

WEST MADISON UTILITY BOARD OF COMMISSIONERS MEETING
December 12, 2017

BE IT REMEMBERED that the regular meeting of the Board of Commissioners of the West Madison Utility District was duly convened, held and conducted on December 12, 2017, in the Kearney Park Community Center at 443 Livingston Vernon Road, Flora, MS, as follows to wit:

The President of the Board, Larry Bennett, presided and called the meeting to order.

The following members were present:

Commissioner Larry Bennett Commissioner Louvella Lawson
Commissioner Evelyn Brown Commissioner Letitia Reeves
Commissioner Scott Colson

The Board President announced that the members of the Board present constituted a quorum and declared the meeting duly convened. Commissioner Brown opened the meeting with a prayer.

In RE: Approval of the December 12, 2017 Agenda:

Commissioner Colson motioned and Commissioner Brown second, to approve the Agenda for the December 12, 2017 meeting for the Board of Commissioners of the West Madison Utility District.

The vote on the matter being as follows:

Commissioner Scott Colson Aye
Commissioner Larry Bennett Aye
Commissioner Letitia Reeves Aye
Commissioner Louvella Lawson Aye
Commissioner Evelyn Brown Aye

The matter carried unanimously and the Agenda for the December 12, 2017 meeting is hereby approved.

RE: Consent Items:

Pres. Bennett asked for a motion to approve the following consent items:

(3) November, 2017 EOM RVS Report, (4) October 31, 2017 Financial Statement and (5) acceptance of November 14, 2017 minutes. Comm. Colson motion to accept and Comm. Brown second. The vote on the matter being as follows:

Commissioner Scott Colson Aye
Commissioner Larry Bennett Aye
Commissioner Letitia Reeves Aye
Commissioner Louvella Lawson Aye
Commissioner Evelyn Brown Aye

The vote on the matter carried unanimously.

RE: Financial Statement Agenda Item #6

Comm. Reeves asked that acknowledgement of receipt for November 30, 2017, Financial Statement draft be accepted. Since the draft had been sent out late on December 12, 2017, the Board members did not have a chance to review

the Financial Statement in depth and would only be acknowledging the receipt of and not the approval of the Financial Statement.

RE: Customer Issues Agenda item #7

The following customers had requested to be on the Agenda however, they were no-shows:

James Jones, Alice Thornton , Tamarus Crowley, Jesska Lewis, Tony Jones/ Paul Jones, and Joyce Taylor.

Gene Blout/Angela Dorsey: Ms. Dorsey was there on behalf of parents who lived in Kearney Park Estates. Her parents had paid the water connect fee on October 30, 2017, but did not move into the home until a week later. In less than one month, her elderly parents had received a water bill showing more than 20,000 gallons of water being used. Generally, a family of four would use about 5000 to 6000 gallons of water each month, so she could not see her two elderly parents using 20K gallons in less than a month. The water charge was for \$215.00, sewer \$110.00 and the light charge she was not sure or why that was on the bill. Comm. Bennett explained the light charge was for street lights. The WMUD area is unincorporated and to have street lights it was arranged that the water company would collect the fees for Entergy to provide street lights. Comm. Bennett asked if the house had been checked for leaks. The mobile home had just been moved into that spot and there was no leaks. Comm. Reeves asked KT if he had any input on the matter. KT explained that there was no history for this couple and therefore it could not be ascertained what would be a normal usage for them. The spot had been vacant for a long period of time. The meter was unlocked On October 31, 2017. No one actually moved in until a week or so later. There would be no way for him to know what happened the week before they moved in and if someone or the tenants used the water for cleaning. Typically 20k gallons of water was not the usage for an elderly couple. KT stated as of today, there was about 5k to 6k gallons of water gone thru the meters and it is still a little over 5 days before the next meter reading would take place. KT told the customer that he would be happy to come out and check for leaks. Ms. Dorsey said it was abnormal that 20K gallons of water would be used in such a short period of time. The mobile home was already clean so the usage could not have come from cleaning. Ms. Dorsey said she was the manager for the mobile home estates and she is positive no one was in the home. Comm. Reeves asked KT if the meter was turning when his employees turned on the meter and when they went out for the month's meter reading? KT said no the workers did not notice if there was anything unusual in regards to the meter. Comm. Bennett said unfortunately, the only thing we have to go by is the amount of water that was going thru the meter. He commented that it did seem like a lot of water for two elderly people to use in one month. KT will monitor the situation over the next month.

Kay Retha McField

At the September 2017, Board meeting Ms. McField had asked to have the cut-off date changed from the 10th to the 15th of each month. Comm. Bennett, said he had looked into that matter but the date could not be changed. Comm. Reeves said the Rural Water Association and West Madison had agreed to this date many years ago and West Madison Utility District could not change it. Comm. Reeves had found old documents that set the standards. Ms. McField asked if she should move from her current house would she get her deposit for water tap fee. Comm. Reeves responded that only new customers would not be reimbursed as they were now paying activation charges instead of deposits. WMUD no longer takes deposits, but will refund deposits to its older customers when they move from WMUD's certificated area. Ms. McField then inquired about fees being charged for meter rereads. She wanted clarification as to how and when a customer would be charged for rereads. Comm. Reeves said,

customers would not be charged for any reread that was automatically generated by the WMUD, RVS system. Once a reread had been done by KT employees and the customer was still not happy and asked for another reread then a fee may be charged. KT said a customer is entitled to one reread each month.

RE: Operator Report Agenda item #8

KT recognized that Mr. Jordan was at the meeting and asked him if he needed to say something. Mr. Jordan only wanted to acknowledge that KT had sufficiently resolved his water issues by running a new water line to his property.

KT reported that the grinder station for Joyce Taylor and Carolyn Roberts was up and running with no issues so far.

KT was not sure how long a person would be allowed to make installment payments on arrears bills and wanted clarification from the Board because a WMUD customer, Hucks Suzuki Tiwan is asking for hardship approval. Ms. Tiwan's bill for December was \$586.46. KT allowed her to pay \$100.00 until he could get approval from the Commissioners to set-up a payment arrangement. She is asking the board to allow this account to be paid out in six months under a hardship agreement. KT made a temporary agreement with her to pay \$84.00 over her current bill each month, the agreement is pending approval from Board members giving their approval. Comm. Bennett asked for a motion to approve the payment for six months. Comm. Colson motioned and Comm. Reeves second. The matter carried unanimously.

All water samples were good with no issues to report.

Joyce Taylor has requested that her November bill be waived. WMUD turned off her water due to the fact that her sewer lines were not connected to any sewer system while her house was being repaired. Even though the water was off for the entire month of November, she still received a water bill. Motion was made by Comm. Brown to waive the \$45.00 fee because WMUD had turned her water off because work was being done to her sewer system. Comm Reeves second. Comm. The vote was as follows:

Commissioner Larry Bennett	"aye"
Commissioner Scott Colson	"nay"
Commissioner Louvella Lawson	"abstain"
Commissioner Evelyn Brown	"aye"
Commissioner Letitia Reeves	"aye"

KT wanted clarification for Landlords that have put up a deposit for the purpose of cleaning up rental property(s). Once the landlord has paid for the amount of water used can the deposit be used more than once to clean up other vacant property. KT feels that they should be able to use the same deposit for another property however, the one deposit can not be used for more than one property at one time, i.e., if the landlord has two vacancies at the same time then another deposit would be required. He is requesting that this protocol be used until the Board make a set policy. It was agreed that until a policy is on file WMUD would use this procedure.

KT is asking for permission to purchase water pipes in various sizes to be used when there are water breaks at night and pipes cannot be obtained from a supplier. Comm. Colson asked if the pipes are stored in the sun wouldn't that cause them to crack? KT said the pipes could be stored outside for about one year before the outside elements caused any damage. Comm. Brown asked if the pipes could be stored in a covered area near the old well; KT said that would be a possibility and he would look into it. The pipe fittings could be stored in the WMUD office. The cost of these pipes would be around \$2,000.00. KT would check the prices and let Comm. Colson know the exact amount to purchase the pipes.

KT informed the Board that MS Rural Water offered a service to notify WMUD customers of "Boil Water Alert" when it is needed. If WMUD is interested in this type of 'robo call service" he would investigate the particulars and give us the details. Also, the "Boil Water Alert" signs can still be posted but WMUD should purchase more because the ones he used before were borrowed from another company. Comm. Colson motioned that "Boil Water" signs be purchased and Comm. Brown second. The matter carried unanimously.

Good news...the water line for Ms. Marilyn Martin has finally been located. Ms. Martin had called KT to ask him if he could remove water from her basement. When he went into the basement he found a water pipe that was leaking. He traced the water pipe outside of the basement and discovered that it was the pipe that led to the sewer. The unfortunate news is this pipe is butted up against her house and it may cause some issues in connecting it to a new meter because the pipe is an old galvanized pipe. The question is how does WMUD want to handle this situation. The Board decided to table the matter until a decision can be made.

RE: BankPlus Agenda item #9

Comm. Colson is talking with BankPlus regarding bank drafts for customers to pay their bills. One thing the bank will require is a deposit which will be held in escrow for customers using the bank draft service. The bank is also requesting some idea as to how many customers would use this service. Comm. Brown stated that when the service was at the Bank of Yazoo, about 300 customers used the bank draft system. Comm. Colson said when he finds out more details it would be shared with the Board.

RE: Grants and Loans Agenda item #10

Comm. Bennett stated that the Board needed to make decisions on what Engineering Services should be seeking grants and loans for WMUD. (1). the Water Tank is definitely a priority and the cost would be at least \$150k. (2). a permanent hook-up for a generator at the well. Comm Colson said he would look into the cost of purchasing a generator and if it is not too costly WMUD would purchase one that way the Grant money could be used for other items. (3). replacing old galvanized pipes in the Magnolia Heights area at an estimated price of \$400k. (4) relocating the lagoon. After discussion between Board members it was decided that the Water Tank and Galvanized pipe replacement is the area of focus for Grant and Loan monies. The combine total for these two projects would be around \$500k. The motion was made by Comm. Colson and second by Comm. Reeves to accept these two projects. The matter carried unanimously.

RE: Wastewater Authority Agenda item #11

The balance owed to Madison County Wastewater is \$9,684.00 per the most recent correspondence from MCWA. Comm. Scott suggested that the bill be paid off in its entirety. By paying off this bill it would help our credit rating when Engineering Services try to secure grants and loans for WMUD. Comm. Brown gave objection to paying off the total amount at this time. She reminded the Board that winter was approaching and that quite a few pipes and sewer repairs are done in the winter months. Comm. Lawson stated that having this debt and being in good standing by paying on time monthly while retaining the \$9,684.00 in the bank would suffice and not cause a negative impact when applying for a loan. Comm. Brown asked if MCWA was charging interest and Comm. Reeves stated "no." The president asked for a motion to pay off Wastewater Authority. Comm. Colson motioned and Comm. Reeves second. The vote was Commissioners Colson, Reeves, and Bennett voted yea and Commissioners Brown and Lawson voted nay.

The WMUD Board of Commissioners went into Executive meeting.

RE: Old Business
None to discuss

RE: New Business
None to discuss

President asked for motioned to adjourn. Comm. Colson motioned and Comm. Lawson second.
Meeting was adjourned.