

LUMPKIN COUNTY WATER AND SEWERAGE AUTHORITY BOARD MEETING

June 17, 2025

2:00PM

Lumpkin County Administration Building
99 Courthouse Hill
Dahlonega, GA 30533

Members in attendance: Murl Jones, Rhett Stringer, Vic Dover, Charles Trammell, Darren Wood, Henry Davis, Wes Chambers

Others in attendance: Sean Phipps, Johnny Trammell, Joy Edelberg, Nicholas Hugg, Curt Swilley, Jolene Northrup

Call to order: Chairman Murl Jones called the meeting to order at 2:00 pm

Approval of Agenda: Sean Phipps noted agenda items 7 & 8 were added to the agenda after the draft agenda had been sent to the Board last week. Motion to approve agenda with the additions: Henry Davis. Second: Vic Dover. Motion carried unanimously.

Approval of May 6, 2025 Regular Meeting Minutes: Motion to approve: Vic Dover. Second: Darren Wood. Motion carried unanimously.

Financials - Motion to accept April financials: Charles Trammell. Second: Rhett Stringer. Motion carried unanimously.

Wastewater Treatment Plant Update – Jolene Northrup from Peoples Quigley presented update. Treatment basins are being water tested. Walk ways and handrails at top of basins in process. Completed pour of concrete walls for second level at southeast corner of process building. Contractor completes extensive installation of rebar reinforcement, electrical conduit and process piping in preparation for each concrete pour. Still on schedule for early 2026 start up. Peoples Quigley to provide budget update at July 1st Regular Meeting. Work has started for sewer force main project at Burnt Stand Road and Cain Bridge Road.

LCWSA Standard Specifications - Update will replace 2004 Water Main Standards. A summary of the updated specifications was presented and discussed at May Regular Meeting. Motion to adopt Standards and Specifications for Water Distributions Systems and Sanitary Sewerage Systems: Charles Trammell. Second: Vic Dover. Motion carried unanimously.

Chestatee 400 LLC – Request for Wastewater Treatment Capacity – Sean Phipps presented a summary of the LCWSA staff report for the agenda item:

Chestatee 400 LLC has submitted a request for a wastewater treatment capacity allocation for a 300-unit multi-family residential development with an anticipated daily flow of 59,250 gallons. This project was previously approved for sewer capacity by the LCWSA Board on June 4, 2024, under an application submitted by Doungerakis Consulting Engineers, Inc. on behalf of developer Watkins Real Estate Group. However, Watkins has since decided not to proceed with the project, thereby relinquishing their allocation. On May 28, 2025, a new application was submitted by the same engineering firm, this time on behalf of Chestatee 400 LLC, the property owner. The scope of the project remains unchanged from the original submittal, with the only revision being the applicant's name.

Curt Swilley, property owner and representative of Chestatee 400 LLC, explained that they are currently coordinating with other developers who are interested in moving forward with the project. However, there is some confusion regarding the sewer capacity allocation, as it was previously approved under the name of Watkins Real Estate Group. Henry Davis asked whether Watkins could provide a letter confirming that they were releasing the allocation. Mr. Swilley indicated that he could coordinate with Watkins to obtain such a letter.

Sean Phipps reviewed a tracking spreadsheet showing LCWSA's current utilization and projected wastewater treatment demands, noting that this project had been incorporated into LCWSA's tracking when the allocation was approved in 2024.

The Board discussed whether the capacity allocations should be assigned to a specific project/property rather than the developer. Board discussed need for Watkins provide a letter confirming that they were relinquishing their allocation back to LCWSA. Motion to table agenda item until July with a request for Watkins to provide letter: Vic Dover. Second: Darren Wood. Motion carried unanimously.

Kickoff Meeting: Yahoola Creek Park Stream Restoration Project – LCWSA is working with design-build contractor Wildlands Engineering to complete a streambank restoration project at Yahoola Creek Park. The project will restore eroding streambanks within the park to generate a nutrient offset, which is required to meet permitting conditions for the new wastewater treatment plant. A project kickoff meeting is scheduled for July 1st and will include a site visit.

Board Members Henry Davis and Rhett Stringer agreed to represent LCWSA as internal project stakeholders and participate in project meetings and review of project design concepts. Sean Phipps will serve as Owner's Representative and Henry Davis will serve as Owner's Senior Representative with respect to the contract with Wildlands Engineering. Sean will reach out to other potential stakeholders.

Other Items: The Board continued discussion of approval process for sewer capacity allocations and whether the allocation should be assigned to the project/property rather than the applicant. Motion for Sean Phipps and Joy Edelberg to prepare paperwork and standard legal documents to be used for assigning future sewer capacity allocations. Charles Trammell. Second: Darren Wood. Motion carried unanimously.

Motion to adjourn: Vic Dover. Second: Charles Trammell. Motion carried. Meeting adjourned at 3:20.

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