



**Brunswick-Glynn Joint Water and Sewer Commission
1703 Gloucester Street, Brunswick, GA 31520
Commission Meeting Room
Wednesday, July 15, 2026, at 1:00 pm**

FACILITIES COMMITTEE MEETING MINUTES

PRESENT: G. Ben Turnipseed, Chairman of Facilities Committee
Mike Fields, Commissioner
Wayne Neal, Commissioner

ALSO PRESENT: Andrew Burroughs, Executive Director
Charles A. Dorminy, HBS Legal Counsel
LaDonnah Roberts, Deputy Executive Director
Pam Crosby, Director of Procurement
Jason Vo, Project Manager-Design Engineer
Harry Patel, Assistant Engineer – Planning & Development
Adina Wilder, Executive Commission Administrator
Yagesh Panta, McKim & Creed
Derek Holderman, McKim & Creed
Tony Boahn, McKim & Creed

MEDIA PRESENT: None

Chairman Turnipseed called the meeting to order at 1:00pm.

Chairman Turnipseed provided an invocation.

PUBLIC COMMENT PERIOD

Chairman Turnipseed opened the Public Comment Period. There being no citizens that wished to address the Committee, Chairman Turnipseed closed the Public Comment Period.

Chairman Turnipseed requested a change to the agenda to move the Discussion item specific to the McKim & Creed Smoke Testing Presentation before the Approval items.

Chairman Turnipseed made a motion seconded to Commissioner Neal to change the agenda to move the Discussion Item specific to the McKim & Creed Smoke Testing Presentation before the Approval items before the Approval items. Motion carried 3-0.

DISCUSSION

1. **McKim & Creed Smoke Testing Presentation – Y. Panta, D. Holderman, T. Boahn of McKim & Creed**

Representatives from McKim & Creed presented the results of the JWSC smoke and dye testing project. The project evaluated approximately 1.1 million linear feet of sewer pipe across 43 basins, including 23 basins in the North Mainland/Brunswick area, three basins in the South Mainland area, and 19 basins on St. Simons Island. The testing represented approximately 65% of the JWSC sewer system within the areas evaluated.

The project identified approximately 1,123 defects, including 948 defects on the public side and 174 on the private side. Six defects were identified as critical and were promptly brought to JWSC staff's attention for corrective action. The project also resulted in 51 dye testing recommendations and the replacement or removal of 38 cleanout covers. Staff reported that approximately 250 to 300 of the identified defects had already been corrected as the project progressed, utilizing the project's live data and GIS dashboard.

McKim & Creed highlighted the project's successful coordination with JWSC staff and the use of a live GIS dashboard that allowed both teams to monitor field activities, defect locations, photographs, resident concerns, and project statistics in near real time. The project was completed ahead of schedule and under budget, allowing JWSC to direct additional testing in seven areas without increasing the overall contract amount.

The presenters discussed several lessons learned and recommendations for future inspection efforts, including more frequent inspection cycles, periodic manhole condition and salinity testing to identify potential tidal intrusion, and regular inspection of easements and rights-of-way to maintain access and visibility of sewer infrastructure. McKim & Creed also recommended establishing dashboard requirements at the beginning of future projects to improve efficiency.

The presentation also included an overview of the project's public outreach efforts, which included bilingual door hangers, frequently asked questions, coordination with local agencies, weekly work-area notifications, and social media communications. McKim & Creed noted that 65 resident calls were received during the project and emphasized the importance of maintaining communication with residents throughout smoke testing activities.

Staff and Commissioners discussed the results of the testing and the lessons learned from the project. Staff noted that the majority of identified defects were located in the Brunswick area and that crews had been actively addressing defects since the testing began. Staff also discussed the need to be more proactive in identifying and addressing inflow and infiltration (I&I), including reviewing pump station run times and investigating potential cross-connections. Staff further noted

that the project helped identify previously overlooked or difficult-to-access manholes and reinforced the importance of maintaining JWSC easements and access to infrastructure.

The final project report, along with supporting CCTV files, spreadsheets, and appendices, was submitted in June, completing the project closeout.

APPROVAL

1. Minutes from June 17, 2026, Facilities Committee Meeting

Commissioner Neal made a motion seconded by Commissioner Fields to approve the minutes of the Facilities Committee Meeting held on June 17, 2026. Motion carried 3-0.

2. Contract Award – Phase Two Services – Academy Creek WPCF Clarifier Rehab – A. Burroughs

Mr. Burroughs presented a recommendation to award Phase Two services for the Academy Creek WPCF Clarifier Rehabilitation project to BRW Construction. Staff noted that the Commission previously awarded a contract for the purchase of the clarifier mechanisms, launders, and related components to Evoqua Water Technologies and NEFCO Systems. Phase Two services will provide for installation of the Commission-purchased equipment.

The Phase Two scope includes installation of the purchased clarifier components, recoating of the concrete in all six clarifiers following removal of the existing mechanisms, replacement of the grout cap in Clarifier No. 2, installation of new electrical services and panels, and improvements to lighting at all six clarifiers. Clarifiers Nos. 3 and 4 will also have the existing concrete shelves removed and replaced with new fiberglass density baffles.

Mr. Burroughs explained that the design-build approach provided an opportunity to obtain detailed construction pricing and identify potential cost savings before proceeding with construction. The original construction estimate exceeded \$6 million, and staff and the design-build team were able to eliminate several items that were considered beneficial but not essential to the project. One such item was the installation of fiberglass plating around the clarifiers to provide additional freeboard. Following further evaluation, it was determined that the plating would not be necessary due to the planned elevation of the new clarifier mechanisms.

The total cost for both phases of the project, including the equipment purchase, is approximately \$8.5 million, which is approximately \$1.5 million over the project budget. Staff recommended funding the additional cost from uncommitted funds in the R&R Reserve.

Staff recommended proceeding with BRW Construction for Phase Two services. The previously ordered equipment is expected to arrive around the beginning of the year. In the interim, BRW Construction will begin demolition of the first clarifier, with limited additional work anticipated until the equipment is received.

Commissioner Neal made a motion seconded by Commissioner Fields that the Facilities Committee recommend full Commission award a contract for Phase Two services for the Academy Creek WPCF Clarifier Rehabilitation to BRW Construction, LLC in the amount of \$4,654,807. Motion carried 3-0.

3. MOU – County/JWSC Infrastructure Coordination – A. Burroughs

Mr. Burroughs presented a proposed Memorandum of Understanding (MOU) between Glynn County and JWSC establishing a framework for coordinating infrastructure projects. The agreement formalizes the existing practice of coordinating projects when the County is undertaking roadway, intersection, or other infrastructure improvements and JWSC has planned utility improvements in the same area. The coordination is intended to reduce construction impacts and disruption to the community by allowing projects to be completed concurrently.

Under the proposed agreement, when JWSC requests utility improvements to be incorporated into a County project, the County would provide project management, inspection, bidding, and related services. Individual intergovernmental agreements (IGAs) would be developed for future projects to establish the scope and value of the services associated with each project.

As consideration for the County providing these services, the agreement provides that Glynn County would no longer be responsible for capital fees associated with new County facilities. Staff clarified that the arrangement does not require JWSC to pay the County for utility relocations that are necessitated solely by County improvements. However, if JWSC requests additional work that benefits the utility system, such as upsizing a pipe or changing the proposed route, JWSC would be responsible for the cost of those improvements while the County would provide project management and inspection services as part of its project.

Staff noted that the agreement would have an initial term of ten years, with the option to renew if continued coordination remains in the best interest of both parties. The agreement would provide the framework for future coordinated projects, including roadway and intersection improvements such as the proposed Frederica Road and Sea Island Road roundabout.

Commissioner Fields made a motion seconded by Committee Chairman Cook that the Facilities Committee recommend full Commission approve the Memorandum of Understanding with Glynn County regarding Infrastructure Coordination with recommendation for approve and authorize the Chairman to execute. Motion carried 2-0-1.

4. Sewer Materials Bulk Purchase – PS 2001, 2002, 2033, and 2034 – A. Burroughs

Mr. Burroughs presented a request to purchase sewer materials in support of capital projects at Pump Stations 2001, 2002, 2033, and 2034. Following successful completion of electrical upgrades at the four pump stations, the remaining project scope includes replacement of check and plug valves, discharge piping, and associated piping modifications. Additional safety grating will also be addressed at a later date.

Staff explained that JWSC is acting as its own general contractor for these projects by purchasing the necessary materials directly and utilizing subcontractors for installation. This approach was successfully

implemented during the electrical upgrades and has resulted in significant cost savings. Staff noted that approximately \$370,000 was spent to complete the electrical work at all four pump stations using this approach, compared to an estimated \$400,000 to \$500,000 per station when projects have been competitively bid as individual contracts.

Quotes were obtained from four suppliers, with the total cost of the materials being \$57,522.05. Staff recommended purchasing the materials from Fortiline Waterworks based on its competitive pricing. Staff noted that a separate contract for a mechanical contractor to install the valves, piping, and related improvements is anticipated to be presented at a future meeting.

Commissioner Fields made a motion seconded by Commissioner Neal that the Facilities Committee recommend full Commission approve the purchase of the presented list of sewer materials to support capital projects for PS 2001, 2002, 2033, and 2034 from Fortiline Waterworks in the amount of \$57,522.05. Motion carried 3-0.

5. Dedication of Infrastructure and/or Easements

Mr. Patel presented items for review under infrastructure dedications, conveyance of easement for the following infrastructures, including a Warranty Deed:

- 1. Carriage Gate Amenities Center**
- 2. Moss Pointe**
- 3. Park at Village Creek**
- 4. West Point Plantation Phase 5**
- 5. Southern Retreat RV Park Phase 3**
- 6. Lakes at North Glynn Phase 3**

Commissioner Fields made a motion seconded by Commissioner Neal that the Facilities Committee recommend full Commission approval and accept these requests to accept infrastructure with associated easements, as applicable. Motion carried 3-0.

DISCUSSION

1. Water Production Report – A. Burroughs

Mr. Burroughs presented the Water Production Report for the month of June 2026 to the Facilities Committee. This report provides the Committee with monthly and daily water production in millions of gallons for each of the BGJWSC water production facilities (wells). The following are Brunswick District production facilities: Howard Coffin, Goodyear Park, Brunswick Villa, FLETC, I-95, Golden Isles I, Golden Isles II, Canal, and Ridgewood. The South Mainland District wells include Fancy Bluff, Exit 29, and Brookman. Mallery, Airport, Harrington, and Hampton South are the wells located in the St. Simons Island District.

2. WPCF Plant Flows Report – A. Burroughs

Mr. Burroughs reviewed the June 2026 Monthly Wastewater Flow Report with the Committee. This report contains data regarding the influent and effluent flows, concentration of elements and chemicals, plant capacity, etc. We were compliant at all three plants – congratulations to the team at Academy Creek for their hard work to meet the goal.

3. Capital Project Report – H. Patel / A. Burroughs

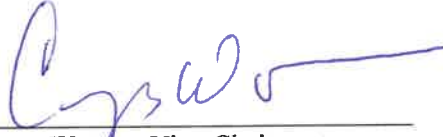
Mr. Patel presented an update on the monthly Project Report for Capital Projects currently in operation. The Commissioners were provided with a packet containing: the Capital Project Photographs, Capital Project Report Spreadsheet, and the Capital Project Gantt Chart of project timelines. Mr. Kline presented the update by highlighting projects along with photographs and descriptive details on scopes of work completed as well as portions remaining for final project completion.

ADJOURN

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

Commissioner Neal made a motion seconded by Commissioner Fields to adjourn the meeting. Motion carried 3-0.

Chairman Turnipseed adjourned the meeting at 2:13 p.m.



Clayton Watson, Vice-Chairman

Attest:



Adina Wilder,
Executive Committee Administrator