

**Jackson County Water and Sewerage Authority**  
**Meeting Minutes**  
**December 14, 2017**

Chairman Dylan Wilbanks called the December 14, 2017 Jackson County Water and Sewerage Authority Board Meeting to order at 6:02 p.m.

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

Also present: Attorney Paul Smart, Manager Eric Klerk, Authority Engineer Joey Leslie, Water Manager Harold Garrison and Board Secretary Karen Johnson. Visitors included Cindy Edge, Mainstreet Newspapers, Doug Adams and Bill Goodwin, Jackson Industrial Park, Tim Kopro, Engineer and Gary Minor, IDI Logistics.

**Approval of Minutes**

Member Nichols made a motion to approve the November 9, 2017 Board Meeting Minutes.

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

Manager Klerk presented the financials.

**New Business**

*Jackson County Industrial Partners, LLC Preliminary Application*

Manager Klerk stated our visitors are representing Jackson Industrial Park.

Engineer Leslie explained where the development is located and discussed the proposed project going over the preliminary application that was submitted.

Engineer Leslie stated we did not receive an accurate pretreatment form as per our Standards and Specifications. He said staff observations are as follows:

Project submitted is for infrastructure only, with no “building”. Actual proposed buildings are required in order to have an approved Preliminary Application.

Project proposes the construction of a sewer lift station and force main ran to a manhole near JCWSA’s existing lift station.

Project will require the construction of a water line along the new roadway.

Engineer Leslie said staff recommendations are as follows:

No buildings are proposed, so no commitment of capacity can be made.

Developer may install a private lift station and force main. The sewerage system is to remain private; as the JCWSA will never take ownership.

JCWSA will approve tie-in location to existing public system, but will not guarantee any acceptance of sewerage at connecting point.

Developer may construct a water line along the new roadway at their own risk with no future commitment of service from JCWSA. Water installation must be constructed and inspected according to JCWSA standards and specification.

At the time actual buildings are proposed, the developer must complete another preliminary application for water/wastewater extension.

Project Engineer Tim Kopro, discussed the history and background of the project, noting the difference in the Authority's Standards and Specification from ten years ago.

Responding to Vice Chairman Bell, Doug Adams stated construction should start in three to six months.

Manager Klerk emphasized that we cannot have sewer capacity hanging out for years like we have had in the past.

Member Nichols made a motion to accept the preliminary application from Jackson Industrial Partners contingent on the Terms of Approval and Conditions.

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

### **Managers Report**

- Building renovation update.
- Wastewater Plant EPD Progress – Design development report has been accepted by EPD
- Parking lot out for bid.
- Wehunt sewer project going out for bid in January.
- Engineering is working on Highway 124 tank.
- Galilee pump station generator should go on line in January.

With there being no further business to discuss, the meeting was adjourned at 6:45 p.m.

Karen Johnson,  
Board Secretary