

Jackson County Water and Sewerage Authority
Board Meeting Minutes
August 12, 2021

Chairman Wilbanks called the August 12, 2021 Jackson County Water and Sewerage Authority Board Meeting to order at 6:08 p.m.

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

Also present: Attorney Paul Smart and Authority Staff: Joey Leslie, Judy Smith, Mark Dudziak, Karen Johnson, Hope Weeks, Nathan Hester, Ronna Berrong, Austin Marable and Ben Massey.

Visitors: Morgan Ervin, Journalist

Approval of Minutes

Vice Chairman Nichols made a motion to approve the July 8, 2021 Meeting Minutes.

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

Quarterly Financials and Operating Reports

Finance Director Smith presented the Quarterly Financials and Monthly Operating Reports. She included an update to the Servline Leak Insurance Program and a presentation on the Authority's long-term debt and contracts payable.

Member Poe mentioned that ARPA funds are coming from the US Treasury directly to cities and counties. He said water and sewer projects are eligible through the county so if we are interested in using some of that money, we would need to do an intergovernmental agreement with Jackson County.

Member Poe asked for clarification on the Parks Creek Reservoir costs.

Finance Director Smith said the Authority pays 25% of the costs and will receive 25% of the yield.

Member Poe asked about the bond schedule.

Finance Director Smith said she will be presenting the resolution in September with closing in October.

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New Business

Standard Detail Addition and Modifications

Assistant Manager Leslie stated staff is recommending changes to our standards to clean up issues for the ¾-inch and 1-inch residential meter detail. He presented a diagram for the ¾-inch and 1-inch meter detail and a diagram for the ¾-inch curb stop without setter detail, reflecting the changes.

Assistant Manager Leslie said these changes will save our meter installation crews time installing the meters.

Assistant Manager Leslie also presented changes for the following details:

- pavement patch and valve marker
- non-pier aerial D.I.P. sewer line
- aerial D.I.P. pipe crossing
- concrete pier and footing

Assistant Manager Leslie said we modeled these changes after Gwinnett County.

Vice Chairman Nichols asked when the changes would be implemented. Assistant Manager Leslie responded, “hopefully immediately”.

Member Poe asked if these would be handled on a case-by-case basis. Assistant Manager Leslie said, “yes”.

Member Poe made a motion to adopt the changes and modifications to the details of the Standards and Specifications as presented.

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

Preliminary Application Traditions Pods V and W

Assistant Manager Leslie said this preliminary application was previously presented and approved but timed out, so they are reapplying.

Assistant Manager Leslie said this is a standard application for a seventy-one lot development. He said the taps are prepaid and staff recommends approval.

Vice Chairman Nichols made a motion to approve the water and sewer preliminary application for Traditions of Braselton Pod V and W, based on the Terms of Approval and Conditions as presented.

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

Preliminary Application Project Castle

Assistant Manager Leslie said this application is a little tricky. He said staff recommends tabling this application because Exeter never finished the epoxy coating of the manhole on Wayne Poultry Road and did not provide the Authority with the requested items and agreements.

Vice Chairman Nichols made a motion to table the preliminary application for Project Castle.

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

Ratify On-Demand Contract for Architectural Services

Assistant Manager Leslie said our on-demand list allows us to hire someone under \$25,000. He said Precision Planning, Inc. was hired to start the engineering on the new JCWSA building.

Assistant Manager Leslie said he is asking the board to rarify the contract in the amount of \$20,610.

Chairman Wilbanks asked if we have worked with Precision Planning before.

Assistant Manage Leslie said they have a good reputation and have done work for Jackson County.

Member Poe made a motion to ratify the design services contract with Precision Planning, Inc. in the amount of \$20,610.

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

Chairman Wilbanks added an issue to the agenda regarding water theft. He said we've done different things such as changing our fines and making the fine schedule more aggressive.

Chairman Wilbanks said it's a grey area between fines and having people arrested. He felt the person getting arrested is not necessarily the person responsible for making the decision to take the water.

Chairman Wilbanks said Attorney Smart is looking at what surrounding counties and municipalities are doing. He said some of them have ordinances designed to address this.

The Board discussed Attorney Smart drafting an ordinance to take to the County for them to handle through code enforcement.

Vice Chairman Nichols said the ordinance would just affect the "wrench turner". He thought it could possibly be difficult to identify and prosecute from an ordinance standpoint because a lot of contractors use sub-contractors.

Attorney Smart said he feels there are avenues available to do it through a code enforcement mechanism.

Vice Chairman Nichols said he is not necessarily against an ordinance, but just an ordinance does concern him. He said from his experience you could have trouble with having an appearance on that ordinance and it would increase the burden on the County, possibly without having the desired effect

Finance Director Smith said this is more about a public health issue than the water loss.

The Board directed Attorney Smart to research alternatives and improvements to our existing policy.

Executive Session

Vice Chairman Nichols made a motion to go into Executive Session at 7:36 pm.

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

Vice Chairman Nichols made a motion to come out of Executive Session at 8:00 pm.

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

No action was taken.

With there being no further business to discuss, the meeting was adjourned at 8:00 pm.

Karen Johnson,
Board Secretary