

Junaluska Assembly Community Council Meeting Minutes

February 11, 2025

Meeting held hybrid in Person at Gaines Meeting Room and via Zoom.

In attendance: David Hanson, Hardy Tippett, Suzanne Crites, Frank Dunnewind, Randy Carlson Zoom

Staff: Carroll Woody, Pam James

Call to order: David Hanson called the meeting to order at 4:00 pm.

Opening Prayer: Susie Crites led the opening prayer.

Approval of Agenda: Frank Dunnewind made motion Hardy Tippett second. Agenda approved by consent.

Approval of Minutes: Hardy Tippett made the motion Frank Dunnewind second. Approved January 2025 minutes by common consent.

Director's Report: Carroll Woody Jr

Water Infrastructure Plan 2025

- Civil Design Concepts provided guidance to achieve key project objectives, including developing an accurate GIS map of water facilities, building a hydraulic model to identify pressure zones and prioritize system upgrades
- We are also establishing a 10-20 year Capital Improvement Plan (CIP) to guide future investments.
- Our team also assessed current and projected costs to improve system reliability and evaluated the existing tank for repair while considering alternative storage tank locations.
- By achieving these objectives, Lake Junaluska Assembly will position itself to secure additional funding for implementing system improvements, ensuring the long-term reliability and efficiency of its water infrastructure.

Relevant Utility Issues:

- The age and material composition of pipes, leading to pressure stabilization challenges.
- Storage tank age and deterioration
- Insufficient hydrant coverage and pressure at fire hydrants.
- Incomplete mapping of the system and lack of hydraulic modeling.
- A missing backup generator for the booster pump station.
- The AIA grant aims to address these challenges by creating a foundation for strategic upgrades and ensuring the system meets current and future demands.

List of Significant Facilities

107,935 lf of waterline various sizes from 1"-8"
200,000 Gallon Storage Tank
Pump House
55 Fire Hydrants
Valves

Project Objectives:

- Develop an accurate GIS map of the water facilities.
- Build a hydraulic model to identify pressure zones and prioritize system upgrades.
- Assess current and projected costs to improve overall system reliability.
- Evaluate the existing tank for repair and consider alternative storage tank locations.

Current Topics

- Waterline leak in Tri-Vista
- Continuing leaf pick up
- Continue to clean out lake booms as needed
- Sewer leak 494 Oxford road (Resident)
- North Lakeshore sewer main

- Lock boxes for residents (\$10.00)
- Brian Aldridge retired

Update on Dam

- Wash out on the slope from the north side but no structural damage
- No visual changes in the condition of the dam & concrete buttresses, spillway slab, steel beams that support vehicle and walkway
- All structural elements are functional and adequate for safe operation of the dam & bridge
- Rework gates – engineers to design(hopefully begin design February)
- Spillway capacity control greater volumes of water – new study
The buttresses will need to be reinforced for stabilization

Key metrics reviewed.

- **Service Charge** \$366,572. We continue to collect on past accounts. Residents have really paid early this year.
- **Non-Revenue water percentage**- Gone down to 17.17% in January.
- **Meters** on Hand 35. Meters replaced 0. Meters to be replaced 32.
- **Security reviewed.** House checks are around 390. Security does house checks when you are away from home. Also lockboxes on home are handled by security. Most of the calls are health related calls.
- **Financial Update** reviewed for service charge. Reserve balance \$412,648. Still waiting on the bill from the guard rails.
- **Water / Sewer Financial**- We are at \$341,554 to the good.

Capital Improvement Plan 2024-2025

- Tank Repairs
- Backup power for water and sewer pump station
- Jetter Truck on order multifunctional for sewer lines and for drains
2025-2026 Projects in Phases
 - South Lakeshore Dr (water line/ valves)
 - County Rd (water line/ valves)
 - Liberty, Kammerer & Kilgore (water line / valves)
 - Hickory Hill (water line / valves)
- Need New Service Truck and New Dump Truck (2026)

NCDOT Closing on ramp Hwy 74

NCDOT bridge replacement: Junior is attending the monthly meetings.

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

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

NC DOT Russ Avenue Buchanan construction

New Business:

Frank Dunnewind brought before the board about the icy roads on Cokesbury. The area is on a northside and was dressed with salt, due to it being ice scraping could not be done.

Call Us If You Need Us!

- And Limb pickup-15 minute rule- a charge may be applied if it takes 2 guys more than 15 minutes to pick up leaves and limbs. This is on the website and we will place it on next utility bill.

- Notice to proceed needed for construction on home. Comes from the 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!

Hardy Tippett made a motion Suzanne Crites second adjourned at 4:40 pm.

Respectfully submitted, Pam James, Recording Secretary

JACC
March, 2025



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Agenda

- **Opening Prayer**
- **Approval of Agenda**
- **Approval of Minutes**
- **Public Works Director Report**
 - Update on Dam
 - APW Metrics
 - Water Loss (Graph)
 - Current Topics
 - APW Financial Summaries
 - Utility & Capital Improvement Plans (2025-2026)
 - NCDOT Project update (2025-2026)
- **New Business**
- **Open Forum**
- **Adjournment**



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Current Topics

- Fire Hydrant leak & replacement on S. Lakeshore
- leaf pick up is completed
- Continue to clean out lake booms as needed&replace other boom
- North Lakeshore sewer main
- Lock boxes for residents (\$10.00)

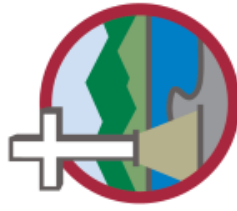


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Update on Dam

- Wash out on the slope from the north side (placing large stone & new drainage)
- Rework or replacement of gates – Engineers to design plate and Valve replacement
- Spillway capacity control greater volumes of water – new study
- Ordered new fence for earthen dam on Southside of Bridge

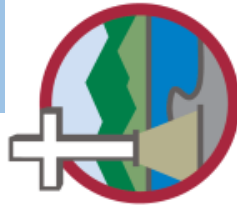
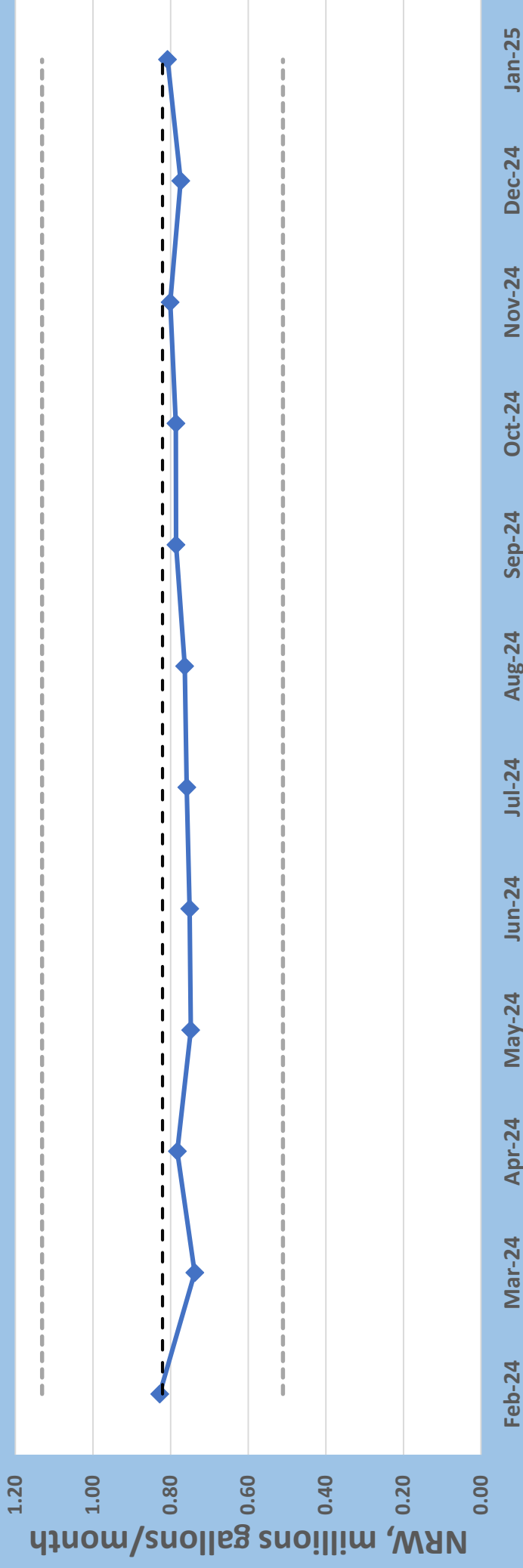


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Water Loss Graphic

Monthly NRW LJA APW, million gallons



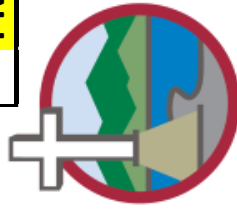
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Financial Update

Feb 2025

	Budget	Actual	Variance
Water and Sewer Funds			
Operational Revenues	\$ 73,295	\$ 75,194	\$ 1,899
Water	\$ 31,600	\$ 32,303	\$ 703
Sewer	\$ 40,908	\$ 42,073	\$ 1,165
LJA reimbursement	\$ 787	\$ 818	\$ 31
AIA Grant Reimbursements			\$ -
Operational Expenses	\$ 42,568	\$ 30,552	\$ 12,016
Operations	\$ 42,568	\$ 30,552	\$ 12,016
AIA Grant Expenditures			\$ -
Operational Cash Flow Balance	\$ 30,727	\$ 44,642	\$ 13,915
Preliminary Reserves Balance 12/31/2024		\$ 302,228	
Net Reserves Beginning Balance			
Capital Assessments	\$ 17,273	\$ 17,450	\$ 177
CI Assessment Water	\$ 8,694	\$ 8,767	\$ 73
CI Assessment Sewer	\$ 8,580	\$ 8,683	\$ 103
Capital Expenses 2024	\$ -	\$ 558	
CI Assessment Water		\$ 558	\$ 558
CI Assessment Sewer			\$ -
PRELIMINARY Reserves Balance 01/31/2025		\$ 363,762	



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Financial Update

Jan 2025

Other APW Funds	Budget	Actual	Variance
Revenues	\$ 111,739	\$ 112,130	\$ 391
Bulk Green Waste	\$ 412	\$ 412	\$ -
Solid Waste	\$ 13,500	\$ 13,555	\$ 55
Service Fees	\$ 97,827	\$ 98,163	\$ 336
Expenses	\$ 96,116	\$ 87,260	\$ 8,856
Solid Waste	\$ 16,663	\$ 13,225	\$ 3,438
Bulk Green Waste	\$ 16,133	\$ 9,665	\$ 6,468
Streets	\$ 16,403	\$ 20,364	\$ (3,962)
Administration	\$ 16,635	\$ 17,288	\$ (653)
Security	\$ 30,282	\$ 26,718	\$ 3,564
Operations Balance	\$ 15,623	\$ 24,870	\$ 9,247
PRELIMINARY		\$ 405,749	
Net Reserves Beginning Balance			
Capital Expenses 2025		\$ 430,619.33	

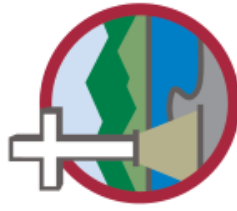


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Utility Capital Improvement Plan 2025-2026

2025 Projects	Total	Utility Work Estimate	Road Repair Estimate (Non-Utility Cost)	
Tank Repairs	\$222,762	\$222,762	0	
Fire Hydrant	\$131,300	\$131,300	0	
Jetter Truck Loan	\$1875			
2025-2026 Projects in Phases				
South Lakeshore Drive (water line/valves)				
County Road (waterline/ valves)				
Liberty, Kammerer & Kilgore (Water line / valves)				
Hickory Hill (waterline/valves)				
Service Truck & Dump Truck 2026				
Total	\$355937			



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NCDOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
 - No Tentative Start Date: utility in May-possibly start 1st week of December
- **Pedestrian Crossings – Golf Course & Holston Village Roads**
 - No Tentative Start Date: Possibly in May
- **NCDOT Bridge Replacement Project -18% (Zachary construction)**
 - Jack & Boring for project nearly completed
 - Temp bridge working on piling for flyover
 - Russ Avenue progress exit 102-Main street (Buchanan Construction)
 - Monthly meeting throughout 4-year project



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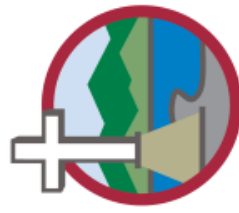
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