

Jackson County Water and Sewerage Authority
Board Meeting Minutes
January 13, 2022

Chairman Wilbanks called the January 13, 2022, 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 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, Harold Garrison, Karen Johnson, Hope Weeks, Ronna Berrong.

Visitors: Morgan Ervin, Journalist, Kevin Daniel, Piedmont Residential, Gabriel Cunningham, BM&K, Bill Veringa, TDON Development

Approval of Minutes

Member Johnson made a motion to approve the November 18, 2021 and the December 15, 2021 Called Meeting Minutes.

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

New Business

Election of Officers

Member Poe made a motion to approve the following officers for 2022.

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

Dylan Wilbanks – Chairman
Chris Nichols – Vice Chairman
Judy Smith – Treasurer
Karen Johnson – Secretary

Glen Abby Lane @ Old Gainesville Highway Water and Sewer Preliminary Application

Manager Leslie said TDON Development is proposing a residential development consisting of 100 single-family townhomes and 324 two-bedroom apartments. He said this project is located in Pendergrass and will be served by gravity sewer with no pump station. Manager Leslie said this project is not conducive to the typical phasing because it's a mixed-use development. After talking to the applicant, Manager Leslie said staff does recommend phasing with each phase limited to 120 ERUs maximum. He said they would prepay everything above 120 ERUs but eliminate the phasing requirement.

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Manager Leslie said they will have to carve out where those prepay taps apply. He said Phase 1 is to be completed within five years from date of application otherwise it would invalidate any unused sewer taps and water capacity at the discretion of the Authority.

Member Poe asked about metering the apartments. Manager Leslie said that would be done with a master meter and the apartment complex would sub meter each unit.

Member Clerici clarified the first 120 ERUs are being allowed with not dictating how they are used. Manager Leslie said "yes, that is correct."

Member Clerici asked how many ERUs are applied to each Apartment. Manager Leslie clarified that apartments will be less than 1200 square feet and 2-bedroom, so 0.75 ERUs were used in the calculations.

Manager Leslie said the conditions are typical except L and M have been removed as well as a portion of the second paragraph in section five of the agreement regarding 75% capacity. Manager Leslie said we have the option to buy back the taps after five years at our discretion.

Member Clerici asked if the water/sewer infrastructure within the development would be private or public. Mr. Kevin Daniel said that master meter would set back close to the apartments. The front portion of the project would be public. Manager Leslie said staff is good with public or private as long as the Authority is provided easements.

Manager Leslie said staff recommends approval of this project.

Vice Chairman Nichols made a motion to approve the Glen Abby Lane Water and Sewer Preliminary Application based on the Terms of Approval and Conditions with the following exceptions: striking L and M from the Conditions and the last two sentences from the second paragraph of number five on the agreement.

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

Jackson Landing Phases 1 and 2 Water and Sewer Preliminary Application

Manager Leslie said this is a large development located near the roundabout at Hwy 11/124. He said there are prepaid taps on these two parcels. He said we would allow a pump station because of the prepaid taps. He said there is a manhole to receive the force main. Manager Leslie said the projects have been combined into one set of Terms and Conditions. Phase 1 is 144 lots and Phase 2 is 65 lots. Manager Leslie said this will have the additional monthly lift station fee to all customers in this development. He pointed out Item S in the Terms and Conditions require looping the water line through Phase 2 back to Jackson Trail.

Manager Leslie said staff recommends approval of this project.

Member Poe made a motion to approve the Jackson Landing Phases 1 and 2 Water and Sewer Preliminary Application based on the Terms of Approval and Conditions.

Member Johnson seconded the motion. The motion carried with no objection and all board members present voting with the exception of Member Clerici. Member Clerici did not vote.

Hampton Ridge S/D Water and Sewer Preliminary Application

Manager Leslie said this application is for a 161-lot subdivision off of PJ Roberts Road. He said the project is split into two phases. He said this will be gravity sewer and the applicant has demonstrated it all works with gravity sewer. Manager Leslie said Phase 1 is limited to 120 lots and anything over that will be pre-paid sewer taps. Manager Leslie said looping water lines will include dead-end cul-de-sacs. Item W in Terms and Conditions require looping the water line to Creek Nation Road or Harold Phillips Road. He said he would like to strike the requirement to go to specific roads. Manager Leslie said the reason being it may be more conducive to run the line down PJ Roberts Road, and we didn't want to limit them to those two streets. He did suggest an alternative if looping is too restrictive but staff would like dual feeds.

Visitor Gabriel Cunningham asked if another subdivision is going in next to his development and wanted to know if it would be more beneficial for that developer to run the loop down PJ Roberts Road. Manager Leslie said we look at developments one at a time, first come first serve. Manager Leslie said if they wanted to work something out with that developer that would be fine.

Member Clerici said what they are basically proposing is those folks making the loop, and asked what staffs take on that is.

Manager Leslie said we opened it up to not be restrictive to a particular road. He said if they want to work something out with the other developer that is fine but it is not our place to do that for them. Manager Leslie said we do not want to be restrictive as to who does what or restrict them to any other road.

Attorney Smart clarified that it is staff's recommendation to require the looping but we are not specifying where that looping has to be.

Member Poe asked if they would have to show some kind of proof they have an agreement with the other developer. Manager Leslie said both developers would come to us with their engineering plans and both would be required to build their portions before we accept the subdivisions. Member Poe asked what if the other development doesn't come to fruition. Manager Leslie said the developer would then have to find a way to provide a dual feed.

Member Clerici said I don't want to speak for him but he wants to be able to do his thing and if the other guy is agreeing to do his part, then can he just go and do his thing. They don't necessarily have to do it simultaneously.

Manager Leslie said our typical way of doing this is that we don't get into the weeds of who builds what, we just say as part of your conditions, you have to have dual feeds. And in this case, they have to connect to Jefferson for their dual feed. We won't sign the plat unless we have what is in the terms and conditions. In order for the engineering application to be approved, they have to show how they are doing dual feeds and we wouldn't get into the cost sharing or cooperation.

Vice Chairman Nichols clarified that we don't care where they loop as long as they loop and if they want to work it out with the other developer for who does what, we are agreeable as long as there is a loop. Manager Leslie said that is correct.

Member Clerici said if everyone agrees on how it will be looped then something happens on the other side. If the engineering applications for both projects meet the looping requirement and are approved what happens if the loop is not completed in time by the other developer. He said if the engineering application from both projects work something out that is acceptable to staff and it meets the looping requirements and this development takes off and the other one goes slower he doesn't want to be stopped from building houses.

Vice Chairman Nichols asked Member Clerici if he is saying if the other development falls through, he wants them to be able to proceed with their application regardless of what they do.

Chairman Wilbanks said so in that situation, the loop would not be completed. Member Clerici said yes, there is a chance of that at the time they would be building homes

Manager Leslie said his recommendation is to require looping but asked the Board if they want us to require it. Manager Leslie mentioned he had an alternative recommendation where it is possible to serve the development by one line, but our standards say you have to loop wherever possible. Manager Leslie asked for the Board's direction if this is a situation where we would require looping or not.

Chairman Wilbanks said without know what is going to happen with the other development how would we word this tonight and if they would both benefit from joining forces Manager Leslie said it would be a cost benefit if they joined in building the line down Old Pendergrass Road.

Member Clerici asked if running the line down PJ Roberts would start the process of serving Jackson Way with water. Manager Leslie said we would love to serve those people if we can.

Member Poe said it would be best if they could work it out with the development going in beside them. But he doesn't want to hold up their development if the other doesn't go forward. There could be an outside possibility that if the development didn't happen their project could be delayed by the other.

Chairman Wilbanks said he did not mind making some kind of conditional requirement to approve but it is difficult to do this without information from the other property owner. He suggested waiting until we had more information if the developer can wait, or the Board make the decision tonight whether to require the looping or not but he gave them the option of waiting or approving it with or without the loop.

Member Poe asked the applicant if they were willing to wait a month. Vice Chairman Nichols asked if they were willing to wait, or if they would rather the Board make a decision tonight.

Bill Veringa of TDON discussed several options with Manager Leslie. Manager Leslie said those options would be fine, they would just have to work it out with the other developer.

Member Johnson made a motion to table this agenda item.

Vice Chairman Nichols seconded the motion. The motion carried with no objection and all board members present voting with the exception of Member Clerici. Member Clerici did not vote.

Executive Session

Vice Chairman Nichols made a motion to go into Executive Session at 6:50 pm.

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

Member Poe made a motion to come out of Executive Session at 7:12 pm.

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

Monthly Operating Reports

Finance Director Smith presented the Monthly Operating Reports.

Manager Report

Water:

1. Pleasant Acres SPLOST project is 99% complete. Waiting on As-Built drawings, compaction reports and final cleanup.
2. West Jackson SPLOST Projects (Lewis Roberts/Ebenezer Loop) are 80% complete. One-third of services are installed.
3. Groundwater resources investigation is ongoing. Onsite investigations have begun. We are also looking into three wells owned by Marty Clark in West Jackson. These will be pump tested to determine which produces the greatest yield, then we may begin negotiations with Mr. Clark.
4. The Bear Creek Dam Water Line design is 100% complete and we are almost ready for the last submission to Georgia Safe Dams. Waiting on final plan approval from Jacobs Engineering on behalf of UOBWA. Erosion control permit has been approved. JCWSA applied for ARRA grant to fund a portion of this project. The Opinion of Probable Construction Cost (OPCC) for the project is \$1.65 M in 2022 dollars. JCWSA is requesting 60% funding, or \$989,400 in 2022 dollars, from the State Fiscal Recovery Fund; JCWSA will provide \$665,000 in matching funds, or 40% of the total project cost. We should know the status of ARRA grant application at the end of the month and hope to bid the project Spring 2022.
5. Highway 129 Loop SPLOST water line plans are 80% complete.
6. UOBWA presented the Draft Master Plan for expanding the Water Treatment Plant (WTP) capacity. It appears the most feasible project will expand the WTP to a total of 31.5 MGD, with Jackson County/JCWSA receiving at least 13.3 MGD total capacity

(43%). An expansion to approximately 31.5 MGD is projected to take UOBWA WTP into approximately year 2040. After 2040, the plant could be expanded to 42 MGD. However, JCWSA staff believes additional water resources would be required to provide a safe-yield of that magnitude. The Engineering/Ops committees with the assistance of Jacobs are working diligently to decide how to proceed on plant expansion. JCWSA is heavily involved in determining how to proceed on this project with Joey Leslie being the Engineering Chair and a member of the Plant Expansion Committee. Nathan Hester was on the Operations Committee, but that committee was dissolved this month and we are unsure of his committee placement at the moment.

7. JCWSA staff are continually investigating possible locations for a future water reservoir.

8. JCWSA has purchased Forest Lake Road property for the new tank. Negotiations are going well with adjacent property owner and we hope to have the entire tank site secured soon. We are also pursuing easements to connect the waterline between Forest Lake Road and Stockton Farms Road.

Sewer:

Average daily flow .565 MGD

Average Peak .623 MGD

Effluent BOD 0 mg/l 100 % Removal

Effluent TSS 0 mg/l 100% Removal

Effluent NH3N 0 mg/l 100 % Removal

Effluent Fecal BRL 100% removal

Effluent Total Phosphorous .37 mg/l, 98% Removal

Dewatering totals: 85 dry tons sent to the landfill

Wastewater Work order tasks completed: 325

Total tasks completed: 325, Broken down by category as follows:

CMOM manhole inspections: 135

Lift station inspections: 79

Sewer connection inspections: 49

Wastewater treatment plant tasks: 57 includes daily plant process control.

Grease trap inspections: 5

Collection system summary:

Collection system staff spent December doing spot checks in the system for problem areas for invert blockages and we were able to clear all of those found in-house. An uptick in customer complaints involving sewer lateral blockages was seen over the holiday, only 1 of those was a JCWSA issue. Quarterly grease trap inspections were completed.

Wastewater treatment plant:

MOWWTP was the victim of illegal dumping in early December which caused the plant to have a heavy solids issue, staff was able to adjust wasting and solids pressing to compensate for the issue without any upset to our discharge limits. The staff did an outstanding job over the Christmas and New Years' holidays working and keeping things running smoothly.

Wastewater Operations Manager:

The process to move to 1.25 MGD at MOWWTP is underway, Mr. Dudziak has an on-site inspection set up with Kelli-Ann Sottile with Georgia EPD at the end of February to verify that our facility is able to handle this upgrade. Concurrently we will be doing our permit renewal application via GEOS and submitting both for EPD review. We expect the whole process to finish by late summer. The pretreatment permit change over to the state is in flux due to an appeal by TICA on their new permit., this may push back until March before it is final.

Upcoming reports:

JCWSA Manager will be asking each department head to give a quick 2–3-minute report each month for their department to our Board. The goal will be brevity, but to keep our Board informed of our goals, successes, struggles, etc.

With there being no further business to discuss, the meeting was adjourned at 7:22 pm.

Karen Johnson,
Board Secretary