

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

INVESTIGATION INTO CANNONSBURG	)	
WATER DISTRICT AND ITS INDIVIDUAL	)	
COMMISSIONERS TIM SMITH,	)	
SAM HAMPTON, ROBERT MCGUIRE,	)	CASE NO.
PAM VANHOOSE, MARTIN BAYS, AND	)	2026-00218
GENERAL MANAGER FOR ALLEGED	)	
FAILURE TO COMPLY WITH KRS 278.020	)	
AND/OR KRS 278.218	)	

**RESPONSES OF CANNONSBURG WATER DISTRICT; INDIVIDUALLY
NAMED COMMISSIONERS TIM SMITH, SAM HAMPTON, ROBERT
MCGUIRE, PAM VANHOOSE, AND MARTIN BAYS; AND GENERAL
MANAGER, JACOB TRAVIS**

By and through the undersigned counsel and in accordance with the Public Service Commission’s Order of August 31, 2026, in the above-captioned proceeding, Cannonsburg Water District (“Cannonsburg District” or the “District”) and the above-named individuals respectfully submit these Responses to the allegations set forth in the Order initiating this proceeding.

Response of Cannonsburg Water District

In response to the allegations contained in the Commission’s August 31, 2026 Order, Cannonsburg District provides a timeline of relevant events and facts

supporting the relocation, as well as its legal argument for why no violation of either KRS 278.218 or KRS 278.020 occurred.

Timeline and Facts Supporting Relocation

1. During the height of the COVID-19 pandemic in 2020 and 2021 when access to medical services was a top priority for every Kentuckian, Cannonsburg District's former General Manager, Tim Webb, and officials with Boyd County government discussed the possibility of Cannonsburg District selling its current operations facility located at 1606 Cannonsburg Road to Boyd County for use as a county Emergency Medical Services ("EMS") station. This was desirable in order to locate an EMS station in closer proximity to Boyd County High School, two elementary schools, and several outdoor facilities that host sporting events. Boyd County was interested in reducing response times for EMS services. In **December 2021**, Cannonsburg District obtained an appraisal of its operations facility. A copy of the Appraisal Report is attached to this response as **Cannonsburg Attachment 1**.

2. Cannonsburg District was open to the possibility of relocating its operations because it is essentially "land locked" at its current location. There is no room for expansion. Pipe, fill dirt, gravel and other materials must be stored off site, creating the need to travel and gather supplies to make repairs to water lines. The current location also has extremely limited parking facilities and only enough

protected parking to house the District's excavator, and the truck and trailer used to transport it to job sites. The remainder of the District's service vehicles and equipment are exposed to the elements regardless of the weather. There is no room for a drive-up window for customers to pay bills. The building is not accessible for those with disabilities and there is insufficient space available to equip the building with ramps to the customer lobby and other appurtenances necessary for accessibility. For these reason, Cannonsburg District prioritized the presence of space available for storage and expansion when deciding what it would require in the event it chose to relocate and sell its existing facility to Boyd County.

3. Cannonsburg District shared its priorities with county officials and was offered a parcel of land in the Paul Coffey Industrial Park ("Industrial Park") that had previously been utilized by the county road department. In **August 2022**, Boyd County executed a General Warranty Deed and gave the parcel to Cannonsburg District. A copy of the Deed is attached to this response as **Cannonsburg Attachment 2**. The county road department has consolidated its facilities and still occupies space in the Industrial Park. Additionally, Boyd County Sanitation District 4, and the coroner's office have located their offices in the Industrial Park.

4. In **June 2023**, Cannonsburg District transferred its existing facility to Boyd County Fiscal Court via Warranty Deed. A copy of the Deed is attached to this response as **Cannonsburg Attachment 3**. The Boyd County Fiscal Court paid

Cannonsburg District **\$269,000**, the appraised value of the property, for its current office location.

5. The Industrial Park location is within Cannonsburg District's service territory and one of the District's water storage tanks is located within the Industrial Park. Therefore, a move to the Industrial Park places the District's operations center in closer proximity to a vital piece of its infrastructure. Additionally, Boyd County has a fuel station located within the park, and the District has utilized it for some time. The county purchases gasoline and diesel fuel at a discount for use by the county road department and other agencies. The county also allows Cannonsburg District to purchase this fuel from the county at a lower cost than if the District were to purchase fuel for its vehicles at local retail outlets. Having its operations center within the Industrial Park, and therefore closer to its fuel source and a vital piece of its distribution system's infrastructure is a benefit to the District.

6. Boyd County also gave Cannonsburg District a steel building that had been constructed for use as an animal shelter but taken out of service. In **2024** the District hired DS2 Architects, LLC from Maysville, Kentucky to design an addition to be built onto the steel building. The addition will house the District's administrative office facilities, and the steel building will be used as a maintenance facility for the District's equipment, tools, and vehicles. In **February 2026**, the District advertised for bids to have the steel building moved and reassembled on the

lot in the Industrial Park and for the construction of the addition. The tear sheets and an Affidavit of Publication for the advertisement for bids are attached to this response as **Cannonsburg Attachment 4**. Cannonsburg District received three bids for the project and accepted the lowest and best bid.

7. The new operations facility in the Industrial Park will have sufficient indoor storage and workshop space to store pipe, tools, equipment, and straw for restoring areas following water line repair. Additionally, protected and secure indoor parking for all of the District's vehicles will be possible at the new facility. Fill dirt and gravel can also be stored onsite for easier accessibility when needed to restore areas disturbed by water line repair. The District will save time and money by having all of its tools, supplies, equipment, and materials in one location. Currently, pipe is stored at a lot owned by the operator of the local landfill. Straw, gravel and fill dirt have been stored in various offsite barns in the past. The estimated cost to move the steel building, reassemble it onsite and construct the necessary addition to be used as an office is approximately **\$894,242**. A copy of the estimated final cost from Riffe Contracting, LLC, the firm that submitted the lowest and best bid, is attached to this response as **Cannonsburg Attachment 5**.

8. Cannonsburg District has not yet relocated to the Industrial Park site. Construction of the new facility is underway but is not yet complete. Attached to this response as **Cannonsburg Attachment 6**, is a letter from Boyd County Judge

Executive, Eric Chaney, explaining the county's efforts to foster cooperative working arrangements between local public service agencies through co-location at the Industrial Park. Although Cannonsburg District is an independent special purpose government agency, and not a county government department, cooperating with county leaders' efforts to locate certain public-facing county agencies, such as the road department, in a central location with other public service entities, like Cannonsburg District, benefits the District and its customers. The new facility will meet many of the District's needs that cannot be met in its current location, including: a drive-up window for customers; ample parking for employees and the public; secure parking for the District's vehicles; indoor climate-controlled storage for tools, pipe, and equipment; and sufficient outdoor storage for fill dirt and gravel when needed. Additionally, the District's vehicles are housed in the same location as the fuel station, eliminating the need to drive out of the way to fuel the vehicles.

Legal Argument

9. In its opening Order in this proceeding the Commission found that a prima facie case exists that Cannonsburg District may have violated KRS 278.020 and/or KRS 278.218.

No Violation of KRS 278.218

10. Cannonsburg District maintains that it did not violate KRS 278.218 when it sold its current operations facility to the Boyd County Fiscal Court ("Boyd County"),

accepted a parcel in the Industrial Park from Boyd County, and contracted to have a building, which had been given to it by Boyd County, moved to the Industrial Park and remodeled for use as an operations facility.

11. As the Commission stated in the opening Order in this proceeding, KRS 278.218 provides:

(1) No person shall acquire or transfer ownership of or control of, or the right to control, any assets that are owned by a utility as defined under **KRS 278.010(3)(a)** without prior approval of the commission, if the assets have an original book value of one million dollars (\$1,000,000) or more and:

a. The assets are to be transferred by the utility for reasons other than obsolescence; or

b. The assets will continue to be used to provide the same or similar service to the utility or its customers. [emphasis added].

KRS 278.010(3)(a) reads in its entirety:

(3) “Utility” means any person except a regional wastewater commission established pursuant to KRS 65.8905 and, for purposes of paragraphs (a), (b), (c), (d), and (f) of this subsection, a city of a municipal interlocal gas utility, who owns, controls, operates, or manages any facility used or to be used for or in connection with:

(a) The generation , production, transmission, or distribution of **electricity** to or for the public, for compensation, for lights, heat, power, or other uses; [emphasis added].

12. KRS 278.010(3)(a) defines an electric utility. Therefore, KRS 278.218, applies to electric utilities **only**. If the General Assembly had intended for KRS 278.218 to apply to all utilities or any utilities other than electric utilities, it would have included additional language in KRS 278.218 making that intention clear. Instead, the General Assembly chose to specifically limit the application of KRS 278.218 to electric utilities as defined in KRS 278.010(3)(a).

13. As Cannonsburg District is a water utility, KRS 278.218 does not apply to Cannonsburg District. Therefore, no action taken by Cannonsburg District violates KRS 278.218.

No Violation of KRS 278.020

14. Cannonsburg District maintains that its actions taken to secure adequate and reasonable facilities in which to conduct its utility operations constitute an ordinary extension of an existing system in the usual course of business, and as such it has not violated KRS 278.020.

15. The legal standard for determining whether a proposed facility is “an ordinary extension in the usual course of business” is set forth in KRS 278.020(1) and 807 KAR 5:001, Section 15(3).¹

¹ *The Application of Northern Kentucky Water District (A) For Authority to Issue Parity Revenue Bonds in the Approximate Amount of \$16,545,000; and (B) A Certificate of Convenience and Necessity for the Construction of Water Main Facilities*, Case No. 2000-481 (Ky. PSC Aug. 30, 2001) at 4 (“When viewed together, KRS 278.020(1) and Administrative Regulation 807 KAR 5:001, Section 9(3) clearly identify those facilities for which a Certificate of Public Convenience and Necessity is not required.”) (referring to §15(3) prior to revisions in 807 KAR 5:001 that resulted in renumbering).

KRS 278.020(1)(a) states:

No person, partnership, public or private corporation, or combination thereof shall commence providing utility service to or for the public or begin the construction of any plant, equipment, property, or facility for furnishing to the public any of the services enumerated in KRS 278.010, **except:**

1. retail electric suppliers for service connections to electric-consuming facilities located within its certified territory;
2. **ordinary extensions of existing systems in the usual course of business;** or
3. A water district created under KRS Chapter 74 or a water association formed under KRS Chapter 273 that undertakes a waterline extension or improvement project if the water district or water association is a Class A or B utility as defined in the uniform system of accounts established by the commission according to KRS 278.220 and:
 - a. The water line extension or improvement project will not cost more than five hundred thousand dollars (\$500,000); or
 - b. The water district or water association will not, as a result of the water line extension or improvement project, incur obligations requiring commission approval as required by KRS 278.300.

In either case, the water district or water association shall not, as a result of the water line extension or improvement project, increase rates to its customers;

until that person has obtained from the Public Service Commission a certificate that public convenience and necessity require the service or construction. [emphasis added].

807 KAR 5:001, Section 15(3), provides:

Extensions in the ordinary course of business. No certificate of public convenience and necessity will be required for extensions that do not create wasteful duplication of plant, equipment, property or facilities, or conflict with the existing certificates or service of other utilities operating in the same area and under the jurisdiction of the commission that are in the general area in which the utility renders service or contiguous thereto, and that do not involve sufficient capital outlay to materially affect the existing financial condition of the utility involved, or will not result in increased charges to its customers.

16. Cannonsburg District's actions to secure adequate and reasonable facilities in which to conduct its utility operations, by moving a donated steel building to a donated parcel in the Industrial Park and contracting for an extension to be made to the steel building, did not create wasteful duplication. This is because Cannonsburg District had already sold its current operations facility to Boyd County at the time it took these actions. As such, it was without a location to house its operations. Therefore, moving, reassembling, and expanding the building did not duplicate any existing facility.

17. Relocating Cannonsburg District's operations to donated property in the Paul Coffey Industrial Park did not conflict with existing certificates or services of other utilities. Cannonsburg District provides water service to the Industrial Park and one of Cannonsburg District's water storage tanks already occupies an area within the Industrial Park. There are no other providers of water service in the area.

Therefore, Cannonsburg District is not competing with the existing certificates or services of another utility.

18. Cannonsburg District financed the relocation with the proceeds of the sale of its current facility and unrestricted reserve funds. The total cost of the relocation is approximately **\$894,242**. Cannonsburg District is not seeking to increase its rates due to the relocation of its operations. Cannonsburg District reported positive net income before contributions in five of the last six years.² The District has reduced its unaccounted-for water loss below the regulatory maximum allowable limit for ratemaking purposes. This has improved the District's overall financial standing, and its finances are adequate to fund the relocation at this time.

19. Cannonsburg District maintains that the cost of relocating its operations is not sufficient to materially affect its financial condition. In analyzing the materiality of an extension's capital outlay, the Commission often compares the cost of the extension to the utility's net utility plant in service. Cannonsburg District expects to report approximately \$9,000,000 in total net utility plant in service for calendar year 2026.³ The total cost of relocation is expected to be less than 10

² See Cannonsburg Water District Annual Financial and Statistical Reports for Calendar Years 2020-2025, page 21 of each report.

³ See *Annual Financial and Statistical Report to the Commission for Year-ended December 31, 2025*, Cannonsburg District reported \$5,451,959 in Total Net Utility Plant. In 2026 Cannonsburg District placed its Shopes Creek Project into service. That project increased Total Utility Plant by approximately \$3,981,000. See: *Electronic Application of Cannonsburg Water District for A Certificate of Public Convenience and Necessity and Financing of the Shopes Creek Road Area Water System Improvements Project*. Case No. 2025-00020 (Ky. PSC June 18, 2025).

percent of Cannonsburg District's total net utility plant. The Commission has found that projects greatly exceeding this percentage of net utility plant are ordinary extensions of existing systems in the usual course of business when other factors involved limit the impact of the expense to the ratepayer.⁴ Here, the impact to the ratepayer is limited by the fact that no debt will be incurred to fund the relocation. That is significant because incurring debt would increase Cannonsburg District's annual revenue requirement by the annual amount of debt service needed to repay the loan.

20. The relocation is not expected to have a significant impact on Cannonsburg District's annual revenue requirement. Although the new facility will be larger than the existing facility, it will be better insulated and have modern, energy-efficient windows and an efficient HVAC system. Therefore, costs to operate the new facility are not expected to significantly exceed the current cost to operate the older existing facility. Because Cannonsburg District is not incurring any additional debt associated with its relocation, there will be no additional debt

⁴ See *Valley Gas, Inc Request for Approval of a Special Contract with Mago Construction Company and a Deviation from the Gas Cost Adjustment Clause* Case No. 2014-00368, (Ky. PSC Oct. 28, 2014), the project represented 55 percent of net utility plant; *Application of Hardin County Water District No. 1 for a Declaratory Order That Proposed Waterworks Improvements to Maintain Adequate and Reliable Water Service to the Fort Knox Military Installation Do Not Require a Certificate of Public Convenience and Necessity*, Case No. 2019-00067 (Ky. PSC May 30, 2019); *Electronic Application of Hardin County Water District No 1 for a Declaratory Order Regarding the Applicability of KRS 278.020(1) to the Proposed Improvements to Muldraugh Water Treatment Plant*, Case No. 2020-00344 (Ky. PSC Dec. 3, 2020). The cost of the proposed improvements was roughly equal to approximately 30.5% of Hardin District No. 1's net utility plant; *Electronic Application of North Nelson Water District, for a Declaratory Order*, Case No. 2024-00347, (Ky. PSC Jan. 28, 2025), the project represented 101.5 percent of net utility plant.

service associated with the move. The annual depreciation expense associated with the new facility is approximately **\$24,393**. Attached to this response as **Cannonsburg Attachment 7** is the calculation of the depreciation expense by NARUC account number.

21. In its final Order in Case No. 2023-00415 the Commission found that the construction or renovation of an office building may be exempt from the certificate of public convenience and necessity (“CPCN”) requirement if it otherwise meets the elements of KRS 278.020(1) and 807 KAR 5:001, Section 15(3).⁵

22. KRS 278.020(1)(a)(2) states that ordinary extensions of existing systems in the usual course of business are excepted from the general rule requiring a CPCN prior to the start of construction.

23. Cannonsburg District is an existing system. Providing adequate office and operations facilities is in the usual course of business for a water utility. Contracting for a building to be reassembled and expanded is an extension of Cannonsburg’s water distribution system because office and operations facilities are part of the utility’s system.

⁵ *Electronic Application of Kentucky Utilities Company and Louisville Gas and Electric Company for Declaratory Order that the Proposed Construction of Lisle Avenue Operations Center and the Proposed Purchase of an Office Building in Eastern Jefferson County are Ordinary Extensions in the Usual Course of Business and Do Not Require a Certificate of Public Convenience and Necessity*, Case No. 2023-00415 (Ky. PSC Apr. 4, 2024).

24. Commission regulation 807 KAR 5:001, Section 15(3) provides the elements for the exception to apply. The construction must **not**:

- Create wasteful duplication of plant, equipment, property, or facilities;
- Conflict with existing certificates of other utilities;
- Involve sufficient capital outlay to materially affect the existing condition of the utility; or
- Result in increased charges to customers.

25. The relocation of Cannonsburg District's operations facility does **not** result in wasteful duplication of facilities because the District has sold its current location at the **appraised price** to Boyd County. The sale itself was not wasteful because the sale price was the full appraised value of the property. The District does not possess another suitable facility in which to house its operations. Therefore, the District's securing a suitable operations facility does **not** result in wasteful duplication.

26. Cannonsburg District is the only provider of water services in the area, and it owns water distribution facilities in the Industrial Park. Therefore, the relocation to the Industrial Park does **not** conflict with existing certificates or service of other utilities.

27. Cannonsburg District is **not** incurring any debt involved with the relocation, and the annual cost to operate the facility is not expected to significantly

exceed the cost to operate the current facility. Therefore, the only addition to its revenue requirement is approximately \$24,393 in annual depreciation expense.

28. Cannonsburg District is **not** seeking a rate adjustment due to the relocation. Therefore, under the circumstances, the cost of relocating to the Industrial Park will not materially affect Cannonsburg District's existing financial condition.

29. Cannonsburg District asserts that for the reasons stated above, its relocation to the Industrial Park is an ordinary extension of an existing system in the usual course of business.

Response of General Manager, Jacob Travis

Jacob Travis, General Manager of Cannonsburg District, adopts and restates paragraphs one 1 through 29 of Cannonsburg District's Response. In addition, Jacob Travis states:

1. I was not employed by Cannonsburg District during the time the events at the center of this investigation took place. I was also unaware that regulatory approval for a new utility operations facility was required. I was aware that proper procurement procedure was followed by advertising for bids to move and reassemble the steel building and to construct an addition to it. I knew no debt was being incurred in connection with the relocation, and because the relocation was supported by the Board of Commissioners and my predecessor, I believed that all necessary approvals had been obtained.

2. I would like to express my support for the relocation and share some of the reasons I believe it to be in the best interest of the District and its customers. First, there is simply not enough interior or exterior space at the District's current location. The Office Manager's desk is located in a hallway because there is no space available to use as an office.

3. Additionally, the office has no drive-up window for customers to drop off payments, and there is no way to construct one. There is insufficient space on the sides and to the rear of the building to allow for cars to pull up and then proceed around the building to reenter the roadway. Attached to this response as **Travis Attachment 1** is a photo of the exterior of the current facility.

4. There is a small shop area to the rear of the utility vehicle parking area. This is the only staging space available for field personnel to store tools and equipment and to perform maintenance tasks. The building takes in water towards the front in periods of rain and the doors must be left open to allow it to drain back out. Attached as **Travis Attachment 2** is a photo of this building.

5. Finally, there is essentially no way to protect the utility's service vehicles from the elements and properly secure them. The service vehicle parking area has a fence that can be locked. However, it would not be difficult to breach the fence and access the vehicles. Also, the vehicles and equipment are exposed to the weather. The District has made an attempt to address this situation by installing a carport cover and providing at least some protection from the

elements for the District's most essential equipment. Attached as **Travis Attachment 3** are photos of the utility vehicle parking area.

6. The new facility is not elaborate by any means, but it does address these issues. The steel building has been reassembled, insulated, and climate controlled. It provides sufficient room to store the District's tools, materials, and equipment and to park the District's vehicles out of the elements. The newly constructed addition is accessible to disabled persons and will house the office facilities and provide for a drive-up window.

7. The location of the new facility has the advantage of being located in the same Industrial Park as the county fueling station, which the District uses to fuel its vehicles. Additionally, one of the District's water storage tanks is located inside the Industrial Park.

8. The District will be able to store pipe indoors away from ultra violet rays that can damage PVC pipe. Currently, pipe must be stored outdoors. PVC pipe stored outdoors can become brittle. This reduces the impact strength of the pipe and leaves it more vulnerable to cracking if it is struck during the installation process. Recent studies indicate the pipe may retain its tensile strength and hold pressure at the appropriate level, but the pipe is more likely to be damaged in the installation process, before it is ever pressurized and placed into service. I consider having the space to store pipe indoors one of the most significant advantages of the new facility.

9. The relocation of Cannonsburg District to the Industrial Park will benefit customers by securing a more suitable location in which to serve customers and secure the

District's field-work assets and materials. The District will be able to take better care of its tools and equipment and will likely need to replace them less frequently.

**Response of Robert McGuire
Chairman, Board of Commissioners**

Robert McGuire, Chairman of the Board of Commissioners of Cannonsburg Water District adopts and restates paragraphs 1 through 29 of Cannonsburg District's Response. In addition, Robert McGuire states the following:

1. I was unaware that Cannonsburg District should have informed the Commission of the District's plans to reassemble and refurbish a donated steel building and to construct an addition to the building to serve as an office. I have since learned that the District should have informed the Commission prior to reassembling the building and starting construction on the addition and sought either a CPCN authorizing the project or an Order finding that no such authorization was required.

2. I take my responsibility as Chairman very seriously and I strive to make sure Cannonsburg District is following all statutes and regulations applicable to a water district, as well as providing water service to our customers. The District's former General Manager and I were of the belief that because the District would not need to borrow any money to relocate to the Industrial Park, and no extensions of water lines into an unserved area were being constructed, that no approval from the Commission was needed. I have since learned that we misunderstood the requirements.

3. I regret that the District did not seek Commission approval or an Order finding that no approval was necessary prior to initiating reassembly of the steel building and construction of an addition to it. However, I remain convinced that the relocation is in the best interest of the District and its customers for all of the reasons explained in the District's response.

**Response of Pam Vanhooose
Secretary, Board of Commissioners**

Pam Vanhooose, Secretary of the Board of Commissioners of Cannonsburg Water District adopts and restates paragraphs 1 through 29 of Cannonsburg District's Response. In addition, Pam Vanhooose states the following:

1. I deeply regret that the District neglected to seek Commission approval for its planned relocation or an Order finding that no such approval was necessary.

2. The District has outgrown its current office facility and likely would have begun exploring options to either relocate all of its operations or to identify an appropriate maintenance facility to secure its vehicles and equipment even if the county had not approached it about selling the current office location.

3. As it was explained to the Board of Commissioners, the county needs to locate an EMS facility in Cannonsburg to reduce response times to certain areas of the county. The leadership of the county's fire department and EMS found Cannonsburg District's current office location to be well-suited for this purpose and expressed an interest in purchasing the property.

4. The District had the property appraised and the selling price was set at the **appraised value** of the property. The county neither over-paid for the property nor under-compensated Cannonsburg District for it.

5. After selling the property to the county the Board had to take action to secure a suitable operations facility. Relocating to the Industrial Park seemed like an ideal solution from an operations standpoint.

6. Although the District neglected an important regulatory step, I believe that the relocation to the Industrial Park is in the best interest of the District and its customers. The land was donated to the District, as was a suitable steel structure to be used as a maintenance and storage facility. The only cost to the District is the cost to reassemble and remodel the steel building and to build an addition to be used as an office. By relocating, the District gains the ability to secure its vehicles and equipment, ample storage space for materials, and an office that is accessible to all of its customers, including disabled persons.

**Response of Sam Hampton
Treasurer, Board of Commissioners**

Sam Hampton, Treasurer of the Board of Commissioners of Cannonsburg Water District adopts and restates paragraphs 1 through 29 of Cannonsburg District's Response. In addition, Sam Hampton states the following:

1. Although we recently learned that Cannonsburg District should have sought the Commission's approval, or at least an Order saying no approval was needed for the District's relocation, I am convinced the sale of the District's current

facility to the county for use as an EMS station was the right decision for the county and for the water district. The location in the Industrial Park that resulted from this decision provides the District with the opportunity to serve its customers better by having all of its materials and equipment in one secure place.

2. The District needed more space to operate and to store its vehicles and equipment. There is barely enough parking at the current facility for the employees and customers who visit the office to pay their bills. In our area, it is still common for people to pay their water bills in person. There is not room at the current office to install a drive-up window, and at certain times of the month the office receives a steady stream of customers.

3. Although the District had arguably outgrown its current location, the Board did not want to “break the bank” on a new facility.

4. The Industrial Park property, which was donated to the District by the county, is ideally situated for a District office and it has plenty of space for parking and storing materials, supplies, and equipment.

5. Because the Sanitation District has also relocated to the Industrial Park, meeting with sanitation officials to coordinate on projects that affect both utilities will be much easier to do.

6. The District has the funds to cover the cost of the relocation without the need to borrow money and burden our ratepayers with debt service. As a Board we

believed that we had appropriately exercised our fiduciary duty to the District by developing a relocation plan that would not financially burden the ratepayers but would provide a more suitable and accessible office space in which to serve our customers. Additionally, the ratepayers, who are also largely comprised of Boyd County residents and taxpayers, will also benefit by having improved EMS response times. These were the issues upon which we were focused.

7. Not seeking Commission approval for the relocation or seeking an Order that no approval was necessary was an oversight on our part brought about by misunderstanding the requirements. It was not a deliberate act of defiance nor an attempt to evade Commission review.

**Response of Martin Bays
Commissioner, Board of Commissioners**

Martin Bays, Commissioner of the Board of Commissioners of Cannonsburg Water District adopts and restates paragraphs 1 through 29 of Cannonsburg District's Response. In addition, Martin Bays states the following:

1. I regret that the Board of Commissioners neglected seeking regulatory approval for its relocation or an Order from the Commission finding that no such approval was needed.

2. However, I am certain that the District's sale of its existing facility to the County for use as an EMS station was the right decision for the District as well as for Boyd County as a whole. Attached to this response as **Bays Attachment 1**

are letters from Richard Cyrus, Chief of Cannonsburg Fire Department and Brent Turvey, Executive Director of Boyd County Emergency Medical Services, explaining why Cannonsburg District's property was ideally situated for use as an EMS station. Reducing response times for EMS can save lives. This is a very important consideration, not only for Boyd County residents, but for those who travel through our county every day.

3. The District was in no way disadvantaged in the sale of its property to the county. The District obtained an appraisal of the property, and the county paid the appraised value for the property.

4. Additionally, the Industrial Park Property that the county donated to the District is ideally situated for the District's needs. The District provides water service to the Industrial Park and one of its water storage tanks is located inside the Industrial Park. The donated parcel has sufficient space to reassemble the donated steel building and to build an office extension of approximately 1,600 square feet. The office space will have a drive-up window for customers.

5. I believe the decisions of the Board regarding this matter are sound business decisions that will benefit the District, its customers, and the community as a whole for years to come. It is very unfortunate that the Board did not recognize that some of its actions could have required Commission approval. I believe we have all gained a greater awareness because of this experience.

Response of Tim Smith Commissioner, Board of Commissioners

Tim Smith, Commissioner of the Board of Commissioners of Cannonsburg Water District adopts and restates paragraphs 1 through 29 of Cannonsburg District's Response. In addition, Tim Smith states the following:

1. I was appointed to the Board in November 2024. When I joined the Board, the current building had already been sold, and the District had accepted the parcel in the Industrial Park with the intention of relocating to that location.
2. The architectural plans for the reassembly of the steel building and the addition were discussed by the Board, and in early 2026 we agreed to advertise for bids to construct the building. I knew that advertising for bids was the appropriate procurement procedure because of the cost of the project, but I was not aware that additional approval was needed from the Commission.
3. Planning the construction of a new facility when the District had already sold its current facility seemed a normal and expected business move. The District was not incurring any debt to build the new facility, and it honestly did not occur to me that regulatory approval was needed to build a facility in which to house the District's operations. Nevertheless, I realize now that the District should have informed the Commission of its plans and followed the Commission's direction regarding any necessary approval before proceeding to build.

Dated: September 21, 2026

Respectfully submitted,

/s/ Tina C. Frederick

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Counsel for Cannonsburg Water District

CERTIFICATE OF SERVICE

In accordance with 807 KAR 5:001, Section 8, and the Commission's Order of July 22, 2021 in Case No. 2020-00085, I certify that this document was submitted electronically to the Public Service Commission on September 21, 2026, and that there are currently no parties that the Public Service Commission has excused from participation by electronic means in this proceeding.

/s/ Tina C. Frederick

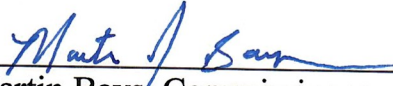
Tina C. Frederick

COS

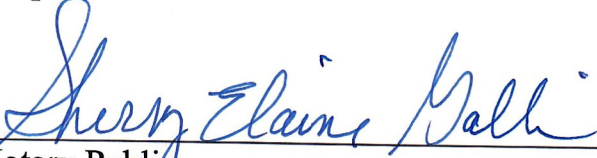
SWORN CERTIFICATION AND VERIFICATION

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF BOYD)

The undersigned, Martin Bays, being duly sworn, deposes and states that he, as a Commissioner of the Board of Commissioners for Cannonsburg Water District, has personal knowledge of the matters set forth in his response in Kentucky Public Service Commission Case No. 2026-00218, and the information contained therein is true and correct to the best of his information, knowledge, and belief.


Martin Bays, Commissioner
Cannonsburg Water District

Subscribed, sworn to, and acknowledged before me, a Notary Public in and for said county and state, this 21st day September of 2026.


Notary Public

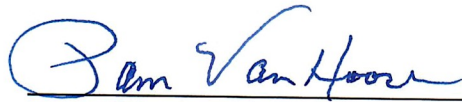
My Commission Expires: 1/18/2028

Notary ID: KYNP84416

SWORN CERTIFICATION AND VERIFICATION

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF BOYD)

The undersigned, Pam Vanhooose, being duly sworn, deposes and states that she, as Secretary of the Board of Commissioners for Cannonsburg Water District, has personal knowledge of the matters set forth in her response in Kentucky Public Service Commission Case No. 2026-00218, and the information contained therein is true and correct to the best of her information, knowledge, and belief.


Pam Vanhooose, Secretary
Cannonsburg Water District

Subscribed, sworn to, and acknowledged before me, a Notary Public in and for said county and state, this 21st day September of 2026.


Notary Public

My Commission Expires: 1/18/2028

Notary ID: KYNP844/6

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF BOYD)


Robert McGuire, Chairman
Cannonsburg Water District

Sherry Elaine Galloway
Notary Public
My Commission Expires: 1/18/2028
Notary ID: KYNP84416

SWORN CERTIFICATION AND VERIFICATION

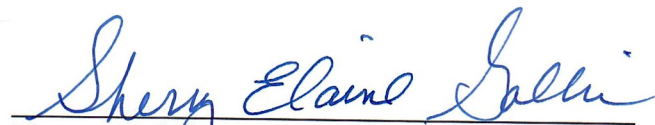
COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF BOYD)

The undersigned, Tim Smith, being duly sworn, deposes and states that he, as a Commissioner of the Board of Commissioners for Cannonsburg Water District, has personal knowledge of the matters set forth in his response in Kentucky Public Service Commission Case No. 2026-00218, and the information contained therein is true and correct to the best of his information, knowledge, and belief.



Tim Smith, Commissioner
Cannonsburg Water District

Subscribed, sworn to, and acknowledged before me, a Notary Public in and for said county and state, this 21st day of September 2026.



Notary Public

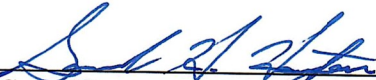
My Commission Expires: 1/18/2028

Notary ID: KYNP84416

SWORN CERTIFICATION AND VERIFICATION

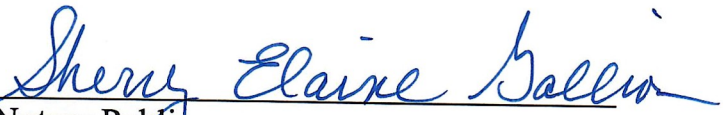
COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF BOYD)

The undersigned, Sam Hampton, being duly sworn, deposes and states that he, as Treasurer of the Board of Commissioners for Cannonsburg Water District, has personal knowledge of the matters set forth in his response in Kentucky Public Service Commission Case No. 2026-00218, and the information contained therein is true and correct to the best of his information, knowledge, and belief.



Sam Hampton, Treasurer
Cannonsburg Water District

Subscribed, sworn to, and acknowledged before me, a Notary Public in and for said county and state, this 01st day September of 2026.



Notary Public

My Commission Expires: 1/18/2028

Notary ID: KYNP84416

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF BOYD)

Jacob T. Travis
Jacob Travis, General Manager
Cannonsburg Water District

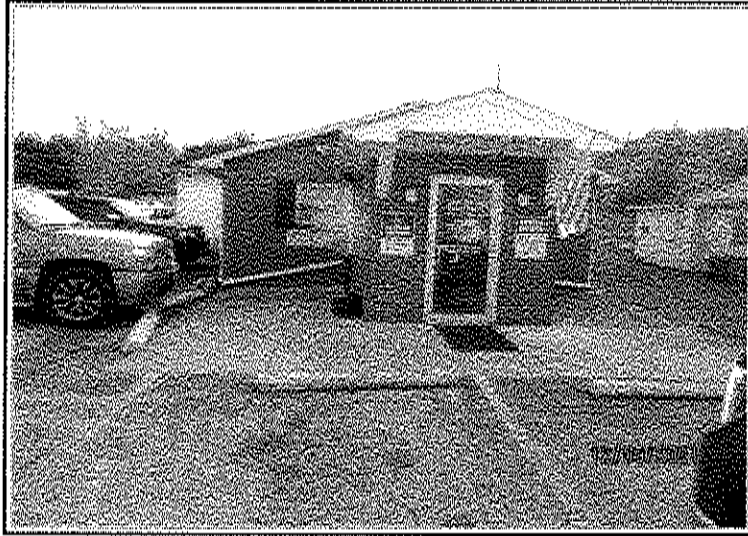
Sherry Elaine Gellon
Notary Public

Notary ID: KYNP84416

Cannonsburg Attachment 1

Appraisal Report

**APPRAISAL REPORT
OF**



1606 Cannonsburg Rd
Ashland, KY 41102-8929

PREPARED FOR

cannonsburgWater District
1606 Cannonsburg Rd
Ashland, Ky 41102

AS OF

12/09/2021*

PREPARED BY

R.L. Osborne Realty
811A Seaton Ave
Greenup, KY 41144

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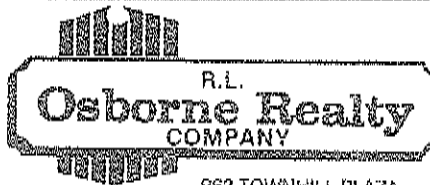
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Borrower none

Property Address 1606 Cannonsburg Rd

City Ashland County Boyd State KY Zip Code 41102-8929

Lender/Client cannonsburgWater District Address 1606 Cannonsburg Rd, Ashland, Ky 41102

962 TOWNHILL PLAZA
GREENUP, KENTUCKY 41144Phones: (606) 473-6357
(606) 473-9768
Toll Free: 1-877-762-8335
Fax: (606) 473-7396

This is an appraisal report which is intended to comply with the reporting requirements set forth under Standards rule 2-2(a) of the Uniform Standards of professional appraisal Practice for an appraisal report. As such, presents only summary discussions of the data reasoning, and analyses that was used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the Appraisers file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

CLIENT: Cannonsburg Water district
1606 Cannonsburg Rd
Ashland, Ky 41102
Mr Tim Webb

APPRAISER: Roger L Osborne
811 A Seaton Ave
Greenup, Ky. 41144

SUBJECT: 1606 cannonsburg Rd Commercial building
And compound. Ashland, ky 41102

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to provide the appraiser's best estimate of the market value of the subject real property as of the effective date.

MARKET VALUE is defined by the federal financial institutions regulatory agencies as follows:

MARKET VALUE: means the most probable price which a property should bring in a competing and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specific date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated.
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure to open market;
- (4) Payment is made in terms of cash in U.S. dollars, or in terms of financial arrangements comparable thereto; and

Borrower none

Property Address 1606 Cannonsburg Rd

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(5) The price represents the normal consideration for the property being sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
(source: office of the comptroller of currency under 12 cfr, part 34, subpart c-appraisals, 34.42 definitions [f]).

INTENDED USE OF THIS REPORT: This appraisal is intended to assist the client, in estimating fair market value of the property located 1606 Cannonsburg Rd , Ashland ,Kentucky, for Fair market value Purposes.

INTEREST VALUED: Fee simple

EFFECTIVE DATE OF VALUE: December 09 2021, which is the date of inspection

DATE OF THIS REPORT: December 14/2021

APPRAISAL DEVELOPMENT AND REPORTING PROCESS: In preparing this appraisal the appraiser

- * inspected the subject site .
- * gathered information on comparable land and improved sales.
- * confirmed and analyzed the data and applied the sales comparison. The cost and the income approach

To develop the opinion of value, the appraiser performed an appraisal process, as defined by the Uniform Standards of Professional Appraisal Practice.

This Appraisal report is a recapitulation of the appraiser's data, analysis, and conclusions.

Borrower none

Property Address 1606 Cannonsburg Rd

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Lender/Client cannonsburgWater District

Address 1606 Cannonsburg Rd, Ashland, Ky 41102

Neighborhood and regional data:

The north eastern section of Boyd County, where the town of Ashland is located is in the heavily industrialized Ashland, Kentucky-Ironton, Ohio area. Huntington, West Virginia is located approximately 20 miles east of the county line.

Boyd County, with a land area of 162 square miles, had a 2018 population of 47240, Ashland is the largest city in Boyd county, Catlettsburg is the county seat.

The medium income for household in the county was \$32,749.00 and the medium income per family was \$41,125.00. males had a medium income of \$35,728.00 versus \$22,591. For females the per capita income for the county was \$18,212.00. About 15.50% of the population was below poverty line.

Boyd county was formed in 1860 named after Linn Boyd of Paducah ky speaker of the house who died in 1859. was formed out of portions of Greenup, and Lawrence, carter counties.

The Boyd County labor market area includes Greenup County and adjoining counties of Lawrence and carter. Boyd county is joined by carter county on west by Greenup county on north west by wayne county w/v on east by Lawrence county ky on the south by Lawrence county ohio on north east.

The local water, rail, truck and air transportation is good. Twelve common carrier truck companies provide interstate service to the area. A nine-foot navigation channel is maintained along the Ohio River which forms the northern and eastern boundaries of the Boyd county. Likewise, the area has a rail center for the Appalachian region. The Chessie System tracks lie along the southern shore of the Ohio River while the Norfolk and Western Railway tracks stretch along the northern shore. Commercial air service is available in Huntington, West Virginia, only minutes away. Although the Ashland-Boyd County and Portsmouth, Ohio, Airports do not have scheduled air service, the runways are capable of accommodating small jet aircraft. The Lawrence County area is connected to the state's highway network by multilaned U.S. Highway 23.

Borrower none

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DESCRIPTION OF AREA NEIGHBORHOOD

Location Description: Ashland is a suburban home rule class city of 20,146 population by the 2019 estimate the census showed 21,684 in 2010. Ashland is in the Huntington-Ashland Metropolitan area which is referred to locally as the Tri State area and had a population of 361,487 in 2017. Ashland is the fifth largest metro area in Kentucky. Many residents of area commute to work, and one of the main roads traveled is U.S 60 and us 23 all are close or go thru Ashland. Subject is located on cannonsburg rd off Rt 60 or 180 which is same there, out of city limits of Ashland. Residential and commercial property is stable in area. Demand for housing in area has been strong during the last decade, while the supply of both single-family and multifamily Residential properties has increased commensurably. Commercial property in the area of Subject has shown very little increase in past five years. Boyd County of which Ashland is a part, is located in northeastern Kentucky, there is not a lot of vacant land remaining available for additional development in the subject's immediate area; most new development is taking place on the outskirts of town. The economic outlook for both the immediate future and over the long term for the area is favorable. Household income and population are expected to continue to grow. The subject's neighborhood is developed predominantly commercial, and the neighborhood of the subject is considered to be for the purpose of this appraisal a 5 mile radius. There is no map in the addendum section with this area outlined. There are some buildings in competition with subject in the neighborhood area. There are banks, supermarkets, and auto parts stores several restaurants and churches of several different denominations, insurance companies, Shopping, and schools are close to subject in the neighborhood area, the area is a mixture of Commercial and residential. Area large shopping centers, hospitals, schools are all within short driving distance of subject connected by good roads. The subject property conforms well to surrounding land uses. Its location provides adequate visibility. Traffic volume on this Street is medium. The traffic count is a positive influence on the subject.

PROPERTY DESCRIPTION: The subject site is irregular in shape, and is approx. .62 acre 27,180 sf mostly level sloping to rear 6ft chainlink fence around lot. Elect, Sewer, water, gas available to site

The site entrance is level with cannonsburg rd.

The subject is not zoned

IMPROVEMENTS: The property is improved with a brick and vinyl office bldg. 1800 sf cent heat and air 3 offices a conference room and 2 rest rooms and a break room and waiting room the compound has a 500 sf open face wequipl shed and an 1680 sf garage with 12x44 carport above standard height with overhead heat also a 504 sf concrete blk break room with restroom and cent h/a and an old outldg

Comments: The Appraiser assumes the improvements meets all local and state building codes including ADA requirements, and it is assumed that the improvement will continue to meet these requirements. Areas such as wall interiors, roofs, and other construction not readily visible to this appraiser are assumed to be similar condition to areas personally viewed.

Borrower none

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Lender/Client cannonsburgWater District

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HIGHEST AND BEST USE

The evaluation of the highest and best use is an attempt to identify that reasonable and probable use which supports the highest market value, as defined, as of the date of appraisal. The parcel is considered both as if vacant and available for development as improved. The test applied has four requirements: (1) Legal permissibility; (2) Physical possibility; (3) Economic feasibility; (4) and Maximum profitability.

Highest and best use as though vacant: The legally permissible use of the subject site is commercial as shown on page 4 of report concerning zoning. Subject is not zoned. The only legally possible use that is also physically possible would be commercial or residential; the size of the lot would be adequate for its current use. Such a use would also be financially feasible, if operated by a reasonable manager. Thus the maximally productive and highest and best use of the subject site as though vacant would be commercial.

Highest and best use as improved: This is commercial property. The site with modifications of the existing improvements could result in a higher return to the land than is achieved under current use. The size of the lot dictates that there would be sufficient room for current use, or other uses thus the existing improvements are concluded to be the highest and best use.

SCOPE OF THE APPRAISAL

The scope of this appraisal involves the collection and analysis of data pertinent to the problem of estimating market value. General data includes social, economic, governmental and environmental information that affects the subject property. Specific data involves the inspection of the property as well as information on building cost, comparable sales of similar properties and comparable rentals. This information is then used to estimate the highest and best use for the subject property and to process each approach to value employed in the valuation section of this report. This report will concentrate on all areas with similar influences. Louisa area as a market. It will also present verified market transactions, adjusted to the subject property. This information will be obtained from public records, published news, Realtors, appraisers, managers, bankers, the multiple listing service, and this appraisers files. Finally a judgment will be applied by the appraiser to arrive at an opinion of fair market value for the property as a whole.

PROPERTY RIGHTS APPRAISED

The property is appraised as if it has a marketable and fee simple title which is free and clear of all liens and encumbrances. The subject has a fee simple title.

Borrower none

Property Address 1606 Cannonsburg Rd

City Ashland County Boyd State KY Zip Code 41102-8929

Lender/Client cannonsburgWater District Address 1606 Cannonsburg Rd, Ashland, Ky 41102

MARKETING AND ABSORPTION TIME

The marketing conditions in area are generally fair with active sales of residential and commercial properties, at an all time low for past 10 yrs. According to the Multi List service the range of time on the market for commercial properties in the Ashland MLS area of which subject is a part. is 230 days on the market with avg commercial sales price of \$300,723 with avg price being 76% of list.

LAND OR SITE DATA

The site is located off us 60 on Cannonsburg Rd., Ashland Boyd County, Kentucky.

A map is appended to this report showing site location of subject.

FLOOD ZONE:

The subject property is not Located in a flood zone, as per community panel #21019c0064D dated 8/5/13 and is flood zone X

ASSESSMENT AND TAXES

The subject property is assessed by the property valuation administration in Boyd County for \$28,000.00 annually, as of 2021. Map #016-01-00-014.00 tax exempt

HISTORY

The subject was acquired in the following manner: By deed to Cannonsburg Water District from Ray and Helen Gillum On 11/23/1976 deed bk471 pg 804 Boyd County Court Clerk Records

ENVIRONMENTAL

For the purpose of this appraisal the appraiser is considering the property as though there were no environmental problems present on the site. There has been no environmental study conducted on the subject, I could not see any evidence that would require an environmental study by this appraiser.

Borrower none

Property Address 1606 Cannonsburg Rd

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Lender/Client cannonsburgWater District

Address 1606 Cannonsburg Rd, Ashland, Ky 41102

LAND VALUATION

The data developed for comparable sales information in this report is from the files of R.L.Osborne Appraisal services.

The subject land is estimated here as if vacant and available for development and thus was evaluated relative to the sale of unimproved lots with similar access, topography, utility and linkages.

LAND COMPARABLE # 1

Address: 9285 us 60 , Ashland, Ky 41102

Description: .65 acre 28,314 sf vacant

Sales Date: 5/2/19

Sales Price: \$75,000.00

Price /sf: \$2.65

Access: similar

Zoning: none

Note:

LAND COMPARABLE # 2

Address: 7426 US Rt 60 Ashland, Ky

Description: 1 acre 43560 sf

Sales Date: 9/17/13

Sales Price: \$70,000.00

Price/sf : \$1.61

Zoning: none

Note: hole in back

Land comp # 3

Address: midland trail within sight of rt 60 Ashland ky 41102

Description: .4 acre 17424 sf vacant

Sold 3/22/19

Sold for \$66,000.00

Pr/sf \$3.79

Zoning none

COMMENTS ON SITE DATA:

Comparable sales were similar subject in that they were similar area. All of the comparable land sales are adjusted to subject no time adjustment from 2009 to present. The size adjustment is on a per sf basis and the smaller the area the more it will bring on a per sf basis. All zoning was similar to subject. Comparable sales were not abundant but we did best we could with what we found.

Borrower none

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Lender/Client cannonsburgWater District

Address 1606 Cannonsburg Rd, Ashland, Ky 41102

SITE GRID: subject Comp#1 Comp#2 comp #3

Date of Sale:	5/19	9/13	3/19
Sales Price:	\$75,000.00	\$70,000.00	\$66,000.00
Location:cannonsburg	similar	similar	similar
Condition: avg	similar	inferior+10%	similar
Size: 27,180 sf	28314sf	43560sf+15%	17424 sf-10%
Zoning:none	Similar	similar	no
Flood no	part-5%	no	no
Access: avg	similar	similar	similar
visibility: typical	similar	similar	similar
Pr sf.:	\$2.65	\$1.61	\$3.79
Percentage of adj.	-5 %	+25	-10%
Adj. Pr.sf.:	\$2.52	\$2.01	\$3.41

Note: The subject had approximately 27,180 sf of area all equal thus \$2.65 a sf is suggested 27180 sf = \$71,945.46. rounded \$72,000.00 plus chain link fence \$25,000 total\$97,000.00

THE COST APPROACH

The cost approach assumes that no prudent purchaser would pay more for a property than that amount of money which would be required to purchase a site and construct the improvements, accounting of course for depreciation. The following page reflects the reproduction cost of the type of building that is on the property together with the effective age and life of each improvement. Marshall & Swift Handbook and is shown as average condition. Life 60 effective age each 25 cost \$class C avg sec 15 pg 17 \$118.00 estimate new construction cost marshall and swift also garage heated class d low cost \$39,00 30 yr life 15 eff also break room n/a rr 50 life 25eff \$59.00

COST APPROACH

Office	1800 sf
Cost per Sq ft.	\$118.00
Replacement Cost	\$212,400.00
depreciation 60 yr life eff age 25 41.67%	- \$88,507.08
Value of office	\$123,892.92
Garage	1680 sf
Cost	39.00
Replacement cost	\$65,520.00
Depreciation 30 yr life eff 15 75%	-\$32,760.00
Value	\$32,760.00
Break room	504 sf
Cost	59.00
Replacement	\$29,736.
Depreciation50 life eff 25 50%	-\$14,868
Value by cost	\$14,868.00
Equipt shed and collier port utility value	\$10,000
Total	\$181,520.92
Land value	\$97,000.00

by cost \$278,520.92
rounded TO: \$278,500.00

Borrower none

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Lender/Client cannonsburgWater District

Address 1606 Cannonsburg Rd, Ashland, Ky 41102

Sales Comparison

This method assumes that no prudent purchaser would pay more for a property than that amount of money required to acquire its equal. The comparable sales method or market approach to value was considered to determine the fair and reasonable market value of the subject property. On the next page is an adjustment grid wherein the comparable data is processed to derive an indicated value for the subject property on a "Price per Square Foot" basis. The grid includes percentage adjustments reflecting market reaction to those elements of comparison that vary between the subject and comparable properties. If an element of comparison is superior to, or more favorable than the appraised property, a minus adjustment is made, thus reducing the indicated value of the appraised property. Conversely, a plus adjustment is made if an element of comparison in the comparable is inferior to the subject property, and the value of the appraisal is increased.

Comparable # 1

Address: 8335 Meade springer Rd Ashland, ky 41102
Description: 7,480 sf metal building 30% office .56 ac lot
Sold: 11/24/20
Sold for \$282,000.00
pr/sf: \$37.70

Comp # 2

Address: 2012 Donna Ave Ashland, ky 41102
Description: 5000 sf metal building 25% office space on 1.73 acre lot
Sold \$287,000.00
Sold :1/31/19
pr/sf: \$57.40

Comp # 3

Address: 3825 Brandywine dr Catlettsburg, ky 41129
Description: 7500 sf warehouse 1200 sf office and 4car garage 11 acre lot
sold :5/20/16
Sold for \$300,000.00
pr/sf\$ 30.93

comp#4

Address 4409 st rt 775 Proctorville, ohio 45669
Description: 7000 sf metal clear span 40 % office 60% warehouse on 1.25 ac lot
Sold 8/18/20
Sale price \$300,000
Pr sf \$42.86

On the next page is an adjustment grid wherein the comparable data is processed to derive an indicated value

Borrower none

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Adjustment Grid

	Comp#1	comp#2	comp#3	comp4
sub				
Date/sale:	11/24/20	1/19	5/16	8/20
Sale price:	\$282,000.00	\$287,000.00	\$300,000	\$300,000.00
Pr/sf:	\$37.70	\$57.40	\$30.93	\$42.86
Adjustments:				
Location:	cannons similar	similar	similar	better-10%
buildings Size:	4500sf	7480sf+16%	5000sf	9700sf +29% 7000sf+15%
Condition:	avg	similar	similar	similar
Lot size:	27180sf .56 ac	1.73 a	2.23 ac-10%	1.25 ac
access:	avg	avg	avg	avg
Zoning:	none	similar	similar	similar
Adjustment:	+16%	+0%	+15	+5
5%	-15			
Adjusted Pr/sf:	\$43.73	\$57.40	\$35.57	\$45.00
Comments:	comp #2 most similar 50% 50% on other 3 thus \$49.59 a sf x 4500 sf = \$223,155.00 rounded \$223,000.00.			

INCOME APPROACH

The income approach attempts to establish the present worth of the potential income stream, for a typical holding period, plus any anticipated reversionary interest, discounted at a rate typical to the marketplace. The projections are market abstracted and represent the best forecasts of the potential behavior of this income entity available to this office. The following rentals were considered.

Rental #1

Address keeton body shop Barbourville W/va
Description garage with office 5200sf
Rent month \$3500
Rent sf \$8.08

Rental #2

Address 2060 donna Ct ashland, ky
Description 7,435 sf office warehouse
Rent month \$4500
Rent sf \$ 7.27

Rental #3

Address 12540 st rt 60 Ashland, ky
Description 3,600 sf office and warehouse
Rent mo \$2200.00
Rent sf \$7.33

The avg is \$7.56 a sf annual thus 4,500 sf x \$7.56 = \$334,015.36 or about \$2,850 a mo fair market rental \$34,200 annual gross potential income.

Borrower none

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INCOME APPROACH

PROJECTED INCOME AND EXPENSE SCHEDULE:

Potential Gross Income:		\$34,200.00
Vacancy and credit loss: -5%-		-\$1710.00
Effective Gross Income:		\$32,490.00
Expenses: insurance	\$2,500.00	
Taxes est	\$3400.00	
Maint 5%	\$1710.00	
Total	\$7,610.00	
Net Income: I		\$24,880.00
Capitalization Rate: R	Divided by	.0941364 %
Value: V		\$264,297.34
Rounded to:		\$264,500.00
Formula: $I/R = V$		

COMMENTS:

The market rent is typical for the area for this type property. Income projections are based on the market. The taxes were estimated based on pva. The credit and vacancy for area is 5% . The maint.and insurance was estimated. The overall capitalization rate was derived from the following page as well as an analysis of sales in the market.

Borrower none

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Typically, total investment capital for a real estate transaction is funded by two primary investors, mortgage and equity. each participant has individual characteristics which impact the value of a subject property. These are summarized as follows:

Mortgage investor

1. The passive participant in an investment
2. Earns at a yield, by contract, over a specified period of time.
3. Provides the major portion of total investment capital.

Equity investor

1. The active participant in an investment.
2. Anticipates a yield greater than the mortgage investor.
3. Provides a minor portion of the total investment capital. As each participant is an investor, both positions require provisions for the return "on" and "of" capital. The mortgage investor utilizes an annual mortgage constant for this provision. The annual mortgage constant includes a provision for interest on the outstanding mortgage balance for the return "on" investment plus the addition of a sinking fund factor at the interest rate for a return "of" investment. The equity investor must provide for a return "on" and "of" through a combination of annual cash flow over the ownership period and proceeds received from resale.

One procedure for developing an overall capitalization rate is known as the debt coverage ratio method.

The subject property typically can be financed with a 80% mortgage at 6.5% for 25 years. The required debt coverage ratio is 1.20%. The overall capitalization is calculated by multiplying the mortgage ratio by the annual mortgage constant of 6.5% for 25 years by the debt coverage ratio.

This method utilizes a formula of $R = M \times R \times DCR$

$R = .80 \times .980588 \times 1.20$

$R = .0941364$

Borrower none

Property Address 1606 Cannonsburg Rd

City Ashland

County

Boyd

State KY

Zip Code

41102-8929

Lender/Client cannonsburgWater District

Address 1606 Cannonsburg Rd, Ashland, Ky 41102

RECONCILIATION:

Reconciliation and Value Conclusion:

The income approach using direct capitalization is usually given the most weight because the most likely purchaser of the subject would be an investor. The Sales Comparison approach was considered the LEAST BECAUSE THE SALES WERE NOT GREAT. The cost approach was considered second because of the condition of the subject of the subject. The two approaches to value was \$14,000.00 the high to the low in value. The fair market value of the three approaches are as follows:

COST-----\$278,500.00
Market sales-----\$223,000.00
Income approach---\$264,500.00

The fair market value of the subject as of 12/09/2021 the effective date of the appraisal which was the date of inspection \$268,700.00 rounded To \$269,000.00

70% income 30% cost and 0%market



R.L. Osborne Lisc. # 1569 State of Kentucky Certified General

Borrower none

Property Address 1606 Cannonsburg Rd

City Ashland

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Zip Code

41102-8929

Lender/Client cannonsburgWater District

Address 1606 Cannonsburg Rd, Ashland, Ky 41102

Addendum

R.L. Osborne Realty
SUBJECT PHOTO ADDENDUM

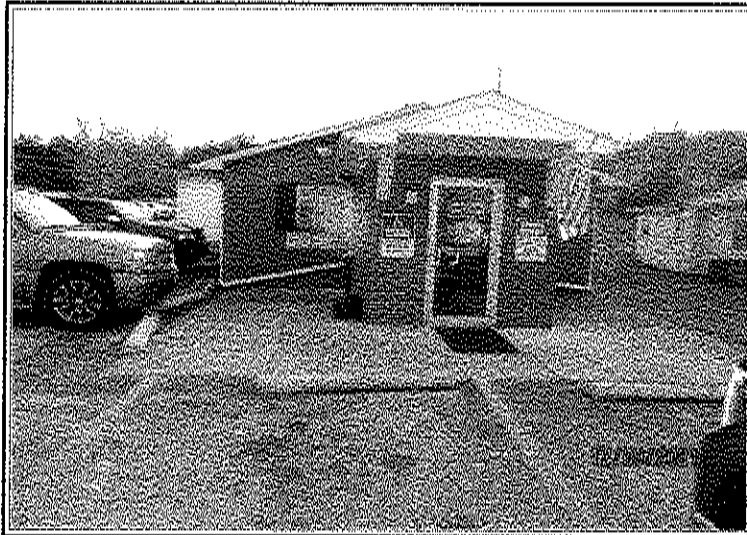
File No. 1606cannonsburgwater
Case No. water

Borrower none

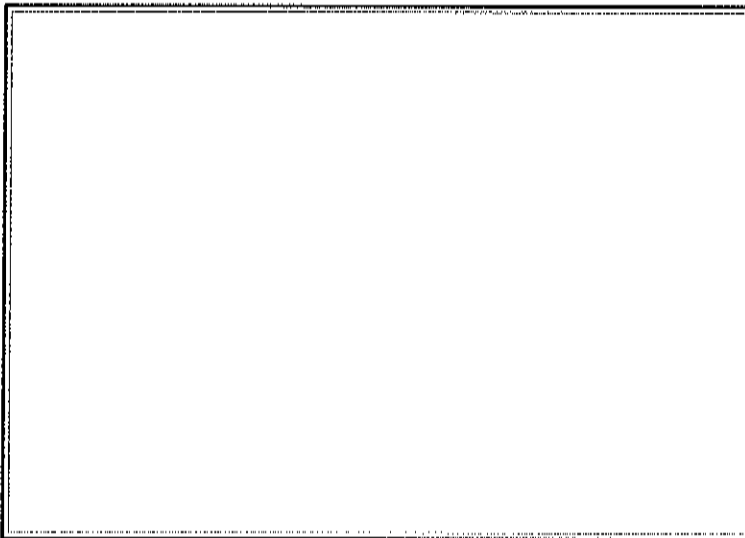
Property Address 1606 Cannonsburg Rd

City Ashland County Boyd State KY Zip Code 41102-8929

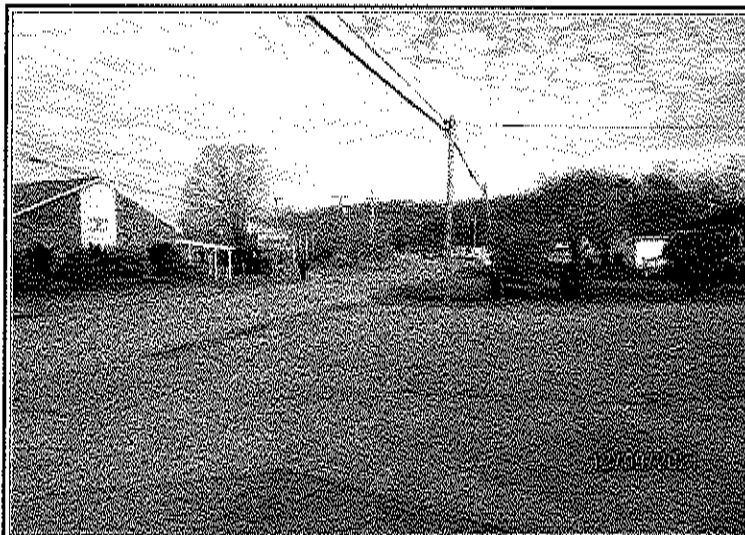
Lender/Client cannonsburgWater District Address 1606 Cannonsburg Rd, Ashland, Ky 41102



**FRONT OF
SUBJECT PROPERTY**
1606 Cannonsburg Rd
Ashland, KY 41102-8929



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

R.L. Osborne Realty
subject

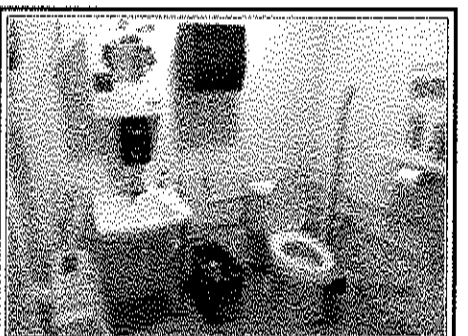
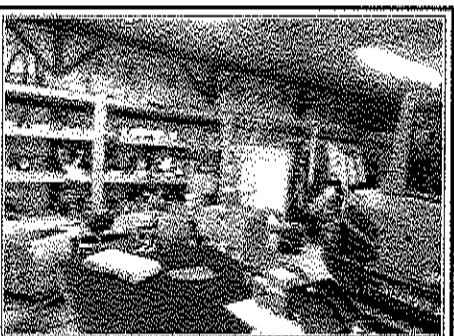
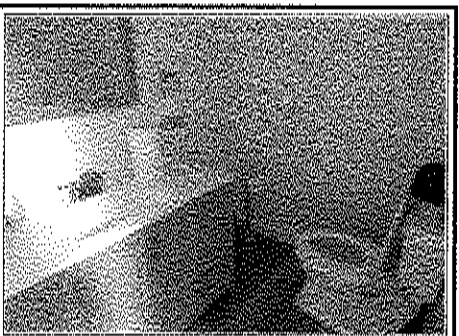
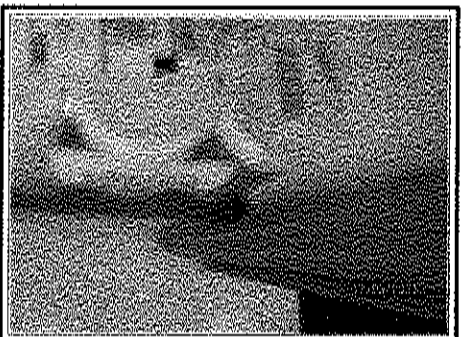
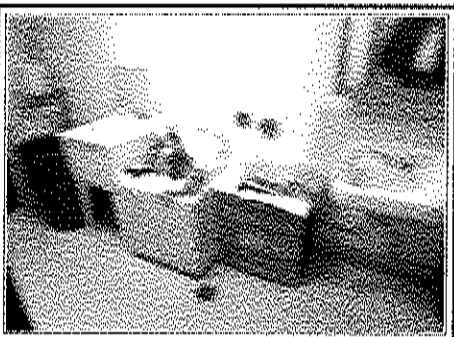
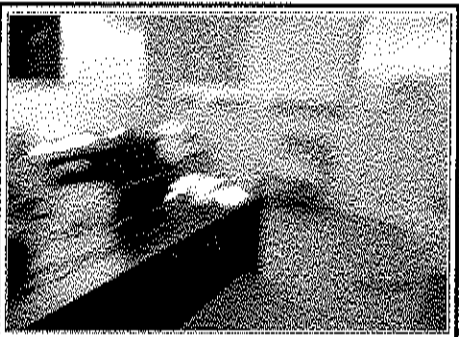
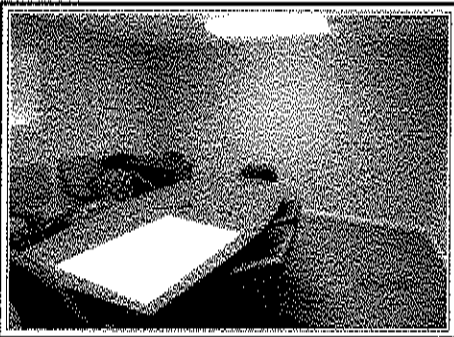
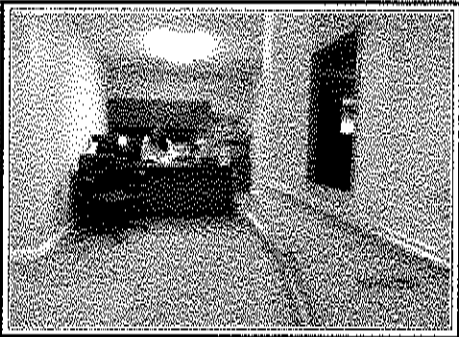
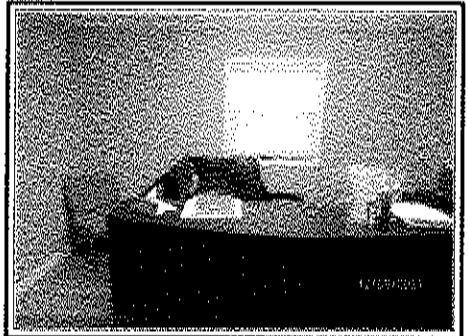
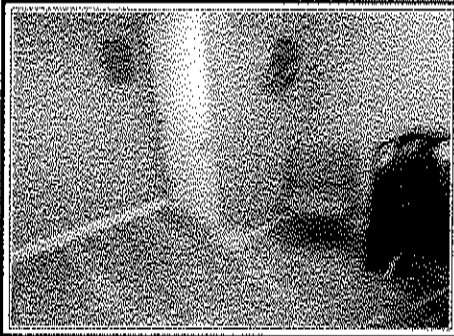
File No. 1606cannonsburgwater
Case No. water

Borrower none

Property Address 1606 Cannonsburg Rd

City Ashland County Boyd State KY Zip Code 41102-8929

Lender/Client cannonsburgWater District Address 1606 Cannonsburg Rd, Ashland, Ky 41102



Borrower none

Property Address 1606 Cannonsburg Rd

City Ashland

County

Boyd

State

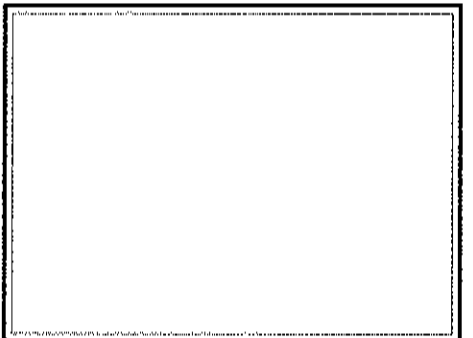
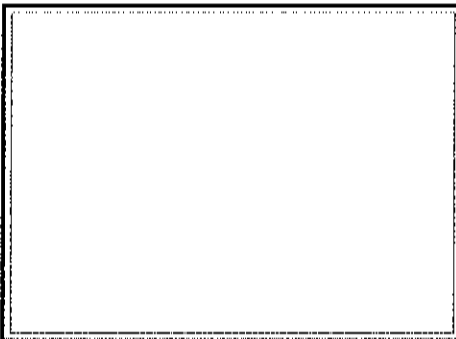
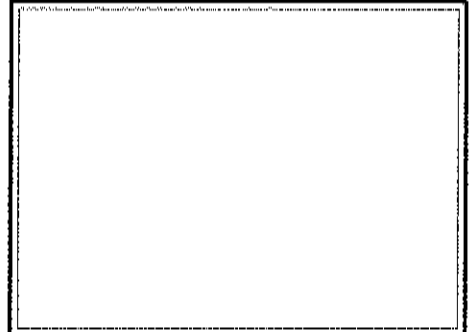
KY

Zip Code

41102-8929

Lender/Client cannonsburgWater District

Address 1606 Cannonsburg Rd, Ashland, Ky 41102



Borrower none

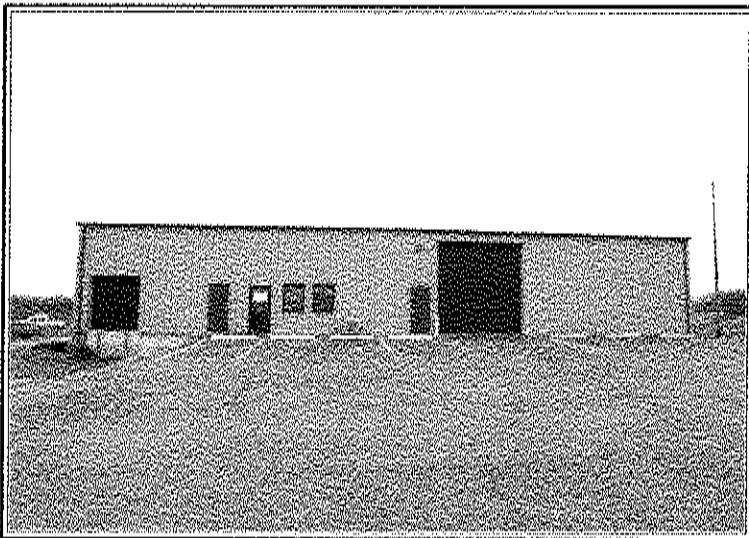
Property Address 1606 Cannonsburg Rd

City Ashland County Boyd State KY Zip Code 41102-8929

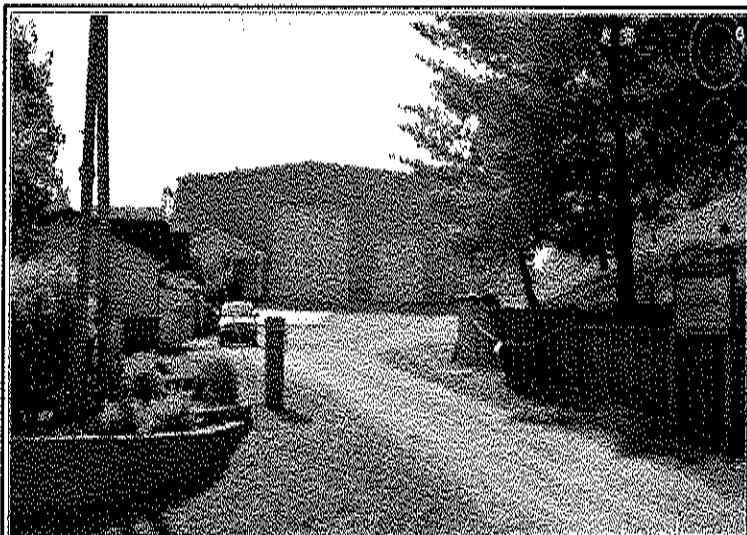
Lender/Client cannonsburgWater District Address 1606 Cannonsburg Rd, Ashland, Ky 41102



COMPARABLE SALE # 1
6335 Meade Springer Rd
Ashland, Ky 41102



COMPARABLE SALE # 2
2012 Donna Rd
Ashland, ky 41102



COMPARABLE SALE # 3
3825 Brandywine dr
catlettsburg, ky 41129

Borrower none

Property Address 1606 Cannonsburg Rd

City Ashland County

Boyd

State

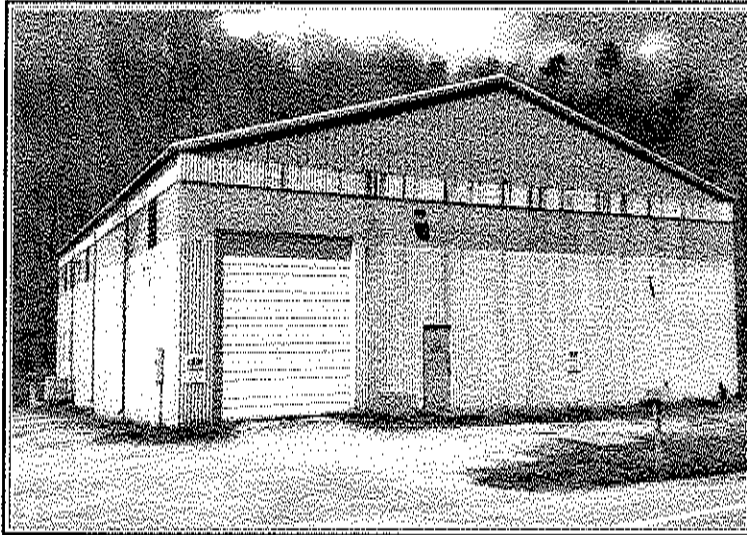
KY

Zip Code

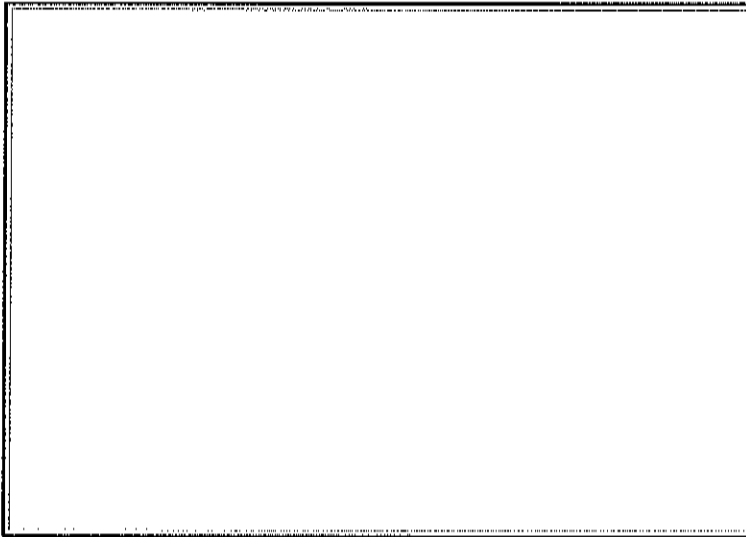
41102-8929

Lender/Client cannonsburgWater District

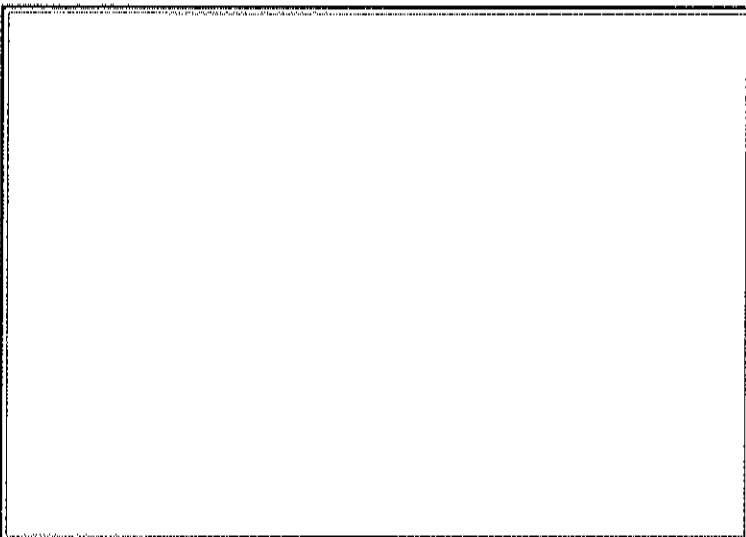
Address 1606 Cannonsburg Rd, Ashland, Ky 41102



COMPARABLE SALE # 4
4409 st rt 775
Proctorville, Oh 45669



COMPARABLE SALE # 5

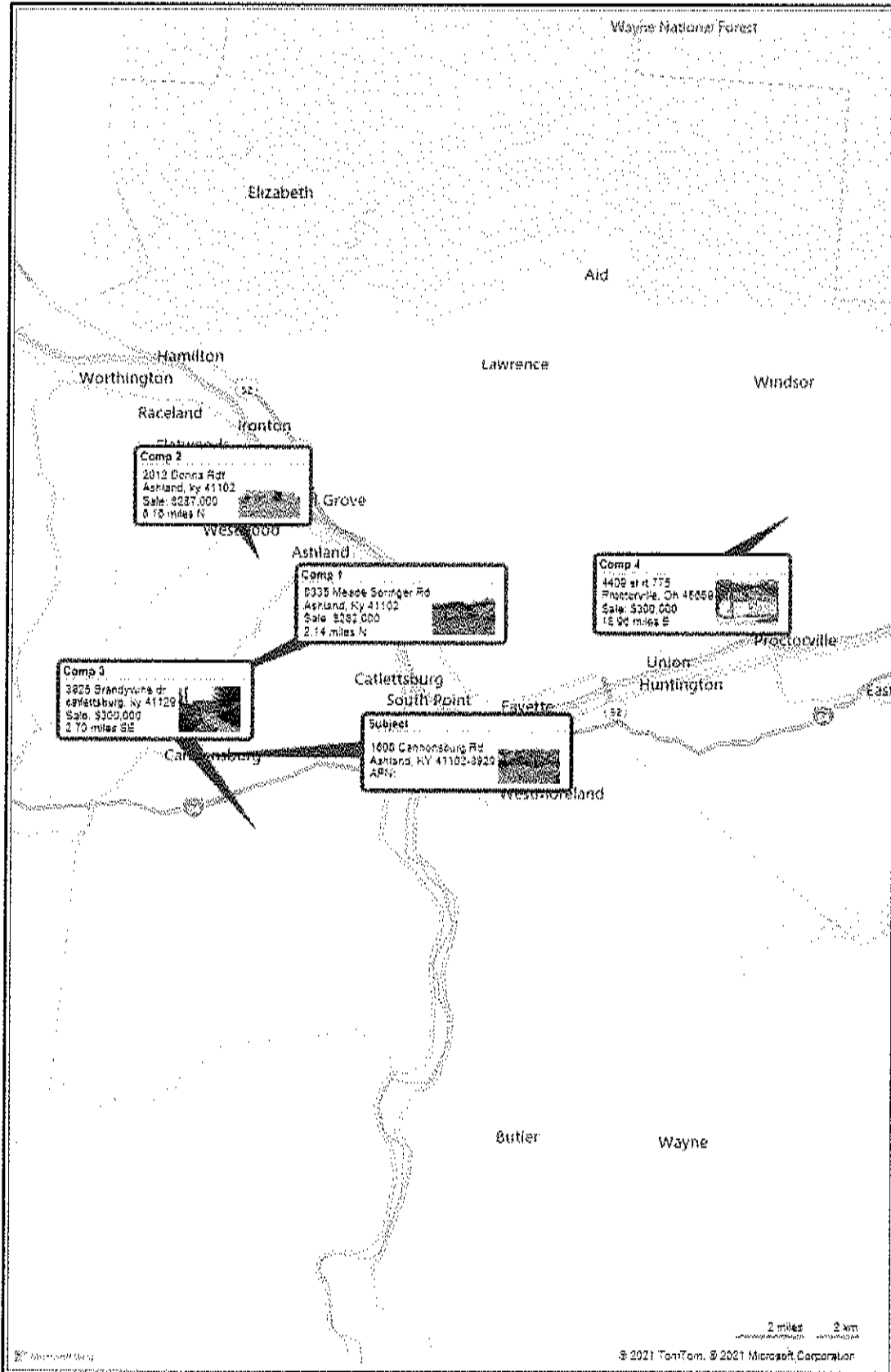


COMPARABLE SALE # 6

R.L. Osborne Realty
LOCATION MAP ADDENDUM

File No. 1606cannonsburgwater
 Case No. water

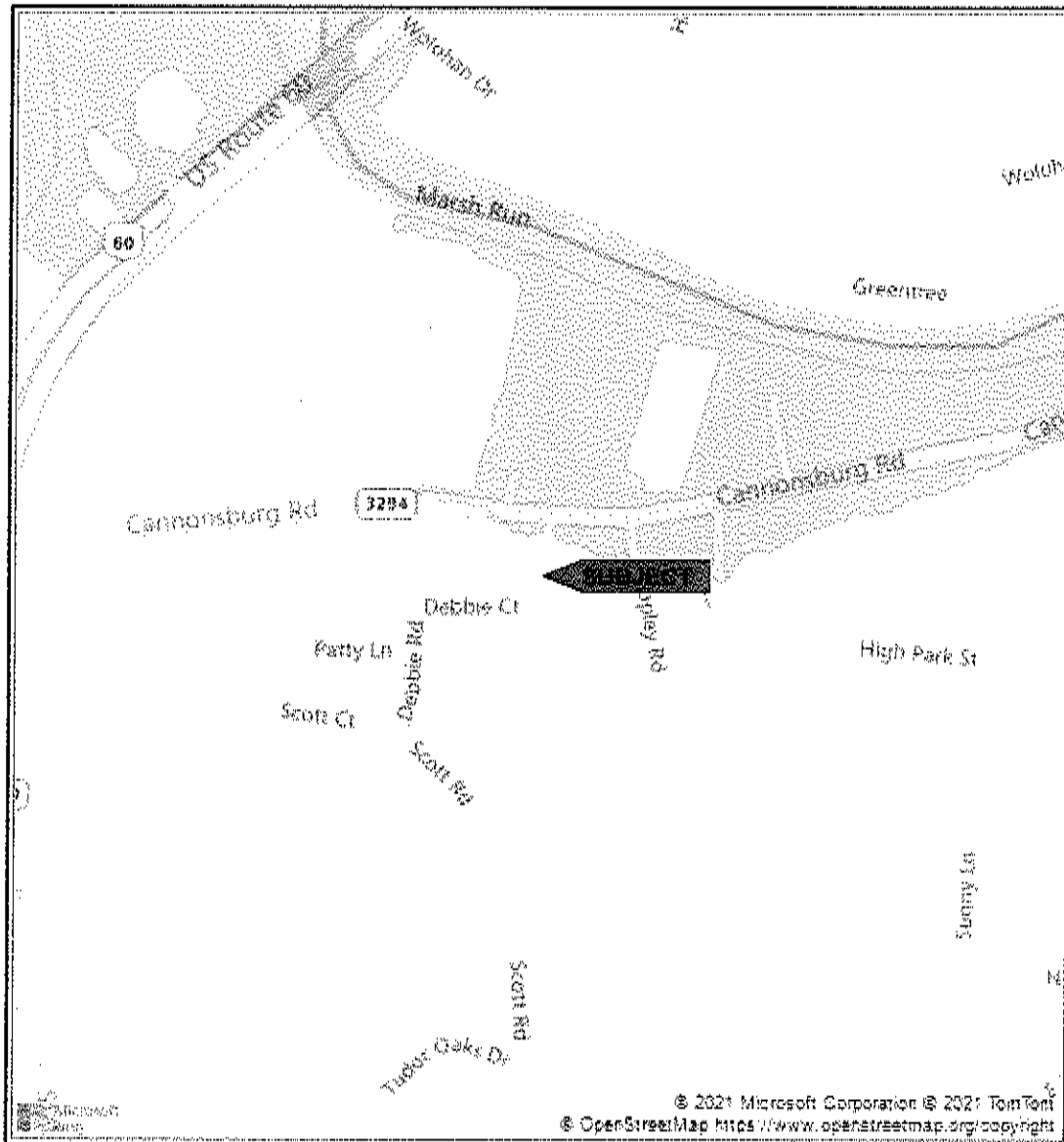
Borrower	none						
Property Address	1606 Cannonsburg Rd						
City	Ashland	County	Boyd	State	KY	Zip Code	41102-8929
Lender/Client	cannonsburgWater District			Address 1606 Cannonsburg Rd, Ashland, Ky 41102			



R.L. Osborne Realty
FLOOD MAP ADDENDUM

File No. 1608cannonsburgwater
 Case No. water

Borrower none
 Property Address 1606 Cannonsburg Rd
 City Ashland County Boyd State KY Zip Code 41102-8929
 Lender/Client cannonsburgWater District Address 1606 Cannonsburg Rd, Ashland, Ky 41102



Flood Map Legend

- Flood Zones**
- Areas inundated by 100-year flooding
 - Areas inundated by 500-year flooding
 - Areas of undetermined but possible flood hazards
 - Floodway areas with velocity hazard
 - Floodway areas
 - COBRA zone

Flood Data Information

In Special Flood Hazard Area (Flood Zone): Out
 Within 250 ft. of multiple flood zones? Not within 250 feet
 Community: 210016
 Community Name: BOYD COUNTY
 Map Number: 21019C0064D
 Zone: X Panel: 21019C 0064D Panel Date: 08/05/2013
 FIPS Code: 21019 Census Tract: 0311.00

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY, OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

R.L. Osborne Realty
SKETCH ADDENDUM

File No. 1806cannonsburgwater
 Case No. water

Borrower none

Property Address 1606 Cannonsburg Rd

City Ashland County

Boyd

State

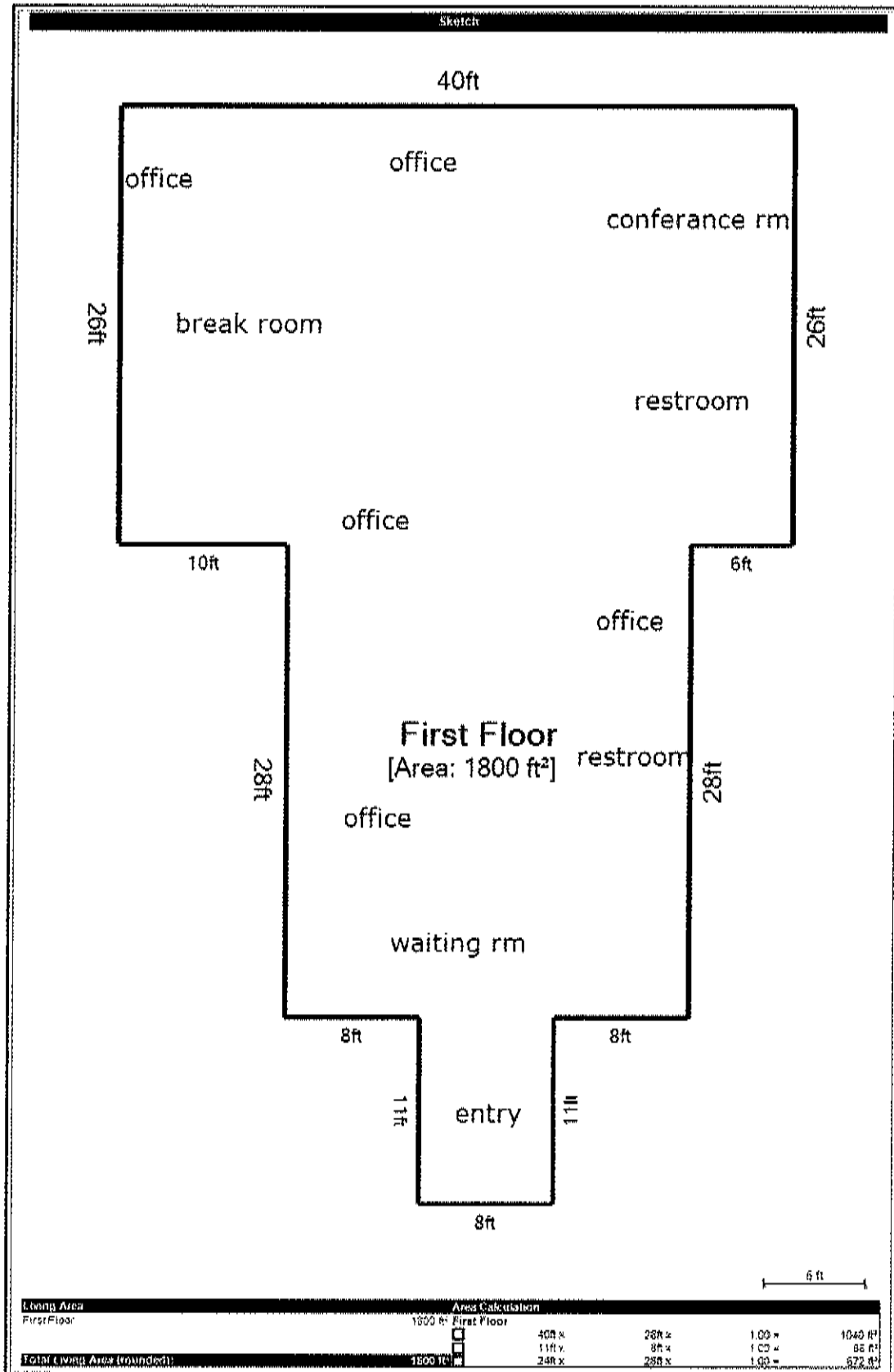
KY

Zip Code

41102-8929

Lender/Client cannonsburgWater District

Address 1606 Cannonsburg Rd, Ashland, Ky 41102

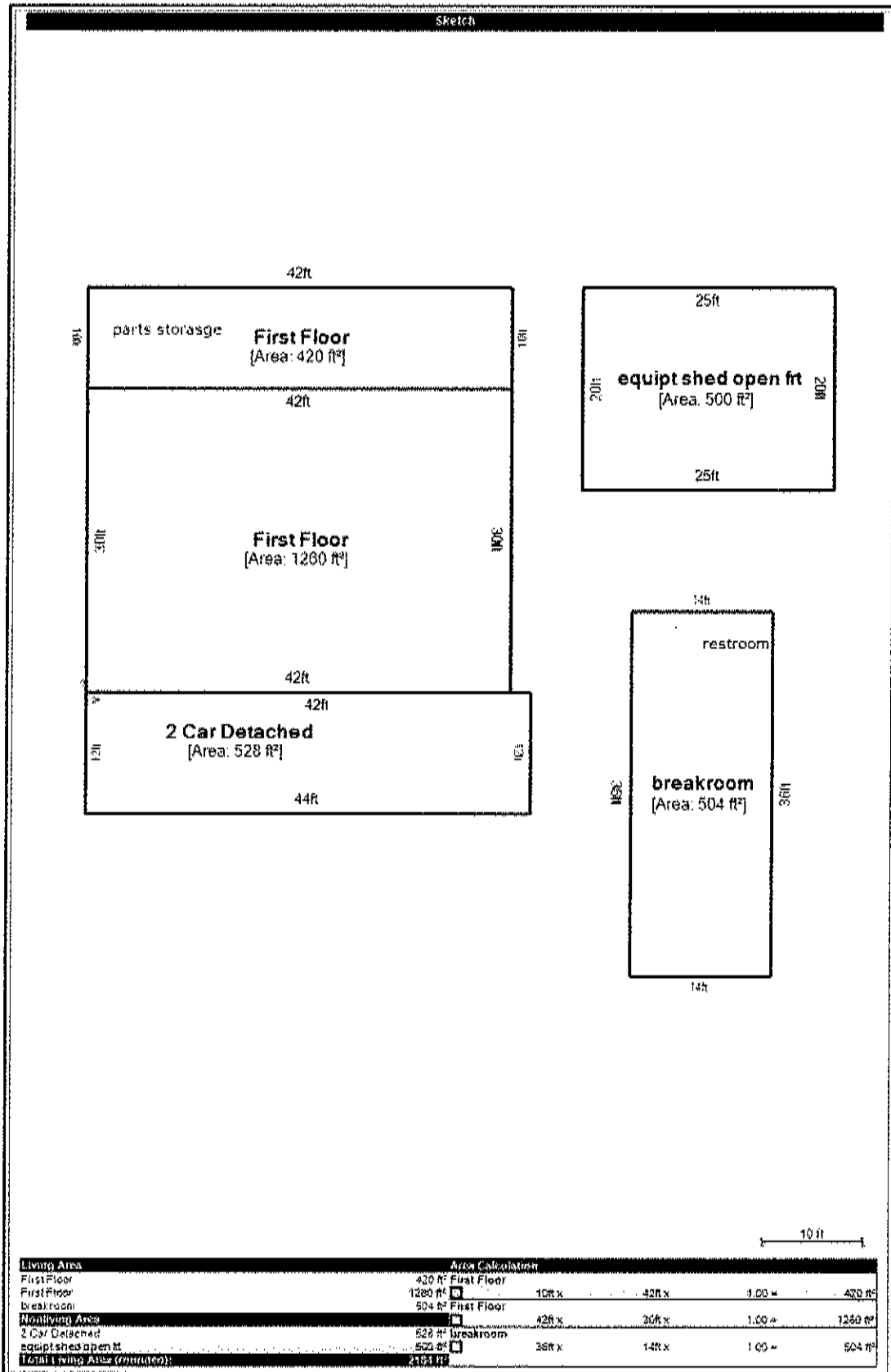


R.L. Osborne Realty
SKETCH ADDENDUM

File No. 1606cannonsburgwater
 Case No. water

Borrower none

Property Address 1606 Cannonsburg Rd
 City Ashland County Boyd State KY Zip Code 41102-8929
 Lender/Client cannonsburgWater District Address 1606 Cannonsburg Rd, Ashland, Ky 41102



Borrower none

Property Address 1606 Cannonsburg Rd

City Ashland

County

Boyd

State KY

Zip Code

41102-8929

Lender/Client cannonsburgWater District

Address 1606 Cannonsburg Rd, Ashland, Ky 41102

qPublic.net™ Boyd County, KY PVA

Summary

Parcel Number 016-01-00-014.00
 Location Address 1606 CANNONSBURG ROAD
 Description
 Property Class Tax Exempt
 Tax District County/Cannonsburg (District 43)
 Tax Rate 1.38029

[View Map](#)



Ownership

CANNONSBURG WATER DISTRICT
 1606 CANNONSBURG ROAD
 ASHLAND KY 41102

Land Characteristics

Condition	Fair	Lot Size	100x0
Plat Book		Lot Sq Ft	0
Subdivision		Zoning	
Lot		Electric	Yes
Block		Water	Yes
Acres	0	Gas	No
Front	100	Sewer	No
Depth	0	Flood Plain	No

Tax Roll Information

	2021 Working Tax Roll	2020 Certified Tax Roll	2019 Certified Tax Roll	2018 Certified Tax Roll
Exempt Land Value	\$28,000	\$28,000	\$28,000	\$28,000
Exempt Improvement Value	\$0	\$0	\$0	\$0
Exempt Total Value	\$28,000	\$28,000	\$28,000	\$28,000
Homestead Exemption	\$0	\$0	\$0	\$0
Disability Exemption	\$0	\$0	\$0	\$0
Taxable Assessment Total	\$0	\$0	\$0	\$0

Borrower none

Property Address 1606 Cannonsburg Rd

City Ashland

County

Boyd

State KY

Zip Code

41102-8929

Lender/Client cannonsburgWater District

Address 1606 Cannonsburg Rd, Ashland, Ky 41102

Improvement Information

Structure Type GUN.DMG
 Residence Type 1 Story
 Year Built 0
 Num Stories 1.00
 Total Rooms 0
 Num Bedrooms 0
 Full Bath 0
 Half Bath 0
 Family/Devilce 0
 Dining Room 0
 Condition Fair
 Exterior Brick Veneer
 Foundation Concrete Block
 Central Heating Forced Air

Central Air Central
 Fireplace
 Paved Driveway Y
 Tennis Court N
 Pool N
 Building Type
 Living Sqft 624
 Roof Type RV-Cabin
 Roof Cover RF-Asphalt Shingles
 Roof Pitch RP-Low
 Basement Sqft 0
 Basement BT-None
 Basement Percentage 0
 Garage

Sales

Sale Date
 12/22/1976

Sale Price Deed Book/Page
 \$0 471-604

Sale Qualification
 N

Reason
 A

Grantor
 GILLUM HELEN & RAY

Grantee
 CANNONBURG WATER DISTRICT

Photos



Sketches

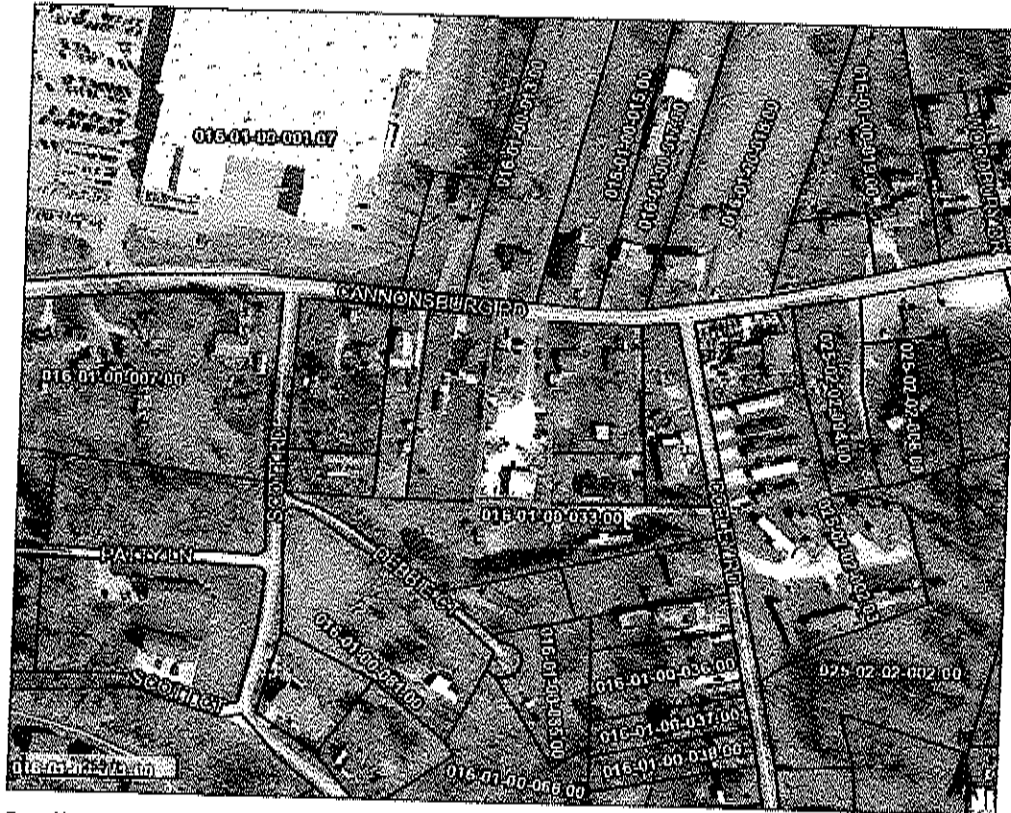
Borrower none

Property Address 1606 Cannonsburg Rd

City Ashland County Boyd State KY Zip Code 41102-8929

Lender/Client cannonsburgWater District

Address 1606 Cannonsburg Rd, Ashland, Ky 41102

 qPublic.net™ Boyd County, KY PVA


Overview

Legend

Parcel Numbers

 Parcels Roads

Parcel ID	016-01-00-014.00	Physical Address	1606 CANNONSBURG ROAD	Land Value	\$0	Last 2 Sales			
Property Class	Tax Exempt	Mailing Address	CANNONSBURG WATER DISTRICT	Improvement Value	\$0	Date	Price	Reason	Qual
Taxing District	43	Address	1606 CANNONSBURG ROAD ASHLAND KY 41102	Total Value	\$0	11/23/1976	0	A	U
Acres	n/a			Living Area	624	n/a	0	n/a	n/a

Date created: 12/8/2021

Last Data Uploaded: 12/8/2021 11:00:57 AM

Developed by  Schneider
GEOSPATIAL

Borrower none

Property Address 1606 Cannonsburg Rd

City Ashland

County

Boyd

State KY

Zip Code

41102-8929

Lender/Client cannonsburgWater District

Address 1606 Cannonsburg Rd, Ashland, Ky 41102

Commonwealth of Kentucky
Kentucky Real Estate Appraisers Board

2021 - 22

*Hereby grants a**Certified General Real Property Appraiser*

To: Roger Osborne
R.L. Osborne Realty
811 Seaton Ave ste A
Greenup, KY 41144

License No 1369

*who has complied with the provisions of Chapter 324A of the Kentucky Revised Statutes IN
WITNESS WHEREOF, we have caused the official seal to be fixed and attested for the year
shown above.*

*John G. Kenkel, Jr., Chair**Russ C. Lohan, Vice Chair**Justin W. Noble**William Jeffrey Fultz**John Brewer*

A handwritten signature in dark ink, appearing to read "John G. Kenkel, Jr.", is written over the printed name.

This certificate expires 6/30/2022

Borrower none

Property Address 1606 Cannonsburg Rd

City Ashland

County

Boyd

State KY

Zip Code

41102-8929

Lender/Client cannonsburgWater District

Address 1606 Cannonsburg Rd, Ashland, Ky 41102

APPRAISER RESUME

PERSONAL DATA					
Last Name <u>Osborne</u>	First Name <u>Roger</u>	M.I. <u>L</u>	State - Lic./Cert. - Expires		
Prof. Designations (Yr. Earned)			<u>Ky 1309 certified General</u>		
Company Name <u>R.L. Osborne</u>			<u>Ohio 2003009145 cert general</u>		
Address <u>952 Townhill plaza</u>					
City <u>Greenup</u>	State <u>Ky</u>	Zip Code <u>41144</u>			
Phone <u>606-473-6357</u>	Fax <u>606-4737398</u>	E-Mail <u>osbornerealty@zoominternet.net</u>			
MEMBERSHIPS					
List Memberships in Professional and Technical Organizations related to your current employment activities and Office(s) held.					
<u>Bluegrass chapter Ky assoc. american society of farm managers and rural appraisers</u>					
EDUCATION					
Formal Education					
Name of Institution	Dates	Type of Degree or Certificate			
<u>Ashland business college</u>	<u>1974-75</u>	<u>Associate degree specialized business</u>			
<u>Portsmouth business college</u>	<u>1973</u>	<u>8 credit hrs practice and law</u>			
<u>Morehead State university</u>	<u>1993</u>	<u>16 credit hrs in real estate appraising</u>			
Professional and Technical (Appraisal) Courses Satisfactorily Completed					
Course Title	Dates	Sponsoring Organization			
<u>Technique of appraising income property</u>	<u>1984</u>	<u>national Assoc of ind. fee appraisers</u>			
Appraisal Conferences, Seminars, and Clinics Attended During the Past Three Years					
Activity	Dates	Sponsoring Organization			
<u>usgap</u>	<u>2008</u>	<u>appraisal educators inc</u>			
<u>usgap</u>	<u>2009</u>	<u>appraisal educators inc</u>			
<u>usgap</u>	<u>2010</u>	<u>appraisal educators inc</u>			
<u>supervising beg appraiser, now firee</u>	<u>feb 2011</u>	<u>appraisal educators inc</u>			
EMPLOYMENT HISTORY					
Beginning with Present Employment, List Chronologically all Employment Related to Appraising					
Name and Address of Employer (Indicate self-emp.)	Principle Duties	Dates	Percent of Time Appraising		
<u>R.L. Osborne Realty self Employed</u>	<u>owner operator</u>	<u>1973-present</u>	<u>90%</u>		
EXPERIENCE SUMMARY					
Give approximate number and total dollar amount of each different type of appraisal report prepared for clients in last five years					
Construction Type	Existing	Proposed	Construction Type	Existing	Proposed
Single Family Detached			Apartments (5-20 units)		
Condominiums			Subdivisions		
Land (finished lots/raw)			Commercial		
Planned Unit Developments			Industrial		
Dwellings (2-4 units)			Other		
Give number of appraisal reports prepared in the past two years for the following:					
Institutional Investors #	Government Agencies #	Private Mortgage Insurers #			
Briefly describe review appraising experience					
do not do					
APPRAISAL ACTIVITY AREA					
Define the area of your appraisal activity, List cities and/or counties					
<u>stay primarily in Greenup and Boyd counties in Ky</u>					
MARKETING/COST DATA SOURCES					
State sources, types and availability of data and how it is maintained.					
<u>print out monthly from boyd and Greenup counties PVA from Ashland and portsmouth MLS systems, as well as courthouses in any area we work, plus my private file system.</u>					
Do you use local MLS? ☒ Yes ☐ No					

Borrower none

Property Address 1606 Cannonsburg Rd

City Ashland

County

Boyd

State KY

Zip Code 41102-8929

Lender/Client cannonsburgWater District

Address 1606 Cannonsburg Rd, Ashland, Ky 41102

APPRAISER RESUME CONTINUED

Last Name osborne

First Name Roger

Middle Initial I

EXPERIENCE REFERENCES

To summarize your work experience, list clients and employers (mortgage lenders, private mortgage insurers, secondary mortgage purchasers, and governmental agencies) which have accepted your appraisal reports and may be contacted. Please make certain your reference information is current. Give priority to clients for which you appraised residential property for purposes of conventional mortgage financing.

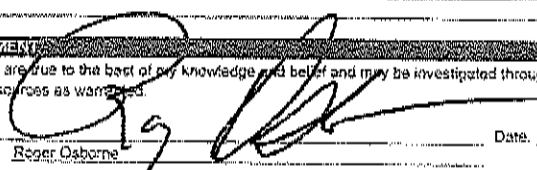
1	Name of Firm McBryer McGinnis Leslie	Type of Business Attorneys
	Person to Contact John McGinnis	Title Partner
	Street Address / City St Zip Main & Harrison St Greenup Ky	Area Code and Phone Number 606-457-7303
	Types of Property Appraised, Date and Valuation Condemnation from 1973 to present between 500 and 1000 divorces 500 estates probably over 500	
2	Name of Firm Warnock and Warnock	Type of Business Attorneys
	Person to Contact Frank Warnock	Title partner
	Street Address / City St Zip West Main St Greenup Ky	Area Code and Phone Number
	Types of Property Appraised, Date and Valuation estates, divorces	
3	Name of Firm Kilburn law firm	Type of Business attorney
	Person to Contact Ira Kilburn	Title owner
	Street Address / City St Zip 363 Woods Lane Spit Lick, Ky	Area Code and Phone Number 606-683-2801
	Types of Property Appraised, Date and Valuation condemnations	
4	Name of Firm City National Bank	Type of Business lending
	Person to Contact Faye Powell	Title mortgage specialist
	Street Address / City St Zip 344 17th Street Ashland Ky 41105	Area Code and Phone Number 606-326-7628
	Types of Property Appraised, Date and Valuation commercial and residential	
5	Name of Firm First & Peoples Bank	Type of Business lending
	Person to Contact Duff Clark	Title v/pres
	Street Address / City St Zip 1001 Diedrich Blvd Russell Ky 41169	Area Code and Phone Number 606-836-0211
	Types of Property Appraised, Date and Valuation commercial and residential	
6	Name of Firm Hume Federal Savings & Loan	Type of Business lending
	Person to Contact Donna Gillum	Title manager
	Street Address / City St Zip u.s. 23 Greenup Ky	Area Code and Phone Number 606-473-0884
	Types of Property Appraised, Date and Valuation commercial, residential	
7	Name of Firm Citizens National Bank	Type of Business
	Person to Contact Jon Corwell	Title lender
	Street Address / City St Zip 886 Central Ave Ashland Ky 41101	Area Code and Phone Number 606-920-7300
	Types of Property Appraised, Date and Valuation commercial, residential	
8	Name of Firm Ky Farm Bureau Insurance	Type of Business insurance
	Person to Contact Susan Leedingham	Title insur rep
	Street Address / City St Zip carter Ave Ashland Ky	Area Code and Phone Number 1-800-528-8649
	Types of Property Appraised, Date and Valuation residential fires	

Additional, Pertinent Information This is but a few that we work for, been qualified as expert witness in federal, district and circuit court many times have testified in Boyd, Greenup, Lewis, Carter Morgan Pike and Elliot rowan both Fleming mason lawrence counties in ky and Cincinnati and Adams county in Ohio

APPRAISER'S STATEMENT

The above statements are true to the best of my knowledge and belief and may be investigated through any of the sources shown here or through other sources as warranted.

Signature of Appraiser



Date: 2/2/11

Roger Osborne

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazard wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgage or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISAL COMPLIANCE

File No. 1806cannonsburg/water
Case No. water

Borrower/Client <u>none</u>		Unit No. _____	
Address <u>1806 Cannonsburg Rd</u>		City <u>Ashland</u>	
County <u>Boyd</u>	State <u>KY</u>	Zip Code <u>41102-8929</u>	
Lender/Client <u>cannonsburg/Water District</u>			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☒ Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- ☐ Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PROFESSIONAL SERVICES

- ☒ I have NOT performed services, as an appraiser or in another capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- ☒ HAVE made a personal inspection of the property that is the subject of this report.
- ☐ have NOT made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☐ A reasonable marketing time for the subject property is _____ day(s) utilizing market conditions pertinent to the appraisal assignment.
- ☒ A reasonable exposure time for the subject property is 180 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 

Name Roger Osborne

Date of Signature 12/14/2021

State Certification # 1389

or State License # _____

State _____

Expiration Date of Certification or License 6/30/22

Effective Date of Appraisal 12/09/2021

Signature _____

Name _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior Only from street ☐ Interior and Exterior

Cannonsburg Attachment 2

Deed Transferring Industrial Park Parcel

RECEIVED

SEP 01 2022

Kevin Johnston
BOYD CO. CLERK, KY

Doc No: 10014156 DocType: DEED
Recorded: 09/01/2022 03:48:58 PM Fee Amt: \$0.00
Documentary Tax Paid: \$0.00
By: BILLIE JOHNSON
Boyd County Kentucky
Kevin Johnston, Clerk
BK 843 PG 123 - 126 (4)

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 25th day of August, 2022, by and between **Boyd County, Kentucky Capital Projects Corporation**, a nonprofit, nonstock corporation, organized and existing under the provisions of Chapter 58 and Chapter 273 of the Kentucky Revised Statutes, 2800 Louisa Street, Catlettsburg, Kentucky 41129, hereinafter referred to as "GRANTOR", and **Cannonsburg Water District**, a Kentucky utility company, hereinafter "GRANTEE".

TRANSFER YEAR TAXES ADDRESSED IN CARE OF:

*Cannonsburg Water District
1606 Cannonsburg Road, Ashland, Kentucky 41102*

WITNESSETH that for and in consideration of the sum of TEN (\$10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt which is hereby acknowledged, Grantor has bargained and sold and by these presents does hereby grant, bargain, transfer, convey, unto the Grantee, its successors and assigns forever, all of its right, title and interest in the following lands and property, together with all improvements located thereon, lying in the County of Boyd, State of Kentucky, to-wit:

The following premises lying and being in the County of Boyd, State of Kentucky, to wit:

Being a survey of a part of the Boyd County Kentucky Capital Projects Corporation property (D.B. 670 PG. 433). Located on County Road 1347 (Anthony Drive) and being a part of the Paul Coffey Industrial Park, Boyd County, Kentucky.

Unless stated otherwise, any monument referred to herein as an "iron pin set" is a set 1/2" rebar, twenty-four inches (24") in length, with a surveyor's cap stamped "Howerton, P.L.S. #3582". All bearings stated herein are per Kentucky State Plane North NAD83.

Beginning at a 5/8" iron pin found (LS #2178) in the south Right-of-Way line of County Road 1347 (Anthony Drive). Said iron pin is a common corner to the Joseph & Cynthia Schulz Revocable Trust property (D.B. 806 PG. 362).

Thence, with the south Right-of-Way line of said road, bearing S 77-35-09 E a distance of 100.00' to an iron pin set.

Thence, with a new division line through Boyd County Kentucky Capital Projects Corporation property, bearing S 14-21-02 W a distance of 208.16 to a steel fence post in concrete, fence corner.

Thence, bearing S 77-25-15 E a distance of 27.60' to a steel fence post in concrete, fence corner.

Thence, bearing S 15-02-12 W a distance of 127.06' to an iron pin set.

Thence, bearing N 77-33-57 W a distance of 114.76' to an iron pin set in the east line of the Joseph & Cynthia Schulz Revocable Trust property (D.B. 806 PG. 362). An 1/2" iron pin (no cap) original corner found, bears S 12-24-51 W a distance of 79.72'.

Thence, with the east line of the Joseph & Cynthia Schulz Revocable Trust property (D.B. 806 PG. 362), bearing N 12-24-51 E a distance of 335.00' to the point of beginning. containing 0.80 Acres.

The above-described parcel is subject, however, to the rights of way and public utility easements, if any, that may be on legal recording covering said premises. For a more detailed description, see plat #1489 of survey, by: Richard L. Howerton PLS # 3582 of Howerton Engineering & Surveying PLLC in Greenup, KY dated April 13, 2022.

LSOT: Part of Deed Book 670, Page 433, dated March 26, 2004

KY-26711

Grantee agrees that prior to any sale or transfer of the property described above, that they will offer, in writing, to the Grantor, upon the terms of sale and conditions in the amount of the fair market value of said real estate minus the land value, said Grantor having the right of first refusal to purchase the same,

that the Grantor shall have ninety (90) days from the date of receipt of the written offer to sell in which to submit payment and complete the closing of the real estate transaction contemplated by this agreement; and if the Grantor shall not purchase said land within said days, then said Grantor shall have no claim whatever to said real estate;

and further; that said Grantee shall sell and convey to said Grantor, by good title, free of all encumbrance, at any time within the aforesaid ninety (90) day period upon receipt of payment and consideration agreed upon by the Grantee, said warranty deed to be for the premises as described above;

This conveyance is specifically made subject to all reservations, agreements, exceptions, land use regulations, ordinances, covenants, conditions, rights-of-way, restrictions, prior conveyances of minerals and rights to extract the same, easements, mineral severances, and limitations of use as have been imposed upon such property of record by the GRANTOR and its predecessors in title or any governmental authority or agency, and their instruments of record affecting said real estate, to the extent the same remain enforceable as of the delivery of this deed, and those shown on all recorded plats of survey.

TO HAVE AND TO HOLD the described real estate, unto the Grantee, in fee simple, its successors and assigns forever, with covenant of general warranty of title.

We, the undersigned, do hereby certify, pursuant to KRS Chapter 382, that the amount of \$ 150,000.00, is the true, correct, and full fair market value of the property herein conveyed, and that this real estate is being transferred pursuant to KRS 142.050 as a gift from the County, and that there is no monetary consideration for this conveyance. We further certify our understanding that falsification of the stated

consideration or sale price of the property is a Class D felony, subject to 1-5 years imprisonment, and fines up to \$10,000.00.

For purposes of KRS 382.135, Grantor and Grantee, by execution of this Deed, certify that the consideration reflected in this Deed is the full consideration paid for the real estate conveyed.

IN TESTIMONY WHEREOF, witness the name and execution of this instrument by Eric Chaney, Judge Executive as Board Chairman, of Boyd County, Kentucky Capital Projects Corporation, on behalf of GRANTOR.

Grantor:

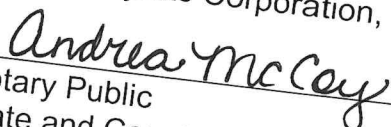
Boyd County, Kentucky Capital Projects Corporation

By 
Eric Chaney, Judge Executive



STATE OF KENTUCKY
PUBLIC COUNTY OF BOYD, SS:

The foregoing instrument was sworn to, subscribed and acknowledged before me on 25th day of August, 2022, by Eric Chaney as Judge Executive of Boyd County, Kentucky Capital Projects Corporation, GRANTOR.


Notary Public
State and County Aforesaid

My commission expires: 3/29/2024

IN TESTIMONY WHEREOF, witness the execution of this instrument by Robert McGuire as Board Chariman of Cannonsburg Water District, GRANTEE.

Grantee:

Cannonsburg Water District

By Robert McGuire
Robert McGuire, Board Chairman

STATE OF KENTUCKY

COUNTY OF BOYD, SS:

The foregoing consideration certificate was sworn to, subscribed and acknowledged before me on 25th day of August, 2022, by Robert McGuire as Board Chairman of Cannonsburg Water District, GRANTEE.

Andrea McCay
Notary Public
State and County Aforesaid

My commission expires: 3/29/2024

This instrument was prepared without benefit of abstract and/or survey, and preparer makes no representation as to the quantity or quality of title conveyed herein, nor to the accuracy of any survey and further, makes no representations as to the existence of any applicable zoning requirements or restrictive covenants which may affect this conveyance.

THIS INSTRUMENT PREPARED BY:

Edwards, Klein, Anderson & Shope, PSC
Attorneys at Law
2935 Blackburn Avenue
Ashland, Kentucky 41101-4858

By Kelsy B. Moore

Cannonsburg Attachment 3

Deed Transferring Cannonsburg Water District Office

4
Doc No: 10023606 DocType: DEED
Recorded: 10/12/2023 09:17:14 AM Fee Amt: \$0.00
Documentary Tax Paid: \$0.00

Boyd County Kentucky
Kevin Johnston, Clerk By: BILLIE JOHNSON
BK 854 PG 186 - 189 (4)

WARRANTY DEED

THIS DEED, made and entered into this 23 day of June, 2023, by and between **Cannonsburg Water District**, a Kentucky utility company, located at 1606 Cannonsburg Road, Ashland, Kentucky, 41102, hereinafter referred to as "GRANTOR", and **Boyd County Fiscal Court**, a governmental entity, hereinafter "GRANTEE".

TRANSFER YEAR TAXES ADDRESSED IN CARE OF:

*Boyd County Fiscal Court
2800 Louisa Rd #106, Catlettsburg, Kentucky, 41129*

WITNESSETH that for and in consideration of the sum of TWO HUNDRED SIXTY NINE THOUSAND AND 00/100 (\$269,000.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt which is hereby acknowledged, Grantor has bargained and sold and by these presents does hereby grant, bargain, transfer, convey, and warrant unto the Grantee, its successors and assigns forever, all of its right, title and interest in the following lands and property, together with all improvements located thereon, lying in the County of Boyd, State of Kentucky, to-wit:

Three contiguous parcels at Cannonsburg, Boyd County, Kentucky, in what is known as the Calvin Sub-division, as part of a plat in Deed Book 81, at Page 641, in the office of the Clerk of Boyd County:

PARCEL "A"

Being a portion of Lot 125, beginning at the northwesterly corner of the tract recorded in Deed Book 468, Page 561, said point being in the southerly right-of-way line of Old U.S. Route 60; thence along said right-of-way line, N 83° 07' W 16.0 feet to the original corner between Lots 124 and 125; thence along the line between Lots 124 and 125, S 0° 46' 32" E 108.53 feet; thence along the line of the Cannonsburg Water District, N 7° 42' 04" E 107.58 feet to the point of beginning and containing 863 square feet.

PARCEL "B"

Being a portion of Lot 124, beginning at the northwest corner of Parcel A, described above; thence running along the southerly right-of-way line of old U.S. Route 60, N 83° 07' W 43.5 feet; thence along said Clayton Brown line, S 5° 16' 07" W 61.77 feet to a point in the original line between Lots 123 and 124; thence along said line between Lots 123 and 124, S 0° 43' 07" E 239.58 feet to the rear corner of Lots 123 and 124; thence along the rear of Lot 124, S 86° 23' E 50.00 feet; thence along the line between Lots 124 and 125, N 0° 46' 32" E 299.03 feet to the point of beginning and containing 14,731 square feet.

PARCEL "C"

Being a portion of Lot 123, beginning at the common rear corner between Lots 123 and 124; thence running along the rear of Lot 123, N 86. 23' W 25.00 feet; thence along a severence

line thru Lot 123, N 5° 16' 07" E 238.99 feet to a point in the original line between Lots 123 and 124, said point also being a corner of Parcel B, described above; thence along the original line between Lots 123 and 124, S 0° 43' 07" E 239.58 feet to the point of beginning and containing 2987 square feet.

It is intended that the above description include all those portions of Lots 123, 124 and 125 not previously conveyed to the Cannonsburg Water District or Clayton Brown. This conveyance includes a total of 18,581 square feet.

LSOT: Deed Book 471, Page 804, dated November 23, 1976.

KY-36542

This conveyance is specifically made subject to all reservations, agreements, exceptions, land use regulations, ordinances, covenants, conditions, rights-of-way, restrictions, prior conveyances of minerals and rights to extract the same, easements, mineral severances, and limitations of use as have been imposed upon such property of record by the GRANTOR and its predecessors in title or any governmental authority or agency, and their instruments of record affecting said real estate, to the extent the same remain enforceable as of the delivery of this deed, and those shown on all recorded plats of survey.

TO HAVE AND TO HOLD the described real estate, unto the Grantee, in fee simple, its successors and assigns forever, with covenant of general warranty of title.

For purposes of KRS 382.135, Grantor and Grantee, by execution of this Deed, certify that the consideration reflected in this Deed is the full consideration paid for the real estate conveyed. The parties further certify that this conveyance is exempt from transfer tax pursuant to KRS 142.050(7)(b).

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGES TO FOLLOW

IN TESTIMONY WHEREOF, witness the name and execution of this instrument by Robert McGuire, as Board Chairman of Cannonsburg Water District, a Kentucky utility company, on behalf of GRANTOR.

Grantor:

Cannonsburg Water District

By: Robert McGuire
Robert McGuire

Its: Board Chairman

STATE OF KENTUCKY
COUNTY OF BOYD, SS:

The foregoing instrument was sworn to, subscribed and acknowledged before me on 23 day of June, 2023, by Robert McGuire as Board Chairman of Cannonsburg Water District, GRANTOR.

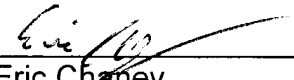
Andrea McCoy
Notary Public
State and County Aforesaid

My commission expires: 3/29/24

IN TESTIMONY WHEREOF, witness the name and execution of this instrument by Eric Chaney, as County Judge Executive of Boyd County Fiscal Court, a governmental entity, GRANTEE.

Grantee:

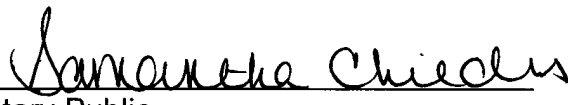
Boyd County Fiscal Court

By: 
Eric Chaney

Its: County Judge Executive

STATE OF KENTUCKY
COUNTY OF BOYD, SS:

The foregoing consideration certificate was sworn to, subscribed and acknowledged before me on 23 day of June, 2023, by Eric Chaney as County Judge Executive of Boyd County Fiscal Court, GRANTEE.


Notary Public
State and County Aforesaid

My commission expires: 9/9/24

This instrument was prepared without benefit of abstract and/or survey, and preparer makes no representation as to the quantity or quality of title conveyed herein, nor to the accuracy of any survey and further, makes no representations as to the existence of any applicable zoning requirements or restrictive covenants which may affect this conveyance.

THIS INSTRUMENT PREPARED BY:

Edwards, Klein, Anderson & Shope, PCS
Attorneys at Law
2935 Blackburn Avenue
Ashland, KY 41101-4858

BY: 

Cannonsburg Attachment 4

Affidavit of Publication & Tear Sheets

Advertisement for Bids

CANNONSBURG WATER DISTRICT
1606 CANNONSBURG RD
ASHLAND KY 41102

NEWSPAPER AFFIDAVIT

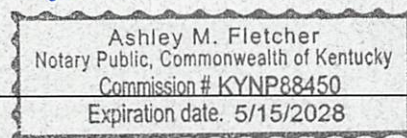
I, LEANNA HANKINS, EDITORIAL CLERK OF THE DAILY INDEPENDENT NEWSPAPER PUBLISHED IN ASHLAND, AND HAVING THE LARGEST CIRCULATION OF ANY NEWSPAPER IN THE BOYD COUNTY, KENTUCKY, DO HEREBY CERTIFY THAT FROM MY OWN KNOWLEDGE AND A CHECK OF THE FILES OF THIS NEWSPAPER THAT THE FOLLOWING ADVERTISEMENT WAS INSERTED IN THE DAILY INDEPENDENT.

SIGNATURE: Leanna Hankins

SUBSCRIBED AND SWORN TO BEFORE ME BY THE ABOVE, THIS 16th DAY OF September, 2026

NOTARY PUBLIC Ashley M. Fletcher

MY COMMISSION EXPIRES _____



COMMENTS	EXPIRED DATE	AD CAPTION	#TIMES	AMOUNT
THE DAILY INDEPE	02/05/2026	OP FACILITIES B	2	474.00
02/03/2026	02/05/2026			

CATS

From Page B1

our guys responded. They really tried to get a few minutes in each practice. There’s a good chance that helped us feel right earlier in this game. We’ll see what kind of staying power it has. I was really proud of the guys for giving a great effort the last several days to try to address some of our issues.’

Kentucky (15-7, 6-3 Southeast-ern Conference) overcame four technical fouls, including three in a span of 38 seconds in the second half, which led to an 11-2 Arkansas run and gave the hosts a 57-53 lead with 12 minutes remaining.

The score was deadlocked at 63 when a technical foul on Arkansas opened the door for Kentucky to recover and regain the lead.

An Arkansas technical on Malique Ewin, who was reprimanded for tossing the ball at the face of Mouhamed Dioubate after Dioubate was fouled attempting the layup. That led to four free throws and a 7-0 run

that gave the Wildcats an eventual 70-63 lead with seven minutes remaining.

Arkansas coach John Calipari said that stretch was crucial.

“It’s a tie game, we get an intentional or a technical foul, and all of a sudden they get four (points) and the ball,” Calipari said. “I mean, wait a minute, it was a tie game.”

Ewin’s technical was one of seven combined technical and flagrant fouls called in the game.

“I knew the game was going to be physical,” Calipari said. “I told them. ‘And it may be a little chip-py.’ and I said, ‘But you cannot get a technical or do something that costs us the game.’ “And it’s exactly what happened.”

Calipari gave the Cats credit for a big effort and said they “out-toughed us.”

“This was Kentucky coming in, more desperate than us, and played way rougher than we played, and came up with balls that we just didn’t come up with,” he said.

A basket by Collin Chandler as the shot clock expired with 1:14 left gave the Wildcats an eight-point advantage and the spacing needed to hold off the Hogs.

Otega Oweh led the Wildcats with 24 points and missed just three shots in 12 attempts from the floor. Oweh added eight re-bounds and three assists, Chandler added 13 points, followed by Malachi Moreno with 11 points and two clutch blocked shots. Denzel Aberdeen rounded out four players in double figures with 10 points. Moreno was scoreless in the opening half but tallied his final tally during the second half.

Oweh said the win was “definitely personal” after the Razorbacks dealt the Wildcats an 89-79 setback last season at Rupp Arena. Oweh was also happy the Wildcats rebounded from the loss at Vanderbilt.

“We were just eager to get back out there, and it just so happened that we were playing Arkansas and the former coach of Kentucky, but it was definitely personal for us just to come out here and clean it up and set the tone,” Oweh said on the SEC Network.

Trent Noah just missed double figures with nine points and seven rebounds off the bench. Noah sank a clutch 3-pointer in the first half and hit some big free throws down the stretch.

DAWGS

From Page B1

distance until midway through the third quarter.

After trimming the deficit to six and getting a defensive stop, the Pioneers gave up consecutive layups off turnovers.

The lead swelled to 65-51 after three quarters. Wayne would not dig out of the double-digit hole again.

“That’s the inexperience and youth that comes into play,” Wayne coach Sean Meddings said of a lineup that started one senior. “We’ve told them the little things have killed us.

“If we can just take 55-60 % of the little things and put them in our favor, we’re ok. Until then, we’re going to keep struggling.”

For Lawrence County, getting Harris back in the lineup was an essential key to victory.

“He is our only senior right now,” Thompson said. “He’s battled an ankle injury. He just got released, and tonight was his first game back. It was good to have him back to play with us. When you have balanced scoring, you have four guys in double figures, you give yourself a chance to win each night.

“We had great balance tonight. You give yourself a chance when you’ve got multiple guys scoring like tonight.”

Landon Preece scored 23, while Colton Heck had 21 and Colton Preece 15 for the Pioneers.

SPARKS

From Page B1

After the Cats’ Jekyll-and-Hyde routine over the last three months, it’s still one game. We’ve seen it before. The change has to be double-sided, and we saw both over 40 minutes in Fayetteville. A change in attitude, tougher on both ends of the floor, and a change in game plan. The former seems more important. The college basketball landscape has changed with NIL and the transfer portal. Money rules the world—on the playing field and in the workplace. Sometimes, you win in the portal, and sometimes you don’t. You can assemble a roster full of talent, but that doesn’t guarantee they’ll be a great team.

The latest edition of the Wildcats was not a great team at the start, but they still have time

to morph into one, and we all witnessed that at Arkansas.

Pope wants his teams to play in the open court and shoot a lot of 3s, but it’s not a strong suit of the current team. The Cats only had two 3-point attempts in the second half against the Razorbacks during their latest comeback and more than half of their points came in the paint. Adjustment periods take time, but the window is so small, and when you play for a high-profile program, you are under the microscope more than most.

The same goes for the high school level. Several historic teams have worn the Ashland jersey, and the Tomcats will look to add to their lore next month when they compete for an eighth straight 16th Region title. Twenty-one games, 28 quarters, and 224 minutes during which they made a crucial basket or made

an important stop to win during the current stretch in the postseason. Rosters change every season, but Ashland still finds a way.

Ashland, Boyd County and Russell have combined to win the last 15 region crowns. The perseverance demands respect, but there are still plenty of strong programs outside the big three.

What will take change the team at the top of the mountain? We could spend hours on that analysis. Winning is important, but it’s not everything. Let’s broaden the definition.

When the chips are down, it’s how you respond that can define you. When you get knocked down, can you get back to work and come back better and stronger?

If you are reading *The Daily Independent* today, you hold the first Tuesday edition in nearly six years. Changes have been abundant

in our newsroom, as in newsrooms across the country. We are down to three print days a week. Technology, social media and greed have altered how we do business. The changes have forced us to lose friends and colleagues whom we miss and who we had the privilege of working alongside for years. Several employees have to shift roles, some of which they haven’t done before. It’s not breaking news because everybody has faced it at one time or another.

Moving forward, readers will have to go online more to find stories and wait longer to see coverage of a local news or sporting event in print. and just like your favorite sports teams, not every day will be a winner, but we’ll give our best effort to come back stronger.

We will pick ourselves up and live to fight another day.

PUBLIC NOTICES

PUBLIC NOTICE

During the January 29th Greenup County School Board meeting, Mr. Abe Haislop was appointed as the representative for district 4. Mr. Nick Fannin was appointed as the representative for District 1.

Published: February 3, 2026

PUBLIC NOTICE
DEMOLITION BID REQUEST

The City of Ashland is currently accepting written bids for the removal of all structures at **1620 Poplar Street, Ashland, KY 41101**. Specifications and requirements may be obtained by contacting Jacob Risner, Program and Grant Administrator, at (606) 268-0541; jrisner@ashlandky.gov; or in person during regular business hours at the Ashland City Building, 1700 Greenup Avenue, Room 208, Ashland, KY 41101. Sealed bids will be received until 3:00 p.m. on Thursday, **February 12, 2026** in the City Clerk’s Office on the fourth floor of the Ashland City Building, 1700 Greenup Avenue, Room 403, Ashland, KY 41101. Bids will be opened and read publicly at 3:05 p.m. on Thursday, **February 12, 2026** in the Commissioners’ Chambers on the third floor of the Ashland City Building, 1700 Greenup Avenue, Room 308, Ashland, KY 41101.

Published: February 3, 2026

PUBLIC NOTICE
DEMOLITION BID REQUEST

The City of Ashland is currently accepting written bids for the removal of all structures at **1430 39th Street, Ashland, KY 41101**. Specifications and requirements may be obtained by contacting Jacob Risner, Program and Grant Administrator, at (606) 268-0541; jrisner@ashlandky.gov; or in person during regular business hours at the Ashland City Building, 1700 Greenup Avenue, Room 208, Ashland, KY 41101. Sealed bids will be received until 3:00 p.m. on Thursday, **February 12, 2026** in the City Clerk’s Office on the fourth floor of the Ashland City Building, 1700 Greenup Avenue, Room 403, Ashland, KY 41101. Bids will be opened and read publicly at 3:05 p.m. on Thursday, **February 12, 2026** in the Commissioners’ Chambers on the third floor of the Ashland City Building, 1700 Greenup Avenue, Room 308, Ashland, KY 41101.

Published: February 3, 2026

PUBLIC NOTICE

The Greenup County School District is currently accepting applications for District 2 and District 3 School Board Vacancies. Applications can be accessed through the Greenup County Schools Website under the career opportunities tab or paper applications are provided at the board office.

Published: February 3, 5, 7, 10 & 12, 2026

PUBLIC NOTICE
DEMOLITION BID REQUEST

The City of Ashland is currently accepting written bids for the removal of all structures at **1204 Long Street, Ashland, KY 41101**. Specifications and requirements may be obtained by contacting Jacob Risner, Program and Grant Administrator, at (606) 268-0541; jrisner@ashlandky.gov; or in person during regular business hours at the Ashland City Building, 1700 Greenup Avenue, Room 208, Ashland, KY 41101. Sealed bids will be received until 3:00 p.m. on Thursday, **February 12, 2026** in the City Clerk’s Office on the fourth floor of the Ashland City Building, 1700 Greenup Avenue, Room 403, Ashland, KY 41101. Bids will be opened and read publicly at 3:05 p.m. on Thursday, **February 12, 2026** in the Commissioners’ Chambers on the third floor of the Ashland City Building, 1700 Greenup Avenue, Room 308, Ashland, KY 41101.

Published: February 3, 2026

PUBLIC NOTICE
DEMOLITION BID REQUEST

The City of Ashland is currently accepting written bids for the removal of all structures at **3445 South 29th Street, Ashland, KY 41101**. Specifications and requirements may be obtained by contacting Jacob Risner, Program and Grant Administrator, at (606) 268-0541; jrisner@ashlandky.gov; or in person during regular business hours at the Ashland City Building, 1700 Greenup Avenue, Room 208, Ashland, KY 41101. Sealed bids will be received until 3:00 p.m. on Thursday, **February 12, 2026** in the City Clerk’s Office on the fourth floor of the Ashland City Building, 1700 Greenup Avenue, Room 403, Ashland, KY 41101. Bids will be opened and read publicly at 3:05 p.m. on Thursday, **February 12, 2026** in the Commissioners’ Chambers on the third floor of the Ashland City Building, 1700 Greenup Avenue, Room 308, Ashland, KY 41101.

Published: February 3, 2026

PUBLIC NOTICE

NOTICE OF INTENT TO DEMOLISH

The City of Ashland hereby advises, without further notice, that any person or entity claiming ownership of or holding interest or other encumbrances in the property at **3445 South 29th Street, Ashland, KY 41101** is notified that the structures have been found unsafe and unfit for human habitation or use. Failure to repair, demolish, or obtain a restraining order within thirty (30) days of the publication of this notice will result in the City of Ashland razing and removing all structures. A lien for all associated notification, legal, and demolition expenses will be charged against the real estate. For inquiries, please contact Jacob Risner, Program and Grant Administrator, at (606) 268-0541; jrisner@ashlandky.gov; by mail at PO Box 1839, Ashland, KY 41105; or in person during regular business hours at 1700 Greenup Avenue, Room 208, Ashland, KY 41101.

Published: February 3, 2026

PUBLIC NOTICE

ADVERTISEMENT FOR BIDS
CANNONSBURG WATER DISTRICT

Cannonsburg Water District will be accepting bids for the construction of a new Operational Facilities Building at the Cannonsburg Water District office, 1606 Cannonsburg Road, Ashland, KY 41102 until 11:00 a.m. EDT on Wednesday, February 18th, 2026. Immediately following the scheduled closing time for receiving bids, all bids, which have been properly submitted, will be publicly opened and read aloud.

Description of Work: Disassembly of existing steel building located on Bob McCullough Drive. Reassembly of steel building (structure only), steel building remodel and, building addition.

Alternative Method of Submission. Prospective bidders may elect to submit its bid via email to: tim@cannonsburgwater.com rather than hand-delivering the bid packet.

Bid drawings can be obtained at the Cannonsburg Water District office in person or, may be emailed upon request.

Cannonsburg Water District may consider informal any bid not prepared in accordance with this advertisement or the specifications. Cannonsburg Water District reserves the right to waive any informalities and to reject any and all bids.

Cannonsburg Water District
Tim Webb, District Manager
Published: February 3 & 5, 2026

Tuesday evening snowfall causes issues

STAFF REPORT

First responders and road crews stayed busy throughout Tuesday evening and Wednesday as snow piled up quickly on top of already subpar road conditions.

Ashland Boyd County Catlettsburg Emergency Management and Greenup County Public Safety both declared a Level 2 Snow Emergency Wednesday while crews worked to plow and treat roads.

With temperatures rising throughout the day Wednesday, road conditions were expected to improve.

“Give the crews room to work and be safe,” ABCEM posted.

Greenup County Public Safety issued a similar post. “When approaching plow trucks, slow down and give them room to work.”

Motorists encountered difficulty amid challenging conditions Tuesday as numerous accidents were reported throughout northeast Kentucky.

The Ashland Police Department reported roads still had some icy patches Wednesday morning, “so please take it slow out there.”

APD responded to more than 50 stranded motorists Tuesday evening. APD thanked the Ashland Streets Department for assisting.

“To our amazing citizens: thank you for your patience and understanding,” APD posted. “And to those who were able to stay home and off the roads, your good judgment helped keep our community safer.”

APD warned residents to clear all snow and ice off the tops of vehicles before heading out. It reminded folks the dangers of black ice.

“Give yourself extra time and space between vehicles,” APD posted. “If you can delay travel until roads improve, that’s your best bet. ... Remember, we’re all in this together, Ashland. Warmer days are absolutely ahead, and until then, let’s look out for each other. Be curious, be kind and be safe out there.”

NEWS IN BRIEF

Catlettsburg woman earns chiropractic degree

SPARTANBURG, S.C.

Abigail LeMarr of Catlettsburg, was one of 22 students from across the U.S. who received the doctor of chiropractic degree from Sherman College of Chiropractic in Spartanburg, South Carolina, on Dec. 13, 2025. The graduates participated in the college’s 150th Commencement Program, which was conducted on the Sherman campus.

The doctor of chiropractic program at Sherman College requires students to complete nearly 5,000 hours (14 quarters) of classroom and laboratory study and includes an internship in the college’s on-campus Chiropractic Center. To enter the D.C. program, students must have at least 90 semester hours of college-level courses, including courses in the sciences.

Students were recognized throughout the ceremony for academic honors, outstanding service and volunteerism, clinical excellence, and exceptional distinction in philosophy.

Claudia E. Seay, D.C., director of the Sherman Student Clinic and professor of Clinical Sciences, delivered a heartwarming address, offering memorable advice to the DC2Bs, taken from her 30-plus years of service to Sherman. Dr. Seay retired from Sherman on Dec. 31, 2025, marking the end of a distinguished career dedicated to service, leadership, and the chiropractic profession.

MEETING

Today, noon: City of Ashland commission, work session, special meeting.

Staff reports

Snowed in and logged on: Screen time tips for families

LEXINGTON

When snow and ice cancels school and energetic kids are trapped inside, many families use increased screen time to help stave off the “cabin fever.”

Research shows that screen time at times like this isn’t always a bad thing. However, many factors, such as the quality of the content, can contribute to increased screen time having a negative impact. Here are some tips on how you can set up your home for screen time success.

Start with the “5 Cs” of screen time. The “5 Cs” are guidelines from the American Academy of Pediatrics to help parents and caregivers determine how much screentime is appropriate.

- **Child:** Because all children are different, there’s no one-size-fits-all approach to screentime. Do they seek out content that supports their interests, or does exposure to social media increase their anxiety?
- **Content:** Research shows that content quality shapes whether kids have positive or negative relationships with media. Ask questions about what they play and watch and help them think about how the content could affect them.
- **Calm:** Some kids use screen time to help fall asleep or manage big feelings. Talk to their pediatrician about other ways to help calm their minds and bodies.
- **Crowding out:** Is screen time replacing family time? Rather than just

focusing on reducing screen time, help your family think about they can do instead, such as family movie night, playing in the snow, or playing board games.

- **Communication:** Talk about media early and often; this will help kids build media literacy helps you identify when your child or teen is having a hard time.

How much is too much? If your child is sleeping well, keeping up in school and is spending quality time with family and friends, then an extra episode or two of their favorite show won’t hurt. But if they’re sleeping less, struggling in school or having more frequent emotional outbursts, it’s time to set some limits. If your older teen is spending more time in their room, withdrawing from in-person interactions and scrolling social media all day and night, it could be a sign of depression. While teens crave independence and privacy, it’s important to monitor their social media use have open-minded conversations about what they’re seeing and feeling.

Plan a digital detox — as a family. Kids take their cues from adults, so if you’re on your phone all day, they will be too. Taking breaks from tech has the added benefit of helping you limit your own media intake and giving you moments of mindfulness with your kids. Develop a family media plan; set limits for yourselves and your kids, delete the most time-consuming apps or implement your device’s screen time limits. Have some alternative activities available, such as crafts, games or playing with a pet. Less time on your phone means more time for family connections.

MARY SHEA, Ph.D., is a pediatric psychologist at Golisano Children’s at UK.

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STAY



INFORMED

When your school board’s agenda includes proposed tax increases, you need your community newspaper to keep you informed.

Fight to keep public notices public!

Remain aware of decisions being made in your community.

DON’T FIND OUT TOO LATE

Public notices in newspapers help ensure open government by informing citizens about meetings, taxes, projects up for bid, and other important local and state activities. Without them, the public’s ability to access accurate records and hold government accountable would be greatly diminished.

THE DAILY Independent

PUBLIC NOTICES

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Published: February 3, 5, 7, 10 & 12, 2026

PUBLIC NOTICE

STATE OF SOUTH CAROLINA COUNTY OF LEXINGTON IN THE PROBATE COURT CASE NO: 2025ES3201274, IN RE: DORIS JEAN COLLINS Christopher Collins vs. Daniel Collins, Josh Millette a/k/a Joshua Collins & Dawight L. Collins, Respondents

NOTICE OF FILING SUMMONS AND PETITION FOR APPOINTMENT OF A PERSONAL REPRESENTATIVE IN THE MATTER OF DORIS JEAN COLLINS; NOTICE OF HEARING

TO: ABOVE NAMED RESPONDENTS: YOU WILL PLEASE TAKE NOTICE that the original Summons and Petition in this action was filed in the office of the Probate Court for Lexington County, South Carolina on July 31, 2025, the prayer of which seeks an appointment of a Personal Representative. YOU ARE HEREBY SUMMONED and required to answer the Petition in this action, a copy of which is herewith served upon you, and to serve a copy of your Answer to the said Petition upon the subscriber at his office at 252 Latitude Lane, Suite 102, Lake Wylie, SC 29710 within thirty (30) days after the service thereof, exclusive of the day of such service, and if you fail to answer the Petition within the time aforesaid, the Plaintiff in this action will apply to the Court for the relief demanded in the Petition.

NOTICE OF HEARING: You are hereby notified that the final hearing in the above-referenced matter to appoint a Personal Representative will be held on March 2, 2026 at 10:00 a.m. at the Lexington County Probate Court, 205 East Main Street, Suite 124, Lexington, SC 29072. JOHANNESMEYER & SAWYER, PLLC Lydia D. Hosting Attorney for the Plaintiff 252 Latitude Ln, Ste 102, Lake Wylie, SC 29710 (803) 368-4380.

Published: January 29 and February 5 & 12, 2026

PUBLIC NOTICE

Raceland-Worthington Independent Schools general fund budget for Fiscal Year 2026 estimates total revenue net of transfers to be \$8,982,500.

The entirety of the FY2026 working budget is available on the school website under departments then finance then working budgets. Copies are also available at the board office during normal business hours.

Published: February 5, 2026

PUBLIC NOTICE

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Cannonsburg Water District
Tim Webb, District Manager
Published: February 3 & 5, 2026

Cannonsburg Attachment 5

Estimated Cost to Construct

Riffe Contracting, LLC
211 Hennecke Lane
Ashland, KY 41102
(606) 928-6725
(606) 923-4493

Proposal #26-001

Tear down & move old building, building new building and reassembling steel building, minus the finishing touches of painting, floors, & base trim or exterior concrete.

844,235.00

Proposal #26-002

Painting office building

5,460.00

Proposal #26-003

Camera System

2,500.00

Proposal #26-004

Extra cost break room extension

3,900.00

Proposal #26-005

Data wires run

900.00

Proposal #26-006

Commercial grade flooring & base

25,300.00

Proposal #26-008

Outside concrete stoops & walk & 10 ballard post

7,900.00

Security system by Kirkland Lock Service

4,047.18

Bringing the total cost of building to

894,242.18



Chris Riffe, Owner
Riffe Contracting, LLC

Cannonsburg Attachment 6

Letter from Judge Executive



ERIC CHANEY, Judge Executive

DAVID SALISBURY
County Commissioner
District 1

JEREMY HOLBROOK
County Commissioner
District 2

RANDY STAPLETON
County Commissioner
District 3

To Whom It May Concern:

The relocation of Cannonsburg Water to the Boyd County Public Works Road Department property was undertaken as a practical and responsible effort to improve efficiency, maximize the use of public resources, and better serve the citizens of Boyd County.

When I took office in 2019, it became apparent that there were opportunities for governmental agencies to share resources that were not being fully utilized. Early in my administration, discussions began about utilizing the Public Works Road Department property as a hub for governmental agencies, creating a more convenient “one-stop shop” for taxpayers.

With that shared responsibility in mind, locating Cannonsburg Water to the Public Works Road Department property allows both operations to work more efficiently while making better use of resources already available to the county. These resources include fuel pumps, mechanics, office space, and other operational facilities. Co-locating the agencies also provides a more streamlined approach to daily operations and has the potential to reduce unnecessary costs associated with duplicating services and facilities.

As County Judge Executive, I believe it is my responsibility to promote efficiency and responsible stewardship of county resources. All governmental agencies in Boyd County ultimately serve the same people—the taxpayers—and we have an obligation to make responsible and practical use of the resources entrusted to us. That is why I offered the building and property to Cannonsburg Water for its relocation.

This approach is also consistent with the Fiscal Court’s decision to purchase the existing Cannonsburg Water building with the intent of donating it to County Ambulance Service lowering their response times to those in rural parts of the County.

I believe the relocation represents a practical use of county resources and is consistent with our responsibility to operate efficiently, eliminate unnecessary duplication, and make sound decisions on behalf of the people we serve.

Thank you,

Eric Chaney
Boyd County Judge Executive

Cannonsburg Attachment 7

Depreciation Expense

**Annual Depreciation Expense of Operations Facility at
Paul Coffey Industrial Park**

NARUC Account No.	Class of Plant	Service Life Years	Cost	Annual Depreciation
341	Structures & Improvements	35-40	\$ 886,795	\$ 23,648
397	Communication Equipment	10	7,447	745
Total				\$ 24,393

Notes:

- (1) This calculation applies 37.5 years as the depreciable life for Structures & Improvements as that is the midpoint the NARUC range.
- (2) Included in Structures & Improvements are the costs for: deconstruction and reconstruction of the donated metal building; constructing the addition, painting the office building; the break room extension, commercial grade flooring; and outside concrete stoops and walkway.
- (3) Included in Communication Equipment are the costs of the security system, camera system, and the cost to run the data wires for computer equipment.

Travis Attachment 1

Current Facility Exterior Photo

Photo of current facility (red brick building with white-sided addition on the back)
taken from across the street.

Note there is insufficient room surrounding the building for drive-up window traffic to flow



Travis Attachment 2

Maintenance Shop Photo



Interior of shop building to the rear of the utility vehicle parking area. This building has a tendency to take on water during periods of rain

Travis Attachment 3

Utility Vehicle Parking Area Photos

Photo taken from the customer parking area looking into the utility vehicle parking and storage area



Closer view of
available covered
parking



The District installed a carport cover to provide some protection from the elements for some of its equipment



A view of the District's equipment parking from inside the lot looking toward the office



Bays Attachment 1

Letters

Cannonsburg Fire Department &
Boyd County Emergency Medical Services

Richard Cyrus, Fire Chief
Cannonsburg Fire Department
Ashland, KY 41102
richardcyrus9401@gmail.com



September 11, 2026

To Whom It May Concern:

The Cannonsburg Fire Department endorses Boyd County EMS moving into the Cannonsburg Water District's building on Cannonsburg Rd. This move brings many benefits to central Boyd County, including the Cannonsburg area. Cannonsburg and the surrounding area are growing rapidly. Boyd County EMS currently has two stations located in the county, with one in Ashland that houses two ambulances. The closest EMS station in the county is in Summit, 3.6 miles away. The County EMS station responds to calls in the Summit and Cannonsburg area, as well as in the Ashland area. This move will allow the county station to staff one med unit in the Cannonsburg area for quicker response. This will enable quicker response times as the Cannonsburg area continues to see growth, including Camp Landing, Boyd County Sports Park, Sandy Racing and Gaming, Paul Coffey Industrial Park, and East Park Industrial Park. The central location will allow the med unit to respond more quickly to schools in the area, such as Early Learning Childhood Academy, Cannonsburg Elementary, Boyd County High School, Boyd County Technical Center, along with Ponderosa Elementary south of the interstate.

Motor vehicle accidents have also increased in the Cannonsburg area as growth has increased traffic flow along the US 60 Corridor. Interstate 64 has also seen increased traffic due to growth in the Cannonsburg area of Boyd County. Increased traffic flow from I-64 to Ashland has resulted in a major increase in traffic accidents and medical calls, with longer response times for emergency vehicles.

Locating the EMS station on Cannonsburg Water District property offers many advantages.

Sincerely,

Richard Cyrus
Richard Cyrus, Chief



Boyd County Emergency Ambulance Service
2758 Greenup Avenue
Ashland, KY 41101
606.325.9702



To whom it may concern,

For Boyd County EMS to meet increasing demand and maintain appropriate response times in the rapidly growing area of Cannonsburg, the addition of coverage is necessary. The current Cannonsburg Water Department as an additional station for ambulances would help meet that demand not only in the Cannonsburg area but would help decrease response times for the citizens south of I-64. We are proud of the Ambulance service we have built for the citizens and visitors of Boyd County and are committed to meeting their every growing needs.

Brent Turvey, Executive Director

Boyd County Emergency Medical Services