
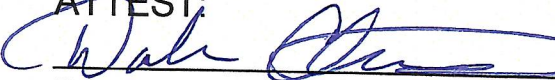


MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
WATER  
COMMISSIONERS OF NORTH MCLEAN COUNTY WATER DISTRICT  
WAS NOT HELD  
JANUARY 15, 2024 AT 7:00 P.M.  
AT THE DISTRICT OFFICE  
217 HILL STREET  
LIVERMORE, KY 42352

The regular meeting of the North McLean County Board of Water Commissioners was not held January 15, 2024 at 7:00 P.M., at the District Office in Livermore, Kentucky.

North McLean County Water District Board of Water Commissioners cancelled the monthly meeting Monday, January 15, 2024 due to inclement weather conditions.

  
\_\_\_\_\_  
Keith Ayer, Chairman

ATTEST:  
  
\_\_\_\_\_  
Dale Chandler, Commissioner



MINUTES OF THE REGULAR MEETING OF THE BOARD OF WATER  
COMMISSIONERS OF NORTH McLEAN COUNTY WATER DISTRICT HELD  
FEBRUARY 19, 2024 AT 7:00 P.M.  
AT THE DISTRICT OFFICE  
217 HILL STREET  
LIVERMORE, KY 42352

The regular meeting of the North McLean County Board of Water Commissioners was held February 19, 2024 at 7:00 P.M., at the District Office in Livermore, Kentucky.

Commissioners Present:

Keith Ayer, Chairman  
Dale Chandler  
Carrol Troutman  
Wayne Bell

Commissioners Absent:

Gary Floyd

North McLean County Water Staff Present:

Tiffany Sallee, Secretary

Visitors Present:

NONE

The meeting was called to order by Chairman Keith Ayer, who presided over the meeting.

The minutes of the regular meetings on December 18, 2023 and January 15, 2024 were read. A motion to approve the minutes of December 2023 and January 2024 was made by Commissioner Dale Chandler and seconded by Commissioner Wayne Bell. A vote was taken and motion passed.

North McLean County Water District's Secretary, Tiffany Sallee presented the board the financial statements ending December 2023 January 2024. A motion to accept the December 2023 financial statements was made by Commissioner Wayne Bell and seconded by Commissioner Carrol Troutman. A motion to accept the January 2024

financial statements was made by Commissioner Dale Chandler and seconded by Commissioner Wayne Bell.

Office Staff Tiffany Sallee presented the list of bad debts for the year of 2023. Sixteen customers with a combined debt of \$1,161.69 were included on the list. The list was reviewed and discussion followed. A motion was made by Commissioner Dale Chandler and seconded by Commissioner Wayne Bell to write off the 2023 Bad Debts. Customers on the Bad Debt List must pay their past due plus a \$75.00 deposit should they request future water service. The 2023 Bad Debt List is attached to the minutes.

Chairman Keith Ayer informed the board, Jared Lindsey, Alexander and Company prepared the 2022 Audit and the Kentucky Public Service Report. Discussion continued. A motion was made by Commissioner Dale Chandler and seconded by Commissioner Wayne Bell to hire Jared Lindsey, Alexander and Company to prepare the 2023 Audit and the Kentucky Public Service Report.

Chairman Keith Ayer presented to the board for North McLean observe Martin Luther King, Jr Day. A motion was made by Commissioner Dale Chandler and seconded by Carol Troutman that North McLean Water observes Martin Luther King, Jr Day.

The bills payable were read, approved and ordered paid upon a motion made by Commissioner Dale Chandler and seconded by Commissioner Wayne Bell. Motion passed with an unanimous vote.

There being no further discussion, upon motion duly made by Commissioner Dale Chandler seconded by Commissioner Wayne Bell and passed without opposition, the meeting adjourned at 7:45 P.M.

  
\_\_\_\_\_  
Keith Ayer, Chairman

ATTEST:

  
\_\_\_\_\_  
Dale Chandler, Commissioner





MINUTES OF THE REGULAR MEETING OF THE BOARD OF WATER  
COMMISSIONERS OF NORTH McLEAN COUNTY WATER DISTRICT HELD  
MARCH 18, 2024 AT 7:00 P.M.  
AT THE DISTRICT OFFICE  
217 HILL STREET  
LIVERMORE, KY 42352

The regular meeting of the North McLean County Board of Water Commissioners was held March 18, 2024 at 7:00 P.M., at the District Office in Livermore, Kentucky.

Commissioners Present:

Keith Ayer, Chairman  
Dale Chandler  
Gary Floyd  
Wayne Bell

Commissioners Absent:

Carrol Troutman

North McLean County Water Staff Present:

Tiffany Sallee, Secretary  
Brandon McElwain, Maintenance

Visitors Present:

NONE

The meeting was called to order by Chairman Keith Ayer, who presided over the meeting.

The minutes of the regular meeting on February 19, 2024 were read. A motion to approve the February 19, 2024 minutes was made by Commissioner Wayne Bell and seconded by Commissioner Dale Chandler. A vote was taken and motion passed.

North McLean County Water District's Secretary, Tiffany Sallee presented the board the financial statements ending February 2024. A motion to accept the February 2024



financial statements was made by Commissioner Dale Chandler and seconded by Commissioner Wayne Bell.

Chairman Keith Ayer presented the letter from KorTerra's Attorney, Mike Weidner. Mr. Weidner's letter states, North McLean Water is in arrears to KorTerra of \$15,313.41. Each commissioner was notified via phone on March 5, 2024 regarding the attached letter. Chairman Ayer delivered the letter and other documents pertaining to KorTerra to Attorney, Patrick Pace. Mr. Pace and Mr. Weidner will discuss the case. Further discussion will continue on this matter.

Maintenance, Brandon McElwain informed the board concerning water pressure for water customers Tony and Leandra Miller, 2275 HWY 140 W, Utica, KY. A seven-day pressure recorder was installed at the home and barn the psi was 46-52. The maintenance suggested a regulator in the home may possibly be slowing down the water flow. The pressure test results are available at the office.

Maintenance, Brandon McElwain asked the board of purchasing a hydraulic gray thumb for the excavator. A motion was made buy Commissioner Dale Chandler and seconded by Commissioner Wayne Bell to purchase a hydraulic gray thumb for the excavator from Wright Implement in the amount of \$2,580.00.

Secretary, Tiffany Saltee informed the board, North McLean County Water District's 2018 Bond and Principal loan with Livermore Independence Bank is paid in full as of March 6, 2024.

The bills payable were read, approved and ordered paid upon a motion made by Commissioner Gary Floyd and seconded by Commissioner Wayne Bell. Motion passed with an unanimous vote.

There being no further discussion, upon motion duly made by Commissioner Gary Floyd seconded by Commissioner Dale Chandler and passed without opposition, the meeting adjourned at 7:18 P.M.

  
Keith Ayer, Chairman

ATTEST:  
  
Dale Chandler, Vice-Chairman

LAW OFFICES OF MICHAEL J. WEIDNER  
4660 SLATER ROAD  
SUITE 128  
EAGAN, MN 55122  
(651) 882-6300 TELEPHONE  
(651) 882-6222 FACSIMILE  
WEIDNERMICHAEL@MSN.COM EMAIL

March 1, 2024

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

North McLean County Water District  
Attention: Tiffany Sallee  
217 Hill Street  
PO Box 68  
Livermore, KY 42452

RE: Past Due Indebtedness to KorTerra, Inc. – FINAL DEMAND

Dear North McLean County Water District:

This law firm represents KorTerra, Inc. I have been retained by them to contact you concerning the outstanding obligation to KorTerra, Inc.. Presently, this account is seriously past due. KorTerra, Inc. demands payment in full of the February 1, 2024 outstanding balance of \$15,313.41.

I realize that through inadvertence or oversight, North McLean County Water District may have neglected to pay this outstanding obligation. However, in order to clear up this outstanding balance, please forward to me, at the above address, payment made payable to KorTerra, Inc. in the amount of \$15,313.41 no later than March 15, 2024. Should you have any questions about your outstanding balance, I encourage you to contact myself or Hunter Drake at KorTerra, Inc.: 952-697-4289 or [hdrake@korterra.com](mailto:hdrake@korterra.com).

Please keep in mind that KorTerra, Inc. does not want to resort to more formal collection actions to collect this outstanding balance. As a part of any more formal collection actions, KorTerra, Inc. will seek the recovery of the outstanding balance together with interest, all court costs and attorney fees.

It is in everyone's best interest to work together to resolve the outstanding indebtedness to KorTerra, Inc. I encourage you to send the payment, or reach an agreement with KorTerra, Inc. for a satisfactory resolution, by the date stated above.

Thank you for your prompt attention to this matter.

Respectfully,



Mike Weidner  
Attorney at Law  
MJW/jf  
cc: KorTerra, Inc.



MINUTES OF THE REGULAR MEETING OF THE BOARD OF WATER  
COMMISSIONERS OF NORTH MCLEAN COUNTY WATER DISTRICT HELD  
APRIL 15, 2024 AT 7:00 P.M.  
AT THE DISTRICT OFFICE  
217 HILL STREET  
LIVERMORE, KY 42352

The regular meeting of the North McLean County Board of Water Commissioners was held April 15, 2024 at 7:00 P.M., at the District Office in Livermore, Kentucky.

Commissioners Present:

Keith Ayer, Chairman  
Gary Floyd  
Carrol Troutman  
Wayne Bell

Commissioners Absent:

Dale Chandler

North McLean County Water Staff Present:

Tiffany Sallee, Secretary  
Michael Latham, Maintenance Superintendent

Visitors Present:

NONE

The meeting was called to order by Chairman Keith Ayer, who presided over the meeting.

The minutes of the regular meeting on March 18, 2024 were read. A motion to approve the March 18, 2024 minutes was made by Commissioner Gary Floyd and seconded by Commissioner Wayne Bell. A vote was taken and motion passed.

North McLean County Water District's Secretary, Tiffany Sallee presented the board the financial statements ending March 2024. A motion to accept the March 2024 financial statements was made by Commissioner Wayne Bell and seconded by Commissioner Carrol Troutman.

Chairman Keith Ayer presented the KorTerra Termination Agreement sent from the Attorney, Patrick Pace. The agreement will terminate the service agreement between KorTerra and North McLean County Water District. The two parties agreed on a settlement amount of \$3,013.75. A motion was made by Commissioner Gary Floyd and seconded by Commissioner Wayne Bell to accept the KorTerra Termination Agreement and issue a check in the amount of \$3,013.75 to terminate all services with KorTerra.

Chairman Keith Ayer informed the North McLean County Water District Board of Commissioners that he spoke with McLean County Fire Chief, Jimmy VanCleve. Mr.



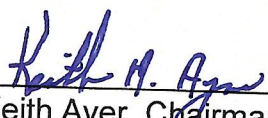
VanCleve asked to install an emergency siren at the North McLean water tank on HWY 81, Calhoun, KY. A motion was made by Commissioner Wayne Bell and seconded by Commissioner Gary Floyd agreeing for Fire Chief, Jimmy VanCleve to install an emergency siren at the North McLean water tank located on HWY 81, Calhoun, KY inside the fence, in the corner away from any of the maintenance tasks. Discussion continued motion passed.


Chairman Keith Ayer presented the Kentucky Transportation utility relocation agreement. The agreement between North McLean County Water District and Kentucky Transportation Cabinet spot improvements at the intersection of US-431 and KY 250. Discussion will be continued.

Chairman Keith Ayer presented the Independence Bank open line of credit is due to renew. The line of credit is \$175,000. The line of credit is open from dates of use from March 16, 2024 to March 16, 2025. A motion was made by Commissioner Wayne Bell and seconded by Commissioner Carrol Troutman to renew the \$175,000 line of credit with Independence Bank. Mr. Ayer will speak with Independence Bank loan officer Brandon Fergurson regarding the bank fee of \$500.00.

The bills payable were read, approved and ordered paid upon a motion made by Commissioner Gary Floyd and seconded by Commissioner Wayne Bell. Motion passed with an unanimous vote.

There being no further discussion, upon motion duly made by Commissioner Gary Floyd seconded by Commissioner Wayne Bell and passed without opposition, the meeting adjourned at 7:45 P.M.

  
Keith Ayer, Chairman

ATTEST:  
  
Dale Chandler, Vice-Chairman



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF WATER  
COMMISSIONERS OF NORTH McLEAN COUNTY WATER DISTRICT HELD  
MAY 20, 2024 AT 7:00 P.M.  
AT THE DISTRICT OFFICE  
217 HILL STREET  
LIVERMORE, KY 42352**

The regular meeting of the North McLean County Board of Water Commissioners was held May 20, 2024 at 7:00 P.M., at the District Office in Livermore, Kentucky.

**Commissioners Present:**

Keith Ayer, Chairman  
Carrol Troutman  
Dale Chandler  
Gary Floyd  
Wayne Bell

**Commissioners Absent:**

All Present

**North McLean County Water Staff Present:**

Beth Bobo, Secretary  
Brandon McElwain, Maintenance

**Visitors Present:**

None

The meeting was called to order by Chairman Keith Ayer, who presided over the meeting.

The minutes of the regular meeting on April 15, 2024 were read. A motion to approve the minutes was made by Vice Chairman Dale Chandler and seconded by Commissioner Wayne Bell. A vote was taken and motion passed.

Chairman Keith Ayer presented the April financial statements ending April 30, 2024. A motion to accept the financial statements was made by Vice Chairman Dale Chandler and seconded by Commissioner Carrol Troutman. A vote was taken and the motion passed.

Chairman Keith Ayer, and the Commissioners discussed the Ky Department of Transportation documents for the intersection Hwy 431 and Hwy 250. A motion was made by Commissioner Gary Floyd and seconded by Commissioner Wayne Bell to sign the agreement with the KY Department of Transportation. A vote was taken and the motion passed.

The Commissioners discussed the bidding process for the KIA grant for the repair/paint of the Hwy 431 and Hwy 81 tanks. Commissioners decided that Chairman Keith Ayer should contact Bob Pickler of Bell Engineering for guidance on bid process. Chairman Keith Ayer will report back at next meeting.

Chairman Keith Ayer reported North McLean County Water District's CD at Farmers Bank is up for renewal. The bank is currently offering 5.09% APY, which is 1% more than last year. Chairman Keith Ayer may also contact Independence Bank to see what they are offering currently for CD rates. A motion to approve Farmer's Bank CD renewal was made by Commissioner Wayne Bell and seconded by Commissioner Dale Chandler. A vote was taken and the motion passed.

Chairman Keith Ayer informed the Board that he spoke with Independence Bank and they reduced the cost of the renewal of construction loan from \$500 to \$350.

Chairman Keith Ayer informed the Board, Commissioner Carrol Troutman's term expires June 4, 2024. A motion was made by Commissioner Dale Chandler and seconded by Commissioner Wayne Bell to renew Commissioner Carrol Troutman's term for another four years. A vote was taken and the motion passed.

The bills payable was read, approved, and ordered paid upon a motion made by Vice Chairman Dale Chandler and seconded by Commissioner Wayne Bell. Motion passed with a unanimous vote.

There being no further discussion, upon motion made by Commissioner Gary Floyd and seconded by Commissioner Carrol Troutman and passed without opposition. The meeting adjourned at 7:50 P.M.

  
Keith Ayer, Chairman

**ATTEST:**

  
Dale Chandler, Vice Chairman



MINUTES OF THE REGULAR MEETING OF THE BOARD OF WATER  
COMMISSIONERS OF NORTH MCLEAN COUNTY WATER DISTRICT HELD  
JUNE 17, 2024 AT 7:00 P.M.  
AT THE DISTRICT OFFICE  
217 HILL STREET  
LIVERMORE, KY 42352

The regular meeting of the North McLean County Board of Water Commissioners was held June 17, 2024 at 7:00 P.M., at the District Office in Livermore, Kentucky.

Commissioners Present:

Keith Ayer, Chairman  
Dale Chandler, Vice Chairman  
Carrol Troutman  
Wayne Bell

Commissioners Absent:

Gary Floyd

North McLean County Water Staff Present:

Tiffany Sallee, Secretary  
Michael Latham, Maintenance Superintendent

Visitors Present:

Bob and Pam Tarrants -BPT, Inc

The meeting was called to order by Chairman Keith Ayer, who presided over the meeting.

The minutes of the regular meeting on May 20, 2024 were read. A motion to approve the May 20, 2024 minutes was made by Commissioner Dale Chandler and seconded by Commissioner Wayne Bell. A vote was taken and motion passed.

North McLean County Water District's Secretary, Tiffany Sallee presented the board the financial statements ending May 2024. A motion to accept the May 2024 financial statements was made by Commissioner Wayne Bell and seconded by Commissioner Carrol Troutman.

North McLean County Water District welcomed visitors, Bob and Pam Tarrants- BPT, Inc. Mr. and Mrs. Tarrants plan to build a winery at 12425 US 431, Utica, KY. Daviess County Water District does not have a six-inch waterline at this portion of US 431 area. The Daviess County Fire Department will require a fire hydrant at the location. A six-inch waterline will be required to run from North McLean's six inch main on the southside of East Harmon's Ferry Road and a fire hydrant placed on site. An easement from water customer, Chris Smith will have to be obtained by the Tarrants. The Tarrants

will be responsible for all expenses relating to said project. North McLean Water Board will require approval letters from Daviess County Planning and Zoning and Daviess County Water District before any further action be taken on this matter.

Chairman Keith Ayer spoke with Engineer Bob Pickerell regarding Exhibit 9- Bid Package needed to continue the Tank Repair KIA Grant. Mr. Pickerell would need the last tank inspection documentation to prepare bid. Superintendent, Michael Latham will call Pittsburg Tank and Tower to discuss the bid process further. Discussion will continue.

North Mclean County Maintenance Employees have been flushing the water line on HWY 815 due to cloudy/murky water in the area. Discussion continued. The upcoming billing system, Muni-Link will allow one calls to alert customers of flushing, boil water advisories and etc. in specific areas of the water district.

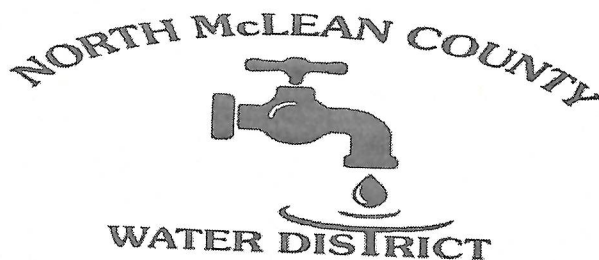
Office Secretary, Tiffany Sallee informed the Board Commissioners of the KY Public Service Trainings available this year. Commissioner Wayne Bell will attend the July 23-24, 2024 at an Owensboro Hotel- TBA.

The bills payable were read, approved and ordered paid upon a motion made by Commissioner Carrol Troutman and seconded by Commissioner Wayne Bell. Motion passed with an unanimous vote.

There being no further discussion, upon motion duly made by Commissioner Carrol Troutman seconded by Commissioner Dale Chandler and passed without opposition, the meeting adjourned at 7:51 P.M.

  
Keith Ayer, Chairman

ATTEST:  
  
Dale Chandler, Vice-Chairman



MINUTES OF THE REGULAR MEETING OF THE BOARD OF WATER  
COMMISSIONERS OF NORTH McLEAN COUNTY WATER DISTRICT HELD  
JULY 15, 2024 AT 7:00 P.M.  
AT THE DISTRICT OFFICE  
217 HILL STREET  
LIVERMORE, KY 42352

The regular meeting of the North McLean County Board of Water Commissioners was held July 15, 2024 at 7:00 P.M., at the District Office in Livermore, Kentucky.

Commissioners Present:

Keith Ayer, Chairman  
Gary Floyd  
Carrol Troutman  
Wayne Bell

Commissioners Absent:

Dale Chandler, Vice Chairman

North McLean County Water Staff Present:

Tiffany Sallee, Secretary  
Michael Latham, Maintenance Superintendent

Visitors Present:

Blake and Katrina Davis, Water Customers

The meeting was called to order by Chairman Keith Ayer, who presided over the meeting.

The minutes of the regular meeting on June 17, 2024 were read. A motion to approve the June 17, 2024 minutes was made by Commissioner Gary Floyd and seconded by Commissioner Wayne Bell. A vote was taken and motion passed.

North McLean County Water District's Secretary, Tiffany Sallee presented the board the financial statements ending June 2024. A motion to accept the June 2024 financial statements was made by Commissioner Wayne Bell and seconded by Commissioner Gary Floyd.



North McLean County Water District welcomed visitors, Blake and Katrina Davis. The Davis' are water district customers whom reside at 1100 Buck Creek Church Road, Calhoun, Ky. Mr. Davis is concerned due to his home insurance increase. The insurance would decrease if there was a fire hydrant located closer to his residence. Superintendent, Michael Latham, informed the board there is a three-inch water line at Mr. Davis' location, fire protection requires a six-inch water line. Purchasing and laying a six-inch water line for a fire hydrant is not feasible to Mr. Davis at this time. The board suggested contacting his insurance company to inquire if a dry hydrant would benefit in lowering the cost of his policy. If the company approved, Mr. Davis could ask neighbors to get involved to use a nearby lake for install of a dry hydrant. Mr. Davis would be responsible for the cost of the project.

Chairman Keith Ayer spoke to McLean County Judge Executive, Curtis Dame inquiring of any county funds or grants regarding electronic read meters. Judge Dame informed Chairman Ayer to contact GRADD to inquire a water district loan. Further discussion continued.

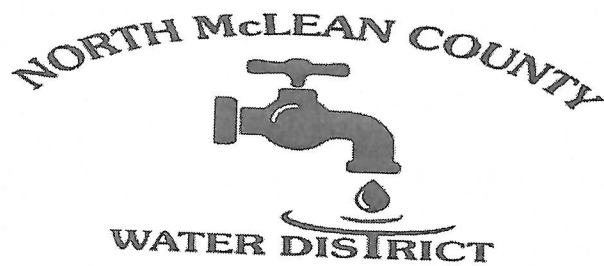
Chairman Keith Ayer suggested the board of commissioners for the water district to receive two water tank inspections for the KIA funds Exhibit 9 Bid Package. Last inspection was year 2020. A motion was made by Commissioner Gary Floyd and seconded by Commissioner Wayne Bell for Maintenance Superintendent, Michael Latham to inquire two inspections and repair costs.

The bills payable were read, approved and ordered paid upon a motion made by Commissioner Wayne Bell and seconded by Commissioner Carrol Troutman. Motion passed with an unanimous vote.

There being no further discussion, upon motion duly made by Commissioner Carrol Troutman seconded by Commissioner Wayne Bell and passed without opposition, the meeting adjourned at 7:55 P.M.

  
Keith Ayer, Chairman

ATTEST:  
  
Dale Chandler, Vice-Chairman



MINUTES OF THE REGULAR MEETING OF THE BOARD OF WATER  
COMMISSIONERS OF NORTH McLEAN COUNTY WATER DISTRICT HELD  
AUGUST 19, 2024 AT 7:00 P.M.  
AT THE DISTRICT OFFICE  
217 HILL STREET  
LIVERMORE, KY 42352

The regular meeting of the North McLean County Board of Water Commissioners was held August 19, 2024 at 7:00 P.M., at the District Office in Livermore, Kentucky.

Commissioners Present:

Keith Ayer, Chairman  
Dale Chandler, Vice Chairman  
Gary Floyd  
Carrol Troutman  
Wayne Bell

Commissioners Absent:

All Present

North McLean County Water Staff Present:

Tiffany Sallee, Office Secretary  
Brandon McElwain, Maintenance Employee

Visitors Present:

None

The meeting was called to order by Chairman Keith Ayer, who presided over the meeting.

The minutes of the regular meeting on July 15, 2024 were read. A motion to approve the July 15, 2024 minutes was made by Commissioner Wayne Bell and seconded by Commissioner Carrol Troutman. A vote was taken and motion passed.

North McLean County Water District's Secretary, Tiffany Sallee presented to the board the financial statements ending July 2024. A motion to accept the July 2024 financial statements was made by Commissioner Dale Chandler and seconded by Commissioner Wayne Bell.

Chairman Keith Ayer informed the North McLean County Water District Board of Commissioners a water tank inspection is due on North McLean's two water tanks. Pittsburgh Tank and Tower was contacted via phone to schedule the water tank inspections. North McLean will use the specifications from inspection for the upcoming bid advertisement to include with the KIA Grant Exhibit 9 bid package.

Chairman Keith Ayer presented the final agreement on the Kentucky Department of Transportation improvements at the intersection of US- 431 and KY-250. Discussion continued. A motion to accept the utility relocation agreement with the Kentucky Transportation Cabinet was made by Commissioner Dale Chandler and seconded by Commissioner Gary Floyd. Motion passed with unanimous vote.

Commissioner Wayne Bell attended a two-day, twelve-hour credit Kentucky Public Service Training on July 23-24, 2024 located in Owensboro, Kentucky. Mr. Bell presented to the water district board the informative information he received on those two days.

The bills payable were read, approved and ordered paid upon a motion made by Commissioner Carrol Troutman and seconded by Commissioner Gary Floyd. Motion passed with an unanimous vote.

There being no further discussion, upon motion duly made by Commissioner Dale Chandler seconded by Commissioner Wayne Bell and passed without opposition, the meeting adjourned at 7:47 P.M.

  
Keith Ayer, Chairman

ATTEST:  
  
Dale Chandler, Vice-Chairman





MINUTES OF THE REGULAR MEETING OF THE BOARD OF WATER  
COMMISSIONERS OF NORTH McLEAN COUNTY WATER DISTRICT HELD  
SEPTEMBER 16, 2024, 2024 AT 7:00 P.M.  
AT THE DISTRICT OFFICE  
217 HILL STREET  
LIVERMORE, KY 42352

The regular meeting of the North McLean County Board of Water Commissioners was held September 16, 2024 at 7:00 P.M., at the District Office in Livermore, Kentucky.

Commissioners Present:

Keith Ayer, Chairman  
Dale Chandler, Vice Chairman  
Gary Floyd  
Carrol Troutman  
Wayne Bell

Commissioners Absent:

All Present

North McLean County Water Staff Present:

Tiffany Sallee, Office Secretary

Visitors Present:

None

The meeting was called to order by Chairman Keith Ayer, who presided over the meeting.

The minutes of the regular meeting on August 19, 2024 were read. A motion to approve the August 19, 2024 minutes was made by Commissioner Dale Chandler and seconded by Commissioner Wayne Bell. A vote was taken and motion passed.

North McLean County Water District's Secretary, Tiffany Sallee presented to the board the financial statements ending August 2024. A motion to accept the August 2024 financial statements was made by Commissioner Gary Floyd and seconded by Commissioner Wayne Bell.

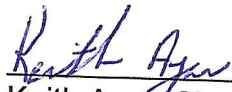
Chairman Keith Ayer informed the North McLean County Water District Board of Commissioners the water tank inspection was performed by Pittsburgh Tank and Tower

on September 3, 2024 on the two water tanks. North McLean will use the specifications from inspection once received for the upcoming bid advertisement to include with the KIA Grant Exhibit 9 bid package.

Secretary Tiffany Saltee informed the Board Commissioners the new program, Muni-Link, is active. September 2024 water billing will be billed from Muni-Link this upcoming cycle.

The bills payable were read, approved and ordered paid upon a motion made by Commissioner Dale Chandler and seconded by Commissioner Gary Floyd. Motion passed with an unanimous vote.

There being no further discussion, upon motion duly made by Commissioner Dale Chandler seconded by Commissioner Gary Floyd and passed without opposition, the meeting adjourned at 7:12 P.M.



Keith Ayer, Chairman

ATTEST:



Dale Chandler, Vice-Chairman

MINUTES OF THE REGULAR MEETING OF THE BOARD OF WATER  
COMMISSIONERS OF NORTH MCLEAN COUNTY WATER DISTRICT HELD  
OCTOBER 21, 2024 AT 7:00 P.M.  
AT THE DISTRICT OFFICE  
217 HILL STREET  
LIVERMORE, KY 42352

The regular meeting of the North McLean County Board of Water Commissioners was  
held  
October 21, 2024 at 7:00 P.M., at the District Office in Livermore, Kentucky.

Commissioners Present:

Keith Ayer, Chairman  
Dale Chandler  
Carrol Troutman  
Wayne Bell

Commissioners Absent:

Gary Floyd

North McLean County Water Staff Present:

Tiffany Sallee, Secretary  
Brandon McElwain, Maintenance

Visitors Present:

NONE

The meeting was called to order by Chairman Keith Ayer, who presided over the meeting.

The minutes of the regular meeting on September 16, 2024 were read. A motion to approve the minutes was made by Commissioner Dale Chandler and seconded by Commissioner Wayne Bell. A vote was taken and motion passed.

North McLean County Water District's Secretary, Tiffany Sallee presented the board the financial statements ending September 2024. A motion to accept the financial statements was made by Commissioner Wayne Bell and seconded by Commissioner Carrol Troutman.

Chairman Keith Ayer informed the North McLean County Water District Board of Commissioners the water tank inspection was performed by Pittsburgh Tank and Tower on September 3, 2024 on the two water tanks. The water tank inspection report is on file at the water office. North McLean will use the specifications from the tank inspection for the upcoming bid advertisement to include with the KIA Grant Exhibit 9 bid package. Discussion will continue at the November 2024 board meeting.



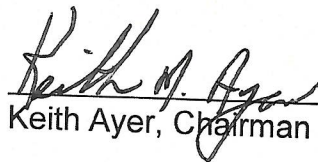
Chairman Keith Ayer informed North McLean County Water District Board of Commissioners of the exposed the 12-inch waterline located at water customer, Bill Jones property on HWY 81. Mr. Ayer suggested obtaining an estimate from Matt Ebelhar. Jennings and Little has had over a year to complete the job. Discussion to be continued.

Chairman Keith Ayer informed the board, Michael Latham, maintenance superintendent attended the GRADD water ranking meeting on October 17, 2024 located at the McLean County Fiscal Courtroom. North McLean Water is now ranked number three for the HWY 815 extension project.

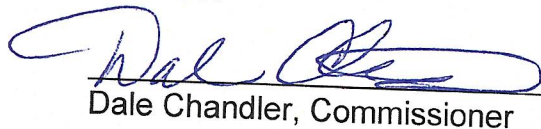
Brandon McElwain, maintenance employee, reported the Lead Line Survey is completed and submitted to the Kentucky Division of Water.

The bills payable were read, approved and ordered paid upon a motion made by Commissioner Wayne Bell and seconded by Commissioner Carrol Troutman. Motion passed with an unanimous vote.

There being no further discussion, upon motion duly made by Commissioner Wayne Bell seconded by Commissioner Dale Chandler and passed without opposition, the meeting adjourned at 7:35 P.M.

  
Keith Ayer, Chairman

ATTEST:

  
Dale Chandler, Commissioner

MINUTES OF THE REGULAR MEETING OF THE BOARD OF WATER  
COMMISSIONERS OF NORTH MCLEAN COUNTY WATER DISTRICT HELD  
NOVEMBER 18, 2024 AT 7:00 P.M.  
AT THE DISTRICT OFFICE  
217 HILL STREET  
LIVERMORE, KY 42352

The regular meeting of the North McLean County Board of Water Commissioners was  
held  
November 18, 2024 at 7:00 P.M., at the District Office in Livermore, Kentucky.

Commissioners Present:

Keith Ayer, Chairman  
Dale Chandler  
Gary Floyd  
Carrol Troutman  
Wayne Bell

Commissioners Absent:

All Present

North McLean County Water Staff Present:

Tiffany Sallee, Secretary

Visitors Present:

NONE

The meeting was called to order by Chairman Keith Ayer, who presided over the meeting.

The minutes of the regular meeting on October 21, 2024 were read. A motion to approve the minutes was made by Commissioner Dale Chandler and seconded by Commissioner Carrol Troutman. A vote was taken and motion passed.

North McLean County Water District's Secretary, Tiffany Sallee presented the board the financial statements ending October 2024. A motion to accept the financial statements was made by Commissioner Wayne Bell and seconded by Commissioner Dale Chandler.

Chairman Keith Ayer presented to the Board of Commissioners the Individual Coverage HRA (ICHRA) that is offered on a yearly basis to employees and can accept/reject it each year. Secretary, Tiffany Sallee's Anthem insurance plan for the year of 2025 renewal rate is \$1,110.28. Maintenance, Brandon McElwain's Anthem insurance plan for the year 2025 renewal rate is \$686.84. A motion was made by Commissioner Carrol Troutman and seconded by Commissioner Wayne Bell to issue a check from the North McLean County General Fund to Anthem each month for the amount on individual

coverage only for the participating employees, Tiffany Sallee (\$1,110.28) and Brandon McElwain (\$686.84) for the year of 2025.

The bills payable were read, approved and ordered paid upon a motion made by Commissioner Gary Floyd and seconded by Commissioner Wayne Bell. Motion passed with an unanimous vote.

There being no further discussion, upon motion duly made by Commissioner Dale Chandler seconded by Commissioner Gary Floyd and passed without opposition, the meeting adjourned at 7:20 P.M.

  
Keith Ayer, Chairman

ATTEST:

  
Dale Chandler, Commissioner





MINUTES OF THE REGULAR MEETING OF THE BOARD OF WATER  
COMMISSIONERS OF NORTH McLEAN COUNTY WATER DISTRICT HELD  
DECEMBER 16, 2024 AT 7:00 P.M.

AT THE DISTRICT OFFICE  
217 HILL STREET  
LIVERMORE, KY 42352

The regular meeting of the North McLean County Board of Water Commissioners was held  
December 16, 2024 at 7:00 P.M., at the District Office in Livermore, Kentucky.

Commissioners Present:

Keith Ayer, Chairman  
Carrol Troutman  
Gary Floyd  
Wayne Bell

Commissioners Absent:

Dale Chandler

North McLean County Water Staff Present:

Tiffany Sallee, Secretary  
Michael Latham, Maintenance Superintendent

Visitors Present:

NONE

The meeting was called to order by Chairman Keith Ayer, who presided over the meeting.

The minutes of the regular meeting on November 18, 2024 were read. A motion to approve the minutes was made by Commissioner Wayne Bell and seconded by Commissioner Gary Floyd. A vote was taken and motion passed.

North McLean County Water District's Secretary, Tiffany Sallee presented the board the financial statements ending November 2024. A motion to accept the financial statements was made by Commissioner Carrol Troutman and seconded by Commissioner Wayne Bell.

North McLean County Water District Office Secretary, Tiffany Sallee presented the Proposed Budget for the year of 2025. A motion was made by Commissioner Gary Floyd and seconded by Commissioner Wayne Bell to approve the 2025 Budget. A copy of the 2025 Budget is attached to the minutes.

North McLean County Water District Keith Ayer presented a letter written by water customer, Bill Jones who resides at 2550 HWY 81 N, Calhoun, KY. Mr. Jones owns property on HWY 81 and has been cleaning the area near the water line, Myer Creek crossing. Jennings & Little has been notified and will repair the issue at hand within two weeks. Maintenance Superintendent, Michael Latham will go inspect the issues Mr. Jones stated in his letter and trace the waterline. The letter written by Bill Jones is attached the minutes.

North McLean County Water District Board discussed matching employees 5% IRA for the 2024 year and to increase employees' hourly pay. A motion was made by Commissioner Gary Floyd and seconded by Commissioner Wayne Bell to match the employees 5% IRA for the 2024 year and to increase each employee's hourly pay by 4% for the 2025 year.

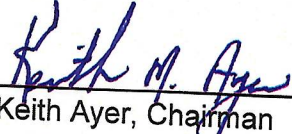
North McLean County Water District Chairman Keith Ayer informed the Board of Commissioners the last water rate increase filed with the Kentucky Public Service Commission was in 2021. A motion was made by Commissioner Wayne Bell and seconded by Commissioner Carrol Troutman for the North McLean County Water District Staff to begin the process of filing a general rate increase with the Kentucky Public Service Commission.

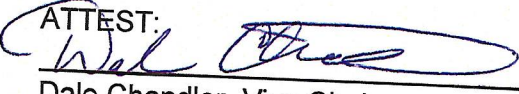
Chairman Keith Ayer informed the board, Jared Lindsey, Alexander and Company prepared the 2023 Audit and the Kentucky Public Service Report. Discussion continued. A motion was made by Commissioner Gary Floyd and seconded by Commissioner Wayne Bell to hire Jared Lindsey, Alexander and Company to prepare the 2024 Audit and the Kentucky Public Service Report.

North McLean County Water District discussed the incoming 2025 board officers. A motion was made by Commissioner Gary Floyd and seconded by Commissioner Wayne Bell to continue the 2025 year with Keith Ayer as North McLean County Water District Chairman, Dale Chandler as North McLean County Water District's Vice Chairman and Carrol Troutman as North McLean County Water District's Board Secretary.

The bills payable were read, approved and ordered paid upon a motion made by Commissioner Gary Floyd and seconded by Commissioner Wayne Bell. Motion passed with an unanimous vote.

There being no further discussion, upon motion duly made by Commissioner Gary Floyd seconded by Commissioner Wayne Bell and passed without opposition, the meeting adjourned at 7:57 P.M.

  
Keith Ayer, Chairman

ATTEST:  
  
Dale Chandler, Vice Chairman



Budget of North McLean County Water District  
for the Year Ending December 2024

	2024 Actual 11 Months	2025 Estimated
Revenues		
Water Sales-Penalties	1,004,844.29	1,020,000.00
Interest	2,931.70	4,000.00
Hook-On-Fees	<u>10,950.00</u>	<u>12,000.00</u>
Revenues	1,018,725.99	1,036,000.00
Transfer from Savings		.00
Expenditures - Page 2		1,029,000.00
Excess of Revenue Over (Under Expenditures)		7,000.00
Total Cash & Cash Equivalents 11/30/24		731,062.94
Estimated Cash & Cash Equivalents 12/31/2		738,062.94



Budget of the North McLean County Water District  
Fiscal Year Ending December 31, 2024  
Summary Analysis of Appropriation

Proposed	2024 Actual Expenditures Preceding Year For 11 Months	2025 Estimated Appropriated Expenditures Current Year
Water Purchases	478,576.20	485,000.00
1. Pumping Expense	12,182.86	13,000.00
2. Transmission & Distribution	42,660.18	45,000.00
3. Customer Accounts	6,559.07	7,500.00
4. Administration & General	99,591.12	100,000.00
5. Insurance	16,257.59	17,500.00
6. Salary & Payroll	287,132.27	310,000.00
7. 2018 USDA Loan PAID	6,405.91	0.00
8. Audit & Legal Outside Services	15,118.75	16,000.00
9. <u>Capital Improvements</u>	<u>2,580.00</u>	<u>35,000.00</u>
Grand Total	\$967,063.95	\$1,029,000.00
Less Principal of Temporary Loans	6,405.91	0.00
Less Withdrawals <u>From Sinking Fund</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Expenditures</b>	<b>\$960,658.04</b>	<b>\$1,029,000.00</b>

I certify that the insurance and bond coverage shown below is currently in effect and copies of the insurance policies are on file with our office.

Date: 12/16/2024

Chairman:

KEITH AYER

### EVIDENCE OF INSURANCE

#### Liability Insurance:

Policy #WC2023-2313	Insurance Company & Address	Amt. of Coverage	Exp. Date
P&C0833	KACO	3,000,000	07/01/2025
	400 Englewood Dr	5,000,000	
	Frankfort. Ky 40601	1,000,000	

#### Workman's Compensations:

Policy #2017-2313	Insurance Company & Address	Amt. of Coverage	Exp. Date
KALF0833	Same	3,000,000	07/01/2025
		5,000,000	
		1,000,000	

#### Floodplain Insurance:

Policy #	Insurance Company & Address	Amt of Coverage:	Exp. Date
KALF0833	Same	1,000,000	07/01/2025

#### Property Insurance:

Policy #	Insurance Company. & Address	Amt of Coverage	Exp Date
Description of Property:	Same		07/01/2025

#### Fidelity Bond Coverage:

Policy #71734858	Insurance Company & Address	Amt of Coverage	Exp Date
Surety Bond	Western Surety Company	\$5,000.00	12/22/2025
	PO Box 957312		
	St Louis, MO 63195-7312		

#### D&O Insurance:

Policy #	Insurance Company & Address	Amt of Coverage	Exp. Date
NDO2002182U	EM Ford & Co	1,000,000	11/06/2025
	600 Frederica Street,		
	Owensboro, KY 42301		

ADDITIONAL INFORMATION SHEET

NAME OF BORROWER: NORTH MCLEAN COUNTY WATER DISTRICT

NAME AND CURRENT CONTACT PERSON &amp; TELEPHONE NUMBER: TIFFANY SALLEE 270-278-2800

## GOVERNING BODY

NAME	ADDRESS & PHONE #	EXP. OF TERMS
CHAIRMAN		
KEITH AYER	4805 Hwy 250 CALHOUN, KY 42327	01/01/2027
SECRETARY		
CARROL B TROUTMAN	2489 KY 798 CALHOUN, KY 42327	06/04/2028
COMMISSIONER		
GARY M FLOYD	1592 BROOKS SCH HS RD CALHOUN, KY 42327	09/13/2027
VICE CHAIRMAN		
DALE CHANDLER	322 BRIARFIELD SCH HS RD LIVERMORE, KY 42352	06/04/2027
COMMISSIONER		
WAYNE BELL	210 J.W. BAILEY RD. CALHOUN, KY 42327	02/19/2026

NUMBER OF FULL TIME EMPLOYEES: 4

BREAKDOWN OF USERS

	NUMBER OF:	
<u>RESIDENTIAL</u>	1,278	
<u>NON-RESIDENTIAL</u>	37	<u>DATE VERIFIED</u> 12/05/2024

RACIAL CATEGORIES:

WHITE	1,299
BLACK/AFR AM: 2 AMER INDIALA NAT.	4
HISPANIC	12

<u>DATE VERIFIED</u>	12/05/2024
CERTIFIED OPERATOR	2



December 3, 2024

TO: North McLean County Water District Board Members

From: Billy Jones

Subject: Multiple Exposed Water Pipes

Dear Board Members and Mangers,

Problem #1

On December 12<sup>th</sup> I have an appointment with USDA engineers and Kent with the USDA at 9:00 (time not confirmed).

Your water line crossing that is on Myers Creek has been exposed for many months and now with all the floods we are getting, the water is running under the pipe as well. I feel you need to possibly be at this meeting as well. Myers Creek is a big problem. I would recommend that you may want to consider having two people with totally different views on how to fix the problems. I do suggest that you get Kent's approval to be at the meeting. I have attached a picture of a large brush pile that we cleaned up next to this ditch where the pipe is close to the burn pile. Also, you have a visual of all the 5 ditches that your pipe goes across and under these ditches.

Problem #2

I'm attaching pictures of the second gigantic problem. The problem is with the east/west ditch where you seemed to indicate you had no concern and that it was my responsibility to take of the ditch.

Please let me know if I can be of any assistance as you think through these responsibilities.

Too, I strongly feel we need to have a totally new agreement or revisions where you state your responsibilities of prevention, maintenance and development of taking responsibility for these ditches.

Thank you,

  
Billy Jones

270-499-1014