

Jessamine County Water District No. 1

2225 Lexington Road • Nicholasville, KY 40356

Phone: (859) 885-9314

April 10, 2024

Ms. Linda C. Bridwell, P.E.

Executive Director

Kentucky Public Service Commission

P.O. Box 615

Frankfort, Ky 40602-0615

Re: Case No. 2022-00249
Jessamine County Water District No. 1
Purchase Water Adjustment

Dear Ms. Bridwell:

The Commission's final Order in case 2022-00249 required Jessamine County Water District No. 1 (Jessamine) to file an application for a rate adjustment before June 20, 2025. Jessamine contracted with Kentucky Rural Water Association (KRWA) to perform a rate study. The rate study has been completed and determined that Jessamine cannot support a rate increase at this time. A copy of the KRWA rate study report and an Excel file provided by KRWA as part of the Rate Study are enclosed.

Jessamine is uniquely located in northern Jessamine County, an area experiencing significant growth in residential and commercial customers. The construction of several housing developments and apartment complexes has added approximately 400 apartments and 500 residential to the service territory in the recent few years. Jessamine has been contacted by developers that recently purchased farms with plans to build

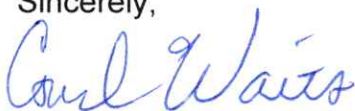
additional apartment complexes. Jessamine annexed over 600 acres into its service territory. Creekland apartments has submitted plans for a 200+ apartment complex in the new territory. Jessamine is working with the Jessamine County School system to determine the best route for a waterline to two new schools to be built on Ash Grove Pike in the district's service territory. A list of current and proposed developments is attached.

Jessamine has several capital projects planned that are necessary to manage customer growth, these include upgrades and replacement of older lines. Jessamine's capital plan is being updated and a copy can be provided when available. The Jessamine Board members are monitoring the financial position of the system and understand the potential impact on the district's finances that may result due to customer growth and the capital projects planned. The Jessamine Board is confident the current rates are sufficient and, utilizing the purchased water adjustment mechanism, will be for the next few years.

For these reasons, Jessamine requests to be relieved of the requirement to file a rate adjustment.

Enclosed .

Sincerely,



Manager

Enclosure

ATTACHMENT

Current and Proposed Developments to be served by Jessamine Co. Water District No.1

April 6, 2024

1. Ash Tree units 5 and 6 Phase 3 Record Drawings in place development just has begun building on 114 lots. Ball Homes developer.
2. Noland property Phase 4 section 2,3. Plans approved 11-15-2023 for 96 lots. Developer finishing grading and laying sewer lines. Ball Homes developer.
3. Steve Wright developer apartment buildings in Brannon Crossing are nearing completion. Estimating 100 to 120 units in 5 buildings under construction.
4. Creekland apartments 209 units has received DOW approval. Construction is to begin Summer 2024 according to the owner. Proposing an additional 60 acres of single-family homes in future.
5. Trinity Christian Academy is under construction on East Brannon. Private school 25,000 sq ft. 2 story phase 1 school. Phase 2 includes an additional 2 - 42,000 sq ft additions. This development is proposing 3 commercial lots fronting property on East Brannon which included a Senior apartment building.
6. WAWA gas station and truck stop plans are at DOW construction to begin Spring 2024.
7. Orchard Pointe 9 lots, final plat, just set meters this year.
8. Blueberry Commons 13 lots, final plat, set meters this year.
9. Brannon Reserve Phase 1 is under construction 56 units. B Frye developer.
10. Brannon Reserve Phase 2 seeking City of Nicholasville approval 98 units.
11. Gumption development on US 27 plans approved for 5 commercial lots. Carwash, Gas Station proposed.
12. Dr. Gilpin Property on Ash Grove 160 apartment units and 13 single family homes approved. Clubhouse and pool. Sewer details have been finalized.
13. Ash Tree development units 5-6 Phase 4. The final development plan 99 lots on 30 acres. Excavating ground. Ball Home Developer.
14. Jessamine County School system construction of new Middle School on Ash Grove Pike. As of today, the project is on hold. Have met with School officials and they have additional plans to locate an Elementary school on this site in the distant future.
15. Stone Dale development just across the Fayette County line into Jessamine County along US 27. Plans show heavy commercial usage on this 129-acre

farm as well as a 360-unit apartment building have been proposed. We have received several calls from businesses looking for water availability, but no construction plans as of today. Seems to be on hold.

16. Menards at Ash Grove purchased 60 acres in 2020 to build a Menards and several out parcels. This project was approved by DOW, but no construction has begun.
17. Howard Farm on US 27 is 83 acres located next to Khol's and Sam's Club. The developer has been working on sewer disposal.
18. Ash Tree development Units 3 & 4, 161 lots on 60 acres on North side of East Branon Road future Ball Home Development. Revised preliminary plat 6 / 23 / 2017.
19. Numerous other farms are for sale on or near US 27 including:
 - a. Porter Memorial Land 70 acres.
 - b. Howard Farm East side 140 acres
 - c. Saha Farm 76 acres
 - d. Beatty Farm 53 acres
 - e. Lowry Property 97 acres
 - f. Plantation 47 acres
 - g. All Nations Church 22 acres
20. This doesn't include the numerous parcels being built as of today UK Credit Union in Commerce Center, Badger Technology's on Grey Oak, Dental Office East Brannon Rd., Shamrocks Bar and Grill in Brannon Crossing. All of these are currently under construction.