

**West Jackson County Utility District  
7312 Rose Farm Road  
Ocean Springs, Mississippi 39564  
February 14, 2019**

**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 February 14, 2019 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. Joe Bannister	Secretary/Treasurer, WJCUD
Mr. Jeremy England	Commissioner, WJCUD
Mr. Josh Danos	Board Attorney, WJCUD
Mr. John Hannah	General Manager, WJCUD
Ms. Lori Goforth	HR Manager – Exec Admin. Asst., WJCUD
Ms. Tracy Reed	Accountant, WJCUD
Mr. Willie Smith	Operations Manager, WJCUD
Mr. Brian Bennett	District Inspector, WJCUD
Mr. David Compton	Compton Engineering
Mr. James Douglass	Compton Engineering
Mr. Gerrod Kilpatrick	Machado Patano Engineering

Members of the Public:

Dennis Lamey – Lamey Homes  
Hobbs Mize, Paul Monroe, Marty McGrath, Mike Nunmaker – Biloxi Bay Resort  
William Tuttle – Windsor Park Association

**2.0 Pledge of Allegiance**

**3.0 Change to Meeting Agenda**

None.

## **4.0 Community Input**

### **4.1 Biloxi Bay Resort**

Representatives from Biloxi Bay Resort appealed to the Board regarding an OPC form for their development. Mr. Hobbs Mize stated that JCUA was requiring the signed form before they could apply for a building permit with the County. The General Manager stated we still need a full set of engineering forms and that it seemed out of the norm for the County to require the signed OPC form before they would issue a building permit. The Board discussed a potential MOA with the developer and the Board Attorney is looking at the documents received to date.

## **5.0 Consent Agenda**

### **5.1 Reading of Previous Minutes**

### **5.2 Financial Reports**

### **5.3 Purchase Requisitions**

### **5.4 Docket of Claims 1 - 62 (906,335.96)**

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

## **6.0 Old Business**

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

DEQ was onsite Tuesday and was happy with the progress made. They will be back at the end of March or 1<sup>st</sup> of April. The project is approximately 60% complete. Miller Enterprises continues to have 3 crews onsite.

Gulf Coast Underground remains close to finishing all remaining work.

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

Gerrod Kilpatrick stated they are working with the General Manager and Contractor on a change order to extend the new sewer line due to the fact Phase 1 of the Mallette Road extension has been extended by approximately 1400'. The Contractor is still held up waiting to get power to the lift station and hopes to have that resolved soon.

### **6.3 New Operations Center**

Roofing is complete and there have been discussions regarding some fencing changes. Most of the sheetrock is hung and painting may be started within the next few weeks.

#### **6.4 Lamey Subdivision – Daisy Vestry Road**

Dennis Lamey went over his project costs to date and stated that he did not believe adequate notice was given to developers informing them of the gravity sewer requirement. He reminded the Board that another development did get approved for low pressure in the same general area and that his development should be allowed to connect to low pressure since he had scaled down the plans to 9 lots. Mr. Spiers and Mr. England stated they agreed this might be considered unusual circumstances and told Mr. Lamey they were willing to consider allowing the low pressure connection for the 9 lots but that if the acreage in the back of the subdivision would ever be developed gravity sewer would be required since Mr. Lamey knows the District's position now. Mr. Lamey was unhappy about this proposal and said he planned to develop the land for his daughters in the future. The General Manager agreed to look at costs we could participate in if Mr. Lamey agrees to install gravity sewer.

#### **7.0 New Business**

##### **7.1 State of the County 2019**

The General Manager presented a copy of the 2019 Board of Supervisors State of the County report for the Board's review.

##### **7.2 Realtor Selection**

Mr. England made a motion, seconded by Mr. Spiers authorizing the District to enter into an agreement with Southeast Commercial Real Estate for the listing of our Rose Farm Road property. Motion passed unanimously.

##### **7.3 Proposed Leak Credit Policy**

Mr. Spiers made a motion, seconded by Mr. England, approving the proposed leak credit policy as presented. Motion passed unanimously.

#### **8.0 Correspondence**

Included for the Board's review was the following:

- MDEQ letter (2019 01 29) to John Hannah regarding SRF C280870-04
- WJCUD letter (2019 01 31) to MDOT regarding 5712 Ridge Rd
- Senate Bill 2494
- JCUA letter (2019 01 29) to Dennis Stieffel regarding Talla Pointe Subdivision Phase 2
- JTH letter (2019 02 06) to Jackson County regarding the District's audit
- JTH letter (2019 02 06) to MDOH regarding the District's audit

- JTH letter (2019 02 06) to MDEQ regarding the District's audit
- JTH letter (2019 02 06) to Regions Corp.Trust regarding the District's audit
- JTH letter (2019 02 06) to Stewart Sneed Hewes regarding the District's audit
- JTH letter (2019 02 06) to JCUA regarding the District's audit
- MDEQ letter (2019 01 30) to John Hannah regarding SRF C280870-03
- MS Senate Bill 2844

## **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:

- January 2019 Billing Summary
- January 2019 Water Wells Production
- JCUA – Agencies average flow (MGD) has still not been updated
- WJCUD list of equipment to be auctioned on March 8<sup>th</sup> and 9<sup>th</sup>, 2019 by Jeff Martin Auctioneers in Brooklyn, MS
- Waycross Elevated Tank 06/01/18 Conditional Assessment Report
- Area Map for proposed St. Martin zip code
- 2019-2022 Four Year Road Plan
- McCann Road Extension Study
- WJCUD Design Capacity
- Update on Developments

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

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

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

Mr. England made a motion, seconded by Mr. Bannister, to enter into a contract with Magnolia Consultants, LLC to provide lobbying services with amendments to the presented contract of a hold harmless clause and a provision that either party can terminate the contract with a 90 day notice. Motion passed unanimously.

Mr. Spiers made a motion, seconded by Mr. England, withdrawing all six petitions that have been filed with the Public Service Commission. Motion passed unanimously.

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

Actions taken in Executive Session were read into the minutes.

## **11.0 Other Business**

## **12.0 Adjournment**

A motion was made by Mr. Spiers, seconded by Mr. England, to adjourn the meeting at 12:23 P.M., February 14, 2019. Motion passed unanimously.

  
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Joe Bannister  
SECRETARY/TREASURER, WJCUD