

Jackson County Water and Sewerage Authority
Board Meeting Minutes
April 13, 2023

Chairman Wilbanks called the March 9, 2023 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 Wade Johnson and Board Member Tommy Benton.

Also Present: Attorney Paul Smart and Authority Staff: Joey Leslie, Judy Smith, Harold Garrison, Mark Dudziak, Nathan Hester, Ben Massey, Caleb Baughcum, Ben Massey, Austin Marable, Wesley Colley and Ronna Berrong.

Visitors: Dr. Phillip Brown, Jackson County Schools Superintendent.

Approval of Minutes

Vice Chairman Nichols made a motion to approve the March 9, 2023, Board Meeting Minutes.

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

Operating Reports

Finance Director Smith reported that JCWSA purchased 93.2 million gallons and sold 78.6 million gallons. She said water billed usage for February 2023 compared to February 2022 has increased by 12.5 percent and billing totals increased by 16.2 percent; sewer usage is up 26.5 percent and billing totals increased by 31.2 percent. Finance Director Smith reported we had a 0.5 percent increase in water customers since February 28, 2023 and a 1.2 percent increase in sewer customers for 2023.

Finance Director Smith announced that March 30th was Meter Management Crew Appreciation Day.

New Business

Re-Visit New Jackson Elementary School Water and Sewer Preliminary Application

Chairman Wilbanks stated this item was put back on the agenda to consider the connection fees.

Dr. Brown was invited to speak. He asked the Board to examine the fees being charged for the new school and asked for consideration of reducing those fees.

Vice Chairman Nichols asked if there was any specific type of request.

Dr. Brown responded that the school district spent over \$900,000 on three schools' water and sewer connection fees. He stated they were looking for any type of reduction.

Manager Leslie said consideration was allowed on the approved Preliminary Application. He said JCWSA standards require 15 gpd per person when estimating daily sewer flows to calculate ERU's. He said this is typical of for a school. Manager Leslie said based on actual flows from other schools we allowed JCSS to use 7.5 gpd which lowered their sewer tap fee by 50%.

Manager Leslie stated the following fees were approved at the April board meeting.

- 8-inch fire line connection fee currently in the amount of \$18,750
- 4-inch domestic water connection fee currently in the amount of \$100,000
- 2-inch irrigation water connection fee currently in the amount of \$32,000
- 29 ERU at \$5,600 per ERU – total \$162,400 paid at time of water/sewer service application

Manager Leslie said he spoke with Commerce and Jefferson. He said their current policy requires payment of all fees. He said Oconee County does not charge any sewer connection fees but requires payment of all other fees. Banks County waives all fire line connection fees and Gainesville waives the connection fee but not tap or administration fees.

Manager Leslie said if were to waive anything, we would be most comfortable with waiving fire line connection fees. He said our cost for the fire line connection is the cost of the meter at \$10,240.

Chairman Wilbanks clarified the sewer connection fee. Manager Leslie said we reduced the fee by half to \$162,400.

Member Johnson asked about exchanging something of value. Manager Leslie said we would be happy to exchange something of value. He said we have done this previously for a tank site and attempted to find places to drill wells. He said we definitely would be willing to offset some other items of value.

Vice Chairman Nichols said he is agreeable to waiving the fire line connection fee and just charging for the meter. He said maybe some consideration in the domestic water fee but not the irrigation fee because it is not a necessity. He said the sewer connection fee was already reduced by half.

Manager Leslie said staff would not recommend waiving the water connection fee. He said it is a very valuable resource we can't replace and the schools do use a tremendous amount of water. He said based on their own projections of students, by 2028 they will be using 120,000 gallons of water per day, which is a big cost to us in capacity. He said he would feel much more comfortable trading something of value for an offset of fees as opposed to a reduction in fees.

Manager Leslie said staff recommends the Preliminary Application from the previous meeting instead of a reduction in fees.

Chairman Wilbanks said he is glad to work with the schools but does understand staff's hesitation. He said he is mindful and respects staff's concerns but does support what Vice Chairman Nichols is putting forward in this situation.

Vice Chairman Nichols said he understands it is the rate payer, a smaller sample that is affected by this. He said the cost of capacity is going to have to come from somewhere and all of us in the entire county are going to have to be cognizant of future water demands. He said he also wants to make sure that we work with and be a good partner with our schools, given the School Board's past cooperation with the Authority and prospects for cooperation.

Vice Chairman Nichols made a motion to approve the Jackson Elementary School Water and Wastewater reduced fees as follows:

- fire line reduced to \$10,240, to cover cost of meter
- reduce domestic water connection fee by half to \$50,000
- everything else leave as recommended by the staff in the March meeting for this application only
- This is for the Jackson Elementary School Application only and is not a policy change

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

Water Master Plan Adoption

Chairman Wilbanks said the water master plan is up for adoption.

Manager Leslie said Engineer Hester presented the highlights of the JCWSA Water Masterplan, last month and a copy was provided to all Boards members. He said we will continue to look for ways to save on all of those items and find alternate solutions.

Vice Chairman Nichols made a motion to approve the adoption of the Water Master Plan as presented.

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

Sewer Master Plan Update and Phase Two Agreement

Manager Leslie we've been working on our sewer master plan. He said Freese and Nichols began our sewer collection system hydraulic computer modeling effort in November 2020. He said the original contract amount approved by the Board was \$160,568. Amendment #1, in the amount of \$18,912, was added in May 2021 in order to calibrate the model with additional flow monitoring.

Manager Leslie said we have asked Freese and Nichols to take a really hard look at projections and locations, and a lot more detail originally proposed. Manager Leslie said staff would like to

amend the modeling contract in the amount of \$70,417 to provide additional master planning support. He said in order to do that, we will need to reallocate \$75,000 from the Gravity Mains 2023 budget item for the Phase Two Agreement.

Vice Chairman Nichols made a motion to reallocate \$75,000 from the Gravity Mains 2023 budget to the Freese and Nichols Phase Two Agreement.

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

Vice Chairman Nichols made a motion to approve the Phase Two agreement of the Sewer Master Plan with Freese and Nichols in the amount of \$75,000 and allow the Authority Manager to execute the documents.

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

Executive Session

Member Johnson a motion to go into Executive Session at 6:45 pm.

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

Member Benton made a motion to come out of Executive Session at 7:10 pm

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

Resolution Authorizing Condemnation for Doster Creek Sewer Intercept Project

Vice Chairman Nichols made a motion to adopt the resolution for the Condemnation of Doster Creek Sewer Intercept.

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

Department Reports

Average daily flow .644 MGD
Average Peak .711 MGD
Effluent BOD BRL 100 % Removal
Effluent TSS BRL 100% Removal
Effluent NH3N BRL 99.8 % Removal
Effluent Fecal Below readable limits
Effluent Total Phosphorus .40 mg/l 97.7 % Removal

Dewatering totals: 73.1 dry tons sent to the landfill.
Wastewater Work order tasks completed:

Total tasks completed: 245:

CMOM manhole inspections: 95

Lift station inspections: 113

Sewer connection inspections: 3

Wastewater treatment plant tasks: 34 includes daily plant process control

Collection System Summary:

Staff is focusing on sewer inspection work (with the sewer Ratt device) and cleaning out Lift station wet wells. We had issues with 2 lift station generators caused by Georgia power phase loss damaging the controllers this month. Several complaints were answered last month with all issues being on the customer side.

Wastewater Treatment Plant:

Plant operators are working on spring O & M issues, sludge tank #2 mixer is out of service and going to the pump shop for repairs due to a seal failure. Dewatering will be a challenge until tank 2 is back in service.

Wastewater Manager:

I am working with Georgia EPD on a future WLA in the Mulberry basin, those discussions are ongoing. I have requested that our engineering department do a feasibility assessment of piping this discharge to the Mulberry River or Indian Creek.

We completed a clean-out of the wet wells at Middle Oconee LS, 41.65 dry tons of trash was removed. This is almost identical to last year at the same time giving us an annual average that will need to be removed and budgeted moving forward.

We are working with the science classes at the Empower career academy on plant tours and a possible career pathway program in the future.

Several meetings with staff in terms of mentoring and coaching took place last month and will continue in the future.

Water – Harold Garrison

- 1090 total locates
- 187 total work orders
- 149 calves located and GPS'd
- 12 valves under concrete uncovered
- 450 marked locates
- Cleaned 8 water pumping stations and inspected
- 4 leak repairs
- 7 meter stubs installed
- Relocated 1 meter

IT – Caleb Baughcum

- Upgrades to servers and added hard drive
- Upgraded base operating systems
- Completed upgrade with Comcast Service at both sites. Added an ES tunnel for extending network

Engineering – Nathan Hester

We are working on identifying and inventorying every service line in our system for lead. This is a new requirement from the EPD.

Manager Report

- Bear Creek Water Treatment facility design is going well. Meeting bi-weekly with Jacobs Engineering. Additional items have been added to the project that addresses disinfection by products.
- Groundbreaking ceremony April 19th at 2:00pm.

The meeting was adjourned at 7:25 pm.

Karen Johnson
Board Secretary