

Bullock Pen Water District
Minutes
January 22, 2026

**MINUTES OF THE
BULLOCK PEN WATER DISTRICT
JANUARY 2026 MEETING**

The January 2026 meeting of the Bullock Pen Water District was called to order on January 22, 2026, at the hour of 1:00 p.m., at the Bullock Pen Water District Headquarters, 1 Farrell Drive, Crittenden, Kentucky 41030. Those in attendance were Superintendent Paul Harp, Chairman Charles Givin, Commissioners Bryan Slaughter, Andrea Walton, William Wethington and Rodger Bingham. Also present were Counsel Thomas R. Nienaber, Amy Ruark, Ashley Dyer, and Kentucky Engineering Group, Inc., Mr. Ryan Carr. Mr. Brandon Baxter attended the meeting representing HMB Professional Engineers, Inc.

The first order of business was a review of the December 2025 Minutes. After discussion, upon motion of Bryan Slaughter and second by William Wethington, it was unanimously,

“RESOLVED: that the December 2025 Minutes be approved as attached.”

The next order of business was a review of the December 2025 Profit and Loss Statement and Warrants as attached. After discussion, upon motion of William Wethington and second by Andrea Walton, it was unanimously,

“RESOLVED: the December 2025 Warrants and Profit and Loss Statement be and the same are hereby approved as attached.”

The first order of business was a presentation by residents from Freedom Lane, including Doug Carnes, Elizabeth Reed, and Charlotte Schmidt. Residents from Freedom Lane were requesting assistance from the District in replacing existing water lines. Superintendent Harp reported that he has prepared a cost estimate for materials. If a 6” line is installed, the cost estimate is approximately \$40,000.00. A 4” line would be approximately \$30,000.00. Superintendent Harp stressed that these figures are estimates only and do not include installation cost, labor, engineering, easements, and the like. Superintendent Harp reported that a general rule of thumb is that a total project cost is approximately two times the material cost. Mr. Nienaber stressed that easements should be obtained. Superintendent Harp also commented that the existing service lines are in very bad shape with multiple customers serviced by one meter. Due to the current configuration of water lines, the total cost of the project could be higher than general estimates. Superintendent Harp also commented that the above project costs do not include new meters where necessary. Any customers that would require a new meter would also be charged an additional tap-in fee. Commissioner Bingham inquired as to whether Grant County has any money that would be available to assist the residents in paying for construction costs. Chairman Givin reported that Judge Executive Dills has no money in the County budget this year for water line projects. Mr. Carnes inquired as to what Superintendent Harp thought the total cost of the

Bullock Pen Water District

Minutes

January 22, 2026

project might be. Superintendent Harp stated that the total cost could be upwards of \$100,000.00. Superintendent Harp stressed that this is only an estimate and nothing more. Mr. Carnes also inquired as to engineering costs. Mr. Baxter from HMB stated that the cost could be around \$5,000.00.

The next order of business was a report by Counsel Thomas R. Nienaber as follows:

1. Mr. Nienaber reviewed with the Board his January 2, 2026 correspondence outlining the most recent Inspection Report for the Waller Drive Dam as issued by the Energy and Environment Cabinet. Mr. Nienaber also reviewed with the Board Mayor Purcell's email directed to Judge Executive Chuck Dills, et al, regarding the Inspection Report. Mr. Nienaber stated that once again Mayor Purcell seems to believe that all of the problems with respect to the Waller Drive Dam are the result of actions taken by the District and/or Grant County Sanitary Sewer District. The Inspection Report tells a different story. Mr. Nienaber stated that in past meetings he had suggested that representatives from the District meet with Mayor Purcell and the City of Crittenden City Council. Chairman Givin sent a letter to Mayor Purcell in recent days, and the District has yet to receive a Response. Given Mayor Purcell's past actions, Mr. Nienaber does not believe that a meeting with the City of Crittenden and/or Mayor Purcell would be productive at this time. Superintendent Harp reported that he had a phone conversation with the State Inspector. Once again, Superintendent Harp explained to the Inspector that the District is not committed to using the easement which traverses the face of the dam. If the District is given unobstructed access to the Waller Lift Station which can be achieved through the Garrison driveway easement, the District would be more than satisfied. Superintendent Harp stated that after his discussion with the Inspector, he believes that all the State wants is that the dam be cleaned up and properly maintained. Mr. Nienaber commented that the Inspection Report does suggest that a Geotech report regarding the stability of the dam be undertaken. Commissioner Powell opined that the cost of such a Geotech report could be as high as \$100,000.00.
2. Mr. Nienaber reported on the status of the PSC case currently pending. Mr. Nienaber indicated that he had no idea when the PSC would take final action. Commissioner Walton inquired as to what needs to be done with the case before it is completed. Mr. Nienaber reviewed with the Board the current status of the case and how it would proceed. He reported that January 7, 2026, was the last day that anyone could request a public hearing. At this time, the case is complete and currently before the PSC for a final decision. Mr. Nienaber stated that the PSC could request a Public Hearing if they believe one is necessary. If not, the PSC could enter a ruling based simply on the Record and evidence presented to this date. Mr. Nienaber does not believe the PSC will take any adverse action against the District. Commissioner Slaughter inquired as to whether or not the Kentucky Department of Fish & Wildlife (F&W) decision would have anything to do with the pending case. Mr. Nienaber stated that those are two separate issues. Mr. Nienaber explained that the WTP Project and the existing case are two separate issues as well. Mr. Nienaber opined that the reason the PSC initiated the case was due to

Bullock Pen Water District
Minutes
January 22, 2026

information relayed to the PSC which suggested that the District had undertaken construction of the WTP Project without authorization. This opinion is based on speculation only. Mr. Nienaber stated he has no concrete evidence to support that opinion at this time.

3. Mr. Nienaber presented Mr. Miller's Financial Analysis for consideration by the District. Mr. Nienaber reported that since the Public Hearing conducted on December 18, 2025, several questions were presented to Superintendent Harp from Ryan Carr at KEG and Superintendent Harp. Copies of those questions are attached. In response to the questions presented, Mr. Miller submitted a responsive letter (attached). Basically, Mr. Miller reported that the questions presented were well taken, however, there remains a number of "unknowns" for the pipeline project with little "unknowns" for the WTP Project. Mr. Nienaber reviewed with the Commissioners Mr. Miller's response. Commissioner Wethington stated that he might have additional questions. Mr. Nienaber stated that if anyone has any additional questions, they are more than welcome to contact Robert Miller directly. Alternatively, anyone who has additional questions regarding the Financial Analysis could submit them to Superintendent Harp who will refer them to Mr. Miller. Mr. Nienaber stated that this is still a preliminary report and not yet ready for publication. After considerable discussion, it was recommended that the District not take final action on the Financial Analysis at this time and defer to the next regular meeting.
4. Mr. Nienaber inquired as to whether or not anyone has heard any additional updates regarding the Katie Drive Project. Mr. Nienaber has not heard anything from the Boone County Attorney's Office regarding the preparation of final easements. Superintendent Harp reported that he did not hear anything as yet either.
5. Mr. Nienaber reported that he has not heard anything regarding the PFAS litigation.

The next order of business was a report by HMB Professional Engineering, Inc., Mr. Brandon Baxter, as follows:

1. Mr. Baxter reported that in the absence of Benton Hanson, he will be taking over responsibilities for assisting the District in its engineering needs. Mr. Baxter reported that Mr. Hanson is currently undergoing treatment for his medical condition. He will keep the District apprised of any further developments. Chairman Givin, Commissioners and Staff all expressed their sympathies and support for Mr. Hanson in this difficult time.

The next order of business was a report by Superintendent Harp as follows:

1. Superintendent Harp reviewed with the Commissioners his monthly Superintendent Report as attached.
2. Superintendent Harp reported that the new truck ordered in October has been delivered and in service.

Bullock Pen Water District
Minutes
January 22, 2026

3. Superintendent Harp reported that the District's water meter pit and adjoining line at the Dry Ridge by-pass line which goes under U.S. 25 and the railroad tracks encountered a leak under the railroad tracks. This line does not provide service to anyone and was originally installed years ago for future use if necessary. Superintendent Harp reported that the leak was fixed without entering railroad property. Superintendent Harp stated that the line was constructed under the railroad years ago for future use in the event the District was to provide water to Dry Ridge. Superintendent Harp does not believe that the line will ever be used. Mr. Nienaber stated that since the leak may have extended under the railroad tracks, the District should notify the railroad in writing. Superintendent Harp does not believe there has been any damage under the railroad tracks. Nonetheless, Mr. Nienaber stated that the District should notify the railroad in writing of the situation.
4. Superintendent Harp reported that he was contacted by an individual who has agreed to raze the Catlett house at no cost in return for the materials which can be salvaged from the home. Mr. Nienaber suggested that nothing be done to the Catlett home at this time. The District should wait until a decision is made with respect to the WTP Project.

The next order of business was a report by Amy Ruark and Ashley Dyer as follows:

1. Ms. Ruark reported on the status of her mobile/notification app which the District is currently considering. She has received two bids. One is from GoGov.com. The submittal by GoGov.com is currently being used by the City of Williamstown. Ms. Ruark reported that she spoke with representatives from the City of Williamstown and they are very satisfied with the app. The cost for the GoGov.com service is \$3,900.00 per year, with no implementation fee and allows for unlimited texts.

The second bid was from TextMyGov.com. They require a \$750.00 initial set-up fee, with an annual fee of \$4,000.00 for unlimited texts. After Ms. Ruark's investigation, she highly recommends that the District go with the GoGov.com option. After considerable discussion, upon motion of Rodger Bingham and second by William Wethington, it was unanimously,

“RESOLVED: that Amy Ruark be and she is hereby authorized to sign a contract with GoGov.com (after approval by legal counsel) and the District for the purpose of providing mobile/notification app services at cost not to exceed \$3,900.00 per year. The Contract should not extend past two years.”

2. Ms. Dyer reported on the current status of the Employee Handbook being prepared by Kentucky League of Cities (“KLC”) for the District. She expects the draft Employee Handbook will be available for presentation and consideration by the District at its March/April meeting. Ms. Dyer also reported that the “on-call stipend” for hourly employees who are on-call is currently \$40.00 per week. KLC who is preparing the

Bullock Pen Water District
Minutes
January 22, 2026

Employee Handbook, stated this amount was below what is competitive in the labor market and suggested the stipend be increased to \$70.00 per week. Ms. Dyer, Ms. Ruark, and Superintendent Harp all recommend that the stipend for all hourly “on-call employees” be raised to \$70.00 per week. After considerable discussion, upon motion of William Wethington and second by Bryan Slaughter, it was unanimously,

“RESOLVED: the District increase its hourly employee “on-call stipend” to \$10.00 per day.

3. Ms. Ruark reported on the status of CD renewals. Currently, the District has an automatic renewal agreement with Forcht Bank. The new CD rate is 3.94% with an APY at 3.55% for 5 month term. The old rate was 4.5%.
4. Ms. Dyer reported on the Committee’s recommendation regarding pay increases for employees. Ms. Dyer reported that her review of District’s wages included comparisons from the KRWA and KLC Salary Surveys. She reported that the COLA this year is 2.8%. Ms. Dyer reported on the chart which she prepared explaining current and recommended pay increases for District employees. Ms. Dyer reviewed with the Board the proposed Chart as attached. After considerable discussion, upon motion of William Wethington and second by Rodger Bingham, it was unanimously,

“RESOLVED: that District employees (excluding Superintendent Harp) receive pay increases for 2026 consistent with the attached Chart and recommendation of the Salary Committee.”

5. Ms. Dyer next addressed the issue of Superintendent Harp’s pay increase. Ms. Dyer reported that the Superintendent pay data reported by KRWA shows the range for that job as \$65,520 as the low rang, , mid-range is \$113,248 and the high range is \$193,759. Ms. Dyer stated that the City of Williamstown has two Superintendents, one over the water and one over the sewer, with an average salary of \$90,359. Commissioner Slaughter commented that Superintendent Harp does a great job and the District should make every effort to keep him as an employee. All of the Commissioners expressed their satisfaction with the job that Superintendent Harp does for the District. Commissioner Walton suggested that Superintendent Harp’s annual salary be increased to \$90,000.00 per year. Commissioner Slaughter suggested \$95,000.00 per year. Commissioner Bingham suggested that the District split the difference and establish an annual salary of \$92,500.00. After considerable discussion, upon motion of William Wethington and second by Andrea Walton, it was unanimously,

“RESOLVED: that Superintendent Harp’s annual salary for 2026 be increased to \$92,500.00.”

6. Ms. Dyer reported that the Delta Dental insurance coverage for employees has no increases for this year.

Bullock Pen Water District
Minutes
January 22, 2026

7. Ms. Ruark reported that the next meeting is currently scheduled for February 26, 2026.

There being no further business to conduct, upon motion and second, the meeting was adjourned.

BULLOCK PEN WATER DISTRICT

BY: *Charles Givin*
CHARLES GIVIN, CHAIRMAN

ATTEST:

William M. Wethington
WILLIAM WETHINGTON, SECRETARY