

# Junaluska Assembly Community Council Meeting Minutes

April 11, 2023

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

**In attendance:** David Hanson, Randy Carlson, Ed LaFontaine, Mike Jordan, Hardy Tippet

**Staff:** Dave Nicholson, Steve Crites, Pam James via Zoom

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

**Opening Prayer:** Mike Jordan led the opening prayer.

**Approval of Agenda:** Randy Carlson made motion David Hanson seconded. Approved April 2023 Agenda by common consent.

**Approval of Minutes:** David Hanson made a motion to approve the minutes, Chuck Lipp seconded. Approved March 2023 minutes by common consent.

**Director's Report:** Dave Nicholson

- Key metrics reviewed. Collecting 2023 Service Charge reviewed and good news story on collecting from previous years. We do still put liens on unpaid balances.
- Non-Revenue water volume is going down. It is still not where I like it so we are working on looking for other leaks. Graphic shows went down some the leak was found toward the end of the month should show a decrease in graphic. A picture of the pipe that had a leak is in this month's report and it shows how hard they are to find when they are this small on the pipe.
- Security reviewed. Numbers stay about the same. Reports- suspicious person, homeless, theft, vandalism. Lake Junaluska has a very low crime rate. Reports are sent internal and to Haywood County Sherriff's office.
- Financial Update reviewed for service charge. Numbers are not in as of yet for March. The new numbers on Culvert \$189,643
- Water / Sewer Variance of \$25,299 \$9,627 spent on large meters. A new pump was ordered for the pump station.

**Current Topics:** reviewed.

- Main Entrance Culvert Plan: Phase 1 Complete not happy with the patch job so we will repave after DOT complete their work with sensors and such in the road for the red light. Very pleased with all the how cooperative the community was in allowing the guys to do their work.
- Wind Storms Trees on Kilgore, South Lakeshore, Denman, Mouzon. Cleared
- NCUC Request for Information-Public Information and concurred with collecting assessment and how we are spending the money. Posted to their website.
- Traffic light at the Main Gate –possibly Fall / Lighted Cross Walk in summer of 2023
- Speed detection sign is up on North Lakeshore. Had to send one back due to damage. The signs are able to move around in sunny areas. Should be in last of April.
- Street Sweeping is happening now. This helps to protect the roads.

- Asset and Inventory Assessment Grant –March 30, 2023. And should be kicked off this month

Guard rail replacement. Corten (weathered steel). Start with Lambuth Hill then move to South Lakeshore. Estimated date April 10, 2023. Possible as early as next week. Going to close the road and Dam and safe money in Traffic Control guys. We have also cut out some of the end pieces. We will be able to close the road for the guardrail install and it can cost less.

**Paving Plan: Reviewed –2023**

- North Lakeshore-Utility related
- Kilgore-Utility related
- Holston Village-Utility related
- Shackford Hall
- Stuart Circle
- Charles Wesley Rd
- Weldon Way
- Branscomb –New severely degraded section. Improve drainage and a new base. About 400 ft of road.

The fire on Methodist the gentleman will help repave that section of pavement.

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

- Meter Replacement Program
- Last section of Holston Village Road
- Membrane on Reservoir low priority
- N Lakeshore-water and sewer lines
- Kilgore to County Sewer line
- White dogwood old line and undersized
- Fire Hydrant & Valve Replacement

**Rules and Regulations to be renewed this year.** Rules and Regulations is renewed/updated every other year. If you have any suggestions. Please contact Public Works Office. Rules & Regulations on website. Will be looked at in the fall.

**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)

**Questions:** Guardrail funds going into more guardrail on South Lakeshore? Answer: Having to look into a skid steer loader that we use broke and need to look into acquiring a new one for road maintenance. Status of reservoir waiting on the CDC study.

**New Business:** Pedestrian sign across from Evangelism building. Due to someone maybe stepping out in front of the car. Discussed trimming shrubs in that area.

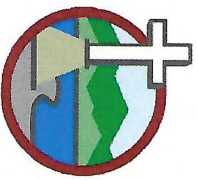
**Open Forum:**

**Meeting adjourned at 4:44 pm.**

Respectfully submitted, Pam James, Recording Secretary

# Junaluska Assembly Community Council

May 2023

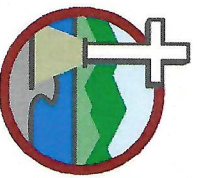


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# Agenda

- **Opening Prayer –**
- **Approval of Agenda**
- **Approval of Previous Minutes**
- **Public Works Director Report**
  - APW Metrics
  - APW Financial Summary
  - Current Topics
  - Guard Rail Update
  - Capital Improvement Plans
  - NCDOT Bridge Project update
- **New Business**
- **Open Forum –** Items from community members or councilpersons.
- **Adjournment**

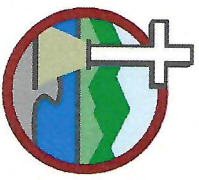


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# Director's Report - Metrics

Item	Feb. 2023	March 2022	April 2023		
<b>Service Charges</b>					
<i>Total Amount Billed</i>	2023 SC bill \$1,174,394	2023 SC bill \$1,174,394	2023 SC bill \$1,174,394		
2023-Balance Owed	\$312,170	\$278,737	\$206,632	\$72,105	118 (71 Less)
2022 -Balance Owed	\$28,551	\$20,866	\$20,573	\$293	26 accts(1 less)
2021- Balance Owed	\$8,406	\$8,342	\$8,342	\$0	11 accts (0 less)
2020- Balance Owed	\$13,646	\$13,123	\$12,446	\$677	16 accts (1 less)
2019- Balance Owed	\$10,296	\$9,402	\$9,026	\$376	11 accts (2 less)
2018-2017 Balance Owed	\$11,293	\$11,293	\$11,293	\$0	6 peo (0 less)
2016-2013 Balance Owed	\$12,757	\$11,878	\$10,989	\$889	4 peo (1 less)
<i>Total in Collections</i>	\$397,119	\$353,641	\$279,301		
<b>Water/Sewer - Non-Revenue Water</b>					
<i>Current Month</i>				<b>Quarterly Average</b>	
-Volume in cu.ft.	251,137	241,991	99,849	<b>Cubic Feet</b>	<b>Gallons</b>
-Cost of NRW	\$14,943	\$14,398	\$5,941	126,330	944,948
12 Month Rolling Average				12,654	
Percentage of NRW-By Month	47.98%	44.77%	25.26%	39.33%	
-Average NRW in cu.ft.	249,940	247,459	236,970	237,454	
-Yearly Cost of NRW	\$178,457	\$176,685	\$169,196	174,393	1,776,156
<b>Security</b>				<b>Quarterly Average</b>	
<i>Incidents</i>					
-Residential	18	18	26	21	
-Lake Assembly	122	139	142	134	
-Outside/Other	7	10	14	10	
Reports Typed	19	15	15	16	
Patrol Miles Driven	2,709	3,483	2,777	2,990	
Total House Checks	300	300	296		

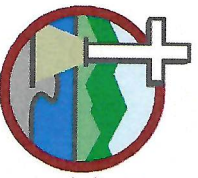
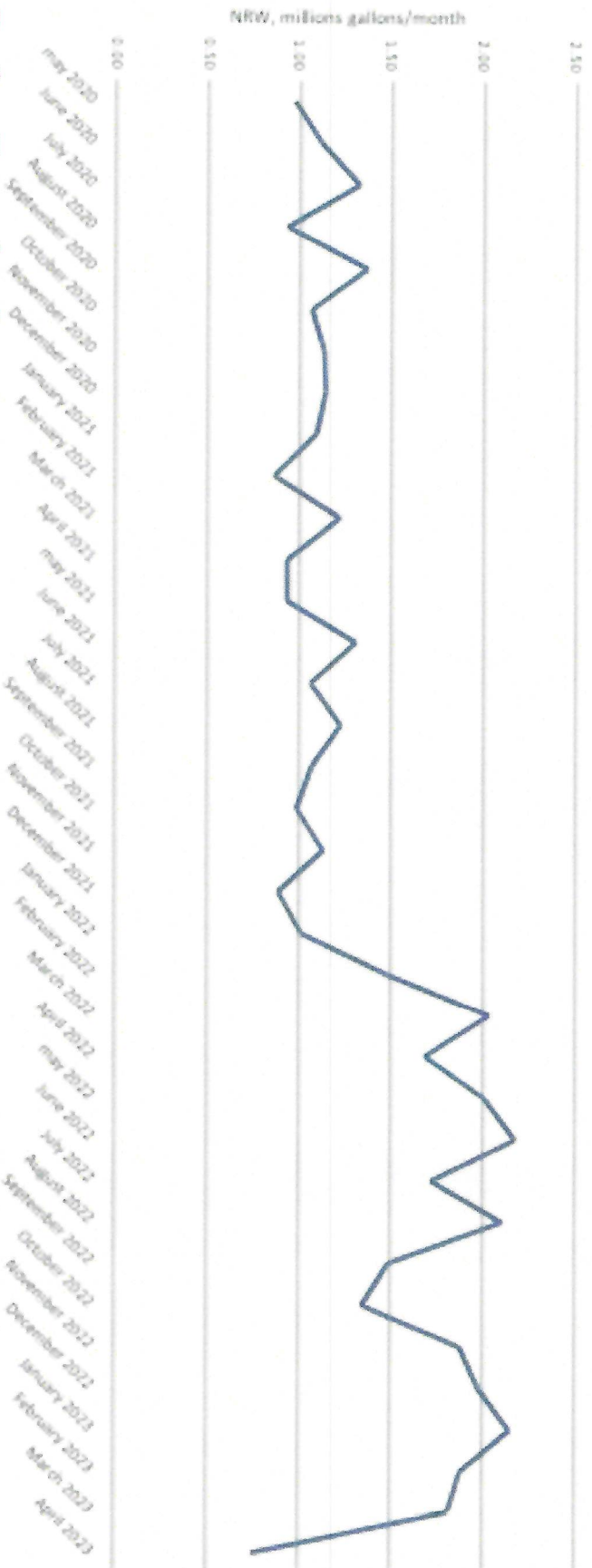


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# Water Loss Graphic

Monthly NRW UA APW, millions gallons



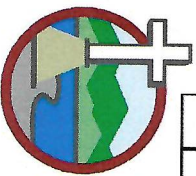
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# Financial Update

January - March 2023

Other APW Funds	Budget	Actual	Variance
<b>Revenues</b>	<b>\$ 302,599</b>	<b>\$ 304,928</b>	<b>\$ 2,329</b>
Bulk Green Waste	\$ 848	\$ 1,035	\$ 187
Solid Waste	\$ 36,108	\$ 36,108	\$ -
Service Fees	\$ 265,643	\$ 267,785	\$ 2,142
<b>Expenses</b>	<b>\$ 258,783</b>	<b>\$ 225,517</b>	<b>\$ 33,266</b>
Solid Waste	\$ 48,144	\$ 45,693	\$ 2,451
Bulk Green Waste	\$ 43,067	\$ 27,543	\$ 15,524
Streets	\$ 39,949	\$ 39,328	\$ 621
Administration	\$ 60,193	\$ 60,193	\$ -
Security	\$ 67,430	\$ 52,761	\$ 14,670
<b>Operations Balance</b>	<b>\$ 43,816</b>	<b>\$ 79,410</b>	<b>\$ 35,595</b>
<b>PRELIMINARY</b>	<b>Net Reserves Beginning Balance</b>	<b>\$ 562,107</b>	
	<b>Capital Expenses 2023</b>	<b>\$ 172,766</b>	
		<b>\$ 468,751</b>	



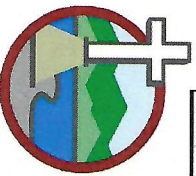
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# Financial Update

January – March 2023

	Budget	Actual	Variance
<b>Water and Sewer Funds</b>			
<b>Revenues</b>			
Water	\$ 269,001	\$ 249,496	\$ (19,505)
Sewer	\$ 102,430	\$ 87,050	\$ (15,380)
LJA reimbursement	\$ 112,478	\$ 108,568	\$ (3,910)
CI Assessment Water	\$ 2,273	\$ 2,273	\$ -
CI Assessment Sewer	\$ 26,081	\$ 25,931	\$ (149)
Expenses	\$ 25,739	\$ 25,674	\$ (65)
Operations Balance	\$ 194,475	\$ 165,355	\$ 29,121
<b>PRELIMINARY</b>			
Net Reserves Beginning Balance	\$ 74,525	\$ 84,141	\$ 9,616
Capital Expenses 2023			
CI Assessment Water		\$ 9,627	
CI Assessment Sewer			
<b>Projected Reserves Balance 02/28/2023</b>		<b>\$ 280,946</b>	



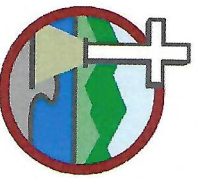
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## Current Issues

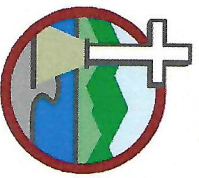
- **NCUC Annual Report** submitted on April 26, 2023
- **Water leak repairs:** on S Lakeshore on May 1, 2023 (2" water line)
- **Water leak repair** on S Lakeshore / Equity on May 4, 2023 (3/4" water line)
- **New fire hydrant** at the intersection Fairway Hills & Golf Course Road - **Soon**
- **Pavement patching** throughout on May 3, 2023
- **Traffic Light** with crosswalk at the **Main Gate** – **Possibly of this winter**
- **On-Demand crosswalks** at **Holston Village & Golf Course Road July/Aug 2023**
- **Speed Detection Signs** on North & South Lakeshore. **SLD sign end of April May**
- **Asset and Inventory Assessment Grant** – **Underway**



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# New Security Vehicle



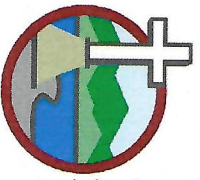
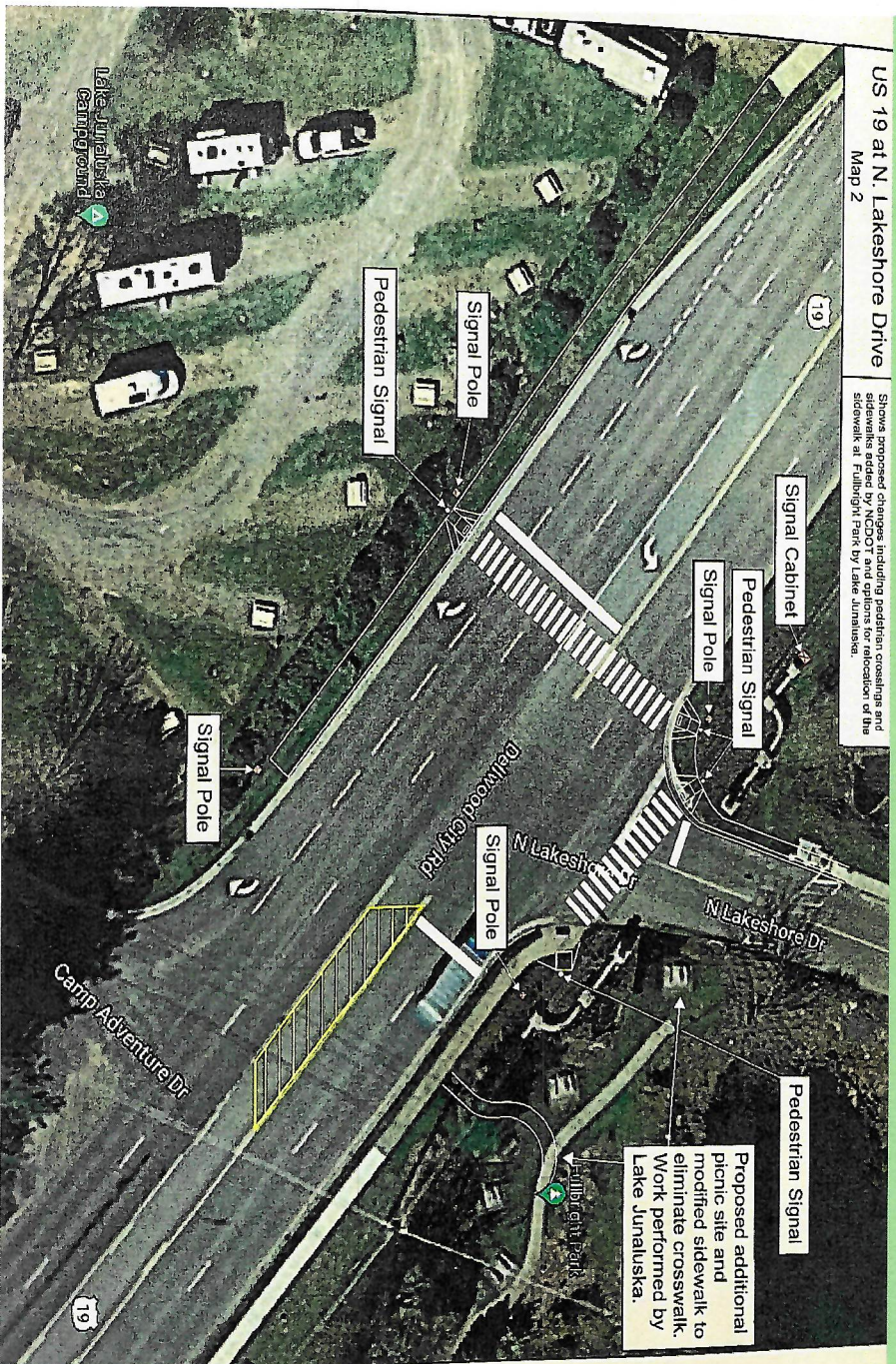
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# Main Entrance Traffic Lights

US 19 at N. Lakeshore Drive  
Map 2

Shows proposed changes including pedestrian crossings and signal cabinets for the intersection of the sidewalk at Fullbright Park by Lake Junaluska.



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# 2023 Guardrail Replacement Plan

## **S4 - North Lakeshore – between Cross and Dam – approx. 1033'**

Corten (Weathered) Steel Guardrail    \$ 79,458

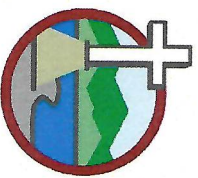
**Completed on April 21, 2023 – awaiting final invoice**

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

Corten Steel Guardrail                    \$ 77,988

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

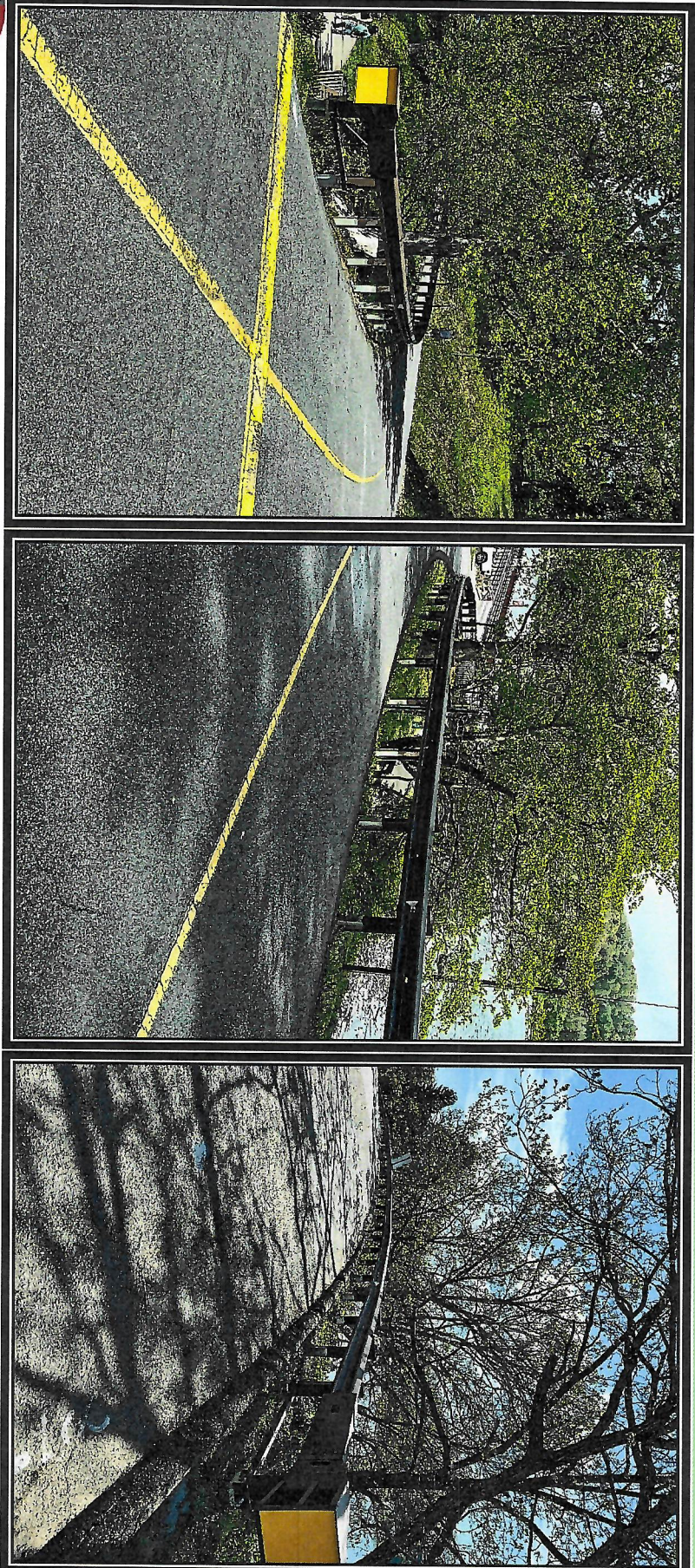
Corten Steel Guardrail                    \$19,825



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# Corten (weathered steel) Guardrail

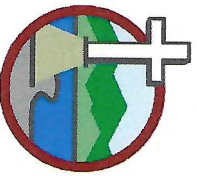


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## 2023 Paving Plan

- Branscomb Drive – **NEW** – severely degraded section
- North Lakeshore – Utility related – **Completed April 2023**
- Kilgore Road – Utility related
- Holston Village Road – Utility related
- Shackford Hall Road – **Completed April 2023**
- Stuart Circle
- Charles Wesley Road
- Weldon Way

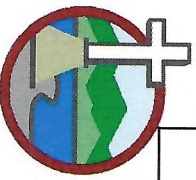


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## Utility Capital Improvement Plan 2023

Project	Total	Utility Work Estimate	Road Repair Estimate (Non-Utility Cost)
Meter Replacement Program <b>(IN-PROGRESS)</b>	\$10,000	\$10,000	0
Holston Village Road (water line replacement)	\$55,000	\$25,000	\$30,000
Reservoir roof membrane replacement <b>(Bid Received)</b>	\$22,000	\$22,000	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	
Water System / Reservoir Study (Estimated start date: March)	\$150,000	\$150,000	0
<b>Total</b>	<b>\$472,000</b>	<b>\$382,000</b>	<b>\$90,000</b>



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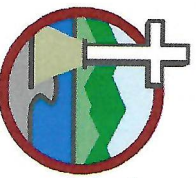
# NCDOT Bridge Project Update

B-58998/B-3186 - Great Smoky Mt Expressway

## REPLACEMENT OF BRIDGES ON THE GREAT SMOKY MOUNTAIN EXPRESSWAY

The N.C. Department of Transportation is proposing to **replace three state-maintained bridges** and **make improvements along U.S. 23/74/19**. The general limits of the project include US 74 near Lake Junaluska, from just west of the US 19 to just east of the US 19 interchange and US 19 from the interchange with US 74 to the intersection with S Lakeshore Drive in Waynesville, Haywood County. You may also phone in and leave your comment or question by calling **984-205-6615** and entering project code **2219** to leave a message

- Contract Let Date: December 2023
- Work Estimated Start Date: Spring 2024
- 1<sup>st</sup> Phase will be the Temporary Road/Bridge near the Industrial Park side
- Possible Hwy 19 Eastbound closure for 1 month in 2025
- Phasing of the project will be up to the selected contractor



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**Call us if you need us!**

**Office: 828-452-5911**

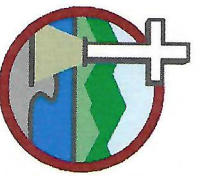
**Security: 828-734-5575**

**PW On-Call: Call Security**

**[www.lakejunaluskacommunity.com](http://www.lakejunaluskacommunity.com)**



**Jeff Stamey**



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