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**KEMPER COUNTY UTILITY DISTRICT  
REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
Wednesday, June 18, 2025, 8:00 a.m.**

**MINUTES**

The regular meeting of the Kemper County Utility District ("KCUD" or the "District") was held on June 18, 2025, at 8:00 a.m., at the Kemper County Courthouse Annex, 230 Main Avenue, Dekalb, MS 39328.

Chairman Morgan declared a quorum present and called the meeting to order. Present were the following Commissioners: Susan Morgan, Bobby McDade, Bill Wilkerson, Tony Luke, Jonathan Coleman, and Dr. Scott Alsobrooks (telephonically). Also present was legal counsel Kacey Bailey of Glover, Young, Hammack, Walton & Simmons, PLLC.

**Agenda.** The agenda for the meeting was presented for consideration. Motion was made by McDade and duly seconded by Luke to approve the agenda as presented. After discussion, the agenda was approved and passed by unanimous vote. Voting yea: Morgan, McDade, Wilkerson, Luke, Coleman, and Alsobrooks. Voting nay: None.

**Minutes.** The minutes of the April 16, 2025, regular meeting were presented. Motion was made by Wilkerson and duly seconded by McDade to approve the April 16, 2025, minutes. After discussion, the April 16, 2025, minutes were approved and passed by unanimous vote. Voting yea: Morgan, McDade, Wilkerson, Luke, Coleman, and Alsobrooks. Voting nay: None.

The minutes of the May 21, 2025, regular meeting were presented. Motion was made by Luke and duly seconded by Wilkerson to approve the May 21, 2025, minutes. After discussion, the May 21, 2025, minutes were approved and passed by unanimous vote. Voting yea: Morgan, McDade, Wilkerson, Luke, Coleman, and Alsobrooks. Voting nay: None.

**New Business.**

The checking account balance was reported (\$38,985.23) as the Financial Report.

Two items were presented as the Claims Docket: (1) \$934.50 for legal services by Glover, Young, Hammack, Walton & Simmons, PLLC; and (2) \$1,142.00 for legal services by Glover, Young, Hammack, Walton & Simmons, PLLC. Motion was made by Luke and duly seconded by McDade to pay said claims on the Claims Docket. After discussion, the motion passed by unanimous vote. Voting yea: Morgan, McDade, Wilkerson, Luke, Coleman, and Alsobrooks. Voting nay: None.

**RESOLVED**, that the Kemper County Utility District shall pay the claims of \$934.50 to Glover, Young, Hammack, Walton & Simmons, PLLC; and \$1,142.00 to Glover, Young, Hammack, Walton & Simmons, PLLC.

As the Engineering Plus update, a written report was provided by Terrell Temple, as follows:

Last week, Steven, Jonathan, Liz and I made a presentation to TVA for a \$500,000 grant from TVA to assist in acquisition of an approximately 400-acre parcel of land for an industrial park on Highway 45. Recently, Steven had made a video presentation on a bio-mass study performed in the county. After our meeting with TVA last week, Steven and I had a Teams call with a representative of a bio-mass company who had seen Steven's presentation. We sent him a copy of information we had developed for the TVA presentation which illustrated the Highway 45 site attributes. We were going to do some research locally and schedule a meeting for them to look at the site later.

We then received a call that the Chief Administrative Officer for their firm was observing sites in the eastern United States. We had a breakfast meeting scheduled for Thursday morning at 8:00 a.m. This morning, he called to advise that he was ahead of time on his schedule and wants to meet tomorrow morning at 8:00 instead.

Currently, we are tentatively scheduled to have breakfast with him here in Meridian at 8:00 tomorrow morning. Steven, Wayne Henson, Jonathan Wells (I think) and I are to meet with

him. We are then to look at the Highway 45 site and possibly some other sites in the county based upon what we learn at breakfast.

As a result, I am not going to be able to attend tomorrow morning's Utility District meeting. However, I want to give you an update as follows:

1. Kinder Morgan has changed their project manager for their metering station. India, the prior project manager, had apparently never served as a project manager in the past and was replaced by someone with experience. I expect things there will begin moving much better.

2. As recently advised, ARC and TVA signed off on environmental clearance for our regulator site. However, the Kinder Morgan environmental consultant found a damp spot – after a rain – that he classified as wetlands. (As a result of a recent Supreme Court decision, the Corps is not supposed to have jurisdiction over "Waters of the State.(WOTS)" Their jurisdiction is supposedly limited to "Waters of the United States (WOTUS)." And this site certainly does not qualify as a WOTUS. However, Mississippi must finalize their regulations before they can assume responsibility.)

Regardless, as a result of this delineation, we need to move the regulator site north out of the wetland area. The only real impact on TVA is that, in addition to the generally west to east line running from the metering station to our regulator station, now, the line will run northerly parallel to the gas line and then cross the gas line perpendicular to the new regulator station. Josh Wooten is a former MCC and MSU pitcher who is also project manager for our agreement with TVA. They had a meeting scheduled which was delayed for several weeks because Josh's son fell and broke a bone in his arm. However, we ultimately got things moving. Regrettably, as opposed to just changing the description for the easement, they apparently started all over. My reasoning for this is that someone with TVA called Kinder Morgan to ask again if Kemper County would be connecting to their system.

3. Our regulator station design is substantially complete. Specifications must be developed. Naturally, once TVA approves the relocated site, we will need to do a new topographic survey and perform site grading design for that portion of the work. Hopefully, this will be completed before the next meeting.

4. As many of you have probably heard, I have submitted my official resignation to the county as their County Engineer. Phillip McDonald will be taking over for me as the County's State Aid and LSBP Engineer. Richmond Alexander is currently President and principal owner of the firm. Previously, he worked with Castle, so he is knowledgeable of gas line work. Wyatt Ainsworth has performed the majority of the regulator station work and site grading. Richmond also performed design for the current water line project with construction now ongoing.

I want to emphasize two things. First, Richmond and Wyatt are both competent with the 38 additional staff we have here to get this project under construction. And, while I will no longer be working on a full-time basis, my cell phone number is not changing, and I will continue to be available to assist if and when needed.

5. Finally, I had hoped to bid Board Members farewell tomorrow at the Board meeting. However, I want you to know that I am always open and available for phone calls and to assist any of you as required and I consider you more friends than I do clients.

6. Please advise if you have questions.

#### **Old Business**

There was no old business.

Being no further business to come before the meeting, the regular meeting concluded.

Respectfully submitted,  
Kacey Bailey

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These minutes approved by the board this 15 day of July, 2025.

  
Susan Morgan, Chairman

  
Bill Wilkerson, Secretary