

Jackson County Water and Sewerage Authority

Work Session

December 4, 2014

Scan Date: 1-20-2015

Scan By: CA

Chairman Ehrhardt called the meeting to order at 5:37 p.m. Members present included Chairman Dave Ehrhardt, Vice Chairman Shade Storey, Board Member David Lathem, Board Member Pat Bell and Board Member Joe Hicks. Also present: Manager Eric Klerk, Attorney Paul Smart, Finance Director Judy Smith, Authority Engineer Joe Leslie, CIO/GIS Analyst Mike Johnson, Water/Wastewater Manager Mark Dudziak and Board Secretary Karen Johnson. Visitors included Alex Pace, Main Street News and Robert McGrath, Sloane Laughman and Sonja Sanders with the Jackson County Builders Association.

Agenda Items

Authority Standards and Specifications

Chairman Ehrhardt stated this topic was discussed at length last month and a decision was made to give the development community more time to give their input. He stated the board members have had time to look at the proposed changes and he sent their questions and comments to Manager Klerk which he has addressed.

Manager Klerk noted he has not received anything verbally or written from the development community.

Chairman Ehrhardt said they (developers) have had the opportunity to look at the proposed changes for about three months.

Member Lathem said he spoke with Keith Hayes regarding tonight's meeting. He stated Mr. Hayes asked for more time to review the proposed changes on the standards and specifications.

Member Bell stated at the last meeting she requested that Mr. Hayes meet with several board members and Manager Klerk and come to a consensus on the items that were bothering him.

Chairman Ehrhardt reminded the Board that a lot of what currently is in the standards and specifications is already policy.

Manager Klerk discussed the bonding requirement, and its value presently being tied to pipeline length and cost. He also stated the current policy addressing Authority acceptance of developments and their bonding requirements was adopted back in 2011 and is just being incorporated into the proposed standards and specifications for consolidation purposes. He indicated that Vice Chairman Storey made the resolution for the current policy back in 2011. Manager Klerk said the impression he got from the last couple of meetings was that bonding 100% of the value of a project was not what the board wanted so it has been removed from the proposed policy.

Manager Klerk said he and staff have addressed the outstanding questions from the Board. Chairman Ehrhardt said he looked at the areas that changes are proposed. He said some are minor and some might want to be discussed more (actual outstanding questions attached). See below:

Question 1: Requiring a design report for ten homes or greater. Manager Klerk said staff opinion is this is appropriate. He said it's a simple process and not burdensome

Question 2: Requiring a sanitary toilet at all projects. This was debated to at length and the decision was to remove this requirement.

Question 3: Projects brought before the Board. Manager Klerk explained he feels it is important for the Board to keep up with the Authority projects in order for them to see how these projects affect our entire system. He added that this should prove helpful in funding future capital projects. Chairman Ehrhardt said his concern is slowing down the projects. He said it is a good idea to keep up with everything but if the size of the project is small it would not have a significant impact on things. He said he feels that Manager Klerk is capable of handling the decisions on a small project. He said that every month when we do meet, Manager Klerk can compile all the small projects and keep the Board up to speed that way. Chairman Ehrhardt says as a Board, they would be relying on staff anyway for decisions. He said if there was an issue, then it could be brought before the Board. Manager Klerk said there needs to be a mechanism in place in order for him to do that. He said the threshold now is very high, at 50,000 gallons a day.

Attorney Smart pointed out the evaluation for the Board would be a short one page summary, not something lengthy like a zoning hearing.

Chairman Ehrhardt suggested we clarify this to read industrial/commercial only. He said he would also like to see the minimum changed for residential to more than 20 homes. After further discussion it was decided to change the minimum to 50 homes or more (15,000 gpd or 50 ERU's) and separate the industrial/commercial projects from residential projects. Industrial/commercial project threshold would be 6,000 gpd or 20 ERU's.

Question 4: Bonding, Chairman Ehrhardt stated this is an existing policy (Resolution from 2011) that is just being inserted into the proposed standards and specifications.

Question 5: With regard to existing pressures, Chairman Ehrhardt said he was just questioning the verbiage on this item. He asked "how are we enforcing that?" Engineer Leslie said currently, there are minimum pressures that have to be met. He said it is being proposed that the developer, depending on several criteria, may have to build a booster station for their project to meet the criteria.

Question 6: Manager Klerk discussed the issue of looping lines and the fact we have a lot of dead ends. He asked the Board if they wanted to continue with this policy. Chairman Ehrhardt said if the cul-de-sacs were close together it makes sense, otherwise it's a burden to the contractor/developer. It was decided to leave the italicized language in the standards (currently included but never enforced).

Question 7: Manager Klerk said staff researched this by looking at other areas such as Gwinnett County. He said most require a 1-inch service line and staff feels that all service lines should be a 1-inch minimum. The Board agreed with this recommendation.

Question 8: Manager Klerk said that, with regard to water storage goals, we would be providing the background information for the design engineer. He said we are asking for a slimmed down version only for the particular area we are talking about. Chairman Ehrhardt said we would be providing a lot of this information to the developer for his report.

Question 9: Manager Klerk gave some of the background on the color of fire hydrants. He stated the fire departments paint and color code our hydrants and they are the driving force on this. The consensus among staff and the Board is to leave it up to the developer if he uses red or silver hydrants.

Question 10: With respect to vault drainage, Engineer Leslie said whatever the Board prefers but explained why a gravel drain bed was put in the specifications. He clarified why that volume of gravel was chosen and why gravel bed instead of a sump and pump. The Board agreed with the gravel bed but changed the depth of gravel to three feet.

Question 11: In addressing sewer line coating, Chairman Ehrhardt said this item adds an expense. Manager Klerk said it would be very limited where and when we would have this situation in our system. Water/Wastewater Manager Dudziak suggested adding verbiage for a case by case basis on force mains and keeping the proposed verbiage on gravity mains.

Question 12: Manager Klerk explained why staff did not want to keep spare parts. He said the problem with parts, like pumps, is if they sit in our warehouse for a long period of time the seals can dry out and some bearings begin to rust. Water/Wastewater Manager Dudziak pointed out we don't even do our own maintenance on lift stations since we have neither the equipment nor manpower required.

Question 13: Manager Klerk said the Georgia EPD prefers generators. He said Bear Creek does not have back-up generators and their dual feed has gone down at least four times that he is aware of. Manager Klerk said on the generator sets we have a maintenance company that performs maintenance on a quarterly basis.

Chairman Ehrhardt asked the visitors if they had any questions or comments.

No action was taken. This item will be considered at the December 11th board meeting.

Chairman Ehrhardt adjourned the meeting at 7:00 pm.

Karen Johnson,
Board Secretary

Outstanding questions on the Standards and Specifications that require board decision.

- ① • Do we want to require a design report for subdivisions 10 homes and greater? Staff's opinion is this is appropriate.
- ② • Should we require a sanitary toilet for all projects? Staff's opinion is this is appropriate.
- ③ • Does the board need to vote on all projects 6000 gpd (20 homes) and greater? Staff's opinion is this is highly appropriate because our water and sewer capacities are becoming more critical.
- ④ • Is the board okay keeping the same bonding requirement level as the previous policy adopted in April 2011?
 - Water: Twenty dollars per lineal foot of 8-inch and larger pipe, or \$20,000, whichever is greatest.
 - Sewer: Twenty dollars per lineal foot of 8-inch and larger pipe, or \$20,000, whichever is greatest.
 - Lift Station: \$100,000. Staff's opinion is that keeping the current levels is acceptable.
- ⑤ • Where existing pressures are inadequate for a development should we require the following: *Where proposed developments cannot meet the criteria of this section the Owner/Developer's Engineer may be required to provide, at a minimum, storage and pumping facilities. Proposed systems shall be approved by the Authority Engineer on a case-by-case basis and shall require a complete design report, modeling, schematic design, etc.* Staff's opinion is this is appropriate.
- ⑥ • It was discovered that the current standard (already adopted previously) requires the following for looping, *"Dead ends shall be minimized by looping whenever possible. Lines at ends of long cul-de-sacs shall be looped along lot lines to adjacent streets"* Does the board desire to keep the existing looping requirement, or change it? Staff's opinion is that the looping requirement is appropriate.

- 7 • Should we require 1-inch minimum line size for water service lines (this would apply to both ¾" and 1-inch meters)? Staff's opinion is that all service laterals should be 1-inch minimum size.
- 8 • Will we require the developer to do a "storage goal" calculation if the Authority provides existing demands required for the calculation? Staff's opinion is this is appropriate.
- 9 • Should we require all hydrants to be silver in color? It is staff's opinion that both silver and red are acceptable.
- 10 • Should we require a gravel drain bed for vaults? Staff's opinion is this is appropriate.
- 11 • Should we require all proposed DIP Sewer lines (both gravity and force mains) and Fittings be epoxy coated on the piping interior to protect against H2S, and last longer? Staff's opinion is this is appropriate. This is already required by Macon, GA; Cherokee County, GA; Gainesville, GA; Hall County, GA; Savanna, GA; Paulding County, GA; Beaufort Jasper, SC; and others.
- 12 • Should we require spare parts for lift stations? Staff's opinion is no.
- 13 • Is a dual feed power supply acceptable for lift stations in lieu of a backup generator? Staff's opinion is dual feeds are not acceptable and all lift stations must have backup power.