

Junaluska Assembly Community Council Meeting Minutes

November 14, 2023

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

In attendance: David Hanson, Ed LaFontaine, Chuck Lipp, Gary Keckley, Grace Gattis, Randy Carlson

Staff: Carroll Woody, Pam James

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

Opening Prayer: Randy Carlson led the opening prayer.

Approval of Agenda: Chuck Lipp made motion David Hanson seconded. Approved October 2023 Agenda by common consent.

Approval of Minutes: Chuck Lipp made a motion to approve the minutes, Grace Gattis seconded. Approved by common consent.

Director's Report: Carroll Woody Jr

- Key metrics reviewed. Collecting 2023 Service Charge we are ahead of last year by \$32,000.
- Non-Revenue water percentage we were hoping to level out. 16% this month compared to last year at this time 32%.
- Meters on Hand 35 Meters replaced 0 Meters to replace 143
- Security reviewed. House checks security goes around the homes. Randy asked if the vacation rentals are checked. If the homeowner calls to be placed on the list.
- Financial Update reviewed for service charge. Keeping the reserves at where we would like to be at this time.
- Water / Sewer January through October. Operational expense are down. Down from where we would like for it to be at this time. Is there a voluntary reduction in water from the Town of Waynesville? Not at this time Jr. and Brian just visited water shed and everything was good. Elevation of Town of Waynesville Water Shed at the watershed 3220.

Current Topics: reviewed.

- Water leak repairs on Atkins Loop, Chapel & Sequoia came across leaks while replacing those lines. Repairing the water and sewer lines were on the list and were in need of repairing due to age and materials on both. Analog meters replaced this month: 0
- Sewer Repairs to sewer Chapel and Sequoia drainage issue fixed and a Main line sewer on Chapel fixed while in the area.
- Town of Waynesville rate Increase 7% water & 10% Sewer. Showing in full month on the October bill.
- Installing main waterline and services Chapel Drive, Sequoia and Hagood
- BOT Trustees Approvals: Approved rate for service charge .042 per \$100 of tax value and the 2023-2024 Rules and Regulations approved.

Paving Plan: Reviewed –2023

- Kilgore-Utility related
- Holston Village-Utility related
- Charles Wesley Rd
- Chapel Drive, Hagood & Sequoia (utility related)

Capital Improvement Plan 2023: 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
- Reservoir Telemetry in place and can see on the phones. Can adjust valves as needed.
- AIA Grant- In Process

Capital Improvement Plan 2024 Could Change due to funding and emergent needs.

- Meter Replacement Program
- Holston Village Rd water line replacement
- Reservoir roof membrane replacement (Bid Received)
- North Lakeshore Dr (water line/valves, sewer line)
- Kilgore-County (sewer line)
- White Dogwood (water line replacement)
- Fire Hydrant & Valve Replacement as needed
- Tri Vista Lift Station (emergent-pending estimate)

NCDOT bridge replacement let date Early 2025

NCDOT Main Entrance Traffic Lights-Pedestrian Let Date November 2024

County Rd- Completed and they are cleaning up the signage today.

Ed LaFontaine observation he is concerned about the pushing out of the dates on the main entrance lights. Timeline is being driven by DOT. Trying to get a more comprehensive timeline with DOT in January. The campground will be done at the same time as DOT work.

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: Has Town of Waynesville let know what percentage is going toward the sewer plant? Junior will check with the Town of Waynesville.

New Business: Chuck Lipp found paper work from 2006 with 50% water loss. Trending down now. It takes years to get the water loss under control.

Thank You to Randy and the decorating committee for their hard work of making the grounds look beautiful.

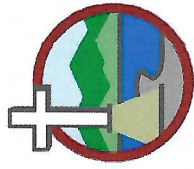
Leaves-The boys are doing the same as in years past. They do a route around the Lake depending on weather and if they need to jump to water/sewer calls. They do one side of road then come back and get the other side.

Randy Carlson adjourned Grace Gattis seconded at 4:34 pm.

Respectfully submitted, Pam James, Recording Secretary

Junaluska Community Council

January 2024

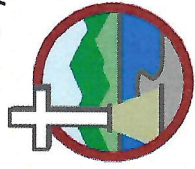


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Agenda

- Opening Prayer
- Approval of Agenda
- Approval of Previous Minutes
- Public Works Director Report
 - APW Metrics
 - Water Loss
 - APW Financial Summary
 - Current Topics
 - Capital Improvement Plans
 - NCDOT Bridge Project update
 - Lead & Copper Rule
 - Tap & Meter Charges
- New Business
- Open Forum – Items from community members or councilpersons.
- Adjournment

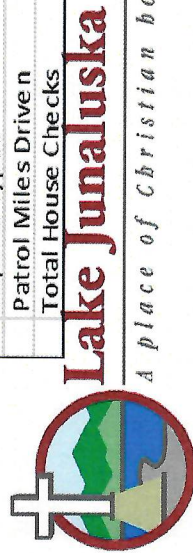


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Director's Report - Metrics

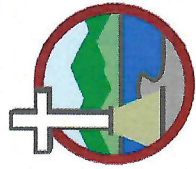
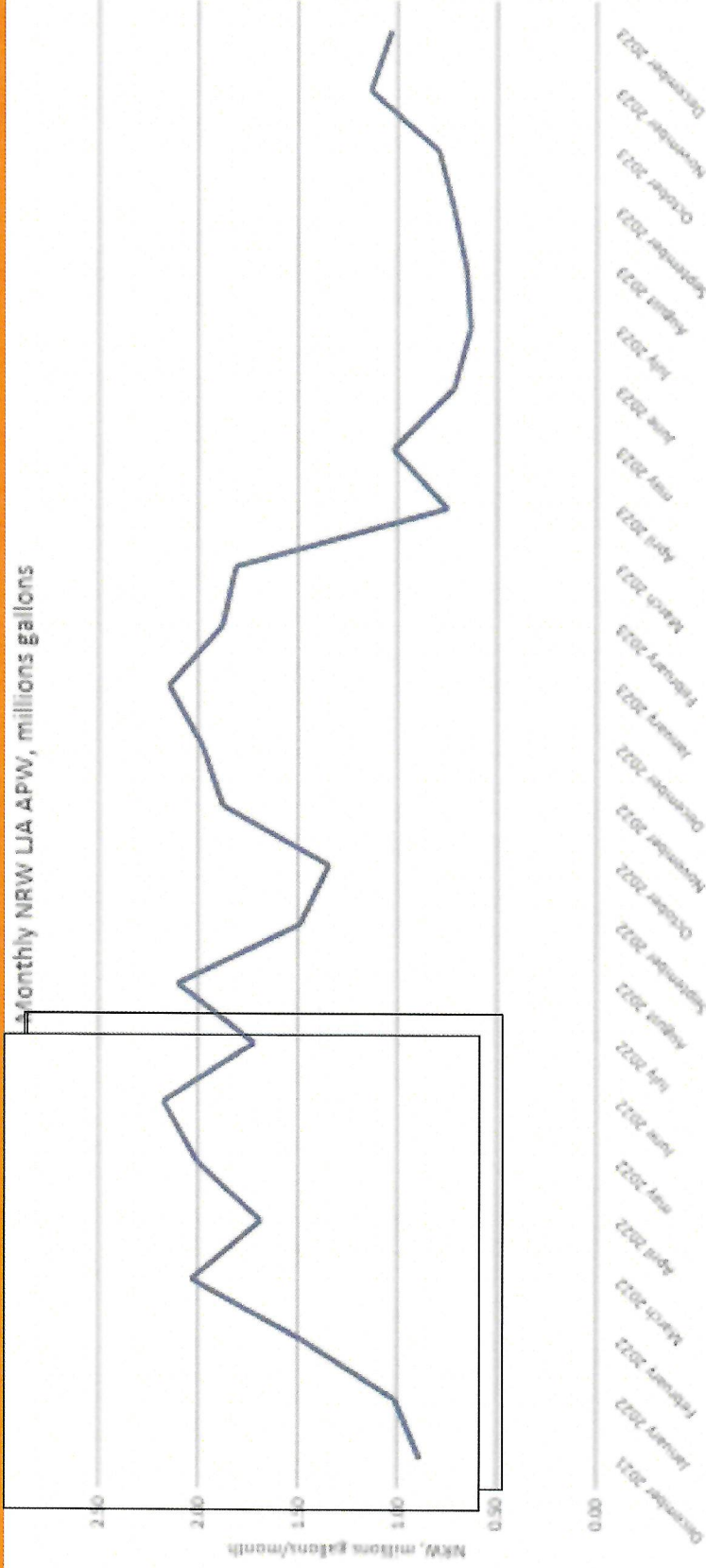
Item	October 2023	Nov 2023	Dec 2023	\$ Less than Prev Mo	# Accts/People Less
Service Charges					
Total Amount Billed	2023 SC bill \$1,174,394	2023 SC bill \$1,190,694	2024 SC bill \$1,190,694		
2024 Balance Owed		\$1,064,381	\$785,994	\$278,387	659peo(235 less)
2023-Balance Owed	\$74,180	\$57,655	\$43,323	\$14,332	45 (8 Less)
2022-Balance Owed	\$14,981	\$14,087	\$11,956	\$2,131	12 accts (1 less)
2021-Balance Owed	\$6,496	\$5,622	\$5,622	\$0	6 accts (0 less)
2020-Balance Owed	\$7,104	\$6,310	\$6,100	\$210	6 accts (1 less)
2019-Balance Owed	\$6,541	\$5,709	\$5,709	\$0	5 accts (0 less)
2018-2013 Balance Owed	\$9,554	\$16,093	\$16,093	\$0	4 peo (0 less)
Total in Collections	\$128,410	\$1,169,857	\$874,797		
Water/Sewer - Non-Revenue Water				Quarterly Average	
Current Month				Cubic Feet	Gallons
-Volume in cu.ft.	105,879	81,028	83,849	65,085	486,836
-Cost of NRW	\$6,300	\$4,821	\$4,989	5,370	
12 Month Rolling Average					
Percentage of NRW-By Month	16.92%	15.06%	17.42%	16.46%	
-Average NRW in cu.ft.	166,826	151,540	137,634	152,000	1,136,960
-Yearly Cost of NRW	\$173,636	\$178,457	\$182,550	\$178,214	
** Meters on Hand-35	Mtrs placed-0	Mtrs placed-6	Mtrs Placed-18	Mtrs to place 125	
Security				Quarterly Average	
Incidents					
-Residential	31	23	22	25	
-Lake Assembly	48	55	39	47	
-Outside/Other	12	10	9	10	
Reports Typed	19	12	10	13	
Patrol Miles Driven	4,478	3,098	3,052	3,543	
Total House Checks	290	392	296		



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Water Loss Graphic



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Financial Update

January - Oct 2023



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Financial Update

January – Oct 2023



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Current Issues

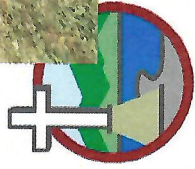
- **Water leak repairs:**
 - Water leak @ S. Lakeshore (approximately 500,000 gallons)
 - Analog meters replaced last month : 25
- **Sewer Repairs/Drainage**
 - Chapel & Sequoia new drainage
 - Stuart Circle & 141 JB Ivey Sewer Main repair
 - Waynesville Sewer Leak @ Access road
- **Installing new mainline & services:**
 - Chapel drive
 - Sequoia drive
 - Hagood road (Completed)
- **Meter & Tap Fee costs:**
 - New Tap fees for Sewer & Water (Proposed to NCUC for approval)
 - Water Meter change out fees also being proposed for approval (Note: after the current new ones have been installed)
- **Dam**
 - lowering lake level at a slow release to protect wildlife and aquatic life minimize silt down stream
 - Begin sediment removal within the next few weeks
 - General maintenance work on the dam will be performed during the draw down



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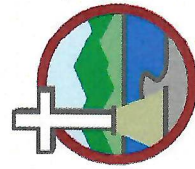
S. Lakeshore Main Leak



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Utility Capital Improvement Plan 2024

Project	Total	Utility Work Estimate	Road Repair Estimate (Non-Utility Cost)
Water Meter replacements	\$20,000	\$20,000	0
Reservoir roof membrane replacement & Pump replacement	\$37,000	\$37,000	0
Chapel Drive Water / Sewer Repairs/ Construction underway	\$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

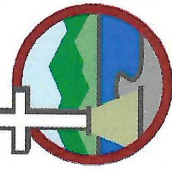


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Capital Improvement Plan 2025

Project	Total	Utility Work Estimate	Road Repair Estimate (Non-Utility Cost)
Meter Replacement Program (IN-PROGRESS)	\$30,000	\$30,000	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
Total	\$320,000	\$230,000	\$90,000

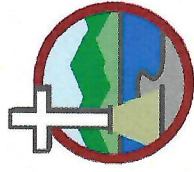


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Lead & Copper rule

- DEQ State Requirement
- Disseminate information on website(Consistency with other Purveyor's)
- Initially provide inventory by October 2024
- Mitigation of lead from system (Service lines)
- No timeframe as to when these lines should be replaced

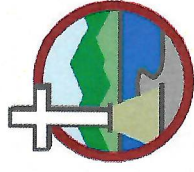


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2024 Paving Plan

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

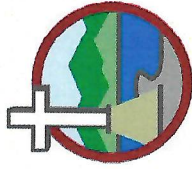


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NCDOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
 - Tentative Start Date: Nov 2024 (Historical Architecture&Preservation survey)
- **Pedestrian Crossings at Golf Course & Holston Village Roads**
 - Tentative Start Date: Nov 2024
- **NCDOT Bridge Replacement Project**
 - Work Estimated Start Date: Early 2025



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Questions?



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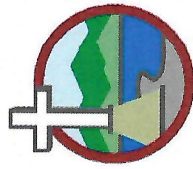
Call us if you need us!

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PW On-Call: Call Security

www.lakejunaluskacommunity.com



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