May 6, 2026

The Board of Commissioners of the Jessamine South Elkhorn **WATER** District met on **May 6, 2026**, with the following Commissioners present: Lawrence Riley, Thomas Beall, Clay Corman and JF Hall. John Horne, Bruce Smith, Henry Smith, Christopher Horne, Richard Decker, Morgan Henderson and Kim Miller were also present.

Aged Receivables – Ms. Kim Miller reported that all accounts are current.

Parks Lane Access Report – Richard Decker, Superintendent reported that he had met onsite with Mr. Jeremy Corbitt, the property owner who has proposed to construct a wingwall entrance that will extend an encroachment into the District's Park Lane Tank Access easement. Mr. Corbitt proposes to delay construction of the wingwall to a future date after the completion of the repainting of the Parks Lane Tank.

Grey Oak Lane Easement Access Request – Motion to allow Grey Oak Lane 2, LLC access use of a triangular portion access the entrance of the JSEWD's Ashgrove Joint Pump Station, to access Grey Oak Lane, LLC's property on the westerly side of the pump station, contingent on a Deed of Access prepared by the District's Attorney, at Grey Oak Lane, LLC's expense, to be approved and accepted by JSEWD's Board of Commissioners, was made, duly seconded and unanimously approved.

Parks Lane Elevated Tank Painting, Bid Date – Motion to establish the bid time and date for the Parks Lane Elevated Tank Painting as 2:00 pm EDST on June 2, 2026 to be recorded at the Office of Jessamine South Elkhorn Water District, was made, duly seconded and unanimously approved.

Keene Preserve Subdivision (#4464) Billables – Subsequent to extensive discussion, it was the consensus of the Board to defer action until June Board Meeting, upon completion of additional discussion. Motion that the District's Superintendent shall not execute the Certificate of Water Availability upon any plat until and after receipt by the District Office of an executed Request for Water Service Extension and Interim Water Service Agreement was made, duly seconded and unanimously approved.

Motion to approve the **Minutes of the April Meeting** was made, duly seconded and unanimously approved.

Motion to approve the **April bills and preapproval for the contractual payables**, was made, duly seconded and unanimously approved.

The Commissioners were given the following reports for **April** to review: Aged Receivables, Customer Adjustments, and contractual payables for pre-approval, water loss reports.

The Commissioners were given the following reports for **March** to review: Check register, Trial Balance and Financial Statements.

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

Chairman

ATTEST: Thomas S. Beall III
Secretary

May 6, 2026

The Board of Commissioners of the Jessamine South Elkhorn **SEWER** District met on **May 6, 2026**, with the following Commissioners present: Lawrence Riley, Thomas Beall, Clay Corman and JF Hall. John Horne, Bruce Smith, Henry Smith, Christopher Horne, Richard Decker, Morgan Henderson and Kim Miller were also present.

Audience Item – Mr. J C Gresham of 701 Bellerive Blvd, appeared before the Board to request a sanitary sewer connection, to the Turner Trace LFSS-GP sewer system. Their lot is currently served via septic tank, and they propose to construct a swimming pool in the area of the drain field. Staff were instructed to study the feasibility, determine installation cost, tap-on fee, meet with Mr. Gresham and prepare a recommendation for Board action at the regular July Board Meeting.

Aged Receivables – Ms. Kim Miller reported that staff continues to collect accounts in excess of 90 days due.

Brannon Shoppes (#4246), N/R Enterprises LLC Report - Staff reported that they have been in contact with Mr. Cameron Eldridge of N/R Enterprises, LLC, who confirmed his intent to execute the Deed of Conveyance, for the Sanitary Sewer System for Unit 2 of the Lot 3, DDD&W, LLC Property (pc12, pg 73). Staff was instructed to prepare and obtain execution of the Deed of Conveyance, for the Board's action to accept same, at the June regular Board meeting

Sewer Main Relocation Policy Report – Staff requested that this item be deferred until a later date, due to necessity of additional time required for preparation.

Grand Communities, LLC (f.k.a. Fischer Homes, LLC) (#4454) SSEA, Report – Mr. Bruce Smith, District's Attorney reported that Grand Communities proposed some minor changes to the preferred SSEA, which he deemed insignificant. Motion to approve the executed copy of the Sewer System Evaluation Agreement (SSEA) from the Grand Communities, LLC and to authorize Chairman, James F Hall, to execute was made, duly seconded and unanimously approved.

Stonedale Farm Development (#4358 Fuqua & 4419 Hallmark), LOC Approval Process – It is the Board's consensus that prior to any action of approval for execution of the Certificate of Sewer Availability on the Final Record Plat for the Stonedale Farm Development (#4358 Fuqua & #4419 Hallmark). The District shall receive the letters of credit (LOC) in the total amount of the Contractor's bid plus 25%, separately for the construction surety of the sanitary and storm sewer infrastructure. Motion made that prior to execution of the Certificate of Sewer Availability of the Final Record Plat for the Stonedale Farm Development (#4358 Fuqua & #4419 Hallmark), the District shall have received from the Developer, separate Letters of Credit (LOC) in the total amount of the Contractor's bid plus 25% for the sanitary and storm sewer infrastructure was made, duly seconded and unanimously approved.

Motion made to authorize Chairman, James F Hall to execute an agreement with the Stonedale Farm Development (#4358 Fuqua & #4419 Hallmark) that will allow for monthly reduction of such Letters of Credit, subject to Board's individual action and approval was made, duly seconded and unanimously approved.

Porter Memorial (Madden K R, LLC) Development (#4440), LOC Approval Process – Motion to approve the Letter of Credit (LOC) for the Porter Memorial (Madden KR, LLC) Development (#4440) in the amount of $1,602,555.00 and to authorize Chairman James F Hall to execute the plat certificates was made, duly seconded and unanimously approved.

Drake Landing Subdivision, Unit 5 (#4237(5)) LPSS-GP Sewer Extension SSA, approval – Motion to approve the executed copy of the Site Specific Agreement (SSA) for the Drakes Landing subdivision Unit 5 (#4237(5)) LFSS – GP Sewer Extension and to authorize Chairman James F Hall to execute was made, duly seconded and unanimously approved.

Hillpointe, LLC (#4470) Development SSEA Approval - Motion to approve the executed copy of the Sewer System Evaluation (SSEA) for Hillpointe, LLC (#4470) Development and authorize Chairman, James F Hall to execute was made, duly seconded and unanimously approved.

Turner Management Properties, LLC (#4439) SSA Approval – Motion to approve the executed copy of the Turner Management Properties, LLC (#4439) Site Specific Agreement (SSA) and authorize Chairman, James F Hall to execute, was made, duly seconded and unanimously approved.

Pottinger Land Company, LLC (#4438) SSA Approval – Motion made to approve the Pottinger Land Company, LLC (#4438) Site Specific Agreement (SSA) and authorize Chairman, James F Hall to execute was made, duly seconded and unanimously approved.

Ashtree Subdivision Units 5/6, Phase 4 (#4199) SSA Approval – Motion to approve the executed copy of the Ashtree Subdivision Units 5/6 Phase 4 (#4199) Site Specific Agreement (SSA) and authorize Chairman, James F Hall to execute, was made, dually seconded and unanimously approved.

Acendion Management Co, LLC (#4471), SSEA Approval – Motion to approve the executed copy of the Acendion Management Co, LLC (#4471) Sewer System Evaluation Agreement (SSEA) and authorize Chairman, James F Hall to execute, was made, duly seconded and unanimously approved.

LFUCG 2026 Sanitary Sewer Rate Increase Approval – Motion to approve the LFUCG 2026 Sanitary Sewer Rate increase and to execute any and all documents in order to approve and place in to effect same, was made duly seconded and unanimously approved.

Motion to approve the **Minutes of the April Meeting** was made, duly seconded and unanimously approved.

Motion to approve the **April bills and preapproval for the contractual payables**, was made, duly seconded and *unanimously* approved.

The Commissioners were given the following reports for **April** to review: Aged Receivables, Customer Adjustments, and contractual payables for pre-approval, water loss reports.

The Commissioners were given the following reports for **March** to review: Check register, Trial Balance and Financial Statements.

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

JFH [signature]
Chairman

ATTEST: Thomas S. Beall III
Secretary