

Junaluska Assembly Community Council Meeting Minutes

February 14, 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 Tippett, Chuck Lipp Via Zoom, Randy Carlson Via Zoom, Grace Gattis Via Zoom

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. Keep Randy Carlson in our prayers.

Approval of Agenda: Ed LaFontaine made motion David Hanson seconded. Approved February 2024 agenda by common consent.

Approval of Minutes: David Hanson made the motion Hardy Tippett second. Approved January 2024 minutes by common consent.

Director's Report: Carroll Woody Jr

- Key metrics reviewed. Service Charge \$830,000 collected with \$359,000 left to go. Balance for 2023 is at \$35,797. Still collected on previous years.
- Non-Revenue water percentage- We increased over last month due to water leaks and meters to blow out due to cold weather. Our average is still at 18% for the quarter improvement over historical data. If you are around that 20% range you are doing pretty well for non-revenue water.
- Meters on Hand 3. We have ordered more for replacement meter program. Meters replaced 6 Meters to replace 119
- Security reviewed. House checks are around 300. No untoward discoveries. We have a strong security and community presence here at Lake Junaluska.
- Financial Update reviewed for service charge. Reserve balance \$488,301
- Water / Sewer November and December. Budget \$903,059 the Actual \$914,940 with \$11,881 variance. We are continuing to put what we need into the system. Always being mindful of what we are spending. NCUC monitors the money that goes back into the system. We have reserve balance \$267,932 at this time.

Current Topics: reviewed.

- Water leak repairs on County main line. Analog meters replaced 6
- Sewer Line Town of Waynesville is repairing a line on Access Rd.
- Installing main waterline and services Chapel Drive, Sequoia and Hagood finishing up at end of February and looking at paving March when asphalt plant opens back up.
- Have proposed to NCUC New Tap Fees for sewer and water. Also after all the new meters are replaced water meter change out fee. Example we are charging \$600 but an example just placed a water and sewer meter at a cost of \$3500 trying to recoup what we put in the meter. New meter fee that will be applied after the old meters are replaced. New construction going on at this time we have about 11.
- Dam- Dredging is complete. Working on getting the log out. A local company is coming in within the next 2 weeks to remove the log. Hope the Lake will be back to capacity by end of March.

Paving Plan: Reviewed –2024

- Kilgore-Utility related
- Holston Village-Utility related
- Charles Wesley Rd
- Chapel Drive, Hagood & Sequoia (utility related Patched will be paved in the spring.)
- Patched Stuart Circle, Liberty Road, Carolina Road & S Lakeshore

Guardrail Projects 2024

- S9-South Lakeshore-East gate to 1625 SLD-approx. 871'
- S8-South Lakeshore-South side of Dam approx. 236'

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

- Chapel Drive Water Line Replacement Emergent-construction underway.
- Service Line Replacement (Oxford) Emergent Replacement waiting on material
- Meter Replacement Program 90% complete
- Reservoir roof membrane replacement and pump replacement
- Sewer mainline replacement J B Ivey
- Tri Vista lift station working on in the near future.
- AIA Grant- In Process with Civil Design Concepts 10-20 year plan

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

Lead and Copper Rule

- We are going to start discussing the lead and copper rule from the state. Working with other Haywood County towns to get started on the project for the state.
- Sending out a survey with the utility bills.
- First on the agenda is to provide inventory by October 2024
- No timeframe as to when these lines should be replaced.

NCDOT bridge replacement: Has been let to a company out of Texas.

NCDOT Main Entrance Traffic Lights-Pedestrian Having a Historical Architecture & Preservation Survey at this time.

Pedestrian Crossings at Golf Course & Holston Village Roads

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
- We have Online Bill Pay, ACH, accept checks and walk-ins are Welcome!

Questions: Year of Home involved- Lead Pipes are for homes built before 1989.

DOT plans are still to use the same plan of directing traffic through the construction. Moving traffic through the traffic lights.

Is it possible during draw down to stop the people from going in the mud to fish or walk? This is a very dangerous situation. Security is doing more roving trying to keep people out of these areas.

House 1027 County Rd. home owners are getting upset about what is being done about the house. They feel they are losing property value. Contacted owners numerous times. They have cleaned up around the property and boarded it up so no one can enter. This falls under NC general Statues. Security has picked up checking on the property.

Lead Line who is responsible for the line on the owner's side? The home owner is responsible from the meter to the home.

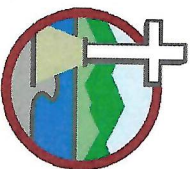
New Business:

Hardy Tippett adjourned at 4:47pm.

Respectfully submitted, Pam James, Recording Secretary

Junaluska Community Council

March 2024

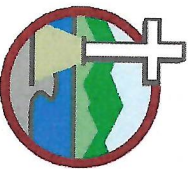


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Agenda

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



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Director's Report - Metrics

Assembly Public Works Director's Report - Metrics

Item	Dec 2023	January 2024	Feb 2024		
Service Charges	2024 SC bill	2023 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	\$785,994	\$359,737	\$292,913	\$66,824	193 peo (40 less)
2023 - Balance Owed	\$43,323	\$35,797	\$33,451	\$2,346	33 (4 less)
2022 - Balance Owed	\$11,956	\$11,856	\$11,656	\$200	12 accts (0 less)
2021 - Balance Owed	\$5,622	\$5,622	\$5,622	\$0	6 accts (0 less)
2020 - Balance Owed	\$6,100	\$6,100	\$6,100	\$0	6 accts (0 less)
2019 - Balance Owed	\$5,709	\$5,709	\$5,709	\$0	5 accts (0 less)
2018-2013 Balance Owed	\$16,093	\$16,093	\$16,093	\$0	4 peo (0 less)
Total in Collections	\$874,797	\$440,915	\$371,545		
Water/Sewer - Non-Revenue Water					
Current Month				Quarterly Average	
-Volume in cu.ft.	83,849	121,733	93,302	Cubic Feet	Gallons
-Cost of NRW	\$4,989	\$7,243	\$5,551	\$9,628	745,217
12 Month Rolling Average				\$5,928	
Percentage of NRW -By Month	17.42%	23.93%	23.92%	21.76%	
-Average NRW in cu.ft.	137,634	123,862	110,709	124,068	
-Yearly Cost of NRW	\$182,550	\$178,457	\$22,605	\$127,871	928,029
** Meters on Hand-35	Mtrs Placed-18	Mtrs placed-6	Mtrs placed-1	Mtr to Repl 118	
Security				Quarterly Average	
Incidents					
-Residential	22	20	20	21	
-Lake Assembly	39	43	62	48	
-Outside/Other	9	3	10	7	
Reports Typed	10	13	3	9	
Patrol Miles Driven	3,052	1,768	3,098	2,639	
Total House Checks	296	300	300		

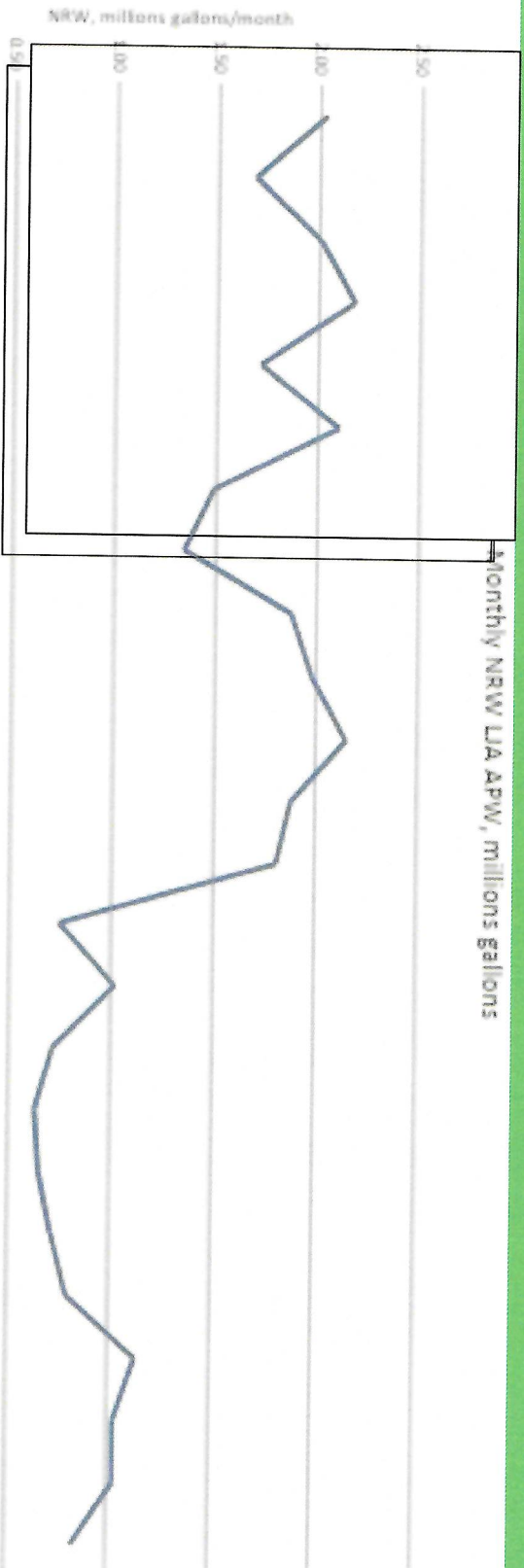
REMEMBER TO CHECK FORMULA!!!!

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Water Loss Graphic



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Financial Update

January 2024



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Financial Update

January 2024



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Current Topics

- **Water leak repairs:**
 - Water leak on S. Lakeshore
 - Analog meters replaced last month: 6
- **Sewer Repairs/Drainage**
 - Cutting roots and flushing mainlines
- **Installing new services: 03-11-2024**
 - Chapel drive
 - Sequoia drive
 - Hagood road

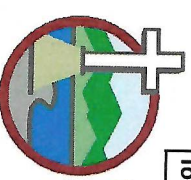


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Utility Capital Improvement Plan 2024

Project	Total	Utility Work Estimate	Road Repair Estimate (Non-Utility Cost)
Water Meter replacements (719 complete 118 to finish)	\$20,000	\$20,000	0
Reservoir roof membrane replacement & Pump replacement	\$22,000	\$22,000	0
Chapel Drive Water / Sewer Repairs/ Construction near completion	\$225,000	\$150,000	75,000
Service Line Rpl (Oxford) 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
**Tri- Vista Lift Station	\$62,000	\$62,000	
Totals	\$498,000	\$422,000	\$76,000



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Capital Improvement Plan 2025

Project	Total	Utility Work Estimate	Road Repair Estimate (Non-Utility Cost)
Meter Replacement Program	\$20,000	\$20,000	0
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
			0
Total	\$320,000	\$230,000	\$90,000



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2024-2025 Paving Plan

- Holston Village Road – Utility related
- Kilgore Road – Utility related
- Charles Wesley Road
- Chapel Drive, Hagood & Sequoia (Patched will be paved in the spring)



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2024-2025 Guardrail Projects

S9 - South Lakeshore – East gate to 1625 SLD - approx. 871'

Timber & Steel Guardrail \$

S8 - South Lakeshore – South side of Dam – approx. 236'

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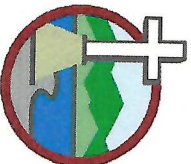


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NCDOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
 - Tentative Start Date: Nov 2024 (Historical Architecture & Preservation survey)
- **Pedestrian Crossings-** Golf Course & Holston Village Roads
 - Tentative Start Date: Nov 2024
- **NCDOT Bridge Replacement Project**
 - **Work Estimated Start Date: Contract has been Awarded (Texas)**
 - **Clearing work area and storage to begin March 11th or 18th**
 - **Temp bridge to begin in August**
 - **Traffic impact Spring of 2025**
 - **Russ Avenue has started exit 102 –Main Street**



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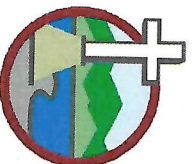
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