

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
PEARL RIVER VALLEY WATER SUPPLY DISTRICT HELD ON
THURSDAY, DECEMBER 17 2015 AT 9:30 A.M. AT THE
DISTRICT'S MAIN OFFICE LOCATED AT
115 MADISON LANDING CIRCLE, MADISON MS**

The regular meeting of the Board of Directors of the Pearl River Valley Water Supply District was held at 9:30 a.m., on Thursday, December 17, 2015 at the District's main office located at 115 Madison Landing Circle, Ridgeland MS.

Members Present: John Arledge, Shannon Armstrong, Trey Bobinger, Bruce Brackin, Jim Carraway, Larry Castle, Phillip Crosby, W. C. Gorden, Kenny Latham, Samuel Mitchell, John Pittman, Tedrick Ratcliff and Jack Winstead

Members Absent: Billy Cook

Others Present: John Sigman, Cindy Ford, Craig Hunt, Susan McMullan, Greg Burgess, Perry Waggener, Philip Huskey, Jane Berry, Bobby Cleveland, William Thompson, Linda Horton, Lem Adams, JoAnn Olson, Mark Olson

Board President Jack Winstead called the meeting to order at 9:30 a.m.

President Winstead asked for review of the minutes of November 19, 2015.

Upon review of the minutes of a regular meeting of the Board of Directors held 19 November 2015, a motion was made by Mr. Kenny Latham for the minutes to be approved with noted amendment by board attorney. Mr. John Pittman seconded the motion. The vote was as follows: For: Arledge, Armstrong, Bobinger, Brackin, Castle, Carraway, Crosby, Gorden, Latham, Mitchell, Pittman, Ratcliff and Winstead. Abstained: None. Against: None. **MOTION CARRIED UNANIMOUSLY.**

Chairman John Arledge presented the first item for Shoreline Committee.

Mr. Greg Burgess outlined the bids received for three emergency generators. Mr. Burgess stated that there were nine plan holders but only two bids received. Mr. Burgess gave the low bidder of Taylor Power in the amount of \$105,945.00. Mr. Burgess gave staff's recommendation for award.

Chairman John Arledge made a motion on behalf of the Shoreline Development Committee to approve the award of purchase of three generators to Taylor Power in the amount of \$105,945.00 as presented. Mr. Shannon Armstrong seconded the motion.

President Winstead asked for any further comments or questions from the board. None were offered.

The vote was as follows: For: Arledge, Armstrong, Bobinger, Brackin, Castle, Carraway, Crosby, Gorden, Latham, Mitchell, Pittman, Ratcliff and Winstead. Abstained: None. Against: None. **MOTION CARRIED UNANIMOUSLY.**

Chairman Arledge then asked Mr. Burgess to present the next agenda item.

Mr. Burgess outlined the construction bid process for the seawall construction project. Mr. Burgess stated ten bidders received plans, but only two bids were received. Mr. Burgess noted the engineers recommendation of award letter which recommend award to the low bidder, Wilco, Inc. in the base bid amount of \$785,250.00. Mr. Burgess gave staff's recommendation for the same.

Chairman Arledge made a motion on behalf of the Shoreline Committee to approve the construction bid contract for seawall construction project to Wilco, Inc. in the base bid amount of \$785,250.00, as presented. Mr. Trey Bobinger seconded the motion.

President Winstead asked for any additional comments or questions. None were offered.

The vote was as follows: For: Arledge, Armstrong, Bobinger, Brackin, Castle, Carraway, Crosby, Gorden, Latham, Mitchell, Pittman, Ratcliff and Winstead. Abstained: None. Against: None. **MOTION CARRIED UNANIMOUSLY.**

Chairman Arledge then presented the next agenda item.

Mr. Burgess then reviewed the bids received for the 18" sewer line project at Spann Drive in Rankin County. Mr. Burgess noted the engineer's recommendation of award to Delta Constructors, Inc. in the amount of \$235,200.00. Mr. Burgess gave staff's recommendation also.

Chairman Arledge made a motion on behalf of the Shoreline Committee to approve the construction bid contract for the 18" sewer project at Spann Drive to Delta Constructors, Inc. in the amount of \$235,200.00 as presented. Mr. Samuel Mitchell seconded the motion.

President Winstead asked for any additional comments or questions. None were offered.

The vote was as follows: For: Arledge, Armstrong, Bobinger, Brackin, Castle, Carraway, Crosby, Gorden, Latham, Mitchell, Pittman, Ratcliff and Winstead. Abstained: None. Against: None. **MOTION CARRIED UNANIMOUSLY.**

Chairman Arledge asked for the presentation of next Shoreline Committee item.

Mr. John Sigman reviewed the request by Blue Moon Properties/Pelican Cove Grill to lease additional property for a pier addition to service the restaurant and store. Mr. Sigman noted the property appraisal and draft lease document for the pier within the board's handout. Mr. Sigman stated that the surrounding residential community had been contacted for comment on the proposed pier addition and the overwhelming majority of respondents had no negative comments to the addition, but requested the enforcement of current lease limitations (music, hours, etc) on the proposed addition.

Mr. Sigman noted the lease fee would be for the appraised value of \$16,000.00.

Chairman Arledge made a motion on behalf of the Shoreline Development Committee to approve the lease of additional 3,225 SF for new pier to Blue Moon Properties/Pelican Cove Grill for the appraised value of \$16,000.00, as presented. Mr. Bruce Brackin seconded the motion.

President Winstead asked for any additional comments or questions. None were offered.

The vote was as follows: For: Arledge, Armstrong, Bobinger, Brackin, Castle, Carraway, Crosby, Gorden, Latham, Mitchell, Pittman, Ratcliff and Winstead. Abstained: None. Against: None. **MOTION CARRIED UNANIMOUSLY.**

Chairman Arledge asked for the presentation of the next Shoreline item.

Mr. John Sigman reviewed the request from BankPlus/Oakhurst Development for approval of another option for its master plan for the "Rapids" property. Mr. Sigman noted in 2014 the PRVWSD board had approved four different alternates for master plan on the old "Rapids" site. Mr. Sigman stated that the bank and its development company would like to add another alternate use to the approved master plans. The bank is proposing an assisted living facility on the site. Mr. Sigman noted the submission of the site layout for the board to review. Mr. Sigman noted the proposed use would have a low traffic impact and be a good use of the property.

Chairman Arledge made a motion on behalf of the Shoreline Development Committee to approve the additional master plan option for the BankPlus/Oakhurst Development property (former Rapids/Mandalay), to include an assisted living facility. Mr. Trey Bobinger seconded the motion.

President Winstead asked for any additional comments or questions.

Mr. Tedrick Ratcliff inquired if BankPlus had an assisted living developer interested in the property.

Mr. William Thompson from Oakhurst Development was recognized to speak. Mr. Thompson stated that Oakhurst was in negotiations with a developer for assisted living facilities.

President Winstead asked for any additional comments or questions. None were offered.

The vote was as follows: For: Arledge, Armstrong, Bobinger, Brackin, Castle, Carraway, Crosby, Gorden, Latham, Mitchell, Pittman, Ratcliff and Winstead. Abstained: None. Against: None. **MOTION CARRIED UNANIMOUSLY.**

Chairman Arledge asked for the presentation of the next Shoreline item.

Mr. John Sigman outlined the request for approval of the final plat for Lost Rabbit Phase B1, North – lots 701-740. Mr. Sigman noted the approval requested was contingent upon Madison County approval, PRVWSD water and sewer approval and final review by PRVWSD board attorney. Mr. Sigman stated that the developer had worked well with staff and HOA to coordinate this first plat for approval. Mr. Sigman noted that Lost Rabbit is a unique “mixed use” development.

Mr. Sigman also asked for the approval of the revised covenants for Lost Rabbit. Mr. Sigman noted that the developer had worked closely with the HOA to ensure that the covenants were true to the existing development and good for the future development. Mr. Sigman stated approval requested was contingent upon final review by PRVWSD board attorney.

Chairman Arledge made a motion on behalf of the Shoreline Development Committee to approve the final plat for Lost Rabbit Phase B1, North – lots 701-740 and the revised covenants for Lost Rabbit as presented, with contingencies of approval by Madison County, PRVWSD water & sewer, and final review by PRVWSD board attorney. Mr. Shannon Armstrong seconded the motion.

President Winstead asked for any additional comments or questions. None were offered.

The vote was as follows: For: Armstrong, Bobinger, Brackin, Castle, Carraway, Crosby, Gorden, Latham, Mitchell, Pittman, Ratcliff and Winstead. Abstained: Arledge. Against: None. **MOTION CARRIED BY MAJORITY.**

President Winstead asked for the monthly Audit items.

Vice Chairman Tedrick Ratcliff then presented the per diem and travel for the month of November. He stated that he had reviewed the report and found it in order.

Vice Chairman Ratcliff made a motion that the board approve the per diem and travel expenses for November 2015 as presented. Mr. John Pittman seconded the motion.

President Winstead asked if there were any questions or comments. None were offered.

The vote was as follows: For: Arledge, Armstrong, Bobinger, Brackin, Castle, Carraway, Crosby, Gorden, Latham, Mitchell, Pittman, Ratcliff and Winstead. Abstained: None. Against: None. **MOTION CARRIED UNANIMOUSLY.**

Vice Chairman Ratcliff then presented the Cash Balance Report for the month. Vice Chairman Ratcliff stated he had reviewed the report and found it to be in order.

Vice Chairman Ratcliff made a motion that the board approve the Cash Balance Report. Mr. Kenny Latham seconded the motion.

President Winstead asked if there were any questions or comments. None were offered.

The vote was as follows: For: Arledge, Armstrong, Bobinger, Brackin, Castle, Carraway, Crosby, Gorden, Latham, Mitchell, Pittman, Ratcliff and Winstead. Abstained: None. Against: None. **MOTION CARRIED UNANIMOUSLY.**

Vice Chairman Ratcliff then presented the Docket for the month. Vice Chairman Ratcliff stated that he had reviewed the expense docket and found it to be in order. He asked that the board take a minute to review and ask any questions of staff needed.

Vice Chairman Ratcliff made a motion that the board approve the Docket as presented. Mr. Samuel Mitchell seconded the motion.

President Winstead asked if there were any questions or comments. None were offered.

The vote was as follows: For: Arledge, Armstrong, Bobinger, Brackin, Castle, Carraway, Crosby, Gorden, Latham, Mitchell, Pittman, Ratcliff and Winstead. Abstained: None. Against: None. **MOTION CARRIED UNANIMOUSLY.**

Committee Minutes and Miscellaneous Correspondence:

The Board reviewed the committee meeting minutes from November's Shoreline Development and Parks Policy Committee meetings. A rough draft of December's Shoreline Development Committee meetings minutes were included.

Mr. John Sigman then gave his report as Executive Director. Mr. Sigman asked board members to review the newspaper article in their packages.

Mr. Sigman asked Mr. Philip Huskey to review his delinquent lease collection report with the board.

Mr. Huskey reviewed the months collections.

Mr. Sigman then asked Chief Waggener to review his monthly report with the board.

Chief Waggener gave his monthly statistics to the board.

Mr. Sigman then asked Mr. Craig Hunt to brief the board on the draw hunts.

Mr. Hunt outlined the success of the third season of draw hunts and the positive feedback received on the hunts.

President Winstead thanked Mr. Jim Carraway for his leadership in developing the draw hunts at the reservoir.

Mr. Sigman reviewed the current construction underway in the District.

President Winstead asked for any addition comments before the next agenda item

Mr. John Arledge stated that December 2015 would be his last board meeting. Mr. Arledge stated he had asked not to be reappointed to the board. Mr. Arledge thanked the board and staff for the experience of being a part of the District.

President Winstead thanked Mr. Arledge for his commitment to the District and wished him well.

President Winstead then recognized Mark and JoAnn Olson in attendance at the meeting and thanked them for attending.

President Winstead then asked for a motion to go into Closed Session to discuss the need to go into Executive Session.

Mr. John Arledge made a motion the board enter Closed Session. Mr. Phillip Crosby seconded the motion.

The vote was as follows: For: Arledge, Armstrong, Bobinger, Brackin, Castle, Carraway, Crosby, Gorden, Latham, Mitchell, Pittman, Ratcliff and Winstead. Abstained: None. Against: None. **MOTION CARRIED UNANIMOUSLY.**

President Winstead excused himself and left the meeting at this time.

Mr. John Sigman then noted the need for the board to enter Executive Session to discuss ongoing litigation and leasing issues and asked the staff remain.

Mr. Trey Bobinger made a motion the board enter Executive Session to discuss to discuss ongoing litigation and leasing issues and asked that staff remain in the room. Mr. Phillip Crosby seconded the motion.

The vote was as follows: For: Arledge, Armstrong, Bobinger, Brackin, Castle, Carraway, Crosby, Gorden, Latham, Mitchell, Pittman, and Ratcliff. Abstained: None. Against: None. **MOTION CARRIED UNANIMOUSLY.**

Board enters Executive Session.

Mr. John Arledge made a motion the board come out of Executive Session. Mr. Trey Bobinger seconded the motion.

The vote was as follows: For: Arledge, Armstrong, Bobinger, Brackin, Castle, Carraway, Crosby, Gorden, Latham, Mitchell, Pittman, and Ratcliff. Abstained: None. Against: None. **MOTION CARRIED UNANIMOUSLY.**

Mr. Trey Bobinger made a motion to authorize the District's attorney to act as directed in negotiations in ongoing litigation. Mr. Phillip Crosby seconded the motion.

The vote was as follows: For: Arledge, Armstrong, Bobinger, Brackin, Castle, Carraway, Crosby, Gorden, Latham, Mitchell, Pittman, and Ratcliff. Abstained: None. Against: None. **MOTION CARRIED UNANIMOUSLY.**

Mr. John Sigman noted the next board meeting would be on January 21st at the main office of the PRVWSD at 9:30 a.m.

There being no further business to come before the Board, the meeting was adjourned at 10:45 a.m.



Jack H. Winstead, President