

Jackson County Water and Sewerage Authority
Meeting Minutes
July 12, 2018

Chairman Dylan Wilbanks called the July 12, 2018 Jackson County Water and Sewerage Authority Board Meeting to order at 6:02 p.m.

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

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

Visitors included Cindy Edge, Mainstreet Newspapers, Trent Lard, Sweitzer Engineering, John Buchanan and Mark Rudolf, Kevin Daniel, Geosam Capitol and Kenny Whitworth, Realtor.

Approval of Minutes

Member Nichols made a motion to approve the June 14, 2018 Board Meeting Minutes.

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

Old Business

Braselton Wastewater Connection Feasibility

Manager Klerk said we looked into the feasibility of connecting to Braselton's wastewater system. He said we engaged Sweitzer Engineering to do a study.

Manager Klerk said the study shows it is not cost effective and just isn't a viable option at this time.

Member Nichols made a motion to postpone the Braselton Wastewater Connection indefinitely.

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

Finance Director Smith explained the available funds and the percentage of rate increase over the next five years that it would have taken to fund the interconnection project.

Finance Director Smith presented the monthly operating reports.

New Business

Authorization for Notice of Award to Allsouth Constructors and Authorization for Manager to Issue Notice to Proceed

Manager Klerk stated he has received the notice of award recommendation from Sweitzer Engineering for the MOWWTP Phase IV improvements. He said Allsouth is the low bidder and his recommendation for the project as well.

Member Nichols made a motion to authorize the execution of the Notice of Award to Allsouth Constructors for the MOWWTP Phase IV Project and authorize the Authority Manager to execute the Notice to Proceed.

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

Resolution for Reinvestment of Construction Funds

Finance Director Smith stated we would like to have the authorization to reinvest the 2018 bond construction funds into a local bank – Mountain Valley Community Bank.

Member Smith made a motion to authorize a resolution to establish Mountain Valley Community Bank the repository for the bond construction funds.

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

Declaration of Surplus Property

Manager Klerk stated we have two vehicles and two lawn mowers that are no longer needed. He is asking for permission to declare them surplus property.

Member Nichols made a motion to declare the two vehicles and two lawn mowers surplus property.

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

Consideration of Approval for Main Office Fencing

Manager Klerk stated when we did the building addition we took down the fence. He said we have a quote from Chapman Fence to reinstall and expand the fence.

Manager Klerk explained that Chapman Fence installed the original fence. They will be able to reuse their gate operating system, keeping the price of the expansion and reinstallation lower.

Finance Director Smith stated we are under budget for the parking lot expansion project. Manager Klerk said he would like the Board to authorize a not to exceed amount of \$24,000.

Member Smith made a motion to authorize Chapman Fence to reinstall and expand the fence in the amount not to exceed \$24,000.

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

Preliminary Application for Bent Water Subdivision (new)

Manager Klerk said the original application was withdrawn at the June meeting so this is a new application.

Manager Klerk stated there have not been any changes to the application and the terms and conditions are still the same, i.e. 18 months from the day of approval to provide capacity or JCWSA's receipt of approval from the Georgia EPD to operate the MOWWTP at a maximum discharge of 800,000 GPD average daily flow, or greater.

Wastewater Manager Dudziak discussed how the phosphorus removal testing is going.

Member Nichols made a motion to approve the Bent Water preliminary application with the terms and conditions approved by Authority staff.

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

Manager Klerk said he has met with the City of Jefferson. He said they are a viable option for wastewater capacity but it would be about two years before further wastewater interconnections could happen.

Preliminary Application for Paran Homes, Traditions Pod V and W

Manager Klerk stated we received a preliminary application from Paran Homes. He said the recommendation is to approve this application because they are prepaid taps and we are contractually bound.

Chairman Wilbanks asked Attorney Smart if we are legally bound. Attorney Smart responded yes.

Member Nichols made a motion to approve the Paran Homes preliminary application with the terms and conditions approved by Authority staff.

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

Preliminary Application for Clarion Partners Warehouse

Manager Klerk stated he recommends approval of this preliminary application. He said their application states they are not anticipating wastewater flow until July of 2020, after the completion time for the MOWWTP upgrade to 1.25 MGD

Member Smith made a motion to approve the Clarion Partners Acquisitions, LLC preliminary application with the terms and conditions approved by Authority staff.

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

Preliminary Application for Pendergrass Depot Phase II

Manager Klerk said this project was done back in 2007. He said 100 sewer taps were prepaid.

Manager Klerk said they are entitled to capacity for the 100 prepaid taps in the original development boundaries. He said anything over the 100 taps would be subject to the 18 month waiting period. Manager Klerk said recommendation is for approval under those conditions.

Member Nichols asked how many additional taps over the 100 prepaid taps. Mr. Daniel said 39 additional and the original development is 300 lots.

Member Nichols made a motion to approve the Pendergrass Depot preliminary application with the terms and conditions approved by Authority staff.

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

Visitor Comments

Realtor Kenny Whitworth said he has listed property adjacent to our sewer and asked if it would be 18 months to obtain sewer capacity.

Chairman Wilbanks said we have a capacity of 500,000 with upgrades to 1.25 million and plans to upgrade to 3 million. He encouraged Mr. Whitworth to come to the office to speak with staff.

Managers Report

Manager Klerk said we have been working on the wastewater expansion for a long time. Since 2012 we have spent several million dollars to improve capacity and operations. We put in sludge holding tanks, a sludge press and building, a clarifier, and upgrades to the disinfection system to a total of about 4.5 million dollars. None of this money was borrowed; it was money taken from the operating budget in anticipation of a rebounding economy someday. The Authority was spending money on upgrades when few entities were investing in infrastructure during the economic downturn.

We started working on the large MOWWTP upgrade about a year ago. We did anticipate the growth and did what we could with the money we had. Before the improvements that began in 2012 we were only rated for 300,000 GPD which would have created not only a flow issue but a treatment/water quality issue.

We expect this expansion to 1.25 MGD to take us until 2025. We will have to establish ourselves into another sewer basin. Our current site is not an ideal site. We can't really do anything else cost effectively at this site. The further up the river basin you get the tighter the discharge restraints are from the EPD. We are high up in the river basin.

We have obtained an EPD waste load allocation for another basin – the Mulberry Basin. A wasteload allocation allows the Authority a general area for discharging wastewater under a NPDES permit, not unlike the NPDES permit at the MOWWTP. This wasteload allows for a treated volume of water to be discharged, ultimately up to 2.0 MGD. We will have to secure property in that general area. That is our long term plan.

Lastly, we have looked at Braselton and are working with Jefferson. We are already splitting the flow off of commercial properties north of I-85 by constructing a lift station and force main, and the City of Jefferson is presently taking that flow at their I-85 plant. We spent \$650,000 on that project – cash; several years ago in preparation of growth

With there being no further business to discuss, the meeting was adjourned at 6:55 p.m.

Karen Johnson,
Board Secretary