

January 8, 2020

The Board of Commissioners of the Jessamine South Elkhorn Sewer District met on January 8, 2020, with the following Commissioners present: Nick Strong, Jerry Haws, Tom Beall, Clay Corman and JF Hall. Bruce Smith, Henry Smith, John Horne, Christopher Horne, Richard Decker and Kim Miller were also present.

Mr. John Horne reported that **Menards and Porter Memorial Baptist Church** have been in contact and a meeting is anticipated later this month.

Mr. John Horne reported on his and Mr. Richard Decker's inspection of the **Noland Property, Phase 3/2** project and the conflict with the District's policy of manhole rims, minimum elevation of top of curb plus one (1) foot and maximum lateral depth of six (6) feet. The accompanying memorandum gave details of the situation. Mr. Tom Hatfield of EA Partners Engineering was present. After a lengthy general discussion, a one time exception of these policies with the caveat that Ball Homes will be required to install barrel sections, if the finish grade requires an adjustment in excess of allowed grade rings, was made, duly seconded, and unanimously approved.

A motion to approve the Site Specific Agreement for the **Jiffy Lube** project was made, duly seconded and unanimously approved.

A motion to approve the Site Specific Agreement for the **Brannon Shoppes** project was made, duly seconded and unanimously approved.

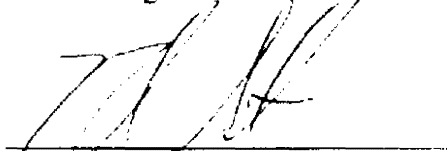
A motion to authorize the Chairman to sign the final plats for **Noland Property, Phase 3/2** conditional on Owner furnishing the appropriate storm and sanitary letters of credit, was made, duly seconded and unanimously approved.

A motion to approve the **minutes** of the December meeting was made, duly seconded and unanimously approved.

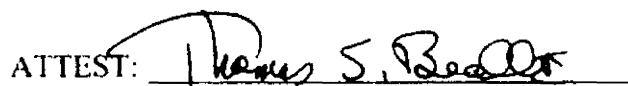
A motion to approve the **December bills** and pre-approval for the contractual payables, was made, duly seconded and unanimously approved.

The Commissioners were given the following reports for **December** to review: Aged Receivables, contractual payables for pre-approval, check register, water loss and usage reports, the Monthly Operational Report, Comparative Income Statements, Balance Sheet, Trial Balance, Grease Interceptor Inspections Status and Pumping Station Inspection Report.

There being no further business to come before the Board, meeting adjourned.



Chairman

ATTEST: 

Secretary

February 5, 2020

The Board of Commissioners of the Jessamine South Elkhorn Sewer District met on January 8, 2020, with the following Commissioners present: Nick Strong, Jerry Haws, Tom Beall, and Clay Corman. Bruce Smith, Henry Smith, John Horne, Christopher Horne, Richard Decker and Kim Miller were also present.

Mr. Christopher Horne reported on his attending a meeting between representatives of **Menards and Porter Memorial Baptist Church**, during which means and method of participation were discussed. Menards is to evaluate and respond. To date, no response has been noted.

Mr. John Horne and Richard Decker concluded that it would be in the District's best interest to document the corrective action taken by **Ball Homes to raise manhole rims**. Therefore, a survey was completed and spread sheet prepared that is in the District's permanent record, available for future reference, if necessary.

Mr. John Horne presented the request from the Developer of **Drakes Landing Subdivision** to amend the construction plans. The revision consists of extending the sewer mains to service lots fronting on Longridge Drive. This revision includes work that would necessarily be completed in Unit 2, but this portion was necessary to serve the additional lots to be included with Unit 1. Motion made to approve this revision was made, duly seconded and unanimously approved.

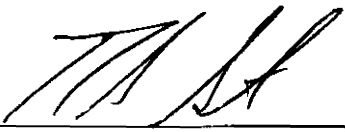
Mr. John Horne reported on yesterday's meeting of Ball Homes, City of Nicholasville, Jessamine South Elkhorn Water District, and Allen Company, regarding punch list to complete **Noland Property, Phase 3, Section 2**. The sanitary part is essentially complete. However, the storm still has some major work to complete. It is anticipated that all will be advanced enough to have letter of credit amounts available for approval at the March meeting.

A motion to approve the **minutes** of the **January** meeting was made, duly seconded and unanimously approved.

A motion to approve the **January bills** and pre-approval for the contractual payables, was made, duly seconded and unanimously approved.

The Commissioners were given the following reports for **January** to review: Aged Receivables, contractual payables for pre-approval, check register, water loss and usage reports, the Monthly Operational Report, Comparative Income Statements, Balance Sheet, Trial Balance, Grease Interceptor Inspections Status and Pumping Station Inspection Report.

There being no further business to come before the Board, meeting adjourned.



Chairman

ATTEST: 

Secretary

March 4, 2020

The Board of Commissioners of the Jessamine South Elkhorn Sewer District met on March 4, 2020, with the following Commissioners present: Nick Strong, Jerry Haws, JF Hall, and Clay Corman. Bruce Smith, Henry Smith, John Horne, Christopher Horne, Richard Decker and Kim Miller were also present.

Mr. Andrew Dieruff of the firm of **Besten & Dieruf, PLLC** presented the 2019 Audit Report of the District.

Aged Receivables – Mrs. Kim Miller reported that **Arby's** has repeatedly ignored invoices for District's professional services during construction. Mrs. Miller was instructed to forward invoices again with statement that failure to pay would initiate litigation. Bruce Smith was authorized to follow up, as necessary.

Mr. Steve Parrish representative of **Porter Memorial Church** appeared before the Board to report that they and Menards were unable to reach an agreement as to a joint venture to construct a joint use pump station.

Mr. John Horne reported that work had begun on completion of construction of the detention basin and removal of the temporary access to the **Ash Tree Units 5/6, Phase 1** Subdivision.

A motion to accept the sanitary sewer collection facilities for the **Ashtree Units 5/6, Phase 2** subdivision and to direct the District's Attorney to prepare the deed of conveyance, was made, duly seconded and unanimously approved.

The Board accepted the Letter of Substantial Completion from EA Partners Engineers for the **Noland Property, Phase 3, Section 2** Subdivision and directed the District Manager to execute same.

A motion to accept the letters of Credit from Ball Homes, LLC for surety for the **Noland Property, Phase 3, Section 2, Subdivision** in the following Amounts:

Sanitary Warranty Surety	\$123,863.50
Storm Punch List Surety	\$394,150.00
Storm Warranty Surety	\$152,116.50.

To accept the sanitary system and to direct the District's Attorney to prepare a deed of Conveyance was made, duly seconded and unanimously passed.

Mr. Bruce Smith explained that he had received a letter from Mr. Charles Martin (LFUCG) requesting revisions to the **Ball Homes & Grey Oak Lane Joint Pump Station SSA** and the **Brannon Shoppes SSA**. A motion to direct the District's attorney to amend these SSA's and authorize the Chairman to execute, same and send to LFUCG for approval, was made, duly seconded and unanimously approved.

A motion to approve the SSA request for **The Reserve at Tates Creek Subdivision**, authorize District's Attorney to prepare and authorize the Chairman to execute, was made, duly seconded, and unanimously approved.

A motion to approve the **minutes** of the **February** meeting was made, duly seconded and unanimously approved.

A motion to approve the **February bills** and pre-approval for the contractual payables, was made, duly seconded and unanimously approved.

The Commissioners were given the following reports for **February** to review: Aged Receivables, contractual payables for pre-approval, check register, water loss and usage reports, the Monthly Operational Report, Comparative Income Statements, Balance Sheet, Trial Balance, Grease Interceptor Inspections Status and Pumping Station Inspection Report.

There being no further business to come before the Board, meeting adjourned.

Chairman

ATTEST:

Secretary

April 1, 2020

By direction of the Executive Order of the Governor of the Commonwealth of Kentucky, due to the COVID-19 Pandemic, the April 1, 2020 meeting of the Jessamine South Elkhorn Water District was cancelled.

May 6, 2020

By direction of the Executive Order of the Governor of the Commonwealth of Kentucky, due to the COVID-19 Pandemic, the May 6, 2020 meeting of the Jessamine South Elkhorn Sewer District was cancelled.

June 3, 2020

The Board of Commissioners of the Jessamine South Elkhorn Sewer District met on June 3, 2020, with the following Commissioners present: Nick Strong, Jerry Haws, Tom Beall, JF Hall, and Clay Corman. Bruce Smith, John Horne, Richard Decker and Kim Miller were also present.

Aged Receivables - Ms. Kim Miller reported the RBC, LLC is in arrears on payment of accounts. Notification was deferred until July meeting.

Mr. John Horne reported that work on detention basin for **Ashtree Units 5/6 Phase 1** is progressing and is currently at state of placement of the outlet control structure. The City of Nicholasville is also inspecting.

Noland Property Phase 3/2 plats have been recorded and gas and telephone utilities are being installed.

LFUCG has sent notice that the Site Specific Agreement for **Ball Homes & Grey Oak Lane, Ashgrove Joint Pump Station** has been approved by Council, signed copy is to be forwarded.

LFUCG has sent notice that the Site Specific Agreement for **Brannon Shoppes** has been approved by Council, signed copy is to be forwarded.

Mr. John Horne reported that LFUCG has forwarded approval of the CAP for **Ash Tree Units 5/6 Phase 3** in the amount 22,272 gpd. Final plans are being reviewed.

Mr. Bruce Smith presented copies of the SSEA for **Ashtree Units 5/6, Phase 3** that have been signed by the applicant Bluegrass Real Estate Partners, LLC. Motion to approve and authorize Chairman to execute same was made, duly seconded and unanimously approved.

Mr. Richard Decker reported that ABR Construction is currently completing the testing on installed sewer mains for **Drake's Landing Subdivision**.

Mr. Austin Swiney of Banks Engineering, Inc. appeared before the Board to request sewer service to proposed **Trinity Academy, Phase 1** project located on E. Brannon Road. Mr. Swiney was advised that the beginning step is for the owner to execute and present to the District for review a Sewer System Evaluation Agreement with related materials and information. He was also advised that approval for sewer service was joint with Lexington Fayette Urban County Government (LFUCG) and would require a lengthy amount of time. Mr. Bruce Smith is to forward a copy of SSEA to Mr. Swiney.


Mr. John Horne reported that there has been a change in personnel in **Menard Corporation** and as of this date the SSA has not been returned. Menard has been advised that project approval cannot proceed until the District receives an executed SSA.

Mr. Bruce Smith advised that LFUCG sewer rates will increase effective July 1, 2020 and that it would be necessary for the district to prepare a pass thru application to PSC. Furthermore, an application was previously prepared and submitted to pass through the sewer tap-on fee increases. This application was prepared after consultation with and approval by the Chairman and District staff. A motion to authorize Mr. Bruce Smith to prepare an application to PSC for the LFUCG rate increase was made, as well as to substitute, *nunc pro tunc*, the Board's approval of the tap-on application for the previously obtained limited approval; this motion was duly seconded and unanimously approved.

A motion to approve the **May bills** and pre-approval for the contractual payables, was made, duly seconded and unanimously approved.

The Commissioners were given the following reports for **May** to review: Aged Receivables, contractual payables for pre-approval, check register, water loss and usage reports, the Monthly Operational Report, Comparative Income Statements, Balance Sheet, Trial Balance, Grease Interceptor Inspections Status and Pumping Station Inspection Report.

There being no further business to come before the Board, meeting adjourned.



Chairman

ATTEST: 

Secretary

July 1, 2020

The Board of Commissioners of the Jessamine South Elkhorn Sewer District met on July 1, 2020, with the following Commissioners present: Nick Strong, Jerry Haws, Tom Beall, JF Hall, and Clay Corman. Bruce Smith, John Horne, Richard Decker and Kim Miller were also present.

Aged Receivables - Ms. Kim Miller reported that all are current.

Mr. John Horne reported that contractor for **Drake's Landing** has submitted CCTV for storm and sanitary. Richard and John are currently reviewing and after review the project will be punched.

Upon completion of discussion regarding the **Menard Preliminary Plat** status, motion made to authorize the Chairman to sign the Server Availability Certificate, was made duly seconded and unanimously passed.

Mr. Bruce Smith reported that the **LFUCG pass thru** was being filed today and ask Board to approve transmission of electronic signature.

Mr. John Horne reported that the detention basin for **Ashtree, Unit 5-6, Phase 1** was nearing completion and was awaiting City of Nicholasville inspection and acceptance. He noted that this Phase 1 was platted in 2017 and as per terms of the SSA, a warranty period of one (1) year is imposed. However, only the interior storm system was complete at that time and the uncompleted work and acceptance was bonded. Mr. Horne recommended that the interior storm system be acknowledged as completing the one (1) year warranty period and to proceed with warranty inspection on the interior system, with the warranty period of the detention basin to begin at acceptance. A motion to accept Mr. Horne's recommendation was made, duly seconded and unanimously passed.

Mr. Bruce Smith reported that he had prepared an SSEA for **Trinity Church** and forward to the Church on June 15, 2020, and as yet no response.

A motion to approve the **June bills** and pre-approval for the contractual payables, was made, duly seconded and unanimously approved.

The Commissioners were given the following reports for **June** to review: Aged Receivables, contractual payables for pre-approval, check register, water loss and usage reports, the Monthly Operational Report, Comparative Income Statements, Balance Sheet, Trial Balance, Grease Interceptor Inspections Status and Pumping Station Inspection Report.

There being no further business to come before the Board, meeting adjourned.



Chairman

ATTEST:


Secretary

August 5, 2020

The Board of Commissioners of the Jessamine South Elkhorn Sewer District met on **August 5, 2020**, with the following Commissioners present: Nick Strong, Jerry Haws, Tom Beall, and Clay Corman. Bruce Smith, John Horne, Richard Decker and Kim Miller were also present.

Ms. Kim Miller reported that **Grey Oak Lane, LLC** was ninety (90) days in arrears for their account.

Mr. John Horne reported that due to the death of Mr. Michael Shackelford, Superintendent of the **Drake's Landing Subdivision Project**, that he and Mr. Richard Decker had deferred final punch list inspection of the sewer. It is anticipated that the inspection will be completed by the September Board meeting.

Mr. John Horne reported that his office has been in contact with the new project manager for the **Menards Project** and was informed that the Menards staff was in discussion regarding the Site Specific Agreement.

Mr. R.J. Palmer of **Compass Municipal Advisors, LLC** was in attendance and presented to the Board with an analysis projection of the savings that could be expected with **current refinancing of the District's bonds**. Discussion ensued regarding, annual payment, charged fees, RD protection and expected savings. Mr. Palmer furnished an opinion letter regarding Rural Development to District's attorney Mr. Bruce Smith who is to review and advise the Board to supply a detailed breakdown of fees to Mr. Nick Strong prior to the September Board meeting.

Mr. Richard Decker reported that **Trinity Christian Academy** has not made any contact, nor returned an executed Site Specific Agreement, which was forwarded to their engineer by District's attorney Mr. Bruce Smith on June 15, 2020.

Motion to approve the **July** meeting minutes was made, duly seconded and unanimously approved.

A motion to approve the **July bills** and preapproval for the contractual payables, was made, duly seconded and unanimously approved.

The Commissioners were given the following reports for **July** to review: Aged Receivables, Contractual payables for preapproval, check register, water loss and usage reports, the Monthly Operational Report, Comparative Income Statements, Balance Sheet, Trial Balance, Grease Interceptor Inspection Status and Pumping Station Inspection Report.

There being no further business to come before the Board, meeting was adjourned.


Chairman

ATTEST:


Secretary

September 2, 2020

The Board of Commissioners of the Jessamine South Elkhorn Sewer District met on September 2, 2020, with the following Commissioners present: Nick Strong, Jerry Haws, James Hall, and Clay Corman. Bruce Smith, John Horne, Richard Decker and Kim Miller were also present.

Ms. Kim Miller reported that all accounts are current.

Mr. John Horne reported that the contractor for **Drakes Landing Subdivision** is scheduled to complete the sanitary sewer punch list.

Mr. John Horne was informed by Menard's project manager that the SSA should be delivered next week and construction of the facility is scheduled for 2021.

Mr. Richard Decker and John Horne attended the preconstruction meeting for the **Ashgrove Joint Pump Station**. The Allen Company is to be the contractor and are scheduled to move onsite next week.

Mr. Bruce Smith reported that he had spoken with Mr. Danny Briscoe at Dinsmore Shohl who gave the opinion that as long as the District had a RD loan of either sewer or water they have territorial protection, "subject to pipes in the ground." Mr. Briscoe is to send an opinion memorandum for the District's file.

Ms. Kim Miller presented a cost savings analysis resulting from the loan refinancing proposed by **Compass Municipal Advisors, LLC**. Pending receipt of the memorandum from Mr. Briscoe motion to proceed with loan refinancing with the firm of Compass Municipal Advisors, LLC was made, duly seconded and unanimously passed.

Mr. Richard Decker and John Horne had met with Mr. Tim Cross to discuss method and procedure regarding partial release of the surety for the storm sewer system for **Ash Tree Units 5/6, Phase 1 Subdivision**. It is their recommendation that since the detention basin was only completed this summer that sufficient funds for the detention basin warranty, to be jointly determined, be retained and the balance released. Motion made to accept this recommendation, contingent on like release by the City of Nicholasville, was made, duly seconded and unanimously passed.

Motion to accept the **Drakes Landing Subdivision, Unit 1 Irrevocable Letter of Credit No. 5000 3356-11030**, dated September 1, 2020 in the amount of **\$3,625.00** for **sanitary sewer punch list surety** was made, duly seconded and unanimously passed.

Motion to accept the **Drakes Landing Subdivision, Unit 1 Irrevocable Letter of Credit No. 5000 3356-11020**, dated September 1, 2020 in the amount of **\$32,830.00** for **sanitary sewer warranty** was made, duly seconded and unanimously passed.

Motion to accept the **Drakes Landing Subdivision, Unit 1 Irrevocable Letter of Credit No. 5000 3356-11025**, dated September 1, 2020 in the amount of **\$12,560.00** for **storm sewer warranty** was made, duly seconded and unanimously passed.

Motion to prepare and accept the Deed of Conveyance for the **Sanitary Sewer System for Drakes Landing Subdivision, Unit 1** was made, duly seconded and unanimously passed.

Motion to approve the **July** meeting minutes was made, duly seconded and unanimously approved.

The Commissioners were given the following reports for **July** to review: Aged Receivables, Contractual payables for preapproval, check register, water loss and usage reports, the Monthly Operational Report, Comparative Income Statements, Balance Sheet, Trial Balance, Grease Interceptor Inspection Status and Pumping Station Inspection Report.

There being no further business to come before the Board, meeting was adjourned.


Chairman

ATTEST:

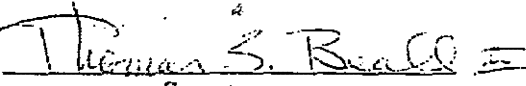

Secretary

October 7, 2020

October MEETING CANCELLED – NO MEETING THIS MONTH



Chairman

ATTEST: 

Secretary

November 4, 2020

The Board of Commissioners of the Jessamine South Elkhorn Sewer District met on zoom meeting, on November 4, 2020, with the following Commissioners present: Nick Strong, Jerry Haws, and Thomas Beall. Bruce Smith, Henry Smith, John Horne, Richard Decker and Kim Miller were also present.

Visitors, Mr. Tom Hatfield with EA Partners and Brian Stephens with Ball Homes, requested Sanitary Service for 21 Lots fronting Grey Oak in Noland Properties. Motion to approve the project subject to proper surety and amended SSA was made, duly seconded and unanimously approved.

Motion made to reduce the warranty bond to \$25,660 for Ashtree Units 5/6 Phase 1 Storm Sewer, duly seconded and unanimously approved.

Motion made to release the Sanitary Warranty Bond for Ashtree Units 5/6 Phase 1, contingent upon repair of MH A-8 leakage, duly seconded and unanimously approved.

The Board authorized Mr. Bruce Smith to write a collection letter to Kyle Champion for several outstanding invoices for The Reserve at Tates Creek.

Ashgrove Joint Pump station – Mr. John Horne reported that construction of the concrete weir structure is underway and shop drawings for sanitary sewer and pump station have been processed.

Mr. Bruce Smith informed the Board of the status of refinancing the RD loans and filing with PSC. Motion made to authorize Mr. Richard Decker to sign the loan paperwork, duly seconded and unanimously approved. Mr. Bruce Smith will forward to Daniel Briscoe (Dinsmore & Shohl) who will file with the PSC.

The October meeting was cancelled therefore no minutes to approve the October meeting minutes.

The Commissioners were given the following reports for October to review: Aged Receivables, Contractual payables for preapproval, check register, water loss and usage reports, the Monthly Operational Report, Comparative Income Statements, Balance Sheet, Trial Balance, Grease Interceptor Inspection Status and Pumping Station Inspection Report.

There being no further business to come before the Board, meeting was adjourned.


Chairman

ATTEST:


Secretary

December 2, 2020

The Board of Commissioners of the Jessamine South Elkhorn Sewer District met by zoom meeting, on **December 2, 2020**, with the following Commissioners present: Nick Strong, Jerry Haws, Clay Corman and Thomas Beall. Bruce Smith, Henry Smith, John Home, Richard Decker and Kim Miller were also present.

Mr. John Home reported on the **Ashgrove Joint Pump Station Status**. Work is currently in progress and on schedule.

Ball Homes, LLC presented request to furnish Letters of Credit for the entire cost of the Ashgrove Joint Detention & Pump Station and the storm and sanitary infrastructure for Noland Property Phase 4, Section 2B, in order to record the final plat for **Noland Property Phase 4, Section 2B**. Motion made to approve the surety amounts for the Letters of Credits, which will be \$1,197,381.25 for the Ashgrove Joint Detention & Pump Station Bond and \$195,318.75 for the Noland Property Phase 4, Section 2B Infrastructure Bond, duly seconded and unanimously approved.

Ball Homes, LLC presented request to reduce the \$394,150.00 Storm Sewer Punch List Surety Letter of Credit No. 1197 by the amount of \$270,320 which is the Temporary Detention Basin for Noland Property Phase 3, Section 2A, 2B & 2C. Insofar as, it will not be required with construction of the Ashgrove Joint Detention Basin. A motion to approve the reduction of Letter of Credit No. 1197 by the amount of \$270,320 contingent on receipt of Letter of Credit for construction of the Ashgrove Joint Detention & Pump Station Project and concurrence by City of Nicholasville, duly seconded and unanimously passed.

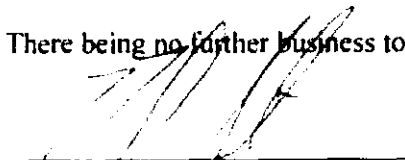
Motion made to submit CAP application to LFUCG for **Turner Trace Property**, duly seconded and unanimously approved. This property is between Clays Crossing and the Fayette County line.

A motion to approve the **minutes** of the November meeting was made, duly seconded and unanimously approved.

A motion to approve the **December bills** and pre-approval for the contractual payables, was made, duly seconded and unanimously approved.

The Commissioners were given the following reports for **December** to review: Aged Receivables, Contractual payables for preapproval, check register, water loss and usage reports, the Monthly Operational Report, Comparative Income Statements, Balance Sheet, Trial Balance, Grease Interceptor Inspection Status and Pumping Station Inspection Report.

There being no further business to come before the Board, meeting was adjourned.


Chairman

ATTEST:


Secretary