

Junaluska Assembly Community Council Meeting Minutes

August 13, 2024

Meeting held hybrid in Person at Gaines Meeting Room and via Zoom due to social-distancing observed.

In attendance: David Hanson, Ed LaFontaine, Hardy Tippet, Randy Carlson, Gary Keckley

Staff: Carroll Woody, Pam James

Call to order: Ed LaFontaine called the meeting to order at 4:00 pm.

Opening Prayer: Ed LaFontaine led the opening prayer.

Approval of Agenda: Chuck Lipp made motion Randy Carlson seconded. Approved August 2024 agenda by common consent.

Approval of Minutes: Chuck Lipp made the motion Randy Carlson second. Approved June 2024 minutes by common consent.

Announcement of New Members for the JACC Board for 2 years starting in September 10, 2024
5 Districts

Grace Gattis-Shackford, Hardy Tippet Lambuth, Randy Carlson-South Lakeshore, David Hanson-Utah, Suzanne Crites Richland Creek. At Large Candidates Frank Dunnewind, Roger Dowdy

Thank You for chairing the Election Committee

Welcome to Director of Advancement John Wells

Director's Report: Carroll Woody Jr

- Key metrics reviewed. Service Charge \$26,286 collected with \$183,793 left to go. 3% are making monthly payments 2% owed out of all what is current now. Numbers are improving as we are collecting from the old accounts at this time also.
- Non-Revenue water percentage- Down to another 3%. Attributing factors not as many breaks, getting payments and changing meters. Water graphic has been changed to show thresholds.
- Meters on Hand 40. Meters replaced 9 Meters to replace 86.
- Security reviewed. House checks are around 310. Incidents are down in one area but up in another due to traffic in those areas.
- Financial Update reviewed for service charge. Reserve balance \$436249.63. Will show some paving expense cutting roads to fix utilities and repaving in those areas
- Water / Sewer Financial- We are doing better we are \$15,719 to the good. Have spent some money on fixing water leak repairs. And we have in reserve \$258,013.

Current Topics: reviewed.

- Water leak repairs on Oxford and Oxford Walk mainline and services renewals complete.
- Waynesville Fire department flushed and tested fire hydrants Greased fittings. They are completing their testing today or tomorrow.
- Guardrails Cortan all metal continuous 975' \$90,000 (Happening in the fall after conferences)

- **Frequent questions**
- **Land** – 1028 Properties 179 pins of land with 47.85 acres that cover this area. Not all can be developed currently. There are 722 homes and 79 condominiums. Pins are parcels you each have a pin number for a parcel. Data is from GIS. Some pins cannot be built on.
- **Bears** Wildlife has no resource to remove the bear. Notice in Utility bills about do not feed the bears and remove birdfeeders conceal your trash. Check out the www.bearwise.org

Service Charges I am attaching the slides from the August Meeting for you to look over. The board of Trustees look at the rate every October and determine the rate. Community Council will look at rate and make a recommendation to board of trustees.

Paving Plan: Reviewed –2024

- Continuing to patch after utility cuts and pot holes appear.
- N Lakeshore at the entrance and also in the Dale Dr area. (Fall)
- Atkins Loop

Capital Improvement Plan 2024: Could change upon CDC findings or emergent needs arising.

- Service Line Replacement (Oxford) Emergent cannot get part going to cut and put in pipe
- Meter Replacement Program 779 completed with 72 to be replaced. Hope to be completed by end of year Takes 15 minutes- to couple hours depends on if there are issues. Large meters will be looked at after residential meters are complete
- Reservoir roof membrane replacement and pump replacement
- Sewer mainline replacement J B Ivey need quotes
- AIA Grant- in Process with Civil Design Concepts working on water lines outside the pump station.
- Jetter Truck purchased through Capital Water and Sewer and Streets. Sewer calls and to work on drains and drain boxes.

Capital Improvement Plan 2025 Could Change due to funding and emergent needs.

- Meter Replacement Program
- Holston Village Rd water line replacement
- North Lakeshore Dr (water line/valves, sewer line)
- Kilgore-County (sewer line)
- White Dogwood (water line replacement)
- Fire Hydrant & Valve Replacement as needed. Fire hydrant and lines are our responsibility. Waynesville does the testing and marks the fire hydrants.
- Service Truck and Dump Truck renewal

NCDOT bridge replacement: Junior is attending the monthly meetings. Road closure for barricades.

Tomorrow night. Work at this exit will happen in phases. Looking at shutting down in 6 to 8 months this area 30 days or less. Detour to route everyone to Russ Avenue.

NCDOT Main Entrance Traffic Lights-Pedestrian No changes on the status at this time. Est. Nov. 2024

Pedestrian Crossings at Golf Course & Holston Village Roads. Est. Nov. 2024 Jr is working with a new contact at DOT

NC DOT Russ Avenue Buchannan construction.

Thank You to Ed LaFontaine, Chuck Lipp and Gary Keckley

Call Us If You Need Us!

- And Limb pickup-15 minute rule- a charge maybe applied if it takes 2 guys more than 15 minutes to pick up leaves and limbs. This is on website and we will place on next utility bill.
- Notice to proceed needed for construction on home. Comes from Public Works office then to Haywood County permitting.
- Add your home to the Security Checklist
- Add yourself to the alert list. [www.lakejunaluskacommunity .com](http://www.lakejunaluskacommunity.com)
- We have Online Bill Pay, ACH, accept checks and walk-ins are Welcome!

Comments:

Marilyn Lawson will take trash for elderly adults to help keep trash down.

Bear took the bark off the tree at Chuck Lipps home. Enjoys the stream at Leigh's home.

New Business:

David Hanson made motion Randy Carlson second adjourned at 4:46 pm.

Respectfully submitted, Pam James, Recording Secretary

Junaluska Community Council

September 2024



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Agenda

- **Opening Prayer**
- **Approval of Agenda**
- **Approval of Previous Minutes**
- **New Business- NCDOT Engineer update (Max Buchanan)**
- **Public Works Director Report**
 - APW Metrics
 - Water Loss (Graph)
 - APW Financial Summary
 - Current Topics –
 - Utility & Capital Improvement Plans
 - Paving plans
 - NCDOT Project update
 - Service Charges for 2025
- **Open Forum** – Items from community members or councilpersons.
- **Adjournment**

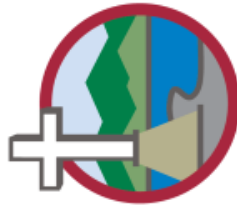


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Director's Report - Metrics

Item	JUNE 2024	JULY 2024	AUGUST 2024	
Service Charges	2023 SC bill	2024 SC bill	2023 SC bill	\$ Less than Prev Mo # Accts/People Less
Total Amount Billed	\$1,190,694	\$1,190,694	\$1,190,694	
2024 Balance Owed	\$154,342	\$128,056	\$105,071	\$26,286
2023-Balance Owed	\$21,056	\$20,194	\$17,672	\$2,522
2022 -Balance Owed	\$10,856	\$9,820	\$9,820	\$1,036
2021- Balance Owed	\$5,190	\$5,190	\$5,166	\$24
2020- Balance Owed	\$6,100	\$6,100	\$6,100	\$0
2019- Balance Owed	\$5,709	\$5,709	\$5,709	\$0
2018-2013 Balance Owed	\$16,093	\$15,893	\$15,893	\$0
Total in Collections	\$253,323	\$190,963	\$165,431	\$0
Water/Sewer - Non-Revenue Water				
Current Month				
-Volume in cu.ft.	94,326	100,455	88,314	94,365
-Cost of NRW	\$5,612	\$5,977	\$5,255	\$5,615
12 Month Rolling Average				
Percentage of NRW-By Month	14.46%	11.88%	14.01%	13.45%
-Average NRW in cu.ft.	99,902	101,244	101,348	100,831
-Yearly Cost of NRW	\$49,027	\$55,004	\$60,258	\$54,763
** Meters on Hand-35	Mtrs placed-9	Mtrs Placed-13	Mtrs placed-5	Mtr to Repl 68
Security				Quarterly Average
Incidents				Cubic Feet
-Residential	30	34	33	94,365
-Lake Assembly	62	59	57	\$5,615
-Outside/Other	0	2	1	13.45%
Reports Typed	7	19	21	100,831
Patrol Miles Driven	3,486	3,692	3,529	\$54,763
Total House Checks	252	310	301	
				Quarterly Average
				Gallons
				705,850
				754,218

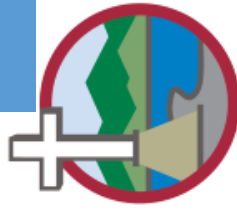
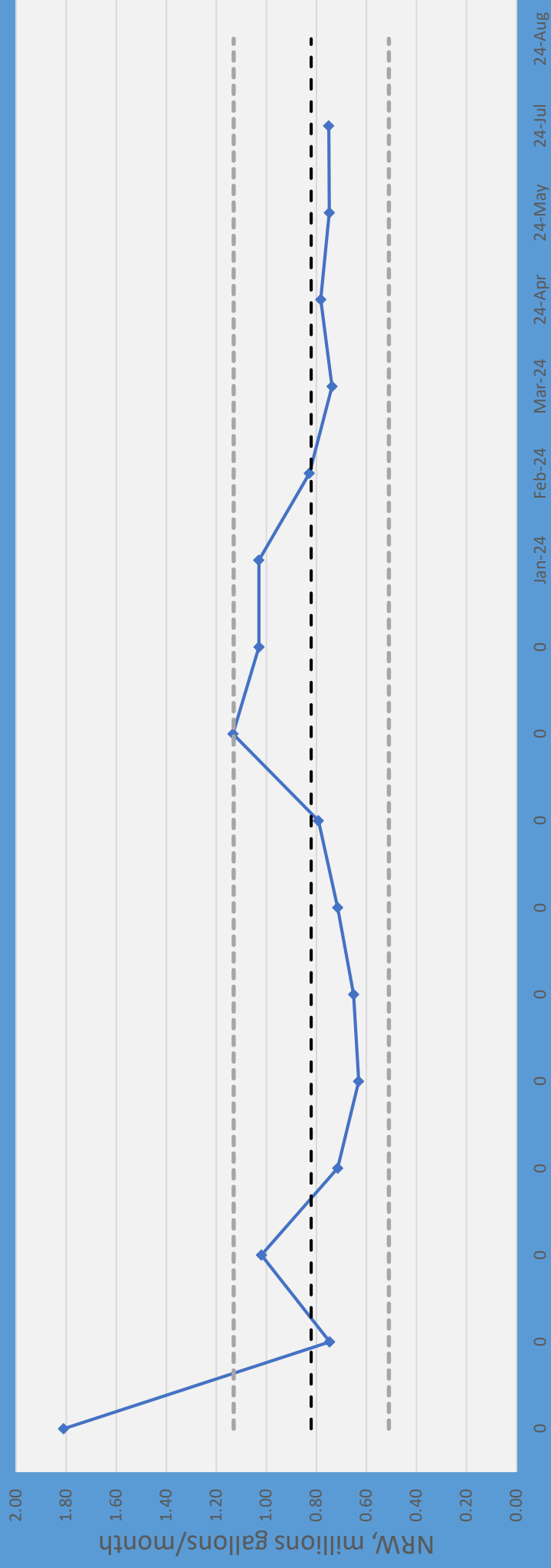


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Water Loss Graphic

Monthly NRW LJA APW, million gallons



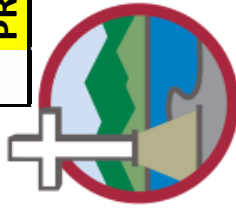
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Financial Update

September 2024

	Budget	Actual	Variance
Water and Sewer Funds			
Operational Revenues	\$ 609,988	\$ 621,489	\$ 11,501
Water	\$ 241,073	\$ 248,780	\$ 7,707
Sewer	\$ 363,408	\$ 309,687	\$ (53,721)
LJA reimbursement	\$ 5,507	\$ 5,507	\$ -
AIA Grant Reimbursements		\$ 57,515	
Operational Expenses	\$ 485,601	\$ 496,960	\$ (11,359)
Operations	\$ 485,601	\$ 444,226	\$ 41,375
AIA Grant Expenditures		\$ 52,734	\$ (52,734)
Operational Cash Flow Balance	\$ 124,387	\$ 124,530	\$ 142
PRELIMINARY Reserves Balance 12/31/2023		\$ 222,790	
Net Reserves Beginning Balance			
Capital Assessments	\$ 120,912	\$ 120,585	\$ (326)
CI Assessment Water	\$ 60,855	\$ 60,280	\$ (574)
CI Assessment Sewer	\$ 60,057	\$ 60,305	\$ 248
Capital Expenses 2024	\$ 207,277	\$ 163,367	
CI Assessment Water	\$ 104,322	\$ 80,968	
CI Assessment Sewer	\$ 102,955	\$ 82,399	
PRELIMINARY Reserves Balance 07/31/2024		\$ 304,538	
			7/31/2024



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Financial Update

September 2024

Other APW Funds	Budget	Actual	Variance
Revenues	\$ 715,421	\$ 728,761	\$ 13,340
Bulk Green Waste	\$ 1,979	\$ 1,979	\$ -
Solid Waste	\$ 86,688	\$ 87,076	\$ 388
Service Fees	\$ 626,754	\$ 639,707	\$ 12,953
Expenses	\$ 584,963	\$ 579,573	\$ 5,390
Solid Waste	\$ 86,688	\$ 98,842	\$ (12,154)
Bulk Green Waste	\$ 88,095	\$ 80,840	\$ 7,255
Streets	\$ 114,248	\$ 112,123	\$ 2,125
Administration	\$ 118,942	\$ 128,719	\$ (9,777)
Security	\$ 176,991	\$ 159,050	\$ 17,941
Operations Balance	\$ 130,457	\$ 149,188	\$ 18,731
PRELIMINARY		\$ 481,495	
Net Reserves Beginning Balance		\$ 198,739	
Capital Expenses 2024		\$ 431,944.13	

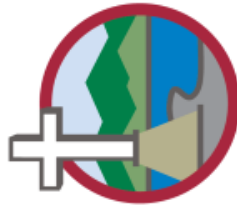


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Current Topics

- **Water & Sewer Repairs/Drainage:**
 - 4 water services galvanized and a 2" Mainline galvanized taken out of service (Weldon Gym field)
 - 5 Meters installed
- **Road Patching & Repair**
 - Continually patching potholes and paving after utility repairs
- **Guardrails**
 - Cortan all metal – contiguous 975' \$90,000 (Fall of the year after conferences)

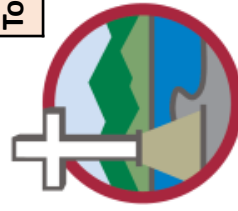


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Utility Capital Improvement Plan 2024

Project	Total	Utility Work Estimate	Road Repair Estimate (Non-Utility Cost)
Water Meter replacements (775) complete 68 to finish	\$30,000	\$30,000	0
Reservoir roof membrane replacement & Pump replacement	\$22,000	\$22,000	0
North Lakeshore drive (Shackford rd. to Memory lane	\$70,000	\$0	\$70,000
Service Line Rpl (Oxford) (09/13) Emergent Requirement	\$4,000	\$3,000	\$1,000
Sewer Mainline replacement for J.B. Ivey (acquiring quote)	0	0	0
Water System / Reservoir Study AIA GRANT (Underway) (NOT INCLUDED IN TOTAL)	\$150,000	\$150,000	0
Purchased New Jetter Truck (Street & Sewer) (In -Process)	\$206,000		
Totals	\$331,000	\$55,000	\$71,000



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Capital Improvement Plan 2025

Project	Total	Utility Work Estimate	Road Repair Estimate (Non-Utility Cost)
Atkins Loop	\$15,000		\$15,000
Holston Village Road (water line replacement)	\$55,000	\$25,000	\$30,000
Waterline Service replacements	0	0	0
North Lakeshore Drive (water line/valves, sewer line)	\$100,000	\$60,000	\$40,000
Kilgore-County Road (sewer line)	\$75,000	\$65,000	\$10,000
White Dogwood (Water line replacement)	\$50,000	\$40,000	\$10,000
Fire Hydrant & Valve Replacements	\$10,000	\$10,000	0
Service Truck Dump Truck	\$45,000 \$75,000		0
Total	\$425,000	\$200,000	\$105,000



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2024-2025 Paving Plan

- Holston Village Road – Utility related
- Kilgore Road – Utility related
- N. Lakeshore Dr. repairs (Fall of the year)
- Branscomb -Completed
- Crum-Completed
- Atkins Loop



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NCDOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
 - Tentative Start Date: End of Nov 2024 (Historical Architecture & Preservation survey)
- **Pedestrian Crossings- Golf Course & Holston Village Roads**
 - Tentative Start Date: End of Nov 2024
- **NCDOT Bridge Replacement Project (Zachary construction)**
 - Jack & Boring for project underway
 - Temp bridge to begin in August this year (Ramp Closure 6-8 months out)
 - Russ Avenue has started exit 102 –main street (Buchanan construction)
 - Monthly Meeting September 18 2024 (Resident Engineer to come in Sept)

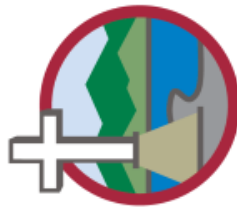


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Service Charge Budgeting

- Streets
- Street Lights
- Sidewalks
- Waste and Recycling removal
- Storm Water Management
- Administration



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Lake Junaluska Service Charge



Lake Junaluska Service Charge .035 Increase



Lake Junaluska Service Charge

- Millage current rate is \$.420 per \$100 of Property value
- \$300,000 property pays \$1260 annually service charge (.420)
- \$300,000 property pays \$1365 annually Service charge (.455)
- Property values are set by Haywood county Tax Assessor
- Overall property value also increases when:
 - New homes are built
 - Properties are sold



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Lake Junaluska Service Charge

- Rates are determined by Lake Junaluska Board of Trustees each October
- Recommendation is made by the Community Council
- Note: if approved by Board of Trustees the new amount will be billed out this November 2024 for 2025



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Call us if you need us!

Office: 828-452-5911

Security: 828-734-5575

PW On-Call: Call Security

www.lakejunaluskacommunity.com



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