

Junaluska Assembly Community Council Meeting Minutes

September 10, 2024

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

In attendance: David Hanson, Hardy Tippett, Randy Carlson, Suzanne Crites Frank Dunnewind, Grace Gattis by Zoom Roger Dowdy

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.

JACC Board voted David Hanson Chairman and Frank Dunnewind Vice Chairman

We would like to Thank Ed LaFountaine, Gary Keckley and Chuck Lipp we appreciate their talents and gifts that they have brought to us. Their contributions to Lake Junaluska go far and beyond to the community council and we appreciate their service.

Welcome new board members Frank Dunnewind, Roger Dowdy (on line) at large members and Suzanne Crites for the Richland Creek District. We appreciate them willing to serve on the Community Council.

Approval of Agenda: Grace Gattis made motion Hardy Tippett seconded. Approved September 2024 agenda by common consent.

Approval of Minutes: Roger Dowdy made the motion Suzanne Crites second. Approved August 2024 minutes by common consent.

Welcome to Max Buchanan DOT gave an update on the road construction around Hwy 74 and Waynesville. Things are progressing slowly. It will be 3 to 4 years for the projects to be completed. Close to 300 to 350 Million dollars going into Haywood County projects at this time. They will keep you updated.

Director's Report: Carroll Woody Jr

- Key metrics reviewed. Service Charge \$26,000 collected with \$165,431 the old accounts at this time. We continue to collect on past accounts.
- Non-Revenue water percentage- Gone back to 14% 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 70. Meters replaced 5. Meters to be replaced 68.
- Security reviewed. House checks are around 301.
- Financial Update reviewed for service charge. Reserve balance \$431,944.13. Will show some paving expense cutting roads to fix utilities and repaving in.
- Water / Sewer Financial- We are doing better we are \$11,501 to the good. And we have in reserve \$304,538.

Current Topics: reviewed.

- 4 water services galvanized and a 2" Mainline galvanized taken out of service (Weldon Gym Field)

- Guardrails Cortan all metal continuous 975' \$90,000 (Happening in the fall after conferences)

Service Charges: JACC make a motion to affirm of 2025 service Charge rate to 45.5 cents per 100.

Paving Plan: Reviewed –2024

- Continuing to patch after utility cuts and pot holes appear.
- N Lakeshore at the entrance and also in the Dale Dr area. (Fall)
- Atkins Loop

Capital Improvement Plan 2024: Could change upon CDC findings or emergent needs arising.

- Service Line Replacement (Oxford) Emergent cannot get part going to cut and put in pipe
- Meter Replacement Program 775 completed with 68 to be replaced. Hope to be completed by end of year Takes 15 minutes- to couple hours depends on if there are issues. Large meters will be looked at after residential meters are complete
- Reservoir roof membrane replacement and pump replacement
- Sewer mainline replacement J B Ivey need quotes
- AIA Grant- in Process with Civil Design Concepts working on water lines outside the pump station.
- Jetter Truck purchased through Capital Water and Sewer and Streets. Sewer calls and to work on drains and drain boxes.

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. Fire hydrant and lines are our responsibility. Waynesville does the testing and marks the fire hydrants.
- Service Truck and Dump Truck renewal

NCDOT bridge replacement: Junior is attending the monthly meetings.

NCDOT Main Entrance Traffic Lights-Pedestrian No changes on the status at this time. Est. Nov. 2024

Pedestrian Crossings at Golf Course & Holston Village Roads. Est. Nov. 2024 Jr is working with a new contact at DOT

NC DOT Russ Avenue Buchannan construction

Call Us If You Need Us!

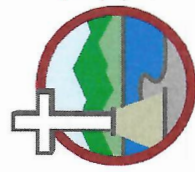
- And Limb pickup-15 minute rule- a charge maybe applied if it takes 2 guys more than 15 minutes to pick up leaves and limbs. This is on website and we will place on next utility bill.
- Notice to proceed needed for construction on home. Comes from Public Works office then to Haywood County permitting.
- 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 Tippet made motion Randy Carlson second adjourned at 4:41 pm.

Respectfully submitted, Pam James, Recording Secretary

Junaluska Community Council

October 8, 2024

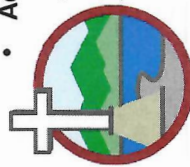


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Agenda

- Opening Prayer
- Approval of Agenda
- Approval of Previous Minutes
- New Business-
- Public Works Director Report
 - APW Metrics
 - Water Loss (Graph)
 - APW Financial Summary
 - Current Topics –
 - Utility & Capital Improvement Plans
 - Paving plans
 - NCDOT Project update
 - Storm Event September 27th
 - Chuck Lipp Observation of Dam during Storm Event
 - Ken Howle
- Open Forum – Items from community members or councilpersons.
- Adjournment



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Director's Report - Metrics

Item	JUNE 2024		JULY 2024		August 2024		\$ Less than Prev Mo # Accts/People Less
	2023 SC bill	2024 SC bill	2023 SC bill	2024 SC bill	2023 SC bill	2024 SC bill	
Service Charges							
Total Amount Billed	\$1,190,694	\$1,190,694	\$1,190,694	\$1,190,694	\$1,190,694	\$1,190,694	83 peo (11 less)
2024 Balance Owed	\$154,342	\$128,056	\$20,194	\$17,672	\$105,071	\$2,522	16 (3 LESS)
2023-Balance Owed	\$21,056	\$9,820	\$9,820	\$9,820	\$9,820	\$1,036	10 accts (1 less)
2022 -Balance Owed	\$10,856	\$5,190	\$5,190	\$5,190	\$5,166	\$24	4 accts (0 less)
2021- Balance Owed	\$5,190	\$6,100	\$6,100	\$6,100	\$6,100	\$0	6 accts (0 less)
2020- Balance Owed	\$5,709	\$5,709	\$5,709	\$5,709	\$5,709	\$0	5 accts (0 less)
2019- Balance Owed	\$16,093	\$15,893	\$15,893	\$15,893	\$15,893	\$0	4 peo (0 less)
2018-2013 Balance Owed	\$253,323	\$190,963	\$190,963	\$190,963	\$165,431	\$24,532	
Water/Sewer - Non-Revenue Water							
Current Month							
-Volume in cu.ft.	94,326	100,455	100,455	100,455	88,314	94,365	Quarterly Average Cubic Feet
-Cost of NRW	\$5,612	\$5,977	\$5,977	\$5,977	\$5,255	\$5,615	705,850 Gallons
12 Month Rolling Average							
Percentage of NRW-By Month	14.46%	11.88%	11.88%	11.88%	14.01%	13.45%	
-Average NRW in cu.ft.	99,902	101,244	101,244	101,244	101,348	100,831	754,218
-Yearly Cost of NRW	\$49,027	\$55,004	\$55,004	\$55,004	\$60,258	\$54,763	
** Meters on Hand-35	Mtrs placed-9	Mtrs Placed-13	Mtrs Placed-13	Mtrs Placed-13	Mtrs placed-5	Mtr to Repl 68	
Security							
Incidents							
-Residential	30	34	34	34	33	32	
-Lake Assembly	62	59	59	59	57	59	
-Outside/Other	0	2	2	2	1	1	
Reports Typed	7	19	19	19	21	16	
Patrol Miles Driven	3,486	3,692	3,692	3,692	3,529	3,569	
Total House Checks	252	310	310	310	301	301	

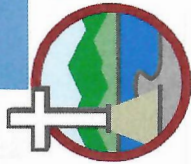
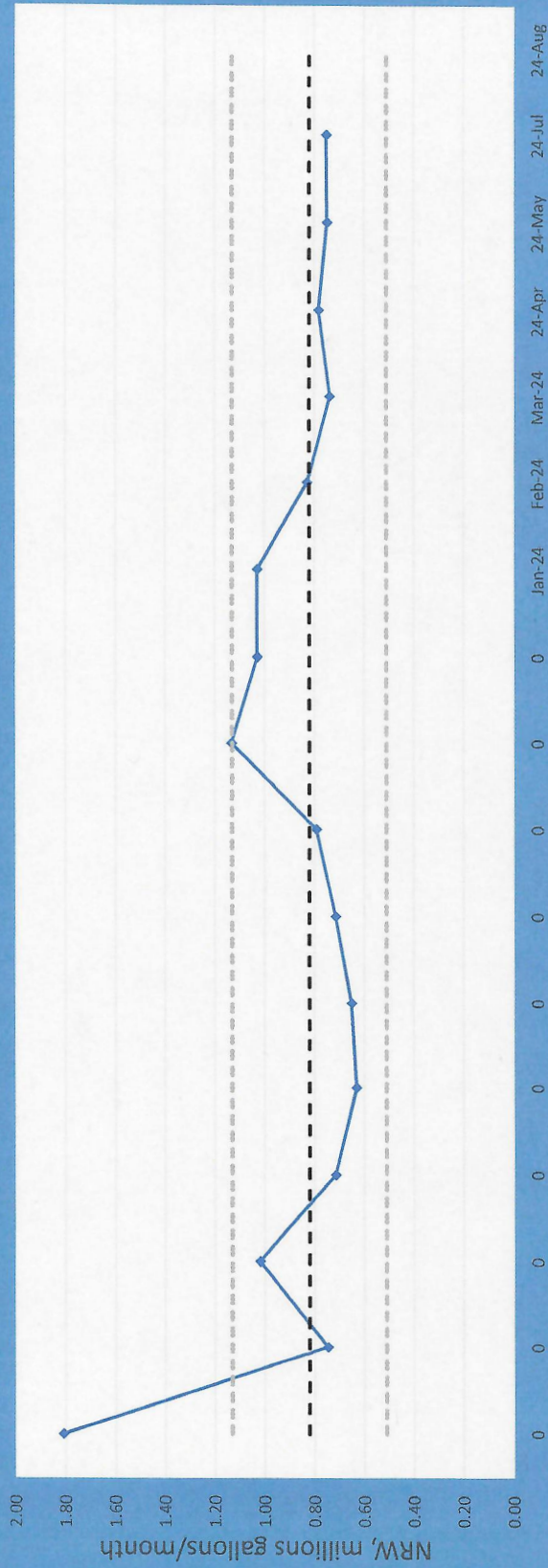


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Water Loss Graphic

Monthly NRW LJA APW, million gallons



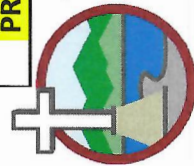
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Financial Update

October 2024

	Budget	Actual	Variance
Water and Sewer Funds			
Operational Revenues	\$ 609,988	\$ 621,489	\$ 11,501
Water	\$ 241,073	\$ 248,780	\$ 7,707
Sewer	\$ 363,408	\$ 309,687	\$ (53,721)
LJA reimbursement	\$ 5,507	\$ 5,507	\$ -
AIA Grant Reimbursements	\$	\$ 57,515	\$ 57,515
Operational Expenses	\$ 485,601	\$ 496,960	\$ (11,359)
Operations	\$ 485,601	\$ 444,226	\$ 41,375
AIA Grant Expenditures	\$	\$ 52,734	\$ (52,734)
Operational Cash Flow Balance	\$ 124,387	\$ 124,530	\$ 142
PRELIMINARY Reserves Balance 12/31/2023			
Net Reserves Beginning Balance	\$ 120,912	\$ 120,585	\$ (326)
Capital Assessments	\$ 60,855	\$ 60,280	\$ (574)
CI Assessment Water	\$ 60,057	\$ 60,305	\$ 248
CI Assessment Sewer	\$ 207,277	\$ 163,367	\$ (43,910)
Capital Expenses 2024	\$ 104,322	\$ 80,968	\$ 23,354
CI Assessment Water	\$ 102,955	\$ 82,399	\$ 20,556
CI Assessment Sewer	\$	\$ 304,538	\$ 304,538
PRELIMINARY Reserves Balance 07/31/2024			
		7/31/2024	



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Financial Update

October 2024

Other APW Funds	Budget	Actual	Variance
Revenues	\$ 715,421	\$ 728,761	\$ 13,340
Bulk Green Waste	\$ 1,979	\$ 1,979	\$ -
Solid Waste	\$ 86,688	\$ 87,076	\$ 388
Service Fees	\$ 626,754	\$ 639,707	\$ 12,953
Expenses	\$ 584,963	\$ 579,573	\$ 5,390
Solid Waste	\$ 86,688	\$ 98,842	\$ (12,154)
Bulk Green Waste	\$ 88,095	\$ 80,840	\$ 7,255
Streets	\$ 114,248	\$ 112,123	\$ 2,125
Administration	\$ 118,942	\$ 128,719	\$ (9,777)
Security	\$ 176,991	\$ 159,050	\$ 17,941
Operations Balance	\$ 130,457	\$ 149,188	\$ 18,731
PRELIMINARY		\$ 481,495	
Net Reserves Beginning Balance		\$ 198,739	
Capital Expenses 2024		\$ 431,944.13	

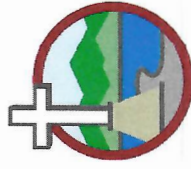


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2024 Paving Plan

- Holston Village Road & Charles Wesley – (completed)
- Kilgore Road – (Completed)
- N. Lakeshore Dr. repairs (Completed)
- Atkins Loop (Completed)

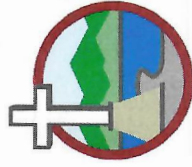


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NCDOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
 - Tentative Start Date: End of Nov 2024 (Historical Architecture & Preservation survey)
- **Pedestrian Crossings- Golf Course & Holston Village Roads**
 - Tentative Start Date: End of Nov 2024
- **NCDOT Bridge Replacement Project (Zachary construction)**
 - Jack & Boring for project underway
 - Temp bridge to begin in November this year (Ramp Closure 2 months out)
 - Russ Avenue has started exit 102 –main street (Buchanan construction)
 - Monthly Meeting September 18 2024 (Resident Engineer to come in Sept)

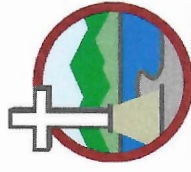


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Storm Event

- The Harrell Center and Stuart Auditorium were partially flooded and cleanup of these areas is currently underway. Several sections of the Rose Walk between the sidewalk and the lake collapsed. We are currently assessing the full extent of the damage.
- The dam passed inspection and is structurally sound. The pedestrian walkway over the dam is open. The vehicular bridge is closed until it is inspected.
- Be cautious when walking around the lake. Avoid roped-off areas. (Rose walk)

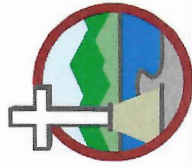


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Storm Event

- The Haywood County Sheriff's Department is providing assistance to Lake Junaluska in order to maintain a safe environment. 24/7
- Volunteer opportunities are being offered Monday through Friday at 10 a.m. for those who can meet at Stuart Auditorium.
- To inquire about the safety of persons in Haywood County, contact 888-892-1162.
- **Road Conditions**
drivenc.gov

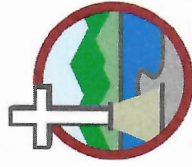


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Storm Event

- The EPA, JFD and WFD did assist with Propane tank removal from lake and waterways
- The Army Corps of engineer's will be providing guidance on the removal of other debris as soon as they can



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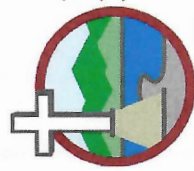
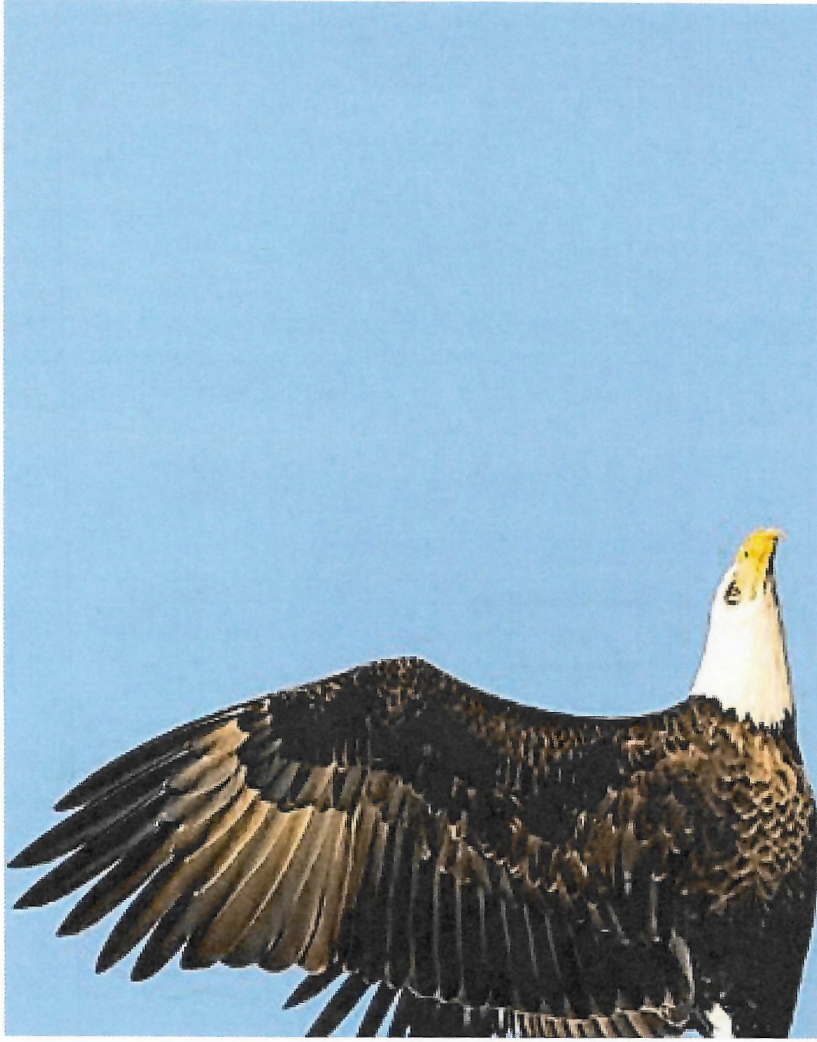
Call us if you need us!

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Security: 828-734-5575

PW On-Call: Call Security

www.lakejunaluskacommunity.com



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