

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the matter of:

Michael + Skye Dick
(Your Full Name)

COMPLAINANT

VS.

McKinney Water
(Name of Utility)

DEFENDANT

COMPLAINT

The complaint of Michael + Skye Dick respectfully shows:
(Your Full Name)

(a) Michael + Skye Dick
(Your Full Name)

13117 N. Hwy 1247 Eubank, KY 42567
(Your Address)

(b) McKinney Water
(Name of Utility)

2900 KY-198 Hustonville, KY 40437
(Address of Utility)

(c) That: Discrimination based on sex and
(Describe here, attaching additional sheets if necessary,

Retaliation, abuse of power.
the specific act, fully and clearly, or facts that are the reason

Statement and description of events
and basis for the complaint.)

attached in additional sheets.

Continued on Next Page

Around November of 2023, we (Michael and Skye Dick) were looking at a property on McDaniel Lane in Stanford, Lincoln county, Kentucky. Around this time, I (Skye Dick) contacted McKinney Water company via phone to inquire about the availability of water service to the property. I was assured by an employee over the phone that there was a water main on McDaniel Lane and that procuring service there would not be an issue. We later purchased the property, and closed in August of 2024. Michael contacted McKinney water company in early September about setting up the water service for the property. We had chosen a potential homesite on Tract B, on McDaniel Lane with the address of 147 McDaniel Lane, Stanford, KY 40484. After speaking with McKinney Water District via phone, Michael went in a few days later to pay for the new service. On September 13th, Michael went in person and delivered a check to McKinney Water District for \$2,040.85. This was the fee for a new 1" line and water meter to be placed at 147 McDaniel Lane. Shortly thereafter, Mr. Lonnie "Punkin" Brown came to the property and met with Michael to discuss placement of the new meter. Michael was told that the line on McDaniel was a 3" line at that time. Mr. Brown also stated that a previous prospective buyer of the property had intentions of developing it into a subdivision of some kind. Mr. Brown asked Michael if we intended the same. Michael told Mr. Brown that no, we want to build a home for ourselves, but later we would possibly be looking at building at least one or two more homes for family members in the future. Mr. Brown told Michael that he wanted to have McDaniel Lane extended to the end of the easement, and to have the water main brought all the way into the property at the very end of McDaniel Lane. Michael told him that we would be very open to that idea, because we may need a couple more meters in the future; but we would like to build our home now, so he showed Mr. Brown where we would like the meter placed, next to the drive on McDaniel Lane- right across the street from the meters currently in place for 120 and 200 McDaniel Lane (It should be noted that the main line actually runs up McDaniel Lane along 147 McDaniel Lane. It has lines added that cross under the road to the neighboring properties). Mr. Brown said that would not be an issue, and that he thought that we could get the line brought all the way into the existing private road (now recorded with Lincoln County as "Cowboy Way"). Mr. Brown returned a couple of times over the next two weeks or so, and brought with him the Chairman of the Board, a Mr. Matt Rankin, as well as a couple of other officials, to discuss the extension of the road and the existing main water line on McDaniel Lane. He also left Michael several small flags and asked him to place the flags along Cowboy Way where we thought water meters might be needed in the future, which he did.

On September 23rd, 2024, I (Skye Dick) called McKinney Water District and spoke with the receptionist, who had Mr. Brown call me back later that same day. When I spoke with Mr. Brown, I asked him when we should expect him to be placing the meter for 147

McDaniel Lane. Mr. Bown told me that he had to meet with some more engineers and the judge about extending the road. He told me that this process could take a year and a half to two years. I told him okay, but we would like to have the meter for our home placed as soon as possible as we were building now. Mr. Brown told me that they couldn't bring it all the way in to Cowboy Way until the road was extended. I told him I understood, but since we were starting construction on our home now, we were fine with the meter being placed next to the driveway on McDaniel Lane, and we could add the other meters later, after the road was extended. Mr. Brown said that he would be out over the next couple of weeks to place the meter. My conversation with Mr. Brown was cordial and I had no reason to believe that I had upset him in anyway.

On September 26th, 2024, Michael called me upset because someone from the water company was out on the border of Tract A, on Neals Creek, marking along the road. When Michael approached the worker, He said that he was marking for the new water service for 147 McDaniel Lane. Michael told the worker that he was in the wrong place, and that no water meter should be placed there. The worker called Mr. Brown from his personal cell phone and had Mr. Brown on speaker to speak with Michael. Michael told Mr. Brown that he was marking the wrong tract, and that this is not where we wanted the meter to be placed, as it is a long way from the building site, and not even on the same tract. Mr. Brown stated over the phone on speaker in front of witnesses, "Well, you need to get your *woman* in check," and "I can put the meter wherever I want to,". Michael told Mr. Brown, that no, we don't want the meter all the way down on Neals Creek, because it's nearly one thousand feet away from where it should be. Shortly after this encounter, the worker left. During this time, following Michael's call, I called McKinney Water District and spoke with the receptionist there. I told her that they were trying to place the meter on the wrong property, and that we did not want the meter placed along Neals Creek Rd. I verified with her that the address for service was 147 McDaniel Lane, and that the meter should be placed near the driveway across from the meters already in place for 120 and 200 McDaniel Lane, right along where the water main line is on McDaniel Lane. I also told her that we have no need for a meter almost a thousand feet away from the entrance to the property. She stated that she would get the information to the team that places the meters. A few days later, while we were absent from the property, the meter was placed along the road on Neals Creek. Michael called Mr. Brown again, and Mr. Brown reiterated "I can put it wherever I want". The meter is 820 ft away from where it should have been placed on McDaniel Lane. The placement on McDaniel Lane would be less than 50 ft away from the main line and less than 50 ft away from already existing meters.

Following this, I (Skye Dick) called Mr. Rankin, and spoke to him. I told him of Mr. Brown's sexist comments and behavior after I asked him to place our (already paid in full)

water meter before the extension of McDaniel Lane. I asked that the meter be moved to the already agreed upon location on McDaniel Lane. Mr. Rankin told me then that they thought that McDaniel Lane had a 3" water main on it, but that they had discovered that it *may* only be a 2" line. Mr. Rankin told me that their paperwork and maps all showed a 3" main. He also stated that a 2" main "isn't even allowed" (He also offered no evidence of this). He thought that *may* be why Mr. Brown wanted to put the service on Neals Creek, because he thought that a 2" line may not support a 1" service. I told him if that was the case, someone could have just told us that, and reducing the service to a ¾" service was acceptable, if necessary, we would just ask that the difference be refunded. I also told Mr. Rankin that no one had told us anything about that, and that the only reasoning given to us was from Mr. Brown when he told Michael that he should get "his woman in check", and that he could put the meter "wherever he wants". At this time I asked Mr. Rankin to resolve the issue by placing the meter on McDaniel Lane as agreed, and that if the service needed to be reduced to ¾" we were fine with that. He told me that he would get back with me after speaking with Mr. Brown. I never heard back from Mr. Rankin.

I gave Mr. Rankin about a week to return my call, and when he did not, I reached out to the Public Service Commission, where I spoke with Rosemary.

October 10th-12th, Michael was in Tennessee and North Carolina with a few other firefighters for Hurricane relief and support. It just so happened that Mr. Rankin was at the same camp at the same time. Mr. Rankin approached Michael and told him that he should "talk to Punkin" because "Punkin found out that he couldn't put a meter there". Michael told Mr. Rankin that it seemed to be convenient that "Punkin only "found this out" after he was asked to go ahead and place the meter by his (Michael's) wife, and after a complaint was made.

On October 23, 2024, I called the Public Service Commission back for a follow-up. I spoke with Rosemary again, who told me that the response to my complaint from McKinney Water District was that the line on McDaniel Lane "could not support multiple meters on the large parcel of property in question". We have at this point only requested (and paid for) a *single* water meter, to be placed at the drive within 50 ft of the water main, in accordance with 807 KAR 5:066 Section 11. Although, we were told on multiple occasions (November 2023, August 2024, September 2024) that water service was available, and that we could have multiple services in the future if needed.

We made the decision to purchase this land based, in part, on the information provided by McKinney Water District that water service would be available to the property for a home and for livestock. Bringing a line underground from Neals Creek Road all the way up into the property will add a significant cost in the tens of thousands of dollars. There are

currently three water meters closer to our driveway on McDaniel Lane than the one placed for us. The main water line literally runs on our side of the road, on McDaniel Lane, to at least where it splits off for 120 and 200 McDaniel Lane's water services, next to our driveway. This issue has caused significant stress, delays in construction, costs, and we are unable to even bring livestock to the property without a way to provide them with water.

Formal Complaint

Dick

vs. McKinney Water Dist

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Please see attached additional sheets for statement and description of events. Mr. Brown of McKinney Water District abused his power of position to discriminate and retaliate against Skye Dick after she asked that the meter be placed in a timely manner.

Wherefore, complainant asks We ask that Mr. Brown be (Specifically state the relief desired.)

disciplined sufficiently to prevent this type of behavior from continuing toward us or any other customer(s). We ask that our paid meter be placed next to the driveway on McDaniel Lane, across from the other meters. We ask that the water company reimburse \$6,000 we had to pay for a well until this issue is resolved.

Dated at Stanford, Kentucky, this 18th day (Your City)

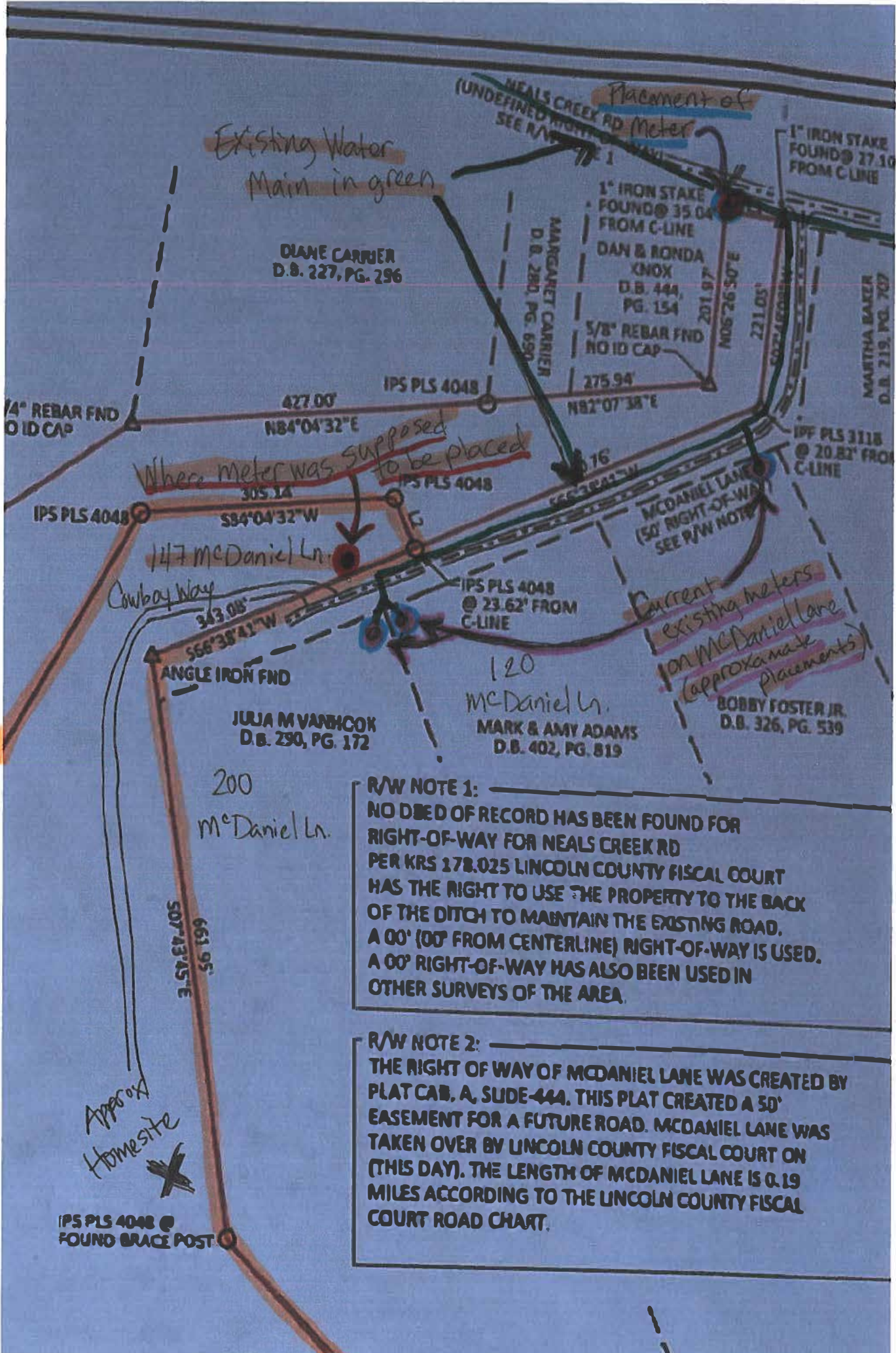
of November, 2024. (Month)

Skye Dick Michael Dick (Your Signature*)

(Name and address of attorney, if any)

Date

*Complaints by corporations or associations, or any other organization having the right to file a complaint, must be signed by its attorney and show his post office address. No oral or unsigned complaints will be entertained or acted upon by the commission.



Existing Water Main in green

Placement of Meter

Where meter was supposed to be placed

Current existing meters on McDaniel Lane (approximate placements)

Approx Home site

R/W NOTE 1:
 NO DEED OF RECORD HAS BEEN FOUND FOR RIGHT-OF-WAY FOR NEALS CREEK RD PER KRS 178.025 LINCOLN COUNTY FISCAL COURT HAS THE RIGHT TO USE THE PROPERTY TO THE BACK OF THE DITCH TO MAINTAIN THE EXISTING ROAD. A 00' (00' FROM CENTERLINE) RIGHT-OF-WAY IS USED. A 00' RIGHT-OF-WAY HAS ALSO BEEN USED IN OTHER SURVEYS OF THE AREA.

R/W NOTE 2:
 THE RIGHT OF WAY OF MCDANIEL LANE WAS CREATED BY PLAT CAB. A, SLIDE 444. THIS PLAT CREATED A 50' EASEMENT FOR A FUTURE ROAD. MCDANIEL LANE WAS TAKEN OVER BY LINCOLN COUNTY FISCAL COURT ON (THIS DAY). THE LENGTH OF MCDANIEL LANE IS 0.19 MILES ACCORDING TO THE LINCOLN COUNTY FISCAL COURT ROAD CHART.

IP5 PLS 4048 @ FOUND BRACE POST

Current plat location

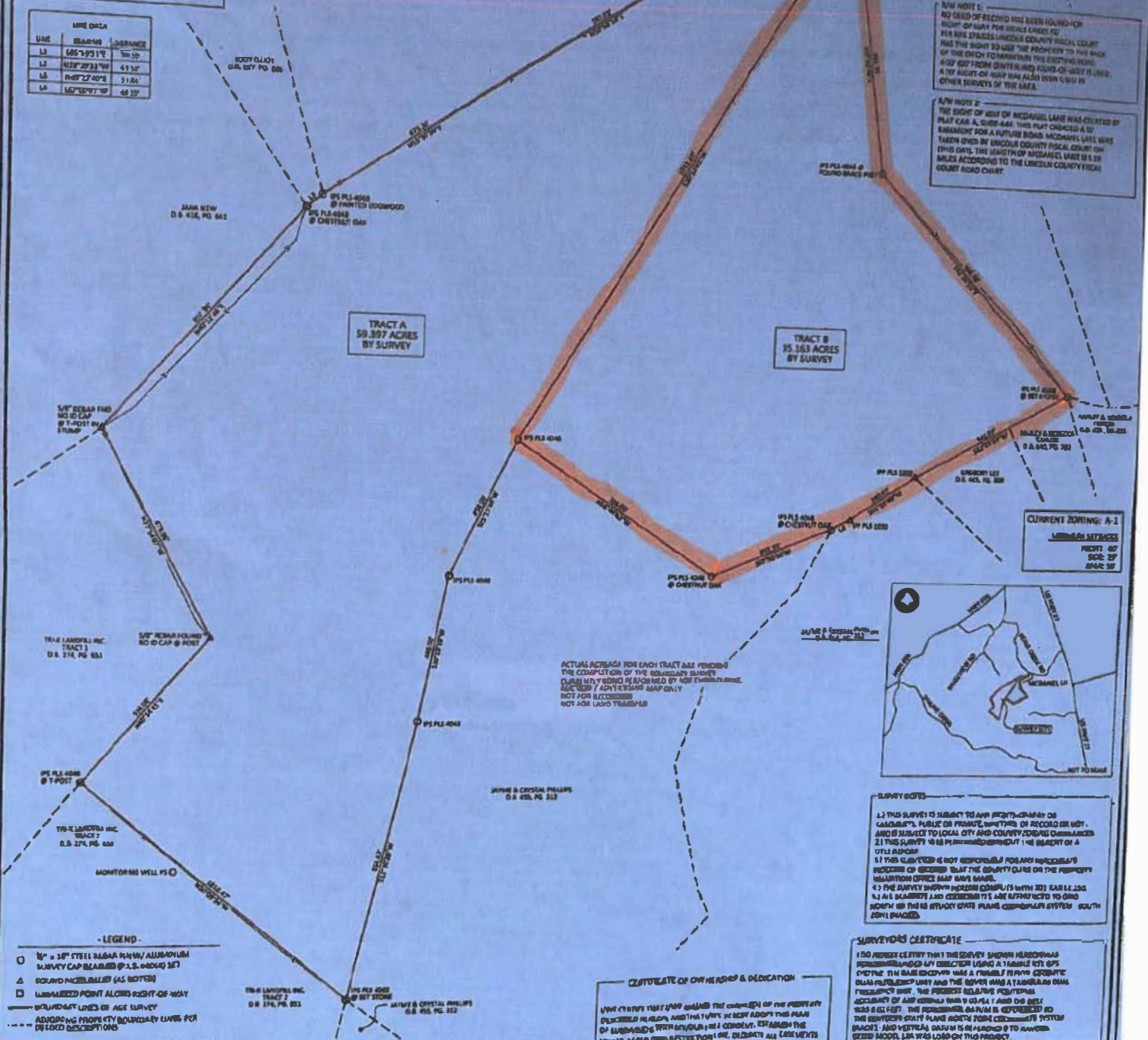


LAND CLASS: "RURAL"
 PROPERTY OWNER: ALBERT & ANN JACKSON
 ADDRESS: 154 PORTMAN AVENUE
 STAMFORD, KY 40484

PURPOSE OF PLAT
 1.) TO REPLACE AND DIVIDE THE PROPERTY OF ALBERT AND ANN JACKSON AS RECORDED IN D.B. 203, PG. 297 AT THE LINCOLN COUNTY CLERK'S OFFICE INTO TWO TRACTS, BEING SHOWN HERE ON AS TRACT A AND TRACT B.

LINE	BEARING	DISTANCE
L1	S85°39'31"W	100.00'
L2	N33°27'31"W	61.50'
L3	N67°27'40"E	31.00'
L4	S67°57'17"W	68.50'

SOURCE OF TITLE
 BEING ALL OF
 ALBERT JACKSON & ANN JACKSON
 D.B. 203, PG. 297



NOTE 1:
 NO DEED OF RECORD HAS BEEN FOUND FOR RIGHT OF WAY FOR NEALS CREEK RD. PER THE 2003 LINCOLN COUNTY FISCAL COURT HAS THE RIGHT TO USE THE PROPERTY TO THE BACK OF THE ECHT TO MAINTAIN THE EXISTING ROAD. ANY DEED FROM CENTERED RIGHT OF WAY IS UNDER A DEED OF RIGHT HAS ALSO BEEN USED BY OTHER SURVEYS OF THE AREA.

NOTE 2:
 THE RIGHT OF WAY OF MCDANIEL LANE WAS GRANTED BY PLAT CAR A, SUB A-4. THIS PLAT CHECKED A 10' EASEMENT FOR A FUTURE BOND MACHINERY LANE WAS TAKEN OVER BY LINCOLN COUNTY FISCAL COURT ON THIS DATE. THE LENGTH OF MCDANIEL LANE IS 18 MILES ACCORDING TO THE LINCOLN COUNTY FISCAL COURT ROAD CHART.

CURRENT ZONING: A-1
 MINIMUM SETBACK:
 FRONT: 60'
 SIDE: 20'
 REAR: 30'



SURVEY NOTES
 1.) THIS SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER ON RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
 2.) THIS SURVEY IS NOT TO BE CONSIDERED AS THE BASIS OF A TITLE REPORT.
 3.) THE SURVEY IS NOT RESPONSIBLE FOR ANY UNDISCOVERED INTERESTS OR DEEDS THAT THE COUNTY CLERK OR THE PROPERTY MAINTENANCE OFFICE MAY HAVE.
 4.) THE SURVEY SHOWS NEALS CREEK WITH 30' R/W. SEE 2003 D.B. 203, PG. 297.
 5.) ALL EASEMENTS AND DEEDS TO BE RECORDED TO BE VALID MUST BE RECORDED WITHIN THE STATUTE OF RECORDS OFFICE SOUTH OF KY.

SURVEYOR'S CERTIFICATE
 I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREOF WAS PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF KENTUCKY. I AM NOT PROVIDING ANY WARRANTY AS TO THE ACCURACY OF ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN HEREON. I AM NOT PROVIDING ANY WARRANTY AS TO THE ACCURACY OF ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN HEREON. I AM NOT PROVIDING ANY WARRANTY AS TO THE ACCURACY OF ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN HEREON.

CERTIFICATE OF OWNERSHIP & DEDICATION
 WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, AND THE STATE OF KENTUCKY, HEREBY CERTIFY THAT THE PLAT OF THE SURVEY SHOWN HEREOF IS ACCURATE AND CORRECT AND IS SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN HEREON. WE HEREBY DEDICATE THE SURVEY TO THE PUBLIC OR PRIVATE USE AS NOTED.

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THIS PLAT IS NOT A SUBDIVISION ACCORDING TO THE LINCOLN COUNTY SUBDIVISION REGULATIONS AND IS READY TO RECORD.

- LEGEND -
- 1/2" x 1/2" STEEL REBAR PIN OR ALUMINUM SURVEY CAP BEARING (AS NOTED)
 - △ CONCRETE MONUMENT (AS NOTED)
 - UNMARKED POINT ALONG RIGHT-OF-WAY
 - UNMARKED POINT ALONG RIGHT-OF-WAY
 - ADJOINING PROPERTY BOUNDARY LINES FOR DEEDED DESCRIPTIONS

AGE
 SURVEYING SERVICES, INC.
 P.O. BOX 204
 165 FOSTER LANE
 STAMFORD, KY 40484
 PHONE (606) 365-8362
 FAX (606) 365-1097

RETACEMENT SURVEY PLAT
 ALBERT JACKSON HEIRS PROPERTY
 2 TRACTS TOTALING 94.560 ACRES BY SURVEY
 INTERSECTION OF NEALS CREEK RD. & MCDANIEL LANE
 LINCOLN COUNTY, KENTUCKY

DATE: 10/18/2007
 SCALE: 1" = 200'
 DRAWN BY: JCS
 APPROVED BY: BHW
 PLANNED: 214/08/07

SKYE N DICK
MICHAEL T DICK
13117 NORTH HWY. 1247
EUBANK, KY 42567

73-123/839

1387

DATE 9-13-24

PAY TO THE ORDER OF McKinney Water District

Two thousand four hundred and ten and 05/100 DOLLARS

Farmers
NATIONAL BANK

Herricksburg Banking Center
778 S. College St.
Herricksburg, KY 40330-2108
www.fnbky.com

MEMO Net Connection check

Michael Dick

9/16/2024 - 1387 - \$2,040.85