

Minutes #807

Ledbetter Water District

September 19, 2023

5:30 P.M.

THE EIGHT HUNDRED SEVENTH MEETING OF THE LEDBETTER WATER DISTRICT WAS HELD AT THE LEDBETTER WATER DISTRICT OFFICE IN LEDBETTER KENTUCKY SEPTEMBER 19, 2023, AT 5:30 P.M.

MEETING WAS HELD ON PURSUANT TO NOTICE AND CONSENT BY SAID DISTRICT, TERRY TEITLOFF, CHAIRMAN; MICAH JOINER, VICE CHAIRMAN; ARNIE PUCKETT, SECRETARY-TREASURER; LANCE WOOTEN, COMMISSIONER; PHILIP ORR, COMMISSIONER.

Those present: Terry Teitloff, Lance Wooten, Micah Joiner, Philip Orr, Arnie Puckett, Alan Fox, Paula Malone.

Guests tonight: Michelle Ladd, Sherry Enoch, Karla Scott, Drake Creek HOA, Bryan Henson, Drew Kirk and Leslie Case.

This meeting was called to order at 5:46 P.M. by Terry Teitloff.

Terry said that the Home Owners Association didn't come tonight but we know what they wanted to ask. The gate at the Faye Drive Lift station. What do we want to do there? Last month we decided to put rock down and fix the road.

Arnie said he talked to Bryan and he just want non-members to use that road as an entrance, they have other entrances. Arnie said we were trying to be nice and fix the road. Since it is our property, he feels we should just fix it so we can get our mower through to mow.

Whoever uses it, use it. All we need to worry about is that we can get the mower in to maintain our property.

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Terry said if they cared that much, they would have been to the meeting and addressed the Board. If someone calls a Board member with an issue, they need to be asked to be put on the agenda and come to the meeting.

The Board agreed to leave the road as it is.

Guests:

Sherry Enoch.

Shery said that 20 years ago they put their water line in and at that time, there were very few homes in that area. Her service line is very long. She is wondering if the District can move her meter onto her property closer to her house. If some of her neighbors want to connect into the line, would it make a difference?

Arnie said we could apply for a grant to extend the main if there are several houses that can tap into it. Sherry said James Marine, Eddie Johnson (2), and the Cunninghams have talked with her about it.

Arnie said we could do a cost analysis and see if everyone wants to chip in to make it happen. According to our tariffs, we can only go 50 feet. Micah suggests they pay for the line. If in the future someone else taps into it, the person that installed the line will get a percentage of the tap fee paid.

Sherry said she will talk to her neighbors again.

Michelle Ladd:

Michelle said she has several things. She has been to Smithland and Grand Rivers and asked them what their base water bill was. Grand Rivers base rate is \$18.00 if you don't use any water. At Smithland,

their base rate for water is \$32.22 and if you have water and sewer, it is \$65.36. Again, this if you don't use any water. Our base is \$7.74 for water and \$39.74 if you have water and sewer. (\$47.48 total)

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Smithland has gotten 2 Grants, but still has never seen any of the money.

Michelle has also talked to the Credit Bureau. She would like to see the District use them as a source of recourse. Paula said in 3 years she has had to write off \$30,000.00 of unpaid bills. If we use the Credit Bureau, they will charge us a percentage, but some is better than none. This will also inspire people to pay their bills.

She also asked if our loan payments were current. Arnie answered, as of December 2022 we owe. 1.17 million in loans.

Michelle said, if we had a website, we could how Ledbetter Water is taking care of the Sewer. We need to communicate that it is a county thing. Grants are tax dollars paid by the people. Lance explained to her that Grants come from people paying too much in taxes and is supposed to be distributed back into the counties. Michelle said then the community needs to push that a certain percentage of our property tax need to be set aside for Utility Infrastructure.

Philip said what we need is to ask the Fiscal Court to encourage our Magistrate cease negativity and to quit fanning the flames. The negativity that he is spreading doesn't bring people in.

WEB PAGE:

Arnie showed us all the Web Page with all of the tabs people can go to for information. Minutes will be posted on it as well. The man that is making this page is a little less expensive than the first man. We are hoping to be able to add new minutes on ourselves when it is time, All of the Board and Managers will have an e-mail login and all

will see the e-mails from customers. This way we are all informed of any issues.

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There are some videos on it that the Board said they would like to be replaced with a gallery of pictures, no employees in them. It will also be mobile friendly, where people can pay their bills on their phone.

Philip said that he loves it, Micah said he wished it was more mobile friendly. Computers are soon to be a thing of the past. Everyone does that stuff on their phones now. We will also need to send out a letter so the public knows about it. Paula said we can put it on the bills.

Karla said she would appreciate something in her hand, such as a letter. Arnie said anything on here will go to the presence on Facebook, You Tube and Instagram.

We will also need to ask for customers to update their contact information so they can receive alerts on the One-Call.

Micah suggests that maybe Halloween we could hand out candy since the Fire Department has their food. This would be great for PR.

We have already talked about the fence at Faye Dr.

Security Cameras:

The Fire Department said that they have cameras that show quite a lot of our Parking lot. Arnie said if we buy 2 more cameras, one for rout front and another at the back building. These cameras are \$120.00 each and it will cost \$300 - \$400.00 to get them installed and ready. He asked if we needed to make a motion, Paula said we already approved them with a motion a few months ago.

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Misc. Old Business

Nothing to discuss.

New Business:

Drake Creek Meeting October 9

Arnie asked if we could be at their monthly meeting for a Q&A. They said that we can have reps there to answer questions, but they don't want us to do a presentation.

Terry said the website will take care of that.

Signature Cards at the Bank:

Paula said we will have to have new signature cards at the bank again. We have to show minutes stating she will be removed.

Terry said we don't have to have new cards just to remove someone. Barb will have to sign a paper stating she wants to be removed.

Paula said she is going to the bank tomorrow and will ask. (yes, I found out that you do need to have new cards made and a copy of the minutes stating the removal of a person.)

Arnie made a motion to remove Barbara Green from our bank signature cards, effective September 29,2023. Philip seconds the motion. All were in favor, none opposed. Motion carries.

Miscellaneous Business:

Arnie wrote a letter of resolution for the Judge Exec. And asking that in the future he respects the rules for appointment/reappointment of a Board member. He asked the Board if they wanted to accept the letter of resolution so we can have it on record.

Philip said he talked to the Judge and he regrets going about it the way he did. He said it will be done according to regulations next time. He did call all of the Board members and talked to them, except for Arnie.

Philip said it didn't really go the way they planned. Lance is going to bring in new insight to the Board. Terry said he (judge) is going to do what he is going to do.

Michelle asked if we could have an alternate Board member. Paula said we can't because in order to have a meeting, we have to have a quorum. If enough members don't attend, we can't have the meeting.

After much discussion, Terry asked if we were going to do the resolution or not. No one spoke, Arnie said, let's move on.

Another issue discussed was updated our clarifier. WE need to make it more secure. Alan is to call around and see what other plants are doing with theirs.

Arnie asked Paula to set up a meeting with David Anderson to go over the P&L and Balance Sheet that the Board approves every month. His main suggestion is to print a previous year comparison

with percentages. We will be using these reports in the future. Some items are allocated between the two companies so one month you may see -80%, but the next month 80% to the good. Keep an eye on bank account balances and maint. costs.

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7:44 P.M. Arnie made a motion to go into Executive Session. Philip seconds the motion.

7:52 Micah makes the motion to go back to Regular Session. Philip seconds the motion.

Arnie has a letter that amends the position held by Barbara Green, stating that the position will be abolished Friday, September 29, 2023 instead of September 15, 2023. Barbara signed it as well as Arnie and Paula as a witness.

Philip makes a motion to accept the letter, Micah seconds the motion. All were in favor, none opposed. Motion carries.

Philip made the motion to accept the minutes and financials from last month as written. Micah, seconds the motion. All were in favor, none opposed. Motion carries.

This completes our agenda for the evening. This meeting is adjourned by Terry Teitloff at 8:00 P.M.

WE THE UNDERSIGNED BEING THE COMMISSIONERS OF THE LEDBETTER WATER DISTRICT, ORGANIZED AND EXISTING UNDER AND BY THE VIRTUES OF THE LAWS OF THE STATE OF KENTUCKY, DO HEREBY SEVERLY WAIVER ANY AND ALL NOTICE OF THE COMMISSIONERS OF SAID DISTRICT, AND RATIFY, APPROVE AND CONFIRM ANY AND ALL BUSINESS TRANSACTED AT SUCH MEETING AND HEREIN SET FORTH.

Terry Teitloff, CHAIRMAN

Micah Joiner, VICE-CHAIRMAN

Arnie Puckett, SECRETARY-TREASURER

Lance Wooten, COMMISSIONER

Philip Orr, COMMISSIONER

Paula Malone, OFFICE MANAGER