

Scan Date: 10/27/21

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**Jackson County Water and Sewerage Authority
Board Meeting Minutes
September 9, 2021**

Chairman Wilbanks called the September 9, 2021 Jackson County Water and Sewerage Authority Board Meeting to order at 6:00 p.m.

Members present include: Chairman Dylan Wilbanks, Board Member Wade Johnson and Board Member Kevin Poe. → CHRIS NICHOLS

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

Visitors: Morgan Ervin, Journalist

Approval of Minutes

Member Poe made a motion to approve the August 12, 2021 Meeting Minutes.

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

Monthly Operating Reports

Finance Director Smith presented Monthly Operating Reports.

Old Business

Jackson County Radio Tower Site Lease Agreement

Manager Klerk said staff and Attorney Smart are fine with the lease agreement.

Assistant Manager Leslie said the agreement is for twenty years with an option for three (3) additional periods of ten (10) years each.

Attorney Smart pointed out this is for the Traditions site only.

Member Poe recused himself. No action was taken.

Chairman Wilbanks said this item will be moved to the October meeting.

New Business

Visitor Jake Martin – Hydrant Meter Fine

Mr. Martin was not in attendance.

City of Jefferson IGA for Parks Creek Reservoir

Manager Klerk said we had an agreement going back to 2000 that was amended several times. He said we are wrapping the expenses for the reservoir up with our bond, so we had Attorney Smart draft a new agreement.

Attorney Smart said there was one remaining issue, paragraph 4C. He said the original agreement was vague on payments after land acquisition was complete, so it was decided that Jefferson would invoice us quarterly for work performed. Chairman Wilbanks said invoicing quarterly would be for the sake of clarity.

Member Poe asked if there were any performance thresholds in the agreement that would keep the project moving forward at an acceptable pace

Manager Klerk said there is no ironclad language in the agreement, but we are having monthly update project meetings. He said there is a new schedule for the project and completion is scheduled for December of 2023.

Chairman Wilbanks said we discussed this with Jefferson several months ago and came to an understanding. He said we are more comfortable with the information we have received.

Member Poe made a motion to adopt the Consolidated and Restated Intergovernmental Agreement on North Oconee River and Parks Creel Reservoir

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

2021 Bond Resolution

Finance Director Smith introduced Bryan Huskey and Shaney Lokken, bond underwriter and bond council.

Manager Klerk said the bond is for our four upcoming large projects. He said this is our first public issue with our own bond rating.

Member Poe asked how much the total amount of the bond will be. Finance Director Smith said 18 million.

Member Poe asked about the current timeframe. Bryan Huskey said pricing will be the week of October 4th, then he would come back to the Board that week with an expected closing around October 19th.

Member Poe made a motion to approve the 2021 Bond Resolution in the amount of 18 million dollars.

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

Project Castle Water and Wastewater Preliminary Application

Manager Klerk said Castle is a warehouse project in Pendergrass. He said about six years ago some properties came together and did a private lift station and force main that pumped down to Wayne Poultry Road then went to gravity. We retained ownership of the gravity portion and they have taken care of the lift station. He said the Castle group is joining in the private lift station partnership. He said the project has the usual conditions for approval but noted "P" and "Q" under the Terms and Conditions of Approval, have been added.

Assistant Manager Leslie said this project has also been called Exeter. He said the restrictive covenants documents (Item Q) has been recorded. He said a lot of neighboring properties are wanting to come in and we are being more restrictive, because we don't want this to get out of hand, so we are sticking with the original covenants.

Manager Klerk said staff recommends approval.

Member Johnson made a motion to approve the Water and Wastewater Preliminary Application for Project Castle based on the Terms of Approval and Conditions as presented.

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

Southwind Water and Wastewater Preliminary Application

Manager Klerk said this project is for 125 single family homes. He pointed out condition "N", requiring aerial sewer lines. He said we believe this parcel will require aerial sewer lines to get to our sewer lines, so the engineering staff will be scrutinizing this.

Assistant Manager Leslie said our Terms and Conditions of Approval state the sewer slope has to be no less than 7%. He said we did look at other options for sewer but feel this is the best option.

Manager Klerk said staff recommends approval of this project.

Member Poe made a motion to approve the Water and Wastewater Preliminary Application for Southwind 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.

Creekside at Skelton Water and Sewer Preliminary Application

Manager Klerk said the project is 45 single family homes with gravity sewer. He said the Terms and Conditions of Approval are standard.

Assistant Manager Leslie said this project is across the street from the new high school. He said they are giving us a wide easement. Assistant Manager Leslie said the back lots will be served by septic.

Member Johnson made a motion to approve the Water and Wastewater Preliminary Application for Creekside at Skelton based on the Terms of Approval and Conditions as presented.

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

Commerce Water Vault Modification

Manager Klerk said the vault that has been installed on Highway 334, to sell water to the City of Commerce, needs a flow control assembly valve to smooth out operation. He said the quote from Templeton & Associates for the materials is \$13,400. JCWSA field crews will do the installation.

Assistant Manager Leslie said the City of Commerce is on board with this.

Requested amount for project is not to exceed \$15,000.

Member Poe made a motion to approve the proposal from Templeton & Associates in the amount of \$13,144 with a not to exceed of \$15,000 for the project.

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

Emery Garrett Phase II Water Resources Contract

Assistant Manager Leslie said Phase 1 has been completed. He said Phase 1 was an overall view of the county looking for potential ground water areas. Assistant Manager Leslie said they have now zoned in on certain areas where we will start to do field investigation. He said they will target those zones with their detection equipment, and this will determine where we start to do test holes. Assistant Manager Leslie said there is a lot of investigative work to be done. He said Phase 11 is in the budget.

Chairman Wilbanks said Emery and Garrett have been working on this for 8-12 months and this will be a good overall addition to our water resources portfolio.

Member Poe made a motion to approve the contract with Emery Garrett for Phase II of the Water Resources Contract in the amount of \$312,000.

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

Executive Session

Member Johnson made a motion to go into Executive Session at 6:35 pm.

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

Member Poe made a motion to come out of Executive Session at 7:50 pm.

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

Member Poe made a motion to approve the commercial purchase and sale agreement for the property at 117 MLK Avenue, Jefferson.

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

Member Poe made a motion to approve the commercial purchase and sale agreement for the property at 242 Wolf Way, Jefferson.

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

Chairman Wilbanks announced that Manager Klerk has turned in his resignation effective December 31, 2021.

With there being no further business to discuss, the meeting was adjourned at 7:52 pm.

Karen Johnson,
Board Secretary