

**Jackson County Water and Sewerage Authority
Meeting Minutes
September 10, 2020**

Scan Date: 10/27/20
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Chairman Wilbanks called the September 10, 2020 Jackson County Water and Sewerage Authority Board Meeting to order at 6:00 p.m.

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

Also present: Attorney Paul Smart and Authority Staff: Eric Klerk, Karen Johnson, Judy Smith, Joey Leslie, Mark Dudziak, Harold Garrison, Ronna Berrong, Hope Weeks, Miles Glenn, Nathan Hester, Jordan Waters and Austin Marable.

Guest Speakers: Bobby Sills, Nelsnick Enterprises, Donald Roberts, Citizen, David Lathem, Citizen, Ronald Rogers, Citizen and Jim Southard, Traditions.

Approval of Minutes

Member Johnson made a motion to approve the August 13, 2020 Board Meeting Minutes.

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

Financials

Finance Director Smith presented financials and operating reports.

Agenda Item Removal

Chairman Wilbanks stated agenda item "Gee Estates Water/Wastewater Preliminary Application" has been removed from the agenda due to the developer withdrawing their preliminary application. He opened the meeting up for public comments.

The following visitors spoke about their opposition to the Gee development:

Donald Roberts
David Lathem
Ronald Rogers

Old Business

Highway 124 Water Tower Painting/Logo

Manager Klerk stated staff has been approached about the logo for the second water tower on Highway 124. He said staff did not care what logo was selected by the Board.

Manager Klerk said a few important things need to be addressed – a gratuity clause (lease agreement) and a policy to deal with situations such as this. He stated he feels this will be doable and a logo that is different from the other water tower makes sense. It is a unique case since we have two water towers in close proximity.

Jim Southard, a resident from Traditions, addressed the Board. Mr. Southern said the company that owned the golf club let it deteriorate. He said about a year ago that company sold the club to another group that decided to shut the club down. Mr. Southard stated he and others acquired the golf club and are looking to boost membership. He said they are looking for a neutral logo and he presented several different graphics.

Chairman Wilbanks said in terms of adopting a policy, situations with two towers within 100 meters of each other, could be considered if an entity requests to submit a logo that is relevant to its locale. He said the policy should be defined that the circumstances are narrow. Chairman Wilbanks said we could probably have the policy finished by the next board meeting.

Vice Chairman Nichols said he is amiable to it but would like a policy in place prior to any decision made.

Manager Klerk said he is looking for Board approval to work with Authority Attorney Smart on a policy and lease agreement .

Member Clerici made a motion to authorize the Authority Manager to work with counsel on a policy and lease agreement.

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

New Business

Recommendation for Water Resources Consultant Selection

AM/Engineer Leslie said we have money in the 2020 budget for water resource planning, which is exploring ground water and nearby surface water resources. He said we would like to drill test wells which can possibly be converted to drinking water wells.

AM/Engineer Leslie said staff would like to select a consultant for the study and explained the criteria used for making our selection. He said there were three respondents and staff recommendation is Emery & Garrett Groundwater Investigations.

Am/Engineer Leslie said it is very important to explore other water resources. He said we would like to proceed with negotiations and execute an agreement with Emery & Garrett.

Member Bell asked how negotiations work for drilling on private land. AM/Engineer Leslie explained how that process works, including looking at property that is owned by the Authority first. He said Madison County is actually purchasing private wells.

Vice Chairman Nichols made a motion to authorize the Authority Manager to execute the necessary documents to proceed with negotiations for the scope of work and agreement with Emery & Garrett Groundwater Investigations to begin the groundwater study.

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

2020 Rate Analysis Results

Manager Klerk introduced Bobby Sills of Nelsnick Enterprises, stating he has been doing our rate analysis studies for years.

Mr. Sills presented the rate analysis to the Board. This included discussing the current rate structure which he said is adequate. He said the current connection fees for water and sewer are not adequate to cover the Authority’s costs. He stated this can cause a rate increase. Mr. Sills said wholesale water rates are covering costs at current contract rates.

Mr. Sills presented the following recommendations:

- Raise water connection Fee to \$4,000 per EDU.
- No rate increase for water unit or base charges.
- Raise wastewater unit charges by 5%.
- Increase monthly base charges by \$9 for future sewer customers in developments to be served by a new lift station to offset repair/maintenance cost of the collection system.
- Increase monthly base charge on existing sewer customers by \$1.80 each year for 5 years to avoid rate shock.
- Raise wastewater connection fee to \$5,600 per EDU.

Finance Director Smith stated staff recommendation for water connections is Table 3.11 (below). She said \$5,600 per EDU is recommended for sewer connections.

Meter Size	Calculated Cost 2020	Recommended SDC Fee	Current SDC Fee
3/4"	\$4,445	\$4,000	\$3,200
1"	\$11,112	\$10,000	\$4,800
2"	\$35,560	\$32,000	\$10,600
3"	\$71,120	\$64,000	\$16,400
4"	\$111,125	\$100,000	\$25,000
6"	\$222,249	\$200,000	\$54,000
8"	\$355,599	\$320,000	\$82,100
10"	\$933,447	\$840,100	\$202,300
12"	\$1,177,921	\$1,060,100	

Finance Director Smith pointed out that these particular revenues are never used for operations. She stated it goes directly to capital improvements.

Vice Chairman Nichols asked when these fees would go into effect. Finance Director Smith said February of 2021.

Vice Chairman Nichols made a motion to accept the recommended fees be implemented in February of 2021 along with Table 3.11 as presented.

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

Vice Chairman Nichols pointed out the new recommended fees are still under the Authority's actual costs.

Managers' Report

- Drone photos of the wastewater treatment plant and the Highway 124 water tank were presented.
- Parks Creek Reservoir update - a meeting between Jefferson, the Authority and Jackson County has taken place in hope pushing the project forward at a much faster pace. A letter was delivered to Jefferson officials
- RFQ for dam design for Parks Creek is underway by EMI.
- Jefferson's I-85 wastewater project: The Authority is still interested in partnering with the City of Jefferson, and both parties can take advantage of the "Economy of Scale" in a project of this scope. . The Authority is looking at securing at least 500,000 per day capacity in this project.

AM/Engineer Leslie introduced Austin Marable to the board members.

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

Karen Johnson,
Board Secretary