

Junaluska Assembly Community Council Meeting Minutes

November 12, 2024

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

In attendance: David Hanson, Hardy Tippet, Suzanne Crites, Frank Dunnewind, Grace Gattis

Staff: Carroll Woody, Pam James

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

Opening Prayer: David Hanson led the opening prayer.

Approval of Agenda: Hardy Tippet made motion Grace Gattis second

Approval of Minutes: Frank Dunnewind made the motion Hardy Tippet second. Approved Oct 2024 minutes by common consent.

Director's Report: Carroll Woody Jr

- **Service Charge**

Millage current rate is \$.420 per \$100 of property value \$300,000 property pays \$1,260 annually service charge (.420) \$300,000 property pays \$1,365 annually service charge (.455) Property values are set by Haywood County Tax Assessor Overall property value also increases when: New homes are built Properties are sold The new service charge will be sent out week before Thanksgiving Haywood County property assessments will be moved out to 2027

- **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 Spillway capacity control greater volumes of water – new study The buttresses will need to be reinforced for stabilization The Dam Safety Division from the state will also be visiting at some point and may make more observations and suggestions.

- **Hurricane Helene**

We learned that we need to install back-up generators for water & sewer pump stations Be prepared for future road & storm water failures Having some emergency funding available for future storm events We will need to start a capital reserve fund for emergencies.

- **Key metrics reviewed.**

- **Service Charge** \$58,765. We continue to collect on past accounts.

- **Non-Revenue water percentage**- Gone back to 19.70% in August. Attributing factors is water in the lines from people not here and not as many breaks, getting payments. Water graphic shows the thresholds.

- **Meters** on Hand 67. Meters replaced 24. Meters to be replaced 51.

- **Security reviewed.** House checks are around 310. Junior introduced Edward Grey has implemented a new report program for security to apply the reports.

- **Financial Update** reviewed for service charge. Reserve balance \$455,263.21. Will show some paving expense

- **Water / Sewer Financial**- We are at \$270,200 to the good. Bought all the meters that we need at this time for replacement.

Current Topics:

- Guardrails Cortan all metal continuous 975' \$90,000 S Lakeshore, In front of Lambuth where tree fell and on Chapel to keep people off bank
- 6" waterline repair on Holston Village

- Service line leak on Bust-O-Dawn
- Two sewer truck tanker fill up for sewer flushing
- Cleaned storm water drain on Sleepy Hollow road for Maintenance
- Hoosier court waterline flush clearing up water
- 4 Hydrant flushing for Golf Course road
- Colonial is in the property owners hands now. He needs to go through the inspections office.
- 1027 County owners are trying to do get home in shape for sale. Power has been pulled from home.
- Fire season! Check website about fires around home.
- AIA grant is coming to a close and we are looking at a 10 to 20 multiyear fix.

Capital Improvement Plan 2024-2025

- Reservoir Roof Membrane
- Backup power for water and sewer pump station
- Jetter Truck on order multifunctional for sewer lines and for drains
- New Service Truck New Dump Truck

Paving Plan: Reviewed –2024

- Continuing to patch after utility cuts and pot holes appear.

Notice To Proceed

- New Build contacts Public Works
- Public Works pulls GIS Map, Deed & File.
- We request Plans/Drawings with details & survey.
- We do a field visit for layout, water & sewer availability, and setbacks are verified.
- Notice to Proceed form is filled out.
- Owner comes to Public Works and signs the NTP form
- The County will issue a permit/County performs all inspections

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 Buchannan construction

Questions from Public

Access Rd-Town of Waynesville says 1 week to complete

Campground- Entrance when light is placed will be directly across. So they will also have red light coming and going.

Lead Survey was turned in. Waiting on the state for the next steps. We have from PVC, to pex to galvanized here at Lake Junaluska.

Silt- in the lake Do not have a place to put silt this year are working with the state to expand the site at Sleepy Hollow will take the Lake down to check the rose walk and to also check the gates and the earthen part at the Dam.

Water meter replaced –look in box and see plastic with digital numbers are new meters If you would like for public works to come and look just call and we will have one of the boys or Junior will come and look for you.

Signs for no bikes on walking trail. Ken is looking into signs for the walking trail.

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

Hardy Tippett made motion Susie Crites second adjourned at 4:44 pm.

Respectfully submitted, Pam James, Recording Secretary

Junaluska Community Council

January 14, 2025



Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

Agenda

- Opening Prayer
- Approval of Agenda
- Approval of Previous Minutes
- New Business
- Public Works Director Report
 - CDC 10- to 20-year Water Infrastructure Plan
 - Update on Dam
 - APW Metrics
 - Water Loss (Graph)
 - Current Topics
 - APW Financial Summaries
 - Utility & Capital Improvement Plans (2024-2025)
 - NCDOT Project Update (2024-2025)
- Open Forum – Items from community members or councilpersons
- Adjournment

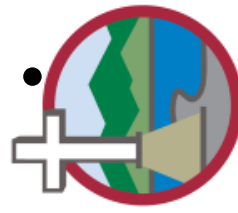


Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

Water Infrastructure Plan 2025

- We are receiving the final report from CDC on our water system to begin our preliminary look at cost to upgrade the system.
- Consist of water storage tank, back up generators, waterline replacement for some main roads like South Lakeshore, County road, the line from pumps to storage tank
- Identified hydrant needs to meet fire code & repairs/replace
- Water mainline and flow needs for looping water system

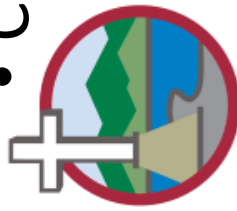


Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

Current Topics

- 6" waterline repair @ 2061 S. Lakeshore Dr.
- Service line & mainline leak 15 Satterwaite Dr. (Lead service removed)
- Water service repair on Francis Asbury Rd.
- Two sewer truck tanker fill up for sewer flushing
- Cleaned storm water drains South & North Lakeshore
- Replaced several joints of sidewalk on Memory Lane
- Continuing leaf pick up (1 week after ice thaws)
- Continue to clean out lake booms as needed

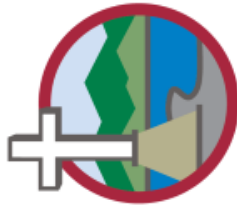


Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

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



Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

Director's Report - Metrics

Item	Oct 2024	Nov 2024	Dec 2024	\$ Less than Pre # Accts/People Less
Service Charges	2024 SC bill	2024 SC bill	2024 SC bill	
Total Amount Billed	\$1,190,694	\$1,302,324	\$1,190,694	
2025 Balance Owed	\$68,928	\$1,295,324	\$870,522	645 acct (373 less)
2024-Balance Owed	\$17,571	\$41,244	\$33,034	49 acct (22 LESS)
2023 -Balance Owed	\$9,820	\$17,571	\$15,211	13 accts (3 less)
2022- Balance Owed	\$5,166	\$9,820	\$9,820	10 accts (0 less)
2021- Balance Owed	\$6,100	\$5,166	\$5,166	4 accts (0 less)
2020- Balance Owed	\$5,709	\$6,100	\$6,100	6 accts (1 less)
2019-2013 Balance Owed	\$15,893	\$21,602	\$21,602	5 peo (0 less)
Total in Collections	\$129,187	\$165,431	\$961,456	
Water/Sewer - Non-Revenue Water				
Current Month				Quarterly Average
- Volume in cu.ft.	141,990	81,418	107,089	Cubic Feet
-Cost of NRW	\$8,448	\$4,844	\$6,327	110,166
12 Month Rolling Average				\$6,540
Percentage of NRW-By Month	20.47%	17.38%	18/.58%	18.93%
-Average NRW in cu.ft.	105,090	105,123	107,059	105,757
-Yearly Cost of NRW	\$75,034	\$79,879	\$86,250	\$241,163
** Meters on Hand-35	Mtrs Placed-13	Mtrs placed-5	Mtrs placed-9	Mtr to Repl 32
Security				Quarterly Average
Incidents				
-Residential	17	21	25	21
-Lake Assembly	13	59	46	39
-Outside/Other	2	3	1	2
Reports Typed	30	64	68	54
Patrol Miles Driven	4,898	4,236	6,731	5,288
Total House Checks	310	421	435	

Water Loss Graphic

Monthly NRW LJA APW, million gallons



Financial Update

Jan 2025

	Budget	Actual	Variance
Water and Sewer Funds			
Operational Revenues	\$ 1,010,051	\$ 993,641	\$ (16,410)
Water	\$ 393,926	\$ 390,721	\$ (3,204)
Sewer	\$ 607,471	\$ 499,706	\$ (107,765)
LJA reimbursement	\$ 8,655	\$ 8,655	\$ -
AIA Grant Reimbursements		\$ 94,559	\$ 94,559
Operational Expenses	\$ 731,778	\$ 889,249	\$ (157,471)
Operations	\$ 731,778	\$ 777,319	\$ (45,541)
AIA Grant Expenditures		\$ 111,929	\$ (111,929)
Operational Cash Flow Balance	\$ 278,273	\$ 104,392	\$ (173,881)
Reserves Balance 12/31/2023		\$ 222,790	
Net Reserves Beginning Balance			
Capital Assessments	\$ 190,004	\$ 190,111	\$ 107
CI Assessment Water	\$ 95,629	\$ 95,235	\$ (393)
CI Assessment Sewer	\$ 94,375	\$ 94,876	\$ 500
Capital Expenses 2024	\$ 207,277	\$ 175,739	
CI Assessment Water	\$ 104,322	\$ 83,056	\$ (21,266)
CI Assessment Sewer	\$ 102,955	\$ 92,683	\$ (10,272)
PRELIMINARY Reserves Balance 10/31/2024		\$ 341,554	

Financial Update

Jan 2025

Other APW Funds	Budget	Actual	Variance
Revenues	\$ 1,124,218	\$ 1,143,689	\$ 19,471
Bulk Green Waste	\$ 3,109	\$ 3,109	\$ 0
Solid Waste	\$ 136,224	\$ 136,833	\$ 609
Service Fees	\$ 984,885	\$ 1,003,747	\$ 18,862
Expenses	\$ 905,710	\$ 897,098	\$ 8,612
Solid Waste	\$ 136,224	\$ 153,751	\$ (17,527)
Bulk Green Waste	\$ 134,799	\$ 144,469	\$ (9,670)
Streets	\$ 177,483	\$ 159,362	\$ 18,121
Administration	\$ 184,024	\$ 184,501	\$ (476)
Security	\$ 273,179	\$ 255,016	\$ 18,163
Operations Balance	\$ 218,508	\$ 246,591	\$ 28,083
PRELIMINARY		\$ 481,495	
Net Reserves Beginning Balance		\$ 315,437	
Capital Expenses 2024		\$ 412,648.87	



Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

Utility Capital Improvement Plan 2024-2025

Project	Total	Utility Work Estimate	Road Repair Estimate (Non-Utility Cost)
Water Meter replacements	\$20,000	\$30,000	0
Reservoir roof membrane replacement & Pump replacement	\$0	\$22,000	0
North Lakeshore drive (Shackford rd. to Memory lane (Completed))	\$70,000	\$0	\$70,000
Back up power for Sewer & Water Pump stations	\$45,000	\$45,000	
Atkins Loop (Completed)	\$16,500	0	\$15,000
Water System / Reservoir Study AIA GRANT (Underway) (NOT INCLUDED IN TOTAL)	\$150,000	\$150,000	0
Purchased New Jetter Truck (Street & Sewer) Jan 2025	\$210,000		
New Service Truck	\$45,000		
New Dump Truck	\$75,000		
Totals	\$440,500	\$97,000	\$85,000

NCDOT Projects

- Main Entrance Traffic Lights – Pedestrian Crossing
 - No Tentative Start Date: Moved out (Historical Architecture & Preservation survey completed)
- Pedestrian Crossings – Golf Course & Holston Village Roads
 - No Tentative Start Date: Moved out
- NCDOT Bridge Replacement Project (Zachary Construction)
 - Jack & Boring for project underway (near completion)
 - Temp bridge working on piling for flyover (Ramp Closure possibly 5 days Jan 20, 2025)
- Russ Avenue progress exit 102-Main Street (Buchanan Construction)
 - Monthly meeting throughout 4-year project

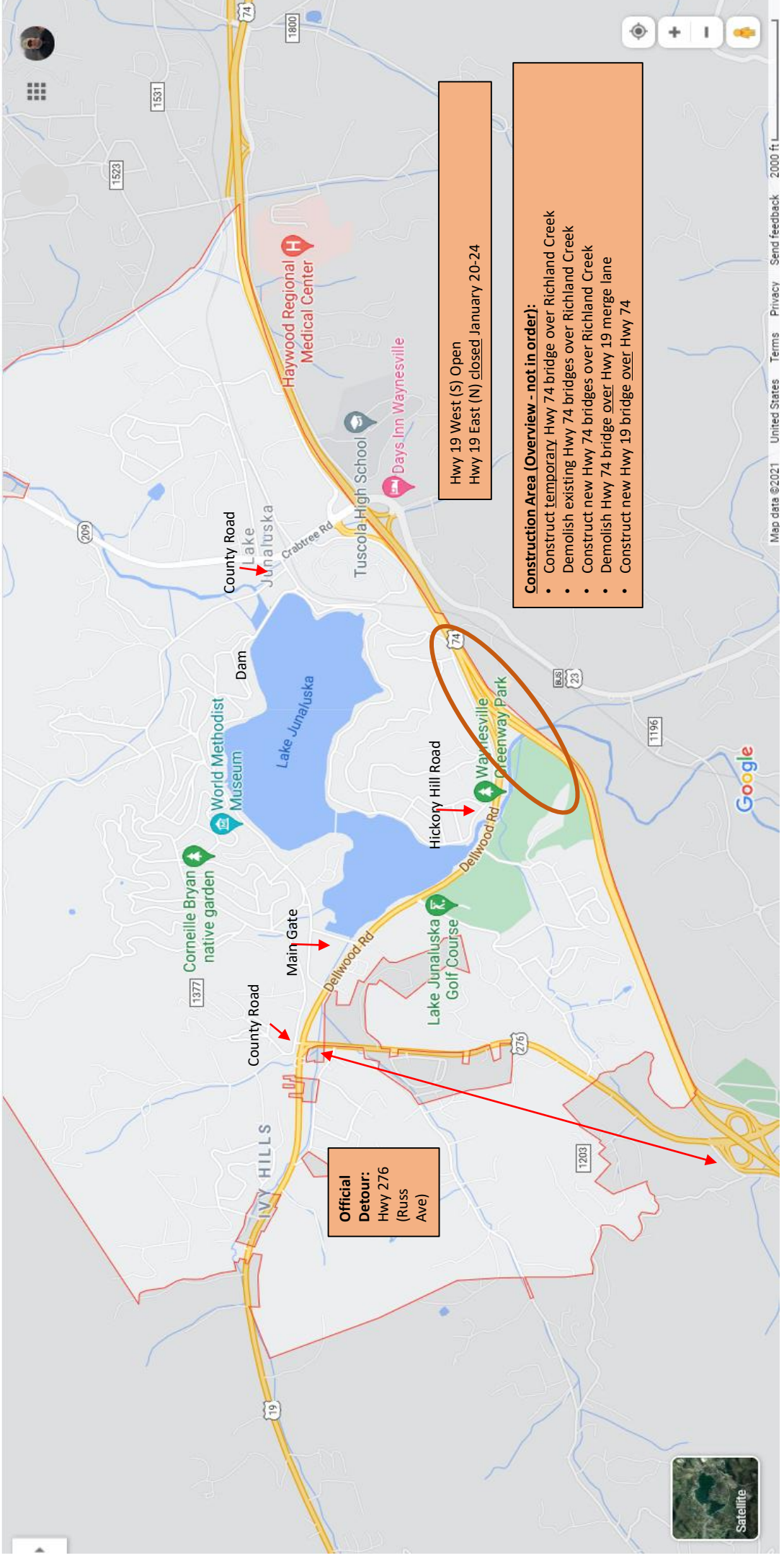


Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

NCDOT Highway 19/23/74 Bridge Project

Overview



Call us if you need us!

Office: 828-452-5911

Security: 828-734-5575

PW On-Call: Call Security

www.lakejunaluskacommunity.com



Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.