

Junaluska Assembly Community Council Meeting Minutes

January 9, 2024

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

In attendance: David Hanson, Chuck Lipp

Staff: Carroll Woody, Pam James

Call to order: Chuck Lipp called the meeting to order at 4:00 pm. We did not have a quorum. No voting today. Unofficial meeting.

Opening Prayer: Chuck Lipp led the opening prayer.

Approval of Agenda: No Vote

Approval of Minutes: No Vote

Director's Report: Carroll Woody Jr

- Key metrics reviewed. Service Charge We have combined 2013-2018 and added 2024 Service Charge to the report.
- Non-Revenue water percentage went up slightly due to water leaks. 17% for the month still under 20%.
- Meters on Hand 5. We have ordered more for replacement meter program. Meters replaced 25 Meters to replace 125
- Security reviewed. House checks dropped for holidays.
- Financial Update reviewed for service charge. Keeping the reserves at where we would like to be at this time. Service Charge monies covers paving, patching and the bulk waste pickup.
- Water / Sewer November and December. We have reserve balance \$267,932 at this time.

Current Topics: reviewed.

- Water leak repairs on S Lakeshore main line. Analog meters replaced this month: 25
- Sewer Repairs to sewer Chapel and Sequoia drainage issue fixed and a Stuart Circle & J B Ivey sewer main line sewer. The Leak on Access Road is a Town of Waynesville leak.
- Installing main waterline and services Chapel Drive, Sequoia and Hagood
- Have proposed to NCUC New Tap Fees for sewer and water. Also after all the new meters are replaced water meter change out fee.
- Dam lowering lake level to begin the dredging. It is on a slow release to protect wildlife and aquatic life. Dredging will begin in a couple of week. General maintenance on the dam during the draw down

Paving Plan: Reviewed –2023

- 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

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
- Reservoir roof membrane replacement and pump replacement
- Sewer mainline replacement J B Ivey
- Tri Vista lift station
- AIA Grant- In Process

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.
- First on the agenda is to provide inventory by October 2024
- No timeframe as to when these lines should be replaced

NCDOT bridge replacement let date Early 2025

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

Pedestrian Crossings at Golf Course & Holston Village Roads-Tentative Start date Nov. 2024

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: Concern about vacant house on County and the activity that went on. Security was called a deputy from the Sherriff's department responded. The son was there to pick things up. Jr talked to family earlier today and things are being worked on to clean up and they will board up the house. Plan to sell later in the year.

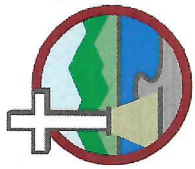
New Business:

Chuck Lipp adjourned at 4:20 pm.

Respectfully submitted, Pam James, Recording Secretary

Junaluska Community Council

February 2024

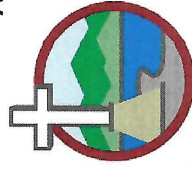


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Agenda

- **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**

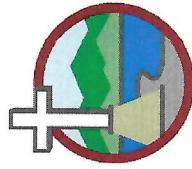
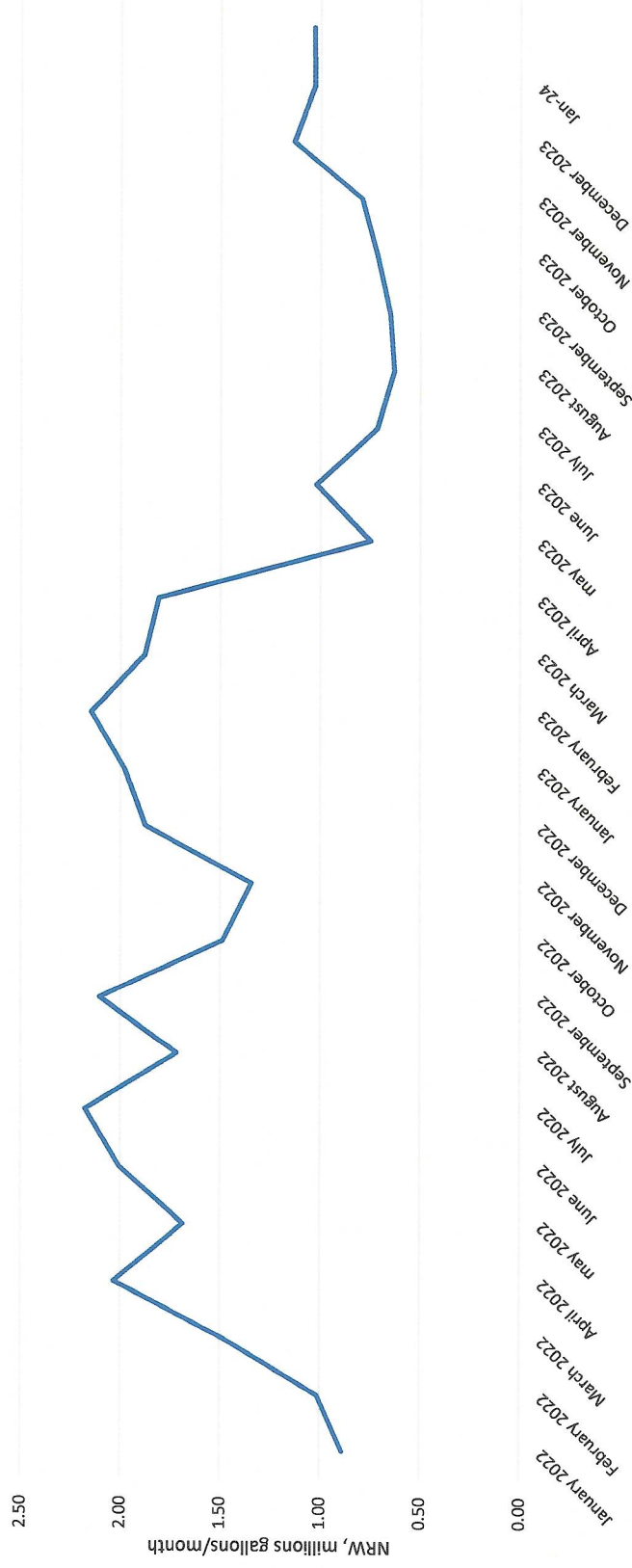


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Water Loss Graphic

Monthly NRW LJA APW, millions gallons



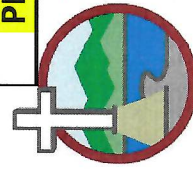
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Financial Update

January 2024

	Budget	Actual	Variance
Water and Sewer Funds			
Operational Revenues	\$ 903,059	\$ 914,940	\$ 11,881
Water	\$ 425,054	\$ 398,769	\$ (26,285)
Sewer	\$ 468,914	\$ 507,079	\$ 38,165
LJA reimbursement	\$ 9,092	\$ 9,092	\$ -
Operational Expenses	\$ 903,059	\$ 835,437	\$ 67,622
Operations	\$ 903,059	\$ 835,437	\$ 67,622
Operational Cash Flow Balance	\$ -	\$ 79,502	\$ 79,502
Net Reserves Beginning Balance	\$	\$ 196,822	
Capital Assessments	\$ 207,277	\$ 206,659	\$ (618)
CI Assessment Water	\$ 104,322	\$ 103,930	\$ (392)
CI Assessment Sewer	\$ 102,955	\$ 102,729	\$ (226)
Capital Expenses 2023	\$ 207,276	\$ 215,051	
CI Assessment Water	\$ 103,638	\$ 193,958	
CI Assessment Sewer	\$ 103,638	\$ 21,093	
PRELIMINARY Reserves Balance 12/31/2023		\$ 267,932	



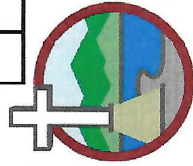
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Financial Update

January 2024

Other APW Funds	Budget	Actual	Variance
Revenues	\$ 1,209,994	\$ 1,246,153	\$ 36,159
Bulk Green Waste	\$ 3,392	\$ 3,634	\$ 242
Solid Waste	\$ 144,432	\$ 144,875	\$ 443
Service Fees	\$ 1,062,170	\$ 1,097,644	\$ 35,474
Expenses	\$ 1,058,974	\$ 942,139	\$ 116,834
Solid Waste	\$ 144,432	\$ 140,320	\$ 4,112
Bulk Green Waste	\$ 183,373	\$ 135,833	\$ 47,540
Streets	\$ 190,402	\$ 184,525	\$ 5,877
Administration	\$ 252,078	\$ 211,698	\$ 40,380
Security	\$ 288,688	\$ 269,763	\$ 18,925
Operations Balance	\$ 151,021	\$ 304,014	\$ 152,993
PRELIMINARY		\$ 562,107	
Net Reserves Beginning Balance		\$ 377,821	
Capital Expenses 2023		\$ 488,301	

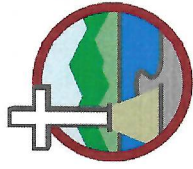


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Current Topics

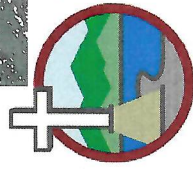
- **Water leak repairs:**
 - Major Water leak on County Road
 - Analog meters replaced last month: 6
- **Sewer Repairs/Drainage**
 - Installing Manhole on Access road (Waynesville)
- **Installing new services:**
 - Chapel drive
 - Sequoia drive
 - Hagood road
- **Meter & Tap Fee costs:**
 - New Tap fees 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)
 - Piping Inventory for lead survey in water billing
- **Dam**
 - lowering lake level at a slow release to protect wildlife and aquatic life minimize silt down stream
 - Sediment removal (completed)
 - General maintenance work on the dam will be performed during the draw down(rebuilding Coffer Dam)



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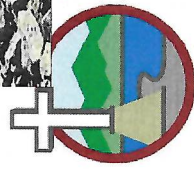
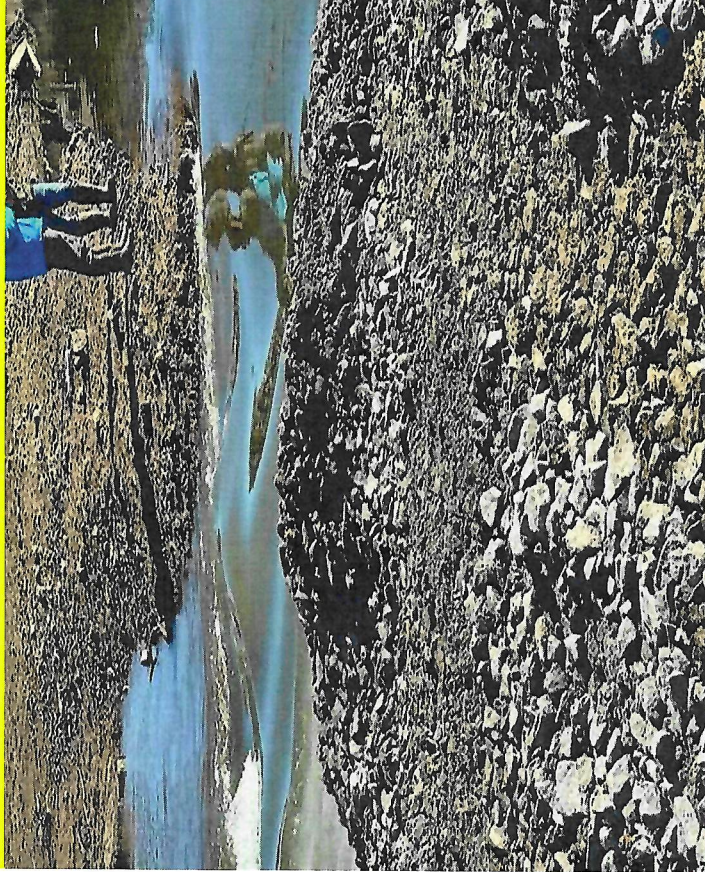
Aerial Coffer & Log



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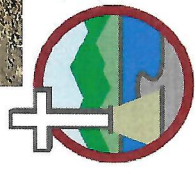
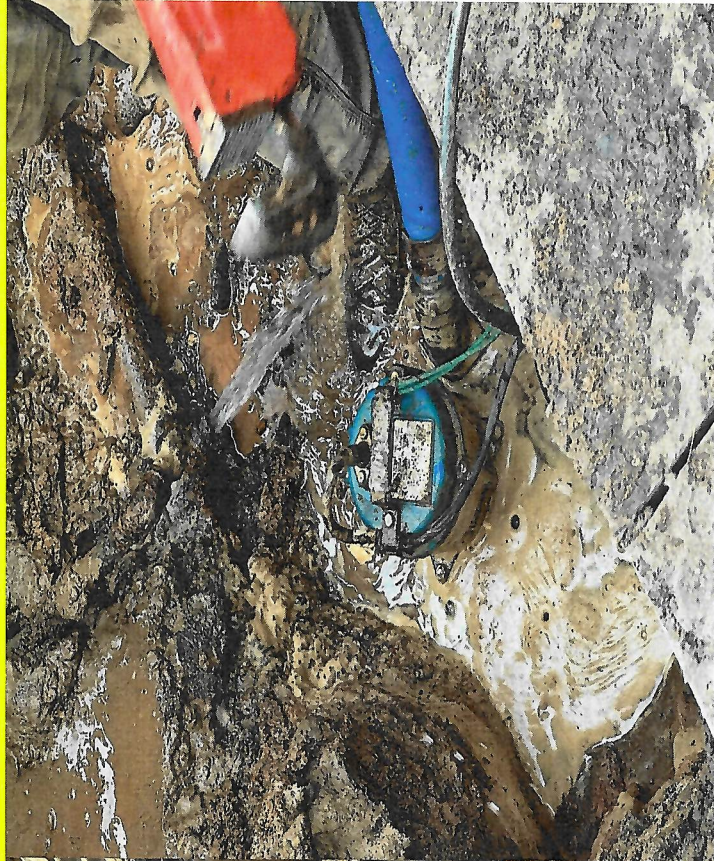
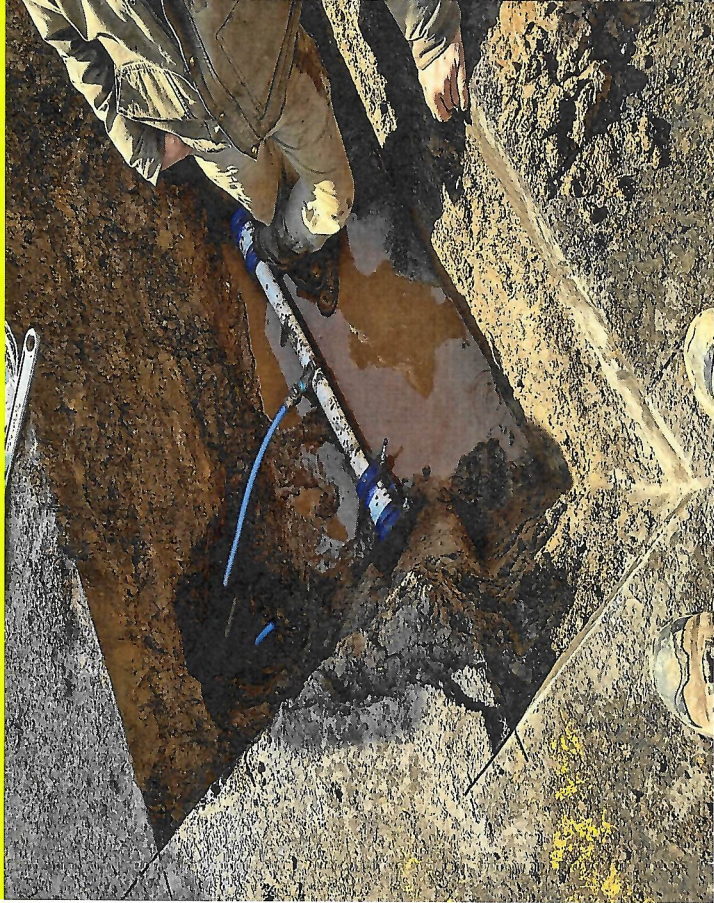
Coffer & Valves



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County Road Leak

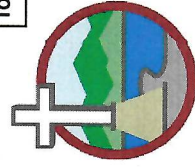


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Utility Capital Improvement Plan 2024

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	\$22,000	\$22,000	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. lvey (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

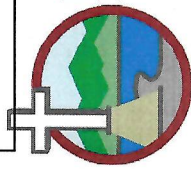


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Capital Improvement Plan 2024

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

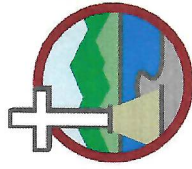


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2024 Paving Plan

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



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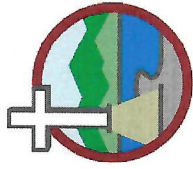
2024 Guardrail Projects

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

Timber & Steel Guardrail \$

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

Timber & Steel Guardrail \$

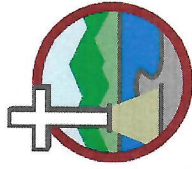


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NCDOT Projects

- **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)**



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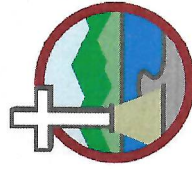
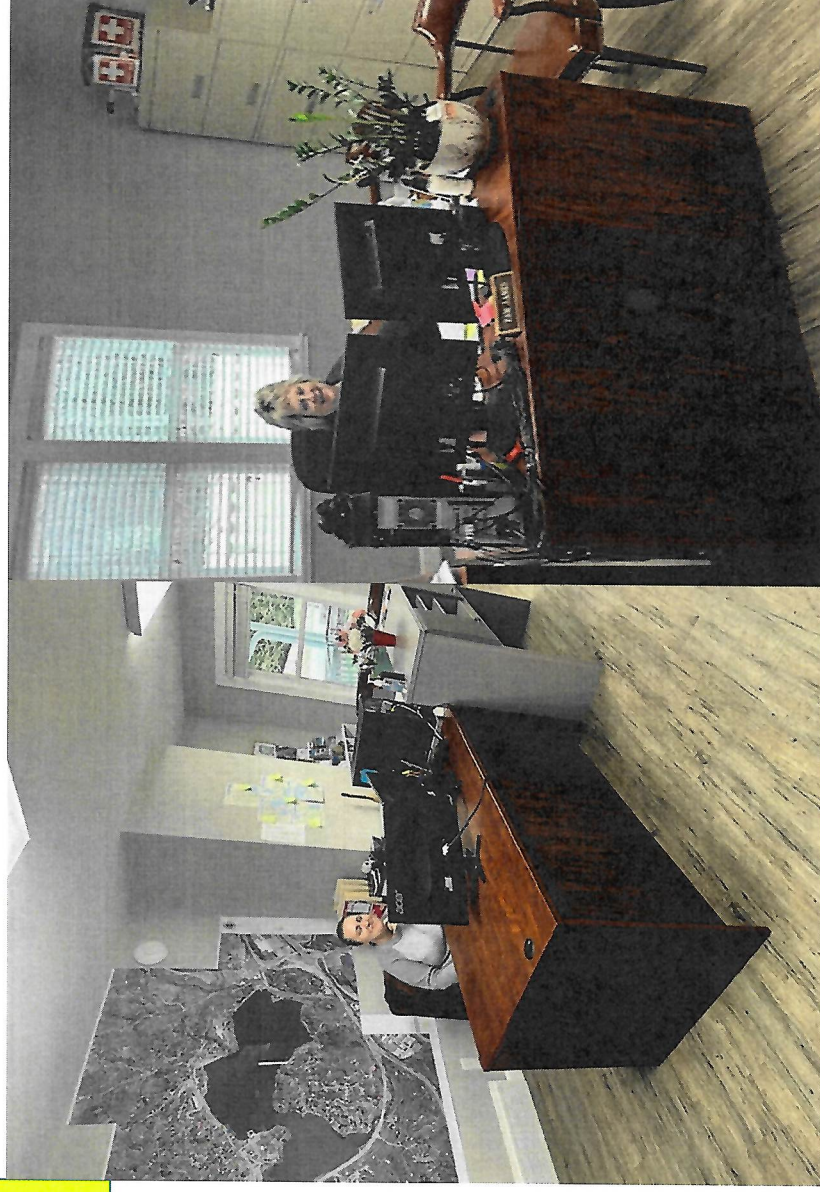
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