

**West Jackson County Utility District  
7312 Rose Farm Road  
Ocean Springs, Mississippi 39564  
July 24, 2018**

**Regular Meeting**

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**MINUTES**

**1.0 Call Meeting to Order:**

The West Jackson County Utility District (WJCUD) convened the scheduled board meeting July 24, 2018 at the WJCUD general office building, 7312 Rose Farm Road, Ocean Springs, MS. The meeting was called to order by Mr. Mike Montgomery, Chairman of the Board at 9:00 A.M., and it was determined that a quorum was present. A notice was posted informing the public of the meeting time. The following individuals were present:

Mr. Mike Montgomery	Chairman, WJCUD
Mr. Curtis Spiers	Vice-Chairman, WJCUD
Mr. Alan Wood	Secretary/Treasurer, WJCUD
Mr. Joe Bannister	Commissioner, WJCUD
Mr. Jeremy England	Commissioner, WJCUD
Ms. Tanya Hasbrouck	Board Attorney, WJCUD
Mr. John Hannah	General Manager, WJCUD
Mr. Willie Smith	Operations Manager, WJCUD
Ms. Lori Goforth	HR Manager – Exec Admin. Asst., WJCUD
Ms. Tracy Reed	Accountant, WJCUD
Mr. Brian Bennett	District Inspector, WJCUD
Mr. James Douglass	Compton Engineering
Mr. Gerrod Kilpatrick	Machado Patano Engineering

Members of the Public:

Dennis Stieffel  
Dennis Lamey  
Vincent Feranda

**2.0 Pledge of Allegiance**

**3.0 Change to Meeting Agenda**

None.

#### **4.0 Community Input**

Mr. Dennis Lamey of Lamey Homes appeared before the Board seeking relief from the District regarding his proposed subdivision off Daisy Vestry Rd. Mr. Lamey recounted the history of this subdivision and the requirement from the District for gravity sewer that forced him to decide he must increase his number of lots from 13-14 to 26-27 in order for the project to be financially feasible. Mr. Lamey applied for a zoning change from A-1 to A-2 in order to accommodate the larger number of lots and was denied the zoning request. He then appealed the Planning Commission decision to the Board of Supervisors who voted to uphold the Planning Commission's denial for a zoning change. With no other options left for Mr. Lamey to pursue to build 26-27 homes he felt seeking relief from the District was his only option. The General Manager stated that he saw 3 basic options the Board could consider:

1. allow low pressure system
2. share in the offsite costs of getting gravity sewer to subdivision
3. scaled down pumping utilizing a temporary duplex lift station

Mr. Lamey wants the development to be allowed to use a low pressure system and tie into existing services. He did not feel option 3 would be a viable option for him. After a detailed discussion between the Board and the Developer the Board told Mr. Lamey they would need to discuss the matter amongst themselves and that they would get back with him as to their decision.

Mr. Vincent Feranda appeared before the Board and told them he would not provide any easement to them and that all further actions would be done in court. He was upset that he had previously received an offer of \$8,000 and was now being asked for an easement at no cost to the District. The District replied we had changed the design plan with what they thought was an acceptable route to Mr. Feranda and that the easement was now an easement along the road that Mr. Feranda had offered to give to the District. Mr. Feranda also expressed anger over the fact that he has been denied permission in his attempts to build and that he found the discussion with Lamey Homes amazing since the District has never offered financial assistance, negotiations or relief to him. The Board Chairman told Mr. Feranda that he had been coming to these meetings for as long as he could remember and that the Board had offered numerous times to negotiate with him. Mr. Feranda replied that was correct but that the offers were never followed through on. The Board reminded Mr. Feranda that we need to see when the plat for his subdivision was approved and that he has failed to give us the approved plat design. Additionally, we cannot offer more than an appraised value on something. Mr. Feranda reiterated that if we wanted the easement we would have to go to court to obtain it.

#### **5.0 Consent Agenda**

- 5.1. Reading of Previous Minutes**
- 5.2. Financial Reports**
- 5.3. Purchase Requisitions**
- 5.4. Docket of Claims 1 - 36 (\$317,704.91)**

Mr. Spiers made a motion, seconded by Mr. Wood, approving the Consent Agenda. Motion passed unanimously.

## **6.0 Old Business**

### **6.1 Wastewater Facilities Plan, Phase 1**

Miller Enterprises now has asphalt on Morton Pl and has filled in 2 of 3 crossings on JF Douglas Dr. They are still installing gravity sewer in a couple of places. Discussion occurred over the contract specifying the Contractor had 2 weeks to return the area to the previous condition after they are finished in an area and that they are 2 months or better behind on the asphalt. The Board Chairman questioned Mr. Douglass on extreme dips in the road on Cambridge Blvd as well as the look of the easement where Johnson grass is very high and looks terrible. He advised the Board that the Contractor wanted to wait until all work was finished before he did any paving. Ultimately, Miller Enterprises is responsible for final grading and grassing and they have failed to honor the terms of the contract. Extreme dips in the road on Cambridge Blvd are being worked on according to Mr. Douglass.

Mr. England made a motion, seconded by Mr. Spiers, instructing the Board Attorney to send a letter to the Contractor advising them they need to abide by the terms of the contract. Additionally the letter should state that for several board meetings now it has been mentioned that progress is slow and that the Board members are very concerned about that. They are receiving homeowner complaints. Motion passed unanimously.

Mr. Bannister made a motion, seconded by Mr. England, approving Miller Enterprises Pay Application 16 in the amount of \$133,435.98. Motion passed unanimously.  
(SRF Eligible - \$133,435.98)

Gulf Coast Underground has been onsite with their point repair crew for the last couple of weeks and have all of the point repairs completed that we added to the project. The lining crew should be coming in the next 2 weeks. Mr. Douglass is in the process of creating a change order to address some of the non-eligible SRF work that Mr. Hannah had wanted done.

Mr. Spiers made a motion, seconded by Mr. Bannister, approving Gulf Coast Underground Pay Application 11 in the amount of \$22,790.12. Motion passed unanimously.  
(SRF Eligible - \$12,967.12, In-Eligible - \$9,823.00)

### **6.2 Water Facilities Plan, Phase 3**

Graham Construction is finishing up on the last piece of the puzzle and should be okay now on time with the days that were added to the contract at the last meeting. They are pressure testing the lines and will be scheduling bacterial tests as soon as the pressure tests have all passed.

Mr. Spiers made a motion, seconded by Mr. England, approving Graham Construction Pay Application 17 in the amount of \$221,056.64. Motion passed unanimously.  
(SRF Eligible - \$216,069.14, In-eligible \$4,987.50)

### **6.3 Wastewater Facilities Plan, Phase 2**

Hemphill Construction progress is moving along. 2 crews are currently working. The Contractor will be crossing Cook Rd tomorrow just to the side of Prairie. There will be 4 total crossings across Cook Rd and they are trying to get them done before school starts in order to avoid having to contend with buses. The Road and Sheriff's Departments have been notified. The wet well is set at the lift station.

Mr. Bannister made a motion, seconded by Mr. Spiers, approving payment of Hemphill Construction Pay Application 3 in the amount of \$334,604.66. Motion passed unanimously. (SRF Eligible = \$334,604.66)

### **6.4 New Office Complex**

A progress meeting was held on 7/19/18. The project is going well with the plumbing and electrical rough-ins completed. The slab is almost ready to pour. Security vendor meetings are underway. The staff is reviewing flooring options in the buildings and have looked at making a few changes from the original design due to concerns over maintenance. Additionally, the Staff is continuing to work on the Board Room layout and design.

Mr. Spiers made a motion, seconded by Mr. Woods, approving DCD Construction Pay Application 1 in the amount of \$193,491.65. Motion passed unanimously.

### **7.0 New Business**

#### **7.1 Parcel ID# 03610120.025**

Mr. Spiers made a motion, seconded by Mr. Wood, authorizing the Board Chairman to execute a formal request to transfer tax forfeited Parcel ID# 03610120.025 to WJCUD. Motion passed unanimously.

### **8.0 Correspondence**

Included for the Board's review was the following:

- PERS (2018 07 13) to WJCUD regarding employer rate increase from 15.75% to 17.40% effective July 1<sup>st</sup>, 2019.
- PSC Dockets (2018 06 21) regarding Telephonic Prehearing Conference scheduled for July 26<sup>th</sup>, 2018 at 9:30am.
- Jeff Cely – Savannah Pines (2018 07 18) email response to John Hannah regarding MOA timeline and easement request. They want to plead the case to the Board to allow for another renegotiation.

## 9.0 District Operations

### 9.1 Attorney Report

Updates were given on the following:

- Items will be discussed in Executive Session

### 9.2 Manager Report

Updates were given on the following:

- Bids were received for bush hogging/vegetative removal of easements
  - a. Bush Hog Bids
    - 1. Matt's Tractor and Lawn \$2,300.00
    - 2. Gulf Breeze Landscaping \$3,650.00PO issued to Matt's Tractor and Lawn for \$2,300.00
  - b. Vegetative Removal Bids
    - 1. Matt's Tractor and Lawn \$19,500.00
    - 2. Gulf Breeze Landscaping \$34,400.00PO issued to Gulf Breeze Landscaping for \$19,500.00
- Old Fort Bayou Well Piping – this will allow abandonment of 2/3 mile of cross country water main. A new 12" HDPE pipe will be installed along access drive.
  - WJCUD pre-purchase of pipe materials for \$26,600
  - Graham Construction to provide labor and equipment for \$4,950
- Cycle 2 Meter Reading  
5,062 meters, 363 re-reads (93% reads, 7% re-reads)
- Dennis Lamey project on Daisy Vestry Rd. His appeal was turned down by the JCBOs and the area will remain as A-1 zoning. Options to assist developer were discussed during community input.
- Existing office building problems
  - Employees discovered our power pole cracked and leaning after heavy rains the previous night. Singing River Electric responded almost immediately to set a new pole and a potentially major utility crisis was averted.
  - Numerous leaks in our existing roof were discovered after several maps were destroyed through leaks coming down through the wall and door frame during heavy rainfall. Repairs will be undertaken to prevent further damage.

### **10.0 Executive Session – If So Move**

Mr. Bannister made a motion, seconded by Mr. Wood, to go into closed session to determine if the subject matter falls under the law as an executive session matter. Motion passed unanimously.

Mr. Spiers made a motion, seconded by Mr. Wood, to stay in executive session having determined that executive session was warranted. Motion passed unanimously.

Mr. Wood made a motion, seconded by Mr. Spiers, to come out of executive session. Motion passed unanimously.

No action was taken in executive session.

### **11.0 Other Business**

### **12.0 Adjournment**

A motion was made by Mr. Spiers, seconded by Mr. Wood, to adjourn the meeting at 11:45 A.M., July 24, 2018. Motion passed unanimously.

  
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Alan Wood  
SECRETARY/TREASURER, WJCUD