

**Jackson County Water and Sewerage Authority**  
**Meeting Minutes**  
**May 9, 2019**

Chairman Dylan Wilbanks called the May 9, 2019 Jackson County Water and Sewerage Authority Board Meeting to order at 6:00 p.m.

Members present included Chairman Dylan Wilbanks, Vice Chairman Pat Bell, Board Member Christopher Nichols and Board Member Don Clerici.

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

Visitors included Cindy Edge, Mainstreet Newspapers, Mr. Clint Dixon, developer.

**Approval of Minutes**

Vice Chairman Bell made a motion to approve the April 11, 2019 Board Meeting Minutes.

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

**Finance Report**

Finance Director Smith presented the financial operating reports.

**New Business**

**Medici Properties Tractor Trailer Storage Water/Wastewater Preliminary Application**

Manager Klerk said a water and wastewater preliminary engineering application was submitted for this project. He said based on the information submitted, staff felt the application was not accurate and missing information and he recommends tabling the application.

Engineer Leslie said we can put this on the agenda for the June meeting once the issues are worked out. He said the flows seem very small for the type of development. He said staff has only had the application for one day therefore did not have enough time to discuss the issue with the developer.

Member Clerici made a motion to table the Medici Properties Tractor Trailer Storage Water/Wastewater Preliminary Application.

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

## **Canterbury Preserve Water/Wastewater Preliminary Application**

Manager Klerk said Chafin Development has submitted a water and wastewater preliminary engineering application. He pointed out paragraph K in the Terms of Approval and Conditions. He stated that the water/sewer service delivery territory is split between JCWSA and the City of Hoshton, and paragraph K states that JCWSA would be the service provider for water and sewer.

Mr. Dixon with Chafin Development stated that due to the cost of the lift station that JCWSA would require, he is requesting the City of Hoshton be the service provider for sewer.

Manager Klerk said the application was for both water and sewer and they would need to resubmit a new application removing the request for sewer.

Attorney Smart stated the Board would need to table the current application and the developer would need to submit a new application requesting only water service.

It was determined that Mr. Dixon had submitted an application with water only, but that application was misplaced. Engineer Leslie said that staff needed to review flows for the proposed pool and cabana, so resubmitting was appropriate.

Member Nichols made a motion to table this until the June meeting.

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

## **SEED Pendergrass Water/Wastewater Preliminary Application**

Manager Klerk said this development was first introduced in 2007 and there are 100 pre purchased sewer taps. The developer has resubmitted a water and wastewater preliminary application for 102 taps. They will only owe the Authority for two sewer taps.

Manager Klerk said staff is recommending approval of the application in accordance with the Terms of Approval and Conditions.

Member Nichols made a motion to approve the SEED Pendergrass Water/Wastewater Preliminary Application with the Terms of Approval and Conditions.

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

## **Proposed Capacity Fees for Multi-Unit Developments**

Manager Klerk said at this time, we do not have any apartments or multi-family developments on our water or wastewater system. He said he is asking for approval to add a section in our Construction Standards and Specifications addressing this type of development.

Engineer Leslie said he and Engineer Hester researched how to fairly apply the ERU's to this type of development. The following is the section staff would like added to the Standards Specifications:

- Three or more bedrooms one (1) ERU
- Two Bedrooms, 0.75 ERU, maximum living area 1200 s.f,
- One bedroom, 0.50 ERU, maximum living area 750 s.f.
- Common area capacity to be determined on a case-by-case basis.

After some discussion, the Board felt they would like more time to review this item.

Vice Chairman Bell made a motion to table this agenda item.

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

#### Manager Report

- Sewer overflow at Middle Oconee Lift Station from flooding from storm on April 19<sup>th</sup> and 20<sup>th</sup>.
- Clarifier shutdown due to 16" sludge return line blockage.
- Plant construction proceeding on schedule, crickets from EPD.
- May 6,7 boil water advisory for south Jackson customers on the Barrow County interconnect. Barrow County had a main line break.
- Finance – auditors will be presenting the CAFR at the June Board meeting
- Surplus trucks sold for \$15,000 and \$18,000.
- SPLOST project at East Jackson (334) moving along well.
- Water tower – waiting on DOT approval for permits to haul tower sections.

Engineer Leslie congratulated Nathan Hester on receiving his Georgia P.E. license.

With there being no further business to discuss, the meeting was adjourned at 7:03 PM.

Karen Johnson,  
Board Secretary