

Jackson County Water and Sewerage Authority
Meeting Minutes
April 13, 2017

Chairman Ehrhardt called the April 13, 2017 Jackson County Water and Sewerage Authority Board Meeting to order at 6:04 p.m.

Members present included Chairman Dave Ehrhardt, Vice Chairman Dylan Wilbanks, Board Member Pat Bell and Board Member Jim Smith.

Also present: Attorney Paul Smart, Manager Eric Klerk, Authority Engineer Joey Leslie, Finance Director Judy Smith, CIO/GIS Analyst Mike Johnson, Wastewater Manager Mark Dudziak, Associate Engineer Nathan Hester, Water Manager Harold Garrison, Senior Accountant Hope Weeks and Board Secretary Karen Johnson. Visitors included Cindy Edge, Mainstreet Newspapers, Wanda Barnette, Attorney, Kevin Daniel, GeoSam.

Approval of Minutes

Vice Chairman Wilbanks made a motion to approve the March 9, 2017 Board Meeting minutes.

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

Finance Director Smith presented the financials.

Old Business

Wehunt Road Property

Manager Klerk stated Wanda Barnett is representing a client developing a tract of land off Wehunt Road identified as "Tract C", the tract in question.

Manager Klerk said off-site sewer must be completed to service the Wehunt "Tract C". A portion of the pipe (force main) is in the county right-of-way along Wehunt. He explained that the sewer line must be completed and connected to "Tract A" directly behind Traditions, shown on the map (currently known as Morris Creek). Morris Creek is currently under construction and will have the wastewater lift station to carry the wastewater up to JCWSA's sewer on Highway 124.

Manager Klerk stated that a portion of the proposed line between Wehunt Road and Morris Creek (identified as "Tract A Extension" on the map) continues onto private property from Wehunt Road now belonging to Dr. Cheng, and there is an existing sewer easement to extend/serve sewer needs on Dr. Cheng's property. The easement was never deeded to the Authority.

Attorney Smart said the realtor representing Dr. Cheng stated the owner is agreeable to selling the easement.

Ms. Barnett stated she would need in writing, validity of the Wastewater Service Contract, including the 135 pre-purchased taps and the ability to provide sewer service to the tract within a certain period of time. After a brief discussion, a one (1) year time frame was agreed upon. Attorney Smart stated the Authority has a document that is used to cover those needs with the commitment.

Member Bell made a motion to authorize Manager Klerk to move forward with acquiring the Wehunt Road easement from property owner Dr. Cheng.

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

Vice Chairman Wilbanks made a motion to approve the “Will Serve” sewer letter for Wehunt Road.

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

New Business

Preliminary Application for Pendergrass II Subdivision

Manager Klerk explained 100 of the 300 taps were pre-paid in 2007. He stated after the economy “tanked”, the remaining 200 taps were not paid.

Manager Klerk stated the Authority would need to issue a new Wastewater Services Contract so the new developer, GeoSam, can develop the subdivision. He said the contract would reflect that 100 of the 300 taps have been paid and when they surpass the 100 taps, the developer would owe \$5,000 per additional tap on a first come, first serve basis.

Engineer Leslie stated our standards and specs require the developer submit a written preliminary application which had been submitted.

Vice Chairman Wilbanks made a motion to authorize Manager Klerk to send a “Will Serve” letter to GeoSam showing we have the capacity to serve.

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

Seefried IM S.F. Spec Building Preliminary Application

Manager Klerk stated we have received the water/sewer preliminary application from Seefried Properties. They had previously been given approval to install “dry” lines only. He said he recommends issuing Seefried a “Terms of Approval and Conditions Summary” for the project, which he handed out for the Board’s review.

Manager Klerk said he is looking for Board approval of the “Terms of Approval and Conditions Summary”.

Vice Chairman Wilbanks made a motion to accept the terms and conditions as outlined as part of the Seefried Properties preliminary engineering application.

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

Manager's Report

- Pleasant Acres – The staff held a Town Hall event on March 22nd at the Plainview Fire Station. 40 people signed up at that event and there are a total of 83 so far. I will send out another letter encouraging water sign-ups in early May.
- A Pre-construction meeting on the second sludge holding tank was held at the wastewater plant. The project is now under way.
- A developer has submitted an engineering application for “water only” large tracts off Highway 124 near Wescott Place after rezoning by the County. The Authority is working with the developer to provide an alternate easement for our existing sewer force main from the Doster Creek Pump Station. The ultimate goal is to reduce the pumping head requirements of the Doster Creek Pump Station by significantly reducing the length of the force main (over 4000 feet).

With there being no further business to discuss, the meeting was adjourned at 7:25 p.m.

Karen Johnson,
Board Secretary