

Briar Chapel Tri-Party Council

Meeting Report

Date February 8, 2022
Time 11:00 am
Location Virtual
Attendees BCCA
Jerry Cole, President
Cathy Washburn, Treasurer

ONSWC
John McDonald, Member/Manager

NNP-Briar Chapel LLC (NNP)
Tanya Matzen, Vice President

Meeting Reports

The Meeting Report of the Tri-Party Council's meeting of January 11, 2022, has been reviewed by all parties, has been finalized, and posted.

NNP-Briar Chapel – Tanya Matzen

- Update on spray fields permits.
Tanya Matzen reported that the work on spray field H is complete and is awaiting certification.

ONSWC Update—John McDonald

- SD East Pump Station and forcemain under 15/501 update
John McDonald reported that the SD East Pump Station is complete. However, testing cannot be performed until the forcemain under US 15/501 is complete. This work will require a land disturbance permit from Chatham County.
- WWTP Expansion Update
John McDonald reported that construction of the expanded WWTP continues to move forward but continues to be delayed by suppliers. However, clarifier equipment has still not been delivered, despite being promised in January. Although dependent on deliveries of key equipment, it is anticipated that the expansion can be completed by mid-April. Cathy Washburn and Jerry Cole thanked John McDonald for the update on the WWTP expansion, which was posted on the ONSWC website. A link to that report was also posted on the BCCA website.
- Right-of-way encroachment agreements for DOT
John McDonald reported that the encroachment agreements were undergoing legal review, and stated that there are disagreements between ONSWC and NNP-Briar Chapel over deeds and titles. Tanya Matzen stated that NNP is not aware of any title issues related to the wastewater system and that NNP recently provided ONSWC with a copy of a 2015 title insurance policy issued to ONSWC for the wastewater system, which NNP obtained from the records of the title insurance company. Tanya further requested that ONSWC approve and sign all permitting and DOT encroachment documentation currently outstanding.

- Status of recommended preventive stabilization measures in Pokeberry Creek below exposed pipe.
Cathy Washburn noted that several recommendations for shoring up the banks of Pokeberry Creek in the easement for the suspended sewer pipe had been made by ONSWC's structural engineering consultant, Dixon Assoc. She asked John for an update on plans, since BCCA is also considering what, if any, stabilization measures should be taken nearby on BCCA's property. John McDonald stated that he had asked Dixon to advise him of the rate of erosion of the bank so that he could determine when stabilization may be needed. This information will be shared with BCCA. Update 2/24/2022: Dixon and Associates has determined over 60' of the casing pipe would have to be exposed to put the pipe at risk. Currently the pipe has 23' exposed. The creek bank will continue to erode. ONSWC plans to monitor the change in the bank and length of pipe exposed to understand the timeline within which the casing pipe will need to be reinforced.

Old Business

- Extension of lighting along Great Ridge Parkway to Mann's Chapel Rd.
Tanya Matzen stated that she would provide a schedule for the lighting project.
- Dog Park irrigation
John McDonald reported that the irrigation system at the dog park has been repaired. Jerry Cole asked if the irrigation at that location is recycled or potable water. Tanya Matzen suggested that BCCA obtain an "as built" for the potable water irrigation system from Myatt Landscaping.

New Business

- Odor and spill reports
Jerry Cole advised that BCCA and Stop Chatham North had agreed to collaborate on reporting and recording odors and spill reports. BCCA will work with Kuester to develop a system to receive odor reports, send them to ONSWC and SCN, record them, and send the reports to DEQ on a weekly basis. For spills, reports will go to Kuester and ONSWC, then to SCN for investigation, and to DEQ immediately on verification by SCN.
It is hope that this will streamline the system and eliminate multiple reports.
- Extension of recycled water irrigation to BCCA areas requiring irrigation.
Jerry Cole inquired if ONSWC would provide recycled water for irrigation needs for BCCA property in need of irrigation. John McDonald replied in the affirmative but noted that NNP-Briar Chapel facilitates applications for spray irrigation extensions from DEQ, with ONSWC signing off as permittee. Tanya Matzen responded that NNP-Briar Chapel could add necessary irrigation field extensions to existing permits with ONSWC authorization as the permittee, but that soil analysis would have to be done to determine constructability based on soil loading rates. The extended irrigation would be used in common areas where vegetation requires irrigation. BCCA will continue to explore this issue along with the cost associated with extending spray irrigation.
- Clean up of Debris from By-Pass Project and Repair of Hill Creek Blvd. where sewer spill occurred.
In response to questions from Jerry Cole, John McDonald replied that the fencing and other debris along Great Ridge Parkway where the by-pass project occurred cannot be cleared until Chatham County Erosion Control office approves the work. The Hill Creek Blvd road repairs have been held up by weather but will be completed soon.

The next meeting of the Tri-Party Council will be on Thursday, March 10, 2022, at 10 am.