



**Brunswick-Glynn County Joint Water and Sewer Commission**  
**1703 Gloucester Street, Brunswick GA 31520**  
**Thursday, March 7, 2019 at 2:00 pm**  
**Commission Meeting Room**

## **COMMISSION MEETING AGENDA**

**Call to Order**

**Invocation**

**Pledge**

### **PUBLIC COMMENT PERIOD**

*Public Comments will be limited to 3 minutes per speaker. Comments are to be limited to relevant information regarding your position and should avoid being repetitious. Individuals should sign in stating your name, address and the subject matter on which you wish to speak. Your cooperation in this process will be greatly appreciated.*

### **APPROVAL**

- 1. Minutes from February 21, 2019 Regular Meeting *(subject to any necessary changes)***
- 2. Minutes from February 21, 2019 Executive Session *(subject to any necessary changes)***
- 3. Deed for Hawkins Island Infrastructure – C. Dorminy**
- 4. Regina Court Encroachment – C. Dorminy**

### **DISCUSSION**

- 1. Academy Creek WPCF Urgent Dryer Repair Update – A. Burroughs**

### **EXECUTIVE DIRECTOR'S UPDATE**

### **CHAIRMAN'S UPDATE**

### **EXECUTIVE SESSION**

### **MEETING ADJOURNED**

*All citizens are invited to attend.  
There is a possibility of a quorum of City or County Commissioners being present.*



**Brunswick-Glynn County Joint Water and Sewer Commission  
1703 Gloucester Street, Brunswick, GA 31520  
Thursday, March 7, 2019 at 2:00 PM**

**COMMISSION MINUTES**

**PRESENT:**

**G. Ben Turnipseed, Chairman  
Steve Copeland, Vice-Chairman  
Cornell L. Harvey, Commissioner  
Tripp Stephens, Commissioner  
Wayne Neal, Commissioner**

**ALSO PRESENT:**

**Charlie Dorminy, Legal Counsel HBS  
Andrew Burroughs, Deputy Executive Director  
Todd Kline, Director of Engineering  
John D. Donaghy, Director of Finance  
Jay Sellers, Director of Administration  
Janice Meridith, Exec. Commission Administrator**

**ABSENT:**

**Bob Duncan, Commissioner  
Donald Elliott, Commissioner  
Jimmy Junkin, Executive Director**

**MEDIA PRESENT:**

**Taylor Cooper, The Brunswick News  
Pamela Permar Shierling, The Islander**

Chairman Turnipseed called the meeting to order at 2:00 PM.

Commissioner Copeland provided the invocation and Commissioner Neal led the pledge.

**PUBLIC COMMENT PERIOD**

Chairman Turnipseed opened the public comment period.

**Monica Smith, SPLOST 2020** – Monica Smith commented that she had attended the Glynn County Retreat Session where the provisional SPLOST 2020 list was discussed. She noticed that beside JWSC on the project list there were no entries and inquired if JWSC had a list of projects that were to be included and also if anyone had reviewed with the County to see if there were any projects that might intersect.

Andrew Burroughs responded that JWSC had received the County's list of SPLOST projects which staff is currently reviewing to see if JWSC has assets in those areas to be worked on, and that JWSC does also have a list of projects if there is funding available.

There being no additional citizens for public comment, Chairman Turnipseed closed the public comment period.

## **APPROVAL**

### **1. Minutes from the February 21, 2019 Regular Commission Meeting**

Commissioner Harvey made a motion seconded by Commissioner Neal to approve the minutes from the February 21, 2019 Regular Commission Meeting. Motion carried 5-0-2. (Commissioner Duncan and Commissioner Elliott were absent for the vote.)

### **2. Minutes from the February 21, 2019 Executive Session**

Commissioner Harvey made a motion seconded by Commissioner Neal to approve the minutes from the February 21, 2019 Executive Session. Motion carried 4-0-3. (Commissioner Duncan and Commissioner Elliott were absent for the vote. Commissioner Stephens abstained due to his absence from that Executive Session.)

Chairman Turnipseed requested a motion to excuse Commissioner Duncan and Commissioner Elliott from the meeting due to being at a conference out of town.

Commissioner Stephens made a motion seconded by Commissioner Harvey to excuse Commissioner Duncan and Commissioner Elliott from the meeting due to attending a conference out of town. Motion carried 5-0-2. (Commissioner Duncan and Commissioner Elliott were absent for the vote.)

Commissioner Stephens requested permission to leave the Commission Meeting after the approval section of the agenda due to an out of town commitment.

### **3. Deed for Hawkins Island Infrastructure – C. Dorminy**

Charlie Dorminy presented the request for approval to accept the deed from the Hawkins Island Property Homeowners Association for the Hawkins Island infrastructure. He noted that a second identical deed would come from the Sea Island Council once approved. Hawkins Island and Sea Island request that JWSC accept the deed from Hawkins Island Homeowners Association and Sea Island quitclaiming their interest in the real property located on Hawkins Island which contains water and sewer infrastructure that is being operated and maintained by the JWSC. Mr. Dorminy provided the background history of this infrastructure for the Hawkins Island Development.

Commissioner Stephens made a motion seconded by Commissioner Harvey to move that the JWSC accept the quitclaim deeds conveying the water and sewer infrastructure located on Hawkins Island, Glynn County, Georgia. Motion carried 5-0-2. (Commissioner Duncan and Commissioner Elliott were absent for the vote.)

### **4. Regina Court Encroachment – T. Kline**

Todd Kline presented the recommendation to approve the acceptance of the Regina Court sewer infrastructure with the easement as public infrastructure. Regina Court is a small subdivision off of Demere Road on St. Simons Island. Mr. Kline briefly advised that this acceptance will clean up some easement issues and that there was also an encroachment involved.

Commissioner Copeland made a motion seconded by Commissioner Neal to move that the Brunswick-Glynn County Joint Water and Sewer Commission accept the on-site water system and on-site sewer system along with associated easements within Regina Court development as public infrastructure for

ownership, operation and maintenance. Motion carried 5-0-2. (Commissioner Duncan and Commissioner Elliott were absent for the vote.)

Charlie Dorminy advised that a second motion was required to accept the encroachment on both lots 1 and 4 on that same project as well. He added that the easements were accepted upon the condition that JWSC and the developer enter into an Encroachment Agreement as included in the package

Commissioner Copeland made a motion seconded by Commissioner Stephens to move that the Brunswick-Glynn County Joint Water and Sewer Commission accept the on-site water system and the on-site sewer system along with associated encroachments on lots 1 and 4 within the Regina Court development as public infrastructure for ownership, operation and maintenance. Motion carried 5-0-2. (Commissioner Duncan and Commissioner Elliott were absent for the vote.)

Commissioner Stephens left the meeting at 2:11 p.m.

## **DISCUSSION**

### **1. Academy Creek WPCF Urgent Dryer Repair Update – A. Burroughs**

Andrew Burroughs advised the Commissioners that an agreement had been entered into with AIT Services to perform some emergency maintenance on the sludge dryer at Academy Creek. He provided a brief history of the issues with the dryer and added that the back plate to the dryer has failed causing it to be non-functional at this time. Mr. Burroughs also noted that the sludge is currently being pressed and then hauled to the landfill, but the sludge still contains some water. He added that every month the sludge dryer is down is costing an additional \$25,000 at the landfill due to the moisture in the sludge. The total cost of \$73,500 will include the emergency repairs, re-programming of the dryer, and the JWSC staff will also be formally trained on the proper maintenance of the dryer to help avoid future issues and will also be provided with necessary operations and maintenance manuals for the dryer. AIT Services is expected to be available to begin the repairs by the end of the month and complete everything within a couple of weeks for the dryer to be functional by mid to late April. Mr. Burroughs advised the funding is coming out of the wastewater treatment plant operations budget.

## **EXECUTIVE DIRECTOR'S UPDATE**

Andrew Burroughs advised that Mr. Junkin and two of the commissioners were at the Utility Management Conference and gaining good information at the workshops.

## **CHAIRMAN'S UPDATE**

Chairman Turnipseed commended the staff and noted that JWSC has been providing better service and improving operations, all of the pump stations now have additional capacity, the commission is looking at extending the system, as well as making improvements to all of the plants in the upcoming years. He expressed his appreciation for the staff and all of the commissioners working together to improve the system for the customers of the JWSC.

## **EXECUTIVE SESSION**

There was no executive session.

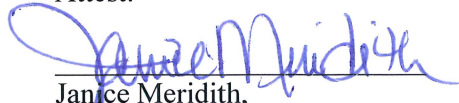
There being no additional business to bring before the Commission, Chairman Turnipseed requested a motion to adjourn the meeting.

Commissioner Neal made a motion seconded by Commissioner Harvey to adjourn the meeting.

Chairman Turnipseed adjourned the meeting at 2:19 p.m.

  
\_\_\_\_\_  
G. Ben Turnipseed, Chairman

Attest:

  
\_\_\_\_\_  
Janice Meridith,  
Executive Commission Administrator

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Return to:  
Hall Booth Smith, P.C.  
Attn: Charles A. Dorminy, J.D., LL.M.  
3528 Darien Highway, Suite 300  
Brunswick GA 31525

**STATE OF GEORGIA  
COUNTY OF GLYNN**

**QUIT CLAIM DEED**

THIS INDENTURE is made as of the \_\_\_\_ day of \_\_\_\_\_, 2019, by and between **HAWKINS ISLAND PROPERTY OWNERS' ASSOCIATION, INC.**, a non-profit Georgia corporation with its principal place of business in Glynn County, Georgia (hereinafter referred to as the "Grantor"), and the **BRUNSWICK-GLYNN COUNTY JOINT WATER AND SEWER COMMISSION**, a public corporation created by Local Act of the General Assembly of the State of Georgia, acting by and through its Board of Commissioners (hereinafter referred to as the "Grantee").

**WITNESSETH:**

FOR AND IN CONSIDERATION OF ONE DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantee, its successors and assigns, all the following described property, to-wit:

**LIFT STATION 2047:** All that tract or parcel of land, containing 900 square feet, lying and being in G.M.D. 25, on Hawkins Island, Glynn County, Georgia, and being more particularly described as follows:

In order to find the Point of Beginning of the tract herein described, commence at a ½” iron rebar set at the intersection of the southern right-of-way margin of Davison Lane (private 60-foot wide right-of-way) with the western right-of-way margin of Hawkins Island Drive (private right-of-way) and run thence along the southern right-of-way margin of said Davison Lane South 68 degrees 07 minutes 10 seconds West 25.47 feet to a ½” iron rebar set, which ½” iron rebar found marks the POINT OF BEGINNING of the herein described tract, run thence South 21 degrees 52 minutes 50 seconds East 30.00 feet to a ½” iron rebar set; run thence South 68 degrees 07 minutes 10 seconds West 30.00 feet to a ½” iron rebar set; run thence North 21 degrees 52 minutes 50 seconds West 30.00 feet to a ½” iron rebar set on the southern right-of-way margin of said Davison Lane; run thence along the southern margin of the right-of-way of said Davidson Lane North 68 degrees 07 minutes 10 seconds East 30.00 feet to a ½” capped iron rebar set, which marks the Point of Beginning of the herein described tract.

Said description according to Survey for Sea Island Company, Sanitary Sewer Pump Station No. 1, Phase One, Hawkins Island by Robert N. Shupe, Georgia Registered Land Surveyor No. 2224 dated February 26, 2008, and recorded in the public records of Glynn County, Georgia, in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, to which reference is hereby particularly made.

**LIFT STATION 2048:** All that tract or parcel of land, containing 950 square feet, lying and being in G.M.D. 25, on Hawkins Island, Glynn County, Georgia, and being more particularly described as follows:

Begin at a ½” iron rebar found at the southeast corner of Lot 24 of Hawkins Island Subdivision, Phase Four (known as Parcel 04-11419 according to the Glynn County Tax Assessor), which ½” iron rebar found marks the POINT OF BEGINNING of the herein described tract, run thence along the east line of said

Lot 24 a chord direction of North 14 degrees 23 minutes 32 seconds West an arc distance of 22.17 feet to a ½” capped iron rebar set; run thence North 76 degrees 52 minutes 41 seconds East 39.13 feet to a ½” capped iron rebar set; run thence South 03 degrees 33 minutes 14 seconds West 30.00 feet to a ½” capped iron rebar set; run thence South 82 degrees 26 minutes 37 seconds West 30.00 feet to a ½” capped iron rebar set; run thence along a curve a chord direction of North 15 degrees 52 minutes 21 seconds West an arc distance of 3.67 feet to a ½” iron rebar found, which marks the Point of Beginning of the herein described tract.

Said description according to Easement Survey for Lift Station 2048, Adjacent to Lot 24, Hawkins Island, Phase Four, by Gary R. Nevill, Georgia Registered Land Surveyor No. 2401 dated January 16, 2015, revised September 14, 2016, and recorded in the public records of Glynn County, Georgia, in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, to which reference is hereby particularly made.

**LIFT STATION 2049:** All that tract or parcel of land, containing 897 square feet, lying and being in G.M.D. 25, on Hawkins Island, Glynn County, Georgia, and being more particularly described as follows:

In order to find the Point of Beginning of the tract herein described, commence at a ½” iron rebar set at the intersection of the northerly right-of-way margin of Hawkins Lane (private 60-foot wide right-of-way) with the easterly right-of-way margin of Hawkins Island Drive (private right-of-way) (which is also the southwest corner of Lot 50 of Hawkins Island, Phase One) and run thence along the northerly (then westerly) right-of-way margin of said Hawkins Lane 729.28 feet to a ½” iron rebar set, which ½” iron rebar found marks the POINT OF BEGINNING of the herein described tract, run thence South 81 degrees 48 minutes 54 seconds West 30.00 feet to a ½” iron rebar set; run thence North 08 degrees 11 minutes 01 seconds West 30.00 feet to a ½” iron rebar set; run thence North 81 degrees 48 minutes 54 seconds East 30.00 feet to a ½” iron rebar set on the westerly right-of-way margin of said Hawkins Lane; run thence along a curve in the westerly right-of-way margin of said Hawkins Lane a chord direction of South 08 degrees 11 minutes 00 seconds East an arc distance of 30.00 feet to a ½” iron rebar found, which marks the Point of Beginning of the herein described tract.

Said description according to Survey for Sea Island Company, Sanitary Sewer Pump Station No. 2, Phase Three, Hawkins Island by Robert N. Shupe, Georgia Registered Land Surveyor No. 2224 dated February 26, 2008, and recorded in the public records of Glynn County, Georgia, in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, to which reference is hereby particularly made.

TOGETHER WITH ALL water and sewer infrastructure located on Hawkins Island associated with these three lift stations.



This deed is made, and the above property is conveyed, subject to all easements, whether visible or not, in writing or not, or recorded or not.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor its successors and assigns, nor any other person or persons claiming under it shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has caused its corporate name to be hereunto subscribed and its duly attested corporate seal to be hereunto affixed by its duly authorized officers, the day and year first above written.

**HAWKINS ISLAND PROPERTY OWNERS' ASSOCIATION, INC.**

By: \_\_\_\_\_  
TERRY FRIDDLE, President

Attest to: \_\_\_\_\_  
WILL RIS, Secretary

Signed, sealed and delivered on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, and in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_



# Brunswick-Glynn County Joint Water and Sewer Commission

## Acceptance as Public Infrastructure

**To:** Brunswick-Glynn Joint Water & Sewer Commission  
**From:** Todd Kline, P.E. – Planning & Construction, Director of Engineering  
**Date:** Thursday, March 7, 2019  
**Re:** **Acceptance as Public Infrastructure – Regina Court Sewer**

### Background

Regina Court is located off Demere Road between Mallery and Arnold Streets on St. Simons Island. Lots are being developed by Palmetto Building Group who requested sewer connection to existing services.

### Staff Report

In providing documentation outlined below, said Owner of Record recognizes and accepts responsibility for correcting all system defects that may occur or be found during the operation of the system for a period of two (2) years from the written date of acceptance. The subject water and sewer systems are constructed in accordance with applicable JWSC Standards and Development Procedures. As Easement Survey has been submitted and all inspections have been completed. The work has been deemed compliant by JWSC operational superintendents and the project inspector.

This acceptance includes an encroachment agreement to address the presence of existing structures within the proposed easement. JWSC Legal has reviewed and approved this agreement to exclude the JWSC from liability of damage to property resulting from maintenance activities.

Project	Application for Dedication		Fair Value of Infrastructure		Easement <sup>1</sup>	Encroachment
	Water	Wastewater	Water	Wastewater		
Regina Court	NA	X	NA	167 L.F. \$12,020	Yes	Yes

<sup>1</sup> Easement documents, required plats and legal descriptions have been prepared, executed, submitted and approved by the BGJWSC Attorney.

### Recommended Action

In as much as all requirements of the BGJWSC Development Procedures have been met and all easements and related documents have been executed and submitted, staff recommends: 1) acceptance by the Commission of the on-site sewer system along with the associated easements and encroachment within the **Regina Court** development as public infrastructure for ownership, operation and maintenance; and, 2) execution of the Encroachment Agreement.

### Recommended Motion

I make a motion that the Brunswick Glynn County Joint Water & Sewer Commission accept the on-site water system and on-site sewer system along with associated easements within **Regina Court** development as public infrastructure for ownership, operation and maintenance.

**Attachments, Application for Dedication, Easement Plat, Encroachment Agreement**



**Brunswick-Glynn County  
Joint Water & Sewer Commission  
1703 Gloucester Street  
Brunswick, GA. 31520  
(912) 261-7120 Office (912) 261-7178 Fax**

## **Application for Dedication of Water/Wastewater Systems**

### **Part A: Statement of Intention**

Having completed the installation of the water/wastewater system for the property tract or subdivision heretofore known as Regina Court; the current  
Project Name  
Owner(s) of the system, being Palmetto Building Group, LLC, located  
Developer/Owner Name  
at 1158 Mallery Street, is desirous of dedicating the constructed  
Address of Legal Service

utility system(s) for ownership, operation and maintenance to the appropriate public entity licensed and permitted to operate such system(s) within this jurisdictional area. This Application and requested information is being submitted with this intention.

### **Part B: Recognition and Acceptance of Warranties**

The Owner/Developer of this water/wastewater system does hereby recognize and accept the responsibility for correcting any and all system defects that may occur or be found during the operation of the system by the JWSC for a period of two (2) years from the written date of acceptance by the governmental body to which the system is dedicated. This warranty covers materials and workmanship items, as well as those components of the infrastructure damaged by other utilities and/or contractors who may cause damage to the water/wastewater system as herein accepted, excepting such defects caused or resulting from the sole negligence of the JWSC.

### **Part C: Confirmation of Compliance of Water/Wastewater Documentation**

The Owner/Developer of this water/wastewater system does hereby warrant that the Record Drawings and all appropriate utility easements and/or deeds have been provided to the JWSC.

### **Part D: Fair Value (Cost Basis) of Dedicated System** (To be completed by Engineer)

The Fair Value (Cost Basis) of the installed water system, which is approximately \_\_\_\_\_ linear feet as constructed, is estimated to be \$ \_\_\_\_\_.

The Fair Value (Cost Basis) of the installed sanitary sewer system, which is approximately 167 linear feet, is estimated to be \$ 12,020.

The Fair Value (Cost Basis) of the installed wastewater lift station, which design capacity is \_\_\_\_\_ gallons per minute @ \_\_\_\_\_ feet Total Dynamic Head, is estimated to be \$ \_\_\_\_\_.

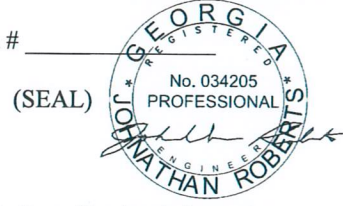
The Fair Value (Cost Basis) of the installed potable water well, which design capacity is \_\_\_\_\_ gallons per minute @ \_\_\_\_\_ feet Total Dynamic Head, is estimated to be \$ \_\_\_\_\_.

Engineer's Certification

The information cited in Part "D" of this application is based on my professional evaluation of the costs of materials and installation of the water/wastewater system(s) as constructed in accordance with the approved standards and specifications for this project; and I do hereby certify, to the best of my knowledge and belief, that these amounts as provided are an accurate representation of this systems Fair Value on a Cost Basis as of the date of this Application.

Engineer: Johnathan Roberts

Georgia P.E. Registration # \_\_\_\_\_



**Part E: Owner/Developer Certification**

I/We, \_\_\_\_\_, do hereby certify that all application information  
**Owner/Developer**  
herein provided on the aforementioned water/wastewater development project is true and accurate to the best of my/our knowledge and belief.

IN WITNESS WHEREOF, the hand and seal of the Owner/Developer has hereunto been set this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

[INSERT NAME OF GRANTOR]

By: \_\_\_\_\_  
*[Signature]*

Its: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

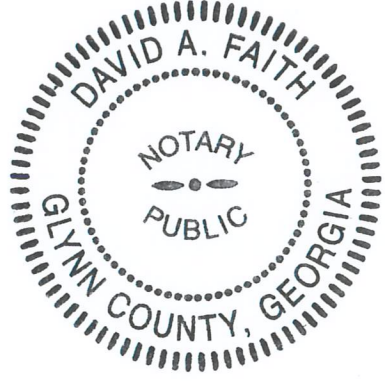
Its: \_\_\_\_\_

(CORPORATE SEAL)

*[Signature]*  
\_\_\_\_\_  
Unofficial Witness

Signed, sealed and delivered on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
and in the presence of:

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 2/1/2020



## **ENCROACHMENT AGREEMENT**

**BRUNSWICK GLYNN COUNTY JOINT WATER SEWER COMMISSION**, its successors and assigns, hereinafter called Grantor, hereby grants to Palmetto Building Group LLC, its successors and assigns, hereinafter called Grantee, an encroachment upon an area within Grantor's current easement described as being a sanitary sewer easement Fifteen (15) feet in width and extending across Lots 1 and 4 of Regina Court, G.M.D. 25, Saint Simons Island, Glynn County, Georgia, as shown on the Plat dated February 12, 2019, and attached hereto as Exhibit "A", and further described in the legal descriptions attached hereto as Exhibits "B" and "C" (hereinafter "Easement").

**WHEREAS**, Grantee constructed residences (hereinafter "Residences") located at Regina Court, off of Mallory Street, Saint Simons Island, Georgia (hereinafter "Property");

**WHEREAS**, said Residences were mistakenly built partially within an area to be dedicated to the Grantor as an easement for water and sewer infrastructure;

**WHEREAS**, the Grantor maintains design and construction standards that prefer infrastructure to be installed within the center of the easement prior to Grantor accepting any dedication of any water and sewer infrastructure or easements related thereto;

**WHEREAS**, Grantee recognized the potential encroachment and contacted the Grantor to seek direction from Grantor on its preferred action to accomplish the dedication of the Easement;

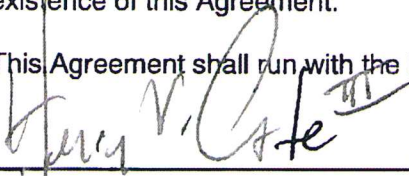
**WHEREAS**, Grantor has conditioned the dedication of the Easement upon Grantee entering into an encroachment agreement for the Easement to protect Grantor from liability for any subsequent damage to the Residences or Property and in lieu of the Grantee moving the Residences or the infrastructure within the Easement;

**WHEREAS**, the Easement was dedicated by Grantee and conditionally accepted by Grantor on \_\_\_\_\_, immediately prior to, and conditioned upon, the execution of this Encroachment Agreement;

**NOW THEREFORE**, the parties desire to enter into this Encroachment Agreement pursuant to the below outlined terms and conditions. The plans and specifications as submitted by Grantee meet Grantor's approval provided Grantee conforms to the following terms and conditions:

1. Grantee warrants that it has obtained all necessary approvals from Glynn County and any other authority needed to accomplish the dedication and Encroachment.
2. Grantee agrees to make no further construction or encroachment within the Easement without the express prior written consent of Grantor.
3. Grantee agrees to use said property within Grantor's Easement in such a manner as will not interfere with Grantor's water and sewer infrastructure installed therein.
4. Grantee agrees that the construction and encroachment into Grantor's Easement as herein provided shall in no way affect the validity of Grantor's Easement and shall in no way modify or restrict the use or rights of Grantor, its successors or assigns, in and to the Easement.
5. Grantee acknowledges and reaffirms Grantor's rights to said Easement and acknowledges that Grantor has conditionally accepted the dedication upon execution of the Encroachment Agreement.

6. The use of said property within said Easement by Grantee has been and shall be at the sole risk and expense of Grantee, and Grantor is specifically relieved of any responsibility for damage to the encroaching Residences, Property, or any improvements installed within the Easement, resulting or occurring from the use of said Easement by Grantor.
7. Grantee agrees to indemnify, defend, and hold Grantor harmless for any damage to the encroaching Residences, Property, or any improvements installed within the Easement, and further covenants not to sue Grantor in relation to any such damage caused by Grantor in exercising its Easement rights.
8. Grantee hereby agrees and covenants not to use and will prohibit agents, employees and contractors of Grantee from using within said easement any tools, equipment or machinery in such a manner as will do damage to Grantor's water and sewer infrastructure.
9. Notwithstanding anything contained herein, the Grantee agrees to reimburse Grantor for all cost and expense for any damage to Grantor's water and sewer infrastructure resulting from the use by Grantee of said Easement. Also, Grantee agrees that if in the opinion of Grantor, it becomes necessary, as a result of the exercise of the permission herein granted, to relocate, rearrange, change, raise or lower any of Grantor's infrastructure due to the interference or impairment by Grantee with or of Grantor's water and sewer infrastructure, to promptly reimburse Grantor for all cost and expense involved in such relocation, rearrangement, change, raising or lowering, of said water and sewer infrastructure.
10. Grantee hereby agrees to defend, indemnify, and hold harmless the Grantor from the payment of any sum of money to any person whomsoever on account of claims or suits growing out of injuries to persons (including death) or damage to property (including damage to property of Grantor) attributable to or arising out of the use of said Easement by Grantee, its agents, employees, contractors or any combination of these including but without limitation all liens, garnishments, attachments, claims, suits, judgments, costs, attorney's fees, cost of investigation and of defense. Provided, however, that the Grantee shall not be responsible to defend, indemnify or hold harmless the Grantor for losses or damages caused by or resulting from the sole negligence of the Grantor, its agents or employees. Grantor shall have the right, but not the obligation, to defend any suit against Grantor for which Grantee is obligated to indemnify Grantor. Grantee hereby agrees to cooperate with such defense. Upon Grantor's request, Grantee shall attend hearings and trials and shall assist in effecting settlements, securing and giving evidence, obtaining the attendance of witnesses and in the conduct of any such suit.
11. Grantee agrees to notify in writing the subsequent purchaser of the Residences of the existence of this Agreement.
12. This Agreement shall run with the land and be binding on any subsequent purchaser.

 (Grantee)

BY: HENRY VASSA CATE III

TITLE: sole member

DATE: 2/27/19



Grantee hereby accepts the foregoing Agreement subject to the terms and conditions set forth above and in the event Grantee fails to perform as herein provided or fails to fully execute this document by \_\_\_\_\_, this Agreement and the Easement Dedication and Acceptance shall become void.

**BRUNSWICK GLYNN COUNTY JOINT WATER  
SEWER COMMISSION (Grantor)**

**BY:** \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**TITLE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_



**15' SEWER EASEMENT  
LOT 4, REGINA COURT  
LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN G.M.D 25, ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA AND SHOWN ON A SURVEY PLAT BY ROBERT N. SHUPE, GA P.L.S. NO. 2224, TITLED "SEWER EASEMENT SURVEY FOR: LOTS 1 & 4, REGINA COURT, DATED 2/12/19 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ½" CAPPED IRON REBAR FOUND(2435) LOCATED ON THE NORTHEASTERN RIGHT-OF-WAY OF ARNOLD LANE; SAID POINT ALSO BEING THE COMMON PROPERTY CORNER FOR LOT 5 & LOT 4, REGINA COURT; PROCEED THENCE ALONG THE SAID RIGHT-OF-WAY OF ARNOLD LANE NORTH 68 DEGREES 13 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 69.81 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE PROCEED ALONG THE SAID RIGHT-OF-WAY OF ARNOLD LANE NORTH 68 DEGREES 13 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE THROUGH LOT 4, REGINA COURT NORTH 21 DEGREES 44 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 69.98 FEET TO A POINT ON THE SOUTHWESTERN PROPERTY LINE OF LOT 1, REGINA COURT; THENCE ALONG THE COMMON PROPERTY LINE OF LOT 4 & LOT 1, REGINA COURT SOUTH 69 DEGREES 00 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE THROUGH LOT 4, REGINA COURT THENCE SOUTH 21 DEGREES 44 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 70.19 FEET TO THE POINT OR PLACE OF BEGINNING. SAID LOT, TRACT OR PARCEL OF LAND CONTAINS 1,051 SQ. FT.

**15' SEWER EASEMENT  
LOT 1, REGINA COURT  
LEGAL DESCRIPTION**

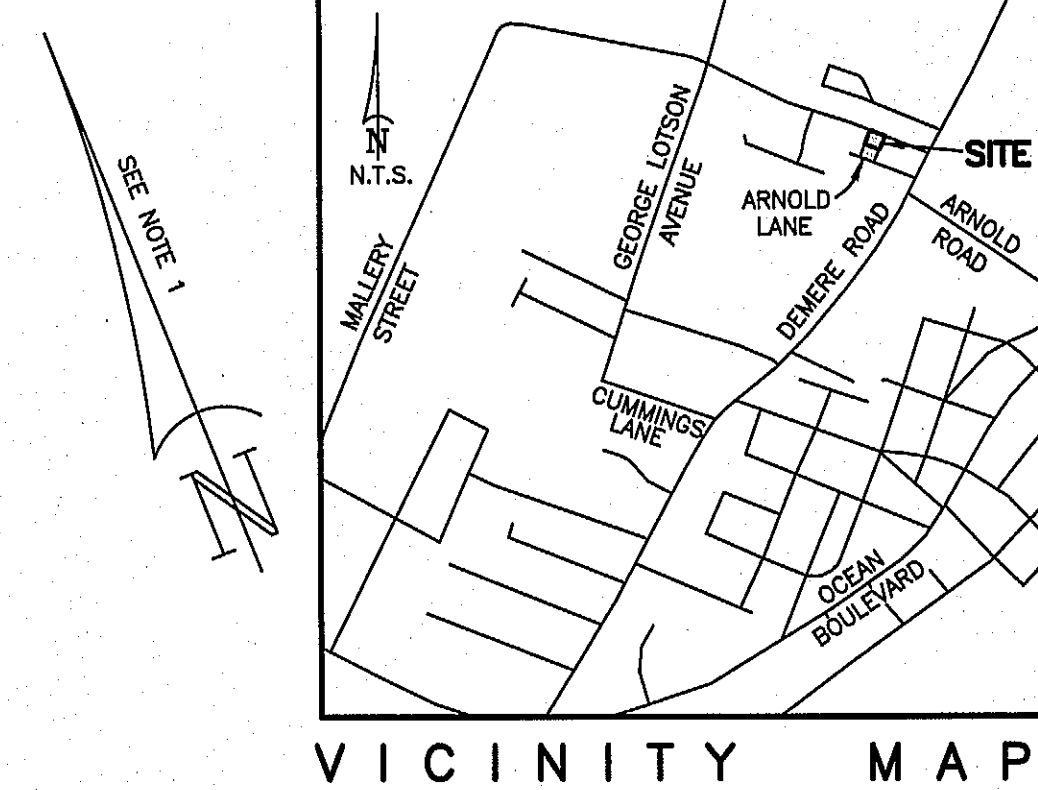
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN G.M.D 25, ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA AND SHOWN ON A SURVEY PLAT BY ROBERT N. SHUPE, GA P.L.S. NO. 2224, TITLED "SEWER EASEMENT SURVEY FOR: LOTS 1 & 4, REGINA COURT", DATED 2/12/19 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ½" IRON REBAR FOUND LOCATED ON THE SOUTHWESTERN RIGHT-OF-WAY OF MALLERY STREET; SAID POINT ALSO BEING THE COMMON PROPERTY CORNER FOR LOT 2 & LOT 1, REGINA COURT; PROCEED THENCE ALONG THE SAID RIGHT-OF-WAY OF MALLERY STREET NORTH 70 DEGREES 45 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 65.79 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE THROUGH LOT 1, REGINA COURT SOUTH 21 DEGREES 44 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 70.83 FEET TO A POINT; THENCE ALONG THE COMMON PROPERTY LINE OF LOT 1 & LOT 4, REGINA COURT NORTH 69 DEGREES 00 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE THROUGH LOT 1, REGINA COURT NORTH 21 DEGREES 44 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 70.37 FEET TO A POINT ON THE SOUTHWESTERN RIGHT-OF-WAY OF MALLERY STREET; THENCE ALONG THE SAID RIGHT-OF-WAY OF MALLERY STREET SOUTH 70 DEGREES 45 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 15.01 FEET TO THE POINT OR PLACE OF BEGINNING. SAID LOT, TRACT OR PARCEL OF LAND CONTAINS 1,059 SQ. FT.

# MALLERY STREET (VARYING R/W)

(FORMERLY KNOWN AS PROCTOR LANE)

RESERVED FOR CLERK'S FILING INFORMATION



VICINITY MAP

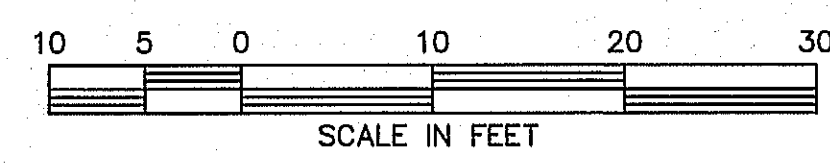
## SEWER EASEMENT SURVEY FOR: LOTS 1 & 4, REGINA COURT (G.M.D. 25, ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA) TOTAL AREA = 2,110 SQ. FT.

### NOTES:

- BEARINGS SHOWN ON THIS SURVEY ARE BASED UPON THE RECORDED SUBDIVISION PLAT, SEE NOTE 2-A.
- SURVEY REFERENCES:
  - A. PLAT BY E. M. PARKER, GA. P.E., # 1831, TITLED "REGINA COURT", DATED 9/10/45, RECORDED AT P.D. 6, PG. 162.
  - B. PLAT BY GEORGE P. UNDERWOOD, JR., GA. P.L.S. # 1927, TITLED "A PORTION OF KATE RAMSEY TRACT", DATED 2/13/92, RECORDED AT P.D. 21, PG. 305.
  - C. PLAT BY ROBERT N. SHUPE, GA. P.L.S. # 2224, TITLED "LOT 1, REGINA COURT", DATED 10/05/16.
- FIELD EQUIPMENT USED FOR THIS PLAT: GEOMAX ZOOM 80.
- THIS SURVEY IS BASED ON FIELD WORK COMPLETED ON 1/08/19. SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO THE SITE AFTER THIS DATE.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING EQUIPMENT AND PROCEDURES CONSISTENT WITH RULE 180-7-03. THE CALCULATED POSITIONAL TOLERANCE WAS 0.07 FEET.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 42,742'.
- THE ADJOINING LAND OWNERS AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.GOV). THE GIS WEBSITE INDICATES THE CURRENT OWNER IS PALMETTO BUILDING GROUP, LLC (D.B. 3627, PG. 37 (LOT 4) & D.B. 3663, PG. 395 (LOT 1)).
- ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0244H, DATED 01/05/18, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X (SHADED) WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA.  
 ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

### LEGEND:

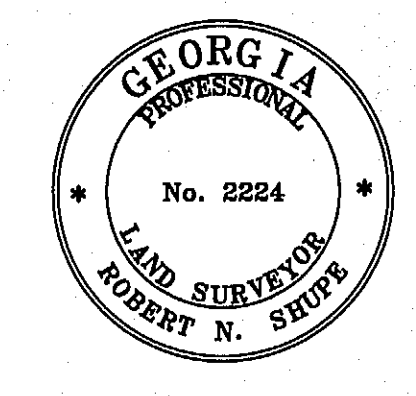
- CIRF CAPPED IRON REBAR SET (SSC PC, LSF 317) OR (2435)
- IRF IRON REBAR FOUND
- IPF IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ⊙ SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- ▨ BUILDING
- ▭ CONCRETE
- ▩ ASPHALT
- ▧ GRAVEL
- SS — EXISTING SEWER LINE



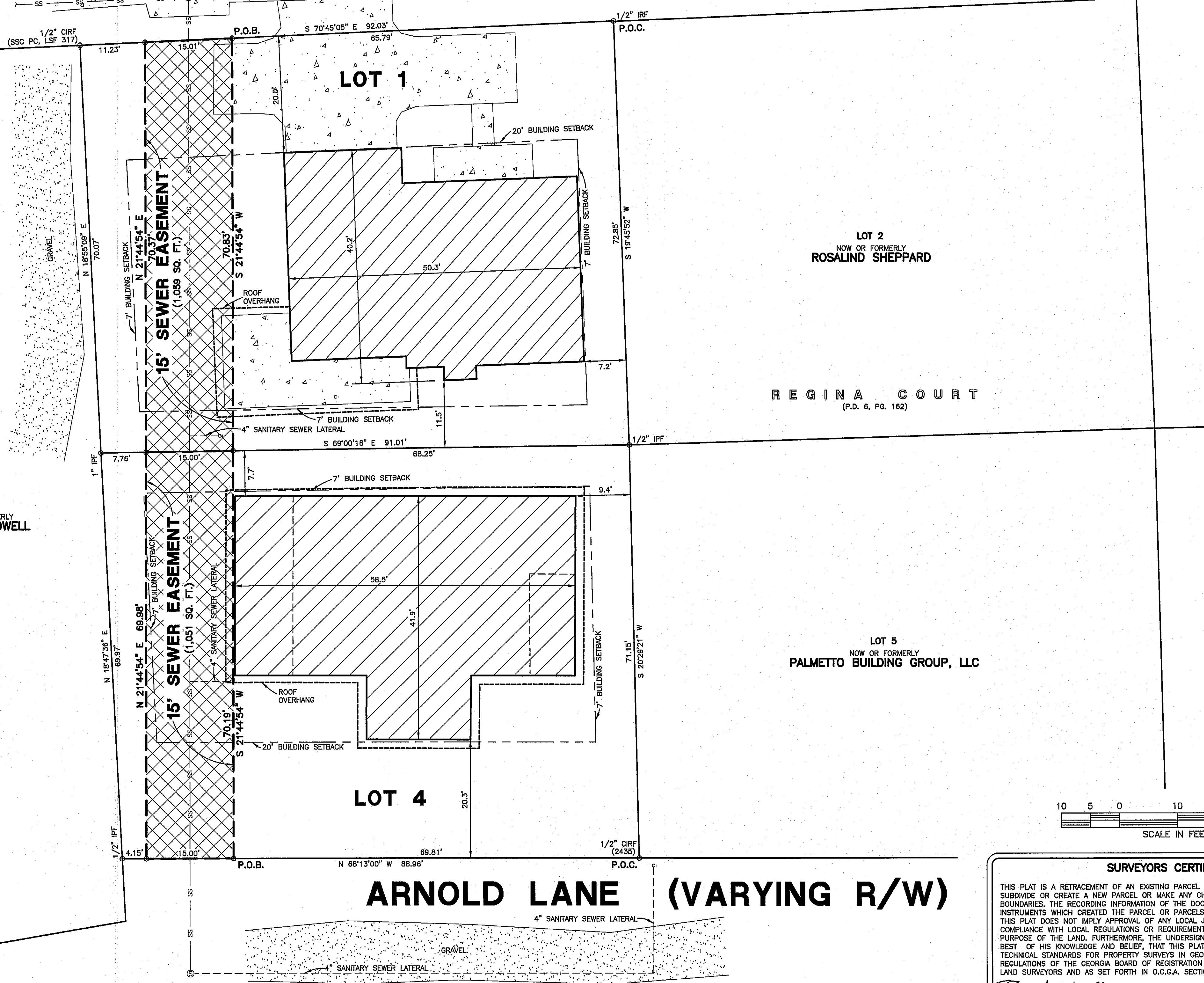
**SURVEYORS CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Robert N. Shupe*  
ROBERT N. SHUPE, GA. P.L.S. # 2224 DATE 2/22/19



SURVEY FOR:			
PALMETTO BUILDING GROUP, LLC			
SEWER EASEMENT SURVEY FOR: LOTS 1 & 4, REGINA COURT			
JOB # 16297	DWG # 16297-10	DWN BY: JCH	SCALE: 1"= 10'
FIELD WORK COMPLETED: 1/08/19		PLAT COMPLETED: 2/12/19	
SHUPE SURVEYING COMPANY, P.C.			
3837 DARIEN HWY. BRUNSWICK, GEORGIA 31525 912-265-0562 CERTIFICATION OF AUTHORIZATION NO. LSF 317			



NOW OR FORMERLY  
TERESINA POWELL

LOT 2  
NOW OR FORMERLY  
ROSALIND SHEPPARD

REGINA COURT  
(P.D. 6, PG. 162)

LOT 5  
NOW OR FORMERLY  
PALMETTO BUILDING GROUP, LLC

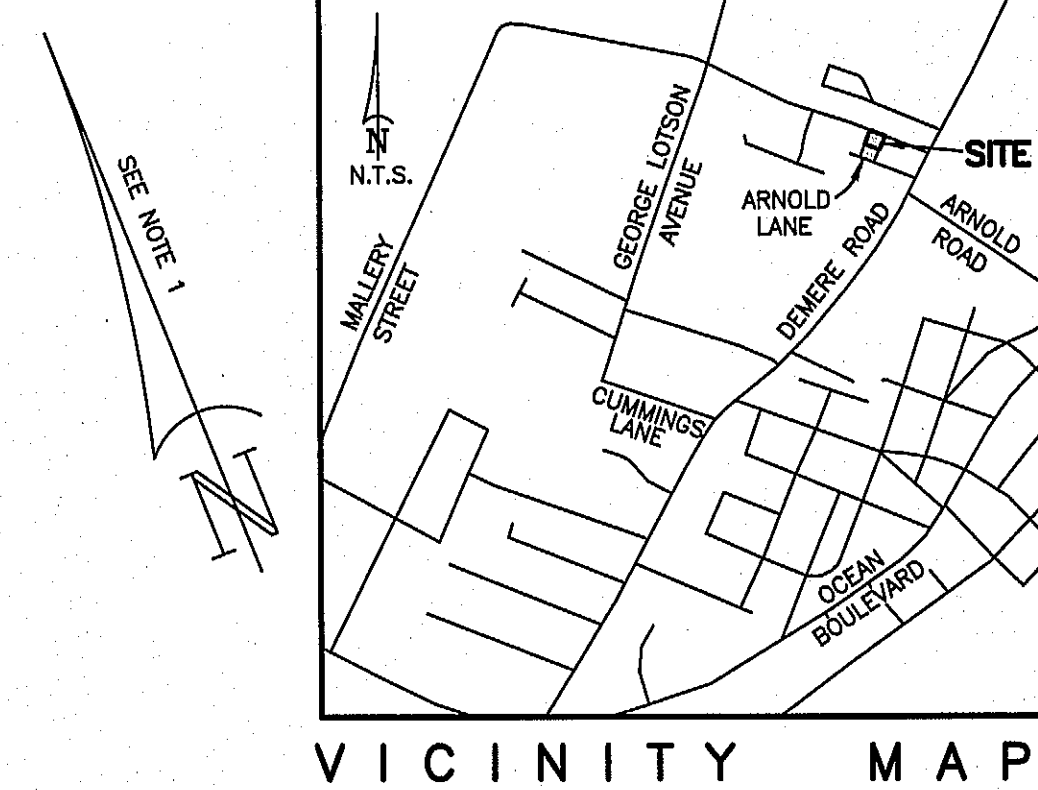
LOT 4

# ARNOLD LANE (VARYING R/W)

# MALLERY STREET (VARYING R/W)

(FORMERLY KNOWN AS PROCTOR LANE)

RESERVED FOR CLERK'S FILING INFORMATION



VICINITY MAP

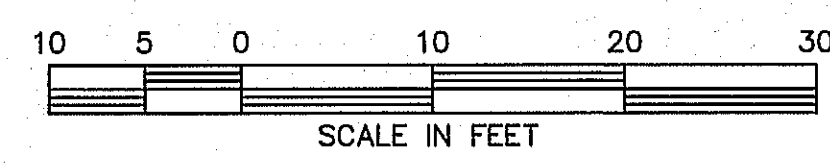
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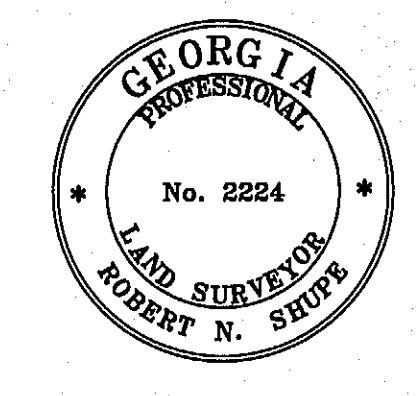
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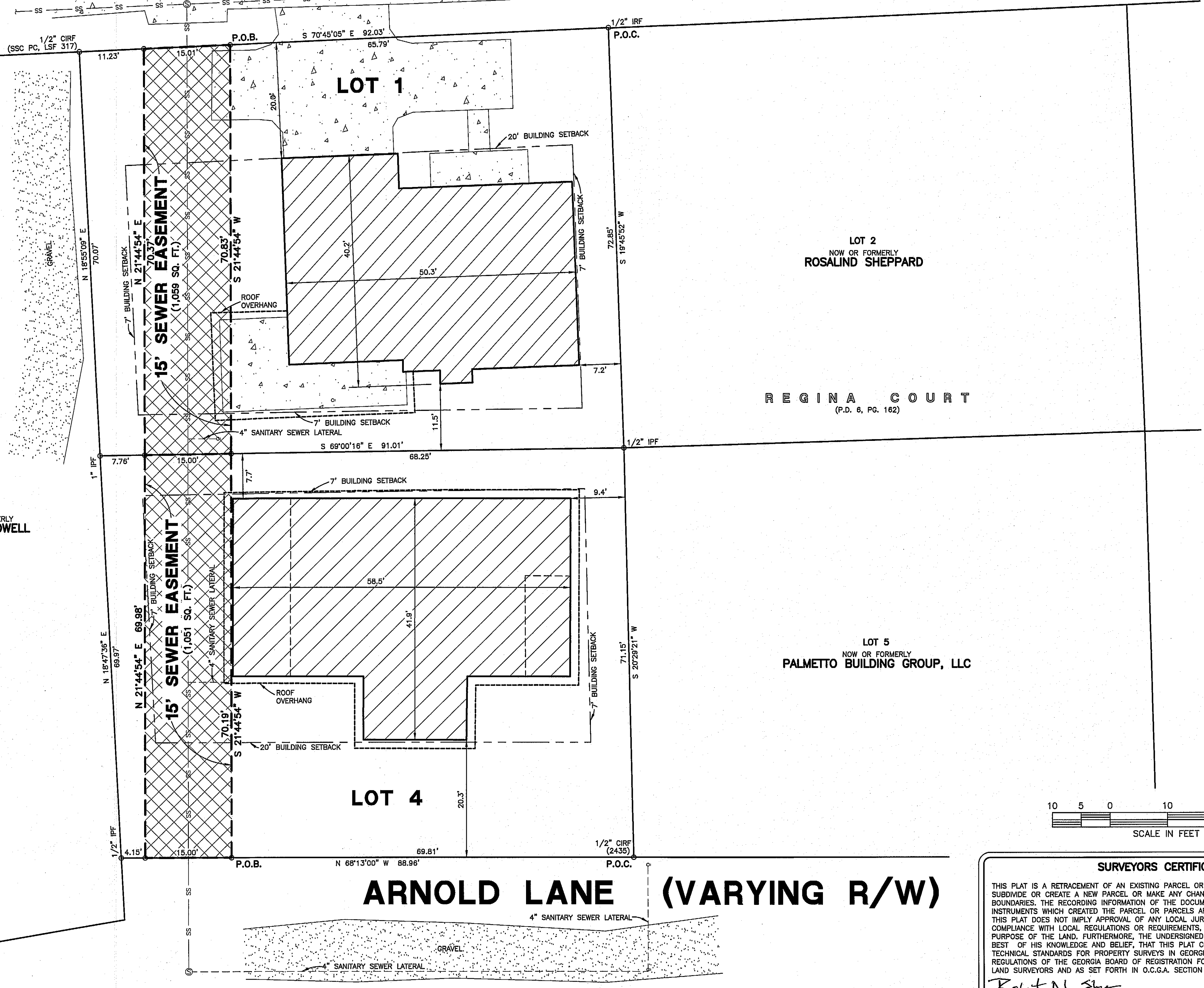
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*Robert N. Shupe*  
ROBERT N. SHUPE, GA. P.L.S. # 2224 DATE 2/22/19



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LOT 5  
NOW OR FORMERLY  
PALMETTO BUILDING GROUP, LLC

LOT 4

# ARNOLD LANE (VARYING R/W)

## ACADEMY CREEK WPCF FENTON URGENT DRYER REPAIR

The back plate to the Fenton dryer at Academy Creek WPCF has failed and the dryer is shut down. The repair cost to replace was quoted as \$28,350 (Stokes Welding Machine Shop) and \$28,562 (Diversified Fabricators & Erectors). The cost to make repairs to all issues noted in the recent mechanical assessment can be repaired for a total cost of \$73,500 (AIT Services, Inc.). The down time for this dryer causes extra costs in waste disposal and hauling of between \$20,000 and \$25,000 per month. The repairs to the dryer will cover all significant issues and return this dryer to much more reliable dryer. The added repair costs will pay for themselves in a month or so. For these reasons, the full repair of all issues is being pursued ASAP. This cost is being applied ACWPCF O&M budget.

Date: December 26, 2018

To: Glenn Henderson  
Alvin Lane  
City of Brunswick, GA

From: Chad Bolton  
AIT Services, Inc

Re: Dryer Bearing Replacement and Inspection Report (12/17/18 – 12/21/18)

Gentlemen,

The following is the report on our visit to your facility to install one new rotor bearing and comments regarding the overall inspection of the drying system. A complete evaluation of the drying system was not possible due to the inability to take the thermal fluid system to high-fire and not being able to rotate the rotor since the proper grease for the new bearing was not located prior to us leaving the site.

#### Thermal Fluid System

Upon arriving at the facility, a boiler technician was on-site addressing issues (no burner ignition) with the thermal fluid system. The technician was able to get the burner to light, but the system would operate in low-fire only. AIT worked with the technician for almost the entire day to try and identify the problem. The technician felt that the problem with not achieving high-fire may be an issue with the control voltage output to the burner control from the Fenton control panel. After installing the bearing, AIT determined that the control voltage from the Fenton panel was providing the appropriate level of control voltage and feels that the issue may be a wiring issue within the thermal fluid system.

#### Rotor Bearings

It appears that the failure of the drive-end rotor bearing was due to the wrong grease being utilized. Thermex brand high-temperature grease be used in the rotor bearings. The grease being used by the City carries too high of percentage of hydrocarbons as the base material, which will eventually bake on to a very hard material. This hard material fouled the roller bearings and locked the bearing up. This caused the outer bearing race to spin in the housing and ruined the bottom section of the housing. AIT's initial scope of work was limited to the replacement of the bearing only, but a new, complete housing purchased by the City while we were on-site was installed also.

It was also noted that cotter pins were missing from the drive chain on disassembly.

The rotor bearing on the discharge end needs to be inspected. AIT recommends flushing all of the existing, wrong type of grease from the bearing, and inspecting it for wear. If the bearing indicates no appreciable wear, the bearing should be re-packed with the proper grease. The labyrinth rings on this bearing are bad and should be replaced to obtain maximum life.

### Rotor/End Plate Packing Gland

The extensive wear on the bottom of the bearing housing caused the rotor shaft to drop and wear on the bottom portion of the dryer end plate packing gland. The packing gland housing was removed and rotated 180 degrees placing the worn section on top. An attempt was made to install new packing in the damaged gland, but was only to serve as a temporary fix. AIT recommends that a new packing gland assembly and packing be installed.

### Noisy Rotor Drive Motor/Reduction Box

Of concern to AIT is the loud, uncommon noise coming from either the drive system for the rotor, especially when the rotor automatically changes direction. It is AIT's opinion that the source of this noise should be identified as soon as possible, since both the large motor and gear reduction box are relatively expensive components.

It is AIT's understanding that the oil in the large reduction box has never been changed in the 11 years the system has been in operation. AIT recommends draining the oil, checking for metal shavings and refill with the proper, fresh oil.

The grease zert on the motor had no grease on it indicating that it may possibly need greasing. The uncommon noise could possibly be a bad motor bearing.

### Scrubber/Condenser

Removal of the lid showed the condenser chamber to be totally fully of media "balls". These were at a level above the water spray nozzles. This is not proper and inhibits the efficiency of the scrubber/condenser. The media should be maintained at a level below the spray nozzles which allows for a complete water spray on top of the media.

The water spray nozzles were partially plugged. These need to be checked periodically and cleaned if necessary, to obtain maximum water flow for system efficiency.

The water pressure to the system is slightly under the desired pressure. The water pressure should be increased somewhat. It is recommended that the cleaning of the water filter be performed on a periodic, as needed basis.

For some reason, the pressure switch on the condenser blower have been "jumped" (bypassed). This switch serves to provide feedback to the system controller (PLC) that the blower is actually operating and providing a draft to evacuate the vapor from the chamber. AIT recommends that the problem here be identified and corrected.

### Sludge Between Chamber End Plate and Cover

Sludge was noted as being between the drying chamber end plate and the lighter steel end plate cover. AIT voiced concerns while on-site that the dryer end plate may have a hole worn through it, but feel the problem could possibly be a small section inside of the chamber which has been known to erode away over a period of time. This needs to be checked first before removing the end plate cover.

### Rotor Wiper/Conveying Devices

Brunswick apparently had a local contractor install the worn wiper and conveying devices positioned around the rotor. The components were purchased as a complete “set” from either Fenton, or AIT. A large number of the new components were laying on the floor near the dryer, indicating that not all of the parts were replaced, or some were simply not put back in after removal of the worn components. In order to maximize the system efficiency, the correct number of wiper/conveying devices should be installed. AIT recommends checking to insure the correct number of components are on the rotor.

#### Exhaust Temperature Probe Water Spray

The water spray utilized to keep the temperature probe clean is not operating. A dirty, or fouled probe will not read the temperature correctly. AIT recommends repairing the water spray nozzle.

#### Wear of Rotor

It was noted that the leading edges of the cutouts in the rotor discs are indicating a level of wear which needs addressing. This is the small area of the rotor which has the highest level of abrasive wear. No other area on the rotor was noted as having any appreciable wear due to material abrasion.

AIT recommends either building up each of these leading edges with a hard-surfacing welding procedure, or overlaying and welding an abrasive resistant plate to this area. This is not a major undertaking with the repair of these, but failure to do so will ultimately result in a leak of the thermal fluid oil into the chamber.

#### Dryer Temperatures

A review of the recording of temperatures by the operators on each batch creates some concerns on AIT’s behalf. The records indicate temperatures which cannot be accurate unless there are problems with temperature sensing probes, or devices. The records viewed show temperatures of the thermal oil exiting the chamber and rotor to be higher than the oil coming in. There are only two scenarios which come to mind that could be the cause of this. One would be faulty sensors, or there are fires in the chamber. Given the chance of fires occurring are extremely minimal, and would most likely be noticed by the operators, we suspect the temperature probe(s) are faulty.

#### Proper Operation of Drying System

The Fenton dryer is designed to be operated in basically a fully automatic mode after start-up. This allows for maximum system efficiency regarding throughput, consistent material dryness and fuel usage. It also reduces the chances of operator error, plus frees up personnel for other duties.

The two main components for the “automatic” operation of the drying system are presently not functioning. These are the fill limiting arm and the material temperature probe.

AIT strongly recommends correcting all issues related to operating the system automatically, and have the system operate as it was originally designed.



## Breaking of Rotor Drive Chain

AIT was informed of the issue of the repetitive breaking of the rotor chain when the chamber was filled to the maximum level. This is not common with any other installation of Fenton dryers. One of the suspected causes was the ramp-up speed of the rotor drive motor when the rotor automatically changes directions. If this increase in speed is too fast when the chamber is loaded, the shock on the chain is substantial. The motor "soft-start" device was readjusted while AIT was on-site to allow for a slower ramping up of the rotor speed in hopes this would alleviate the chain breaking issue. **IMPORTANT:** The adjustment was made while the chamber was empty. When the chamber is filled with bio-solids and motor is operating under a load, the ramp-up time may require readjustment to prevent stalling of the motor.

Also, and as noted above, there were missing cotter pins on the drive chain when it was disassembled for the bearing replacement. This could easily caused the chain link to break.

## Program Changes by Others

Numerous changes were noted in the system program and AIT was told a third-party had been contracted to make some programming changes. This creates a great level of concern on AIT's behalf given the experiences it has had with other dryer owners having programming changes made by personnel who do not have full understanding of the correct operation of the drying system. Limits which are critical to the correct and safe operation of the system have been omitted, or bypassed by contractors in the past simply because of the lack of understanding of how every component of the system needs to work in relationship with the other.

## Summary:

The situation with the Brunswick Fenton drying system is not uncommon. AIT has found that many owners of Fenton dryers are not performing the regular scheduled maintenance which was recommended when the systems were originally purchased. Many owners have also started operating the drying systems in more of a manual mode than in automatic. We have found that when an issue arose with something that prohibited automatic operation, many operators simply went to manual operation instead of correcting the problem to allow the system to perform as designed.

Another problem is with the turnover of operators. There are very few Fenton dryer installations where the original operators trained in the correct operation and maintenance of the drying system are still the ones who operate the systems. This means that the present, primary operators of the dryers probably never received the proper training and do not have the full understanding of how the dryer should be operated and maintained.

An engineer was contracted by Fenton years ago to estimate the annual total dollar cost for repairs and maintenance of the Model 48-10 dryers. The engineer determined that an owner could expect the annual cost of maintenance and repairs to be approximately 3-5% of the original system cost. The system which Brunswick owns today would sell for approximately \$1 million. This would put the annual repair/maintenance cost at between \$30-50,000 per year. The Brunswick system is 11 years old. Based on the engineer's opinion, there should have been from \$330,000 - \$550,000 spent maintaining the drying system.

To AIT's knowledge, there has been only one Fenton dryer over 15 years which has ever had a high enough level of abrasive wear where a major refurbishment of the system was required. The rotor discs on this particular system had worn to a level where it required replacing, but this wear was directly related to the lack of maintenance (replacement) by the owner of the wiping/conveying devices on the rotor. It appears that every Fenton dryer operating today has many more years of useful life left with the primary and costliest components (drying chamber and rotor) of the system. Given that the dollar cost of total dryer replacement is huge, AIT recommends that strong consideration be given by Brunswick to a complete and thorough repair or replacement of every component of the system which is defective, and provide for the proper training/re-training of all present dryer operators and maintenance personnel. When this work is completed, the existing Fenton dryer at Brunswick can be expected to provide many more years of useful service at a fraction of the cost of a new system.

If we can be of service, please don't hesitate to contact me.

Chad Bolton  
AIT Services, Inc.  
325-642-3578  
cbolton@aittx.com

# ***A.I.T. SERVICES***

*1100 CR134*

*Brownwood, Texas 76801*

*Phone: (325) 646-9754 Fax: (325) 649-9658*

Date: February 18, 2019

To: Glenn Henderson  
WWTP Maintenance Crew Leader  
Brunswick-Glynn Co. Joint Water & Sewer Commission

From: Chad Bolton  
AIT Services, Inc.

Re: Bio-Solids Dryer Repair Quote (Including Dryer End Plate)

Glenn,

The following is for the labor and materials to repair the deficiencies identified and basic scope of work to be provided under this quote:

1. Thermal Fluid System - Check for correct temperature readings of thermocouple probes and replace defective probes if required.
2. Rotor Bearing - Provide and install both bearing labyrinth rings on discharge end bearing.
3. Rotor Packing Gland - Provide and install new, split outer packing gland assembly. Provide and install new packing in both packing glands.
4. Scrubber/Condenser - Provide and install new blower pressure switch.
5. **Replace End Plate** - **Replace failed dryer end plate on drive end.**  
**\*SEE NOTE BELOW**
6. Rotor Wipers - Weld wiper/conveying devices as required. Wipers presently in Brunswick inventory will be utilized.
7. Exhaust Probe Spray - Provide and install new water solenoid valve in water line and insure system is operating properly.
8. Rotor Wear Repair - Provide abrasive resistant plate cut to fit outer both leading edges of rotor cut-outs and weld in place.
9. Dryer Temp. Probes - Inspect and replace any defective temperature probe on dryer.
10. Fill Limiting Arm - Repair, or replace all components deemed defective associated with this device and restore to full functionality.
11. Product Temp. Sensor - Provide and replace product temperature probe and repair, or replace probe sheath if defective.
12. Rotor "Slow-Start" - Adjust electric motor slow start in an effort to minimize "shock" loading to chain.
13. Review Program - Check program for any incorrect settings, by-passed limits, etc. Establish correct operating parameters within the program.
14. Operation of Dryer - An extended period of actual operation of the system when all repairs are completed by AIT personnel while processing material to insure system performance is optimized.

15. Training of Personnel - Train all Brunswick personnel present during the period on-site in the correct operation and maintenance of the drying system per the operating and maintenance protocol established by the original equipment manufacturer.

**\*NOTE: The following pricing includes the removal of the failed dryer end plate on the drive end only, making modifications to improve original design and replacement with a new end plate. Installation of the new rotor seal quoted previously will be installed on new end plate. No pricing is included in this quote for making any repairs to the dryer discharge end plate should deficiencies be identified here. If any defects are found on the discharge end, AIT can provide a separate quote if requested**

Estimated time on-site: 9 – 11 days

Total: \$73,500.00

Not included: Any State, Local or Federal taxes.

Terms: 50% (\$36,750.00) Down with PO  
50% (\$36,750.00) Net 30 Days after Completion of Work

Additional Comments

AIT reserves the right to charge for additional days if delays outside of its control are encountered causing more time than has been allotted to complete the project.

Upon arrival in Brunswick, AIT will require access to the drying system be allowed from at least 7:00 AM until 9:00 PM each day, including weekends.

Thanks,

Chad Bolton  
AIT Services, Inc.  
325-642-3578  
cbolton@aittx.com

Stokes Welding & Machine Shop  
3484 Hwy 17 South  
Brunswick, GA 31523  
(912) 264-0478



**ADDRESS**  
GLYNN BJWS

**ESTIMATE #** 1035  
**DATE** 02/14/2019

02/14/2019	<b>Sales</b>	REPLACE DRIVE END OF SLUDGE DRYER @ WASTE WATER PLANT REMOVE FEED AUGER, GEAR BOX, AND BEARING (WITH ASSISTANCE FROM PLANT EMPLOYEES) REPLACE END WALL WITH 1/2" MATERIAL REPLACE ALL DAMAGED THREAD INSERTS AND ALL NEW MOUNTING HARDWARE (BOLTS, WASHERS, ETC..) REMOUNT BEARING, GEAR BOX, AND PIPING	28,350.00
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TOTAL **\$28,350.00**

Accepted By

Accepted Date