ehrhardt called the December 12, 2013 Jackson County Water and Sewerage Authority Board Meeting to order at 6:00 p.m.

Members present included Chairman Dave Ehrhardt, Board Member Pat Bell, Board Member David Lathem and Board Member Joe Hicks. Also present: Manager Eric Klerk, Attorney Paul Smart, Engineer Joey Leslie, Water/Wastewater Manager Mark Dudziak, CIO/GIS Analyst Mike Johnson, Billing Supervisor Lisa Grainger and Board Secretary Karen Johnson. Visitors included, Alex Pace, Main Street Newspapers and Karen Glover, First Industrial Realty.

Approval of Minutes

Chairman Ehrhardt welcomed board member Bell back and welcomed new board member Joe Hicks.

Member Lathem made a motion to approve the November 14, 2013 board meeting minutes.

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

New Business

Wheeler Cemetery Road Pump Station

Manager Klerk stated the design for the pumps at the Wheeler Cemetery Road Pump Station have changed due to a pressure difference. He said the City of Commerce has reduced their system pressure and it is significant enough that we had to change the pump design. Manager Klerk said a change order is necessary for the equipment upgrade and would also like to award the contract to the Dickerson Group.

Engineer Leslie explained we are replacing an existing pump station on Wheeler Cemetery Road. He said the owner of the property where the station currently is located would like it moved. Engineer Leslie said we purchased a piece of property near the current station. He said we went through the public bid process and the best price estimate is \$407,065.

Engineer Leslie stated that the change order (Change Order #1) is for \$31,356.75. He said this is a line by line equipment only change order. Engineer Leslie stated the total cost of the project is \$438,421.75. He said the Authority recommends awarding the project to the Dickerson Group. Engineer Leslie said the Dickerson Group's references were very good.

Manager Klerk said the Board will need to authorize the Authority to execute the notice of award and other documents necessary to begin construction along with Change Order Number One.

Chairman Ehrhardt asked how long the construction will take. Engineer Leslie said originally 120 days but due to the supply of pipe, that has been increased to 180 days and an additional thirty days for work related to the existing pump station. The equipment at the existing pump station will be disassembled and go back to the Authority.

Manager Klerk stated we purchased this property outright as a foreclosure. He said it is one acre.

Manager Klerk reminded the Board that they approved using the remaining 2005 SPLOST dollars for this project.

Member Bell made a motion to approve the notice of award to the Dickerson Group for the Wheeler Cemetery Road Pump Station.

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

Member Bell made a motion to approve Change Order Number One for the Wheeler Cemetery Road Pump Station.

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

Executive Session

Member Bell made a motion to go into Executive Session at 6:28 p.m.

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

Member Bell made a motion to come out of Executive Session at 7:50 p.m.

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

No action was taken.

New Business Continued

Billing Dispute – Karen Glover, First Industrial Realty

Manager Klerk said this billing dispute is atypical. It is a commercial fire line not a residential connection. He said we followed the same billing dispute procedures that are policy allows. Manager Klerk said the first thing we did was have our people check for a leak. A leak was not indicated so we had the 10” fire line meter tested at the Authority’s expense.

Manager Klerk said typically the meter is pulled and taken to our supplier Delta for testing. He said since this is a fire line you can't pull the meter so we hired Reed and Show to do an on-site test. Manager Klerk said the meter tested accurate at different flow levels. He stated with those test results we feel the water went through the meter.

Manager Klerk further stated the cost of a normal residential meter test is \$50 but in this case we spent \$500 due to the size of the meter and on-site testing. Per our policy, we only charged First Industrial Realty our standard \$50 meter testing fee.

Manager Klerk said that we may have a policy conflict with our fire lines, so he recommended the Board consider tabling this agenda item to allow for further investigation.

Chairman Ehrhardt asked Karen Glover, First Industrial Realty if she would like to address the Board. Ms. Glover discussed with the tenants the water bill in dispute. She said their water bill has never been more than \$762. She explained that her facilities manager and the fire sprinkler company were sent to the site to look into the situation and they did not find any issues. Ms. Glover said she filled out a billing dispute and would like help in finding out what has happened with this tenant.

Chairman Ehrhardt pointed out that in May of 2011 there was usage of 200,000 gallons. He asked how First Industrial Realty tests their fire lines. Ms. Glover explained how the company they use, D&C Fire protection, tests their fire lines and stated she would provide the Authority with a copy of their report. Chairman Ehrhardt stated he felt that there was a lot of water being used for a fire line.

Chairman Ehrhardt asked about the alarm signs on the fire hydrants. Ms. Glover said the hydrants are monitored 24/7 and she has never received an alarm call. Chairman Ehrhardt clarified that if someone removed water from the hydrant the alarm would go off. Ms. Glover said "yes", they have an alarm company that monitors it.

Chairman Ehrhardt pointed out that the water flow has gone back down to "normal". Ms. Glover said she would fax the records from D & C to the Authority.

Manager Klerk said this is the first time we have had an issue with a fire line.

It was discussed that the Authority staff should meet on-site with First Industrial Realty, Eagle Security and D&C Fire Protection to look into this further.

Chairman Ehrhardt said this agenda item will be tabled until all parties have had a chance to meet and investigate further.

Manager Klerk said for the time being, they could pay just the flat fee and the penalties would be temporarily suspended.

No action was taken.

Managers Report

Manager Klerk said we have just been notified by GDOT that our waterline on Highway 11 may need to be moved. Apparently the highway is caving in and GDOT is installing and lengthening new culverts. Manager Klerk stated Engineer Leslie is going to see if we can move our water line over the new culverts. He said if that is the case, the cost won't be too high other than a temporary by pass. If GDOT does not allow us to do it that way, we will have to move away from the culverts and that would be a fairly major undertaking with a possible creek bore.

Manager Klerk gave the Board a brief progress update on the construction at the wastewater plant.

With there being no further business to discuss, the meeting was adjourned at 8:25 p.m.

Karen Johnson
Board Secretary