

**West Jackson County Utility District
7200 McCann Road
Biloxi, Mississippi 39532
June 10, 2021**

Regular Meeting

MINUTES

1.0 Call Meeting to Order:

The West Jackson County Utility District (WJCUD) convened the scheduled board meeting June 10, 2021, at the WJCUD general office building, 7200 McCann Road, Biloxi, MS. The meeting was called to order by Mr. Curtis Spiers, Vice-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. Curtis Spiers	Vice-Chairman, WJCUD
Mr. Joe Bannister	Secretary, WJCUD
Mr. Andy Westfall	Commissioner, WJCUD
Mr. Josh Danos	Board Attorney, WJCUD
Mr. John Hannah	General Manager, WJCUD
Mr. Scott Ramsay	Operations Manager, WJCUD
Ms. Lori Goforth	HR Manager – Exec Admin. Asst., WJCUD
Mr. Brian Bennett	New Connections & Compliance Manager, WJCUD
Ms. Laura Davis	Accountant, WJCUD
Ms. Virginie Triplett	Bookkeeper, WJCUD
Mr. Gerrod Kilpatrick	Machado Patano

Members of the Public:

Dean Fletcher – Fletcher & Company
Beaux Yancey – Summer Law Clerk with Bordis and Danos, PLLC
Eddie Besancon Sr. – 13414 Stennis

2.0 Pledge of Allegiance

3.0 Change to Meeting Agenda

Pull 7.2 - User Charges
Add 7.4 - Cybersecurity

4.0 Community Input

Eddie Besancon Sr. addressed the Board regarding a letter he received from the District regarding the replacement of his 2” residential water meter. The Board directed the General Manager to look into Mr. Besancon’s concerns and get back with Mr. Besancon by the end of the next week.

5.0 Consent Agenda

- 5.1 Reading of Previous Minutes**
- 5.2 Financial Reports**
- 5.3 Purchase Requisitions**
- 5.4 Docket of Claims Lines 1 – 39 / \$597,138.04**
- 5.5 Leak Credits**
- 5.6 Grinder Station Approvals**

Mr. Westfall made a motion, seconded by Mr. Bannister, approving the consent agenda. Motion passed unanimously.

6.0 Old Business

6.1 Water Facilities Plan, Phase 4

Mr. Bannister made a motion, seconded by Mr. David, tabling the agenda item. Motion passed unanimously.

6.2 Meter Register Replacement at 9705 Daisy Vestry Road

Mr. Westfall made a motion, seconded by Mr. Bannister, to settle a disputed and doubtful claim by authorizing a settlement of \$160.50 to be credited toward their utility bill. Motion passed unanimously.

7.0 New Business

7.1 Eminent Domain Filings

Mr. Westfall made a motion, seconded by Mr. Bannister to approve a resolution and order to condemn relating to property (PIDN 07160305.000) owned by Cook Road Partners, LLC, as presented. Motion passed unanimously.

Mr. Bannister made a motion, seconded by Mr. Westfall, to approve a resolution and order to condemn relating to property (PIDN 03530030.000) owned by Ryzannara Hy, et al, as presented. Motion passed unanimously.

Mr. Bannister made a motion, seconded by Mr. Westfall, to approve a resolution and order to condemn relating to property (PIDN 0361403.05) owned by Mitchell Associates, Inc., as presented. Motion passed unanimously.

7.2 User Charges

Pulled

7.3 FYE 09 30 2020 Audit- Financial Statements

Dean Fletcher presented the 2020 audit and stated the audit was complete and the unmodified opinion showed that the District was financially stable.

Mr. Westfall made a motion, seconded by Mr. Bannister, to accept the 2020 audit and financial statements as presented. Motion passed unanimously.

7.4 Cybersecurity

Mr. Spiers discussed ongoing concerns he had relating to cybersecurity. Ms. Goforth replied that she would arrange for AGJ who handles all of our IT to be at the next meeting to provide a presentation of our current protection as well as answer any questions the Board may have.

8.0 Correspondence

Included for the Board's review was the following:

- WJCUD letter (2021 05 10) to Joseph Stewart regarding 2" residential water meter
- WJCUD letter (2021 05 10) to Eddie Besancon Sr. regarding 2" residential water meter
- WJCUD letter (2021 05 10) to Johnny Beck regarding 2" residential water meter
- WJCUD letter (2021 05 10) to Glenn Miller regarding 2" residential water meter
- WJCUD letter (2021 05 10) to Thomas Brodnax regarding 2" residential water meter
- WJCUD letter (2021 05 10) to Silas Cruthirds regarding 2" residential water meter
- WJCUD letter (2021 06 02) to John & Patricia Tomsik regarding offer to purchase easements
- MDOH letter (2021 05 11) to WJCUD regarding State's fiscal year and the processing of pay applications
- Sterling National Bank letter (2021 05 14) to WJCUD regarding merger (2020 Bond Series)
- MDOH letter (2021 05 26) to WJCUD regarding loan check received with illegible printing

9.0 District Operations

9.1 Attorney Report

Updates were given on the following:

- PSC Order - Water, Supplemental Certificate of Public Convenience was received

9.2 Manager Report

Updates were given on the following:

- Meter Changeout Project (AMR to AMI)
- Fire Hydrant Testing and Maintenance
- Price Increases up 10% - to 30% since 2020
- Resolved Customer Concern on St. Martin Road
- Scott Ramsay presentation on M1084 surplus vehicle
- Current Developments in construction
- Jeff Martin's auction of surplus items
- Certificate of No Default and Debt Service, Revenue Refunding Bond, Series 2020
- Property Appraisals
- FY 2021 Income Statements thru 7 months
- Organization Chart (Staff of 28 Full time, 2 Part Time)
- Water Production – May 2021
 - 58.7 MG Production
 - 48.9 MG metered water sold
 - 6.80 MG estimated water to maintain water quality via flushing
 - 3.7 MG unaccounted for water loss (6%)
- Billing Summary – May 2021
 - \$748,579.14 (compared to \$786,538.11 in May 2020)
 - 8,127 active customers (compared to 7,879 in May 2020)3.1% increase

10.0 Executive Session – If So Move

None.

11.0 Other Business

12.0 Adjournment

A motion was made by Mr. Bannister, seconded by Mr. Westfall, to adjourn the meeting at 10:49 A.M. June 10, 2021. Motion passed unanimously.



Joe Bannister
SECRETARY/TREASURER, WJCUD

ORDER NUMBER _____

WHEREAS, Justin Lamey is the tenant at 9705 Daisy Vestry Rd.; and

WHEREAS, Mr. Lamey is a District customer, and has expressed a desire to negotiate some resolution to an outstanding utility bill; and

WHEREAS, Mr. Lamey articulated facts included in the record which make certain portions of the utility bill doubtful and disputed; and

WHEREAS, specifically, the 5G register installed at this residence failed to properly record usage on the meter; and

WHEREAS, based on these representations, the General Manager recommends settlement with Mr. Lamey pursuant the agreement presented;

WHEREAS, the Board of Commissioners finds that approval of the agreement is in the best interests of the District;


IT IS THEREFORE ORDERED by the Board of Commissioners of West Jackson County Utility District, that the attached settlement is hereby approved;

IT IS FURTHER ORDERED that the General Manager is authorized to execute any and all documents necessary for this purpose.

The motion to approve the foregoing Order was made by Westfall, seconded by Bannister, and the following vote was recorded:

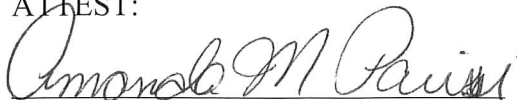
- Chairman Montgomery Absent
- Commissioner Spiers yes
- Commissioner Bannister yes
- Commissioner Westfall yes
- Commissioner David Absent

WHEREUPON, the Board of Commissioners of West Jackson County Utility District, declared the motion carried and the Order adopted this the 10th day of June, 2021.



 Mike Montgomery, Chairman
 Curtis Spiers

ATTEST:





JACKSON COUNTY, MISSISSIPPI
WEST JACKSON COUNTY UTILITY DISTRICT
WWFP PHASE 5

RESOLUTION AND ORDER TO CONDEMN

Upon careful consideration, the West Jackson County Utility District (hereinafter "District"), acting by and through its Board, has determined it to be in the best interests of the residents of the District and the County to acquire certain real property from private landowners whose property is located within the District limits, as part of project WWFP Phase 5. The WWFP Phase 5 project will reduce operation and repair costs through replacement of old assets, reduce pumping volume; and provide enhanced sewer services. To accomplish this project, the District finds it necessary to acquire for public use a portion of PIDN 07160305.000 from Cook Road Partners, LLC, or its successors in title, and/or other parties interested in said property, being a 3.19 acre easement for water facilities to construct a new 12" or 16" water main, as shown on the plans for said project, which plans are made a part hereof by reference.

Being unable to agree with the owner(s) and/or other parties interested in said property, the District, after solemn due consideration, does hereby declare said property necessary for public use and orders that it be condemned. Further, the District authorizes and requests its attorneys and/or other necessary professionals to institute any and all condemnation proceedings necessary to acquire the property described herein for the public use referenced.

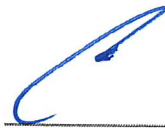
The above and foregoing Resolution and Order to Condemn was introduced by Westfall, seconded by Bennister, and was adopted by the following vote, to-wit:

Yeas:
Spies
Bennister
Westfall

Nays:

Absent:
Montgomery
DAVID

The president hereby declared the Motion carried and the Resolution and Order to Condemn was adopted, this the 10th day of JUNE, A.D., 2021.


Vice Chairman



Amanda M Parisi

JACKSON COUNTY, MISSISSIPPI
WEST JACKSON COUNTY UTILITY DISTRICT

RESOLUTION AND ORDER TO CONDEMN

Upon careful consideration, the West Jackson County Utility District (hereinafter "District"), acting by and through its Board, has determined it to be in the best interests of the residents of the District and the County to acquire certain real property from private landowners whose property is located within the District limits, as part of project WWFP Phase 4. The WWFP Phase 4 project will reduce operation and repair costs through replacement of old assets, reduce pumping volume; and provide enhanced sewer services. To accomplish this project, the District finds it necessary to acquire for public use a portion of PIDN 03536030.000, being a 3.19 acre easement for a new 15" gravity sewer from Ryzannara Hy, et al or their successors in title, and/or other parties interested in said property, as shown on the plans for said project, which plans are made a part hereof by reference.

Further, the District has determined it to be in the best interests of the residents of the District and the County to acquire a 1.37 acre fee simple tract, not part of Phase 4, for a radio tower for AMI meter reading, also being a portion of PIDN 03530030.000 from Ryzannara Hy, et al or their successors in title, and/or other parties interested in said property.

Being unable to agree with the owner(s) and/or other parties interested in said property, the District, after solemn due consideration, does hereby declare said property necessary for public use and orders that it be condemned. Further, the District authorizes and requests its attorneys and/or other necessary professionals to institute any and all condemnation proceedings necessary to acquire the property described herein for the public use referenced.

The above and foregoing Resolution and Order to Condemn was introduced by Bannister, seconded by Westfall, and was adopted by the following vote, to-wit:

Yeas:
Spiers
Bannister
Westfall

Nays:

Absent:
Montgomery
DAVID

The president hereby declared the Motion carried and the Resolution and Order to Condemn was adopted, this the 10th day of JUNE, A.D., 2021.



[Signature]
Vice Chairman

[Signature]
Amanda M Parisi

JACKSON COUNTY, MISSISSIPPI
WEST JACKSON COUNTY UTILITY DISTRICT
WWFP PHASE 4

RESOLUTION AND ORDER TO CONDEMN

Upon careful consideration, the West Jackson County Utility District (hereinafter "District"), acting by and through its Board, has determined it to be in the best interests of the residents of the District and the County to acquire certain real property from private landowners whose property is located within the District limits, as part of project WWFP Phase 4. The WWFP Phase 4 project will reduce operation and repair costs through replacement of old assets, reduce pumping volume; and provide enhanced sewer services. To accomplish this project, the District finds it necessary to acquire for public use in fee simple a tract identified as PIDN 0361403.05 from Mitchell Associates, Inc., et al or its successors in title and/or other parties interested in said property for a new regional triplex sewage pumping station, as shown on the plans for said project, which plans are made apart hereof by reference.

Being unable to agree with the owner(s) and/or other parties interested in said property, the District, after solemn due consideration, does hereby declare said property necessary for public use and orders that it be condemned. Further, the District authorizes and requests its attorneys and/or other necessary professionals to institute any and all condemnation proceedings necessary to acquire the property described herein for the public use referenced.

The above and foregoing Resolution and Order to Condemn was introduced by Bannister, seconded by Westfall, and was adopted by the following vote, to-wit:

Yeas:
Spiers
Bannister
Westfall

Nays:

Absent:
Montgomery
David

The president hereby declared the Motion carried and the Resolution and Order to Condemn was adopted, this the 10th day of June, A.D., 2021.



[Signature]
Vice Chairman

Amanda M Parisi



West Jackson County Utility District

7312 Rose Farm Road
Ocean Springs, MS 39564

P.O. Box 1230
Ocean Springs, MS 39566-1230

Phone (228) 872-3898

Fax (228) 872-3861

BOARD MEETING SIGN IN SHEET

DATE 6 / 10 / 2021

1: Don Fletcher Fletcher & Company

2: Beaux Yancey Summer Law Clerk w/ Danos

3: ENDIE BESANCON SR -13414 Stennis Rd

4: _____

5: _____

6: _____

7: _____

8: _____

9: _____

10: _____