

**Jackson County Water and Sewerage Authority**  
**Meeting Minutes**  
**June 11, 2020**

Chairman Wilbanks called the June 11, 2020 Jackson County Water and Sewerage Authority Board Meeting to order at 6:00 p.m.

Members present include: Chairman Dylan Wilbanks (via Zoom), Vice Chairman Nichols, Board Member Pat Bell, Board Member Don Clerici and Board Member Wade Johnson.

Also present: Attorney Paul Smart (via cell phone), and Authority Staff: Eric Klerk, Karen Johnson, Judy Smith, Joey Leslie, Mark Dudziak, Harold Garrison, Ronna Berrong, Hope Weeks, Miles Glenn and Nathan Hester.

Visitors: Cindy Edge, Mainstreet Newspapers, James Patrick, Customer, Amanda Wilkson, Bates Carter, Chris Quigley representing City of Arcade, Donald Roberts, Jackson County resident, Other Jackson County residents.

### **Approval of Minutes**

Vice Chairman Nichols made a motion to approve the May 14, 2020 Board Meeting Minutes.

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

### **Financials**

Finance Director Smith presented the financial reports.

### **Visitor**

Mr. Patrick addressed the Board regarding the tampering and theft of service charges on his account. He explained the property is a rental and his tenant caused the charges. Mr. Patrick explained he has been trying to evict the tenant but due to the COVID virus, the courts have not been open. He stated he did not want the meter reinstalled until after the tenant has been evicted. Mr. Patrick is asking the Board to consider reducing the \$7500 theft of service charges.

Manager Klerk stated the tenants water service was terminated due to lack of payment. He said the tenant broke the lock and started using water again, this resulted in a \$2,500 meter tampering fee. Manager Klerk stated the water meter was removed but a follow up visit showed that the tenant straight piped where the meter was, resulting in a second offense of \$5,000. He explained the Authority has approximately \$2,000 in real costs for service disconnect at the water main.

Member Johnson moved to reduce the charges to Mr. Patrick from \$7,500 to \$2,000.

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

## **Visitor**

Chairman Wilbanks recused himself for this agenda item. Vice Chairman Nichols acted as Chairman in his place.

Mr. Roberts introduced himself and explained that he and his neighbors have been fighting to keep a property on Old State Road in Pendergrass zoned agriculture.

He said a high-density housing development is being proposed and his group is trying to stop it. Mr. Roberts asked if the Authority would be able to assist in stopping the development.

Manager Klerk explained we have zero control over zoning. He said it is the City of Pendergrass controlling the zoning. Manager Klerk said we do have strict standards and specifications, but we do not regulate growth.

David Lathem, Lathem Farms and Ronald Rogers, Wayne Farms, spoke about their opposition to this development. Mr. Lathem asked the Board to explore the capacity of our sewer system to serve the development.

Vice Chairman Nichols reiterated we do not control the planning and zoning but can make the developer adhere to our standards and specifications.

Mr. Roberts thanked the Board for their time.

## **Old Business**

Chairman Wilbanks now presiding as Chairman

### ***Arcade Wholesale Water Agreement***

Manager Klerk said we have a Memo of Understanding to work towards getting an Agreement to sell water to the City of Arcade. He stated we have a finalized Agreement that he would like the Board to consider for approval. He said since we do not have a connection with them, the City agrees to pay all costs for a six-inch metering vault and water line connection.

Manager Klerk pointed out there could be some overlaying of existing water mains and possible issues with HB 489 with respect to duplication of water service going forward.

Member Bell asked when the development would start. Mr. Quigley, the Engineer for the City of Arcade, said he did not have an exact starting time for the project, but did say it would be soon.

Vice Chairman Nichols made a motion to approve the Arcade Wholesale Water Agreement. Member Clerici seconded the motion.

Member Bell opposed the motion. All other board members present voting. The motion carried.

## **New Business**

### ***2019 Audit Presentation***

Amanda Wilkson from Bates Carter presented the 2019 audit. She said they released an unmodified opinion which is the best audit opinion you can receive. She said the same for the internal control practices.

Ms. Wilkson explained that the Authority puts together a CAFR. She said this is exceptional reporting on part of the Authority. Ms. Wilkson said in the State of Georgia only 155 Municipalities, Counties and Authorities were issued this achievement.

### ***Barrow County Wholesale Water Agreement***

Manager Klerk stated this wholesale agreement is for the Authority to purchase water from Barrow County. He said the agreement has been vetted by Attorney Smart. Manger Klerk gave a brief history on why the Authority staff is recommending approval of the Agreement; there are several established subdivisions and homes isolated by the Bear Creek Project that depend on this water connection with Barrow.

Manager Klerk stated that, temporarily, this is a better option than running a line over the dam and working with Upper Oconee Basin Water Authority. He said staff is working on alternative waterline routes to move away from the Barrow Agreement in the future.

Vice Chairman Nichols made a motion to approve the Barrow County Wholesale Water Agreement and authorize the Authority Manager to execute the agreement.

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

### ***Mulberry WWTP Capital Budget Reallocation***

Manager Klerk said we are looking into another wastewater treatment plant site. He explained there are costs associated in doing this such as attorney fees, Environmental Assessments, and appraisals. He is requesting to reallocate Capital Budget funds from the abandoned finance software project to the Mulberry WWTP site location project. He is requesting reallocating \$20,000 of the \$70,000 available.

Vice Chairman Nichols made a motion to authorize the Capital Budget reallocation of \$20,000 from the abandoned software project to the Mulberry WWTP project.

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

### ***Easement Abandonment Pendergrass***

Manager Klerk said a subdivision in Pendergrass that involves prepaid sewer taps has laid fallow for years. He said a new developer working on the site discovered an old easement from 1992.

Engineer Leslie said the easement is of no use to the Authority and a quick claim deed should be executed to abandon it.

Attorney Smart said this action would need Board approval since the easement is an asset of the Authority.

Member Johnson made a motion to authorize the abandonment of the easement in the City of Pendergrass and execute a quick claim deed to Seed Pendergrass (the Developer).

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

## **Executive Session**

Vice Chairman Nichols made a motion to go into Executive Session at 7:35 pm.

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

Member Johnson made a motion to come out of Executive Session at 8:27 pm.

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

Vice Chairman Nichols made a motion to extend the Authority Manager's contract another year to 2023 and authorize a \$10,000 contribution to his 401 SR Management plan.

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

## **Managers' Report**

- Traditions Water Tower Project and Painting update
- SPLOST Update
  - Work for East Jackson Projects, including the pumping station, is complete
  - Water lines are currently being installed in Pleasant Acres
  - Next water projects are in the Southwest Jackson area, currently under design by staff
- Middle Oconee Wastewater Plant Update: The plant's NPDES Discharge Permit for 800,000 gallons per day is issued from GaEPD. After successful operation and sampling for the next year, the Permit can be upgraded to the full 1.25 MGD.

With there being no further business to discuss, the meeting was adjourned at 8:30 PM.

Karen Johnson,  
Board Secretary