

MINUTES
WATER QUALITY FEES BOARD
July 24, 2025

- I. **CALL TO ORDER** – George Woolwine, Chairman, called the July 24th Meeting of the Water Quality Fees Board (WQFB) to order at 9:02 a.m.

Water Quality Fees Board Members in Attendance: Donna Fogle, David Lowe, Bill Sallee, and George Woolwine. Aaron Vaught was absent.

Staff Members in Attendance: Greg Lubeck, P.E., Deputy Director; Bailee Young, P.E., DWQ; Frank Mabson, DWQ; Denice Bullock, DWQ, and Todd Henning, Law Department.

Guests in Attendance: Alyssa McKenzie and Jake Barnott, Office of 10th District; Charlie Hall and Gabriel Jerdon, Thoroughbred Engineering; Scott Southall, Earthcycle Design, LLC; John Pike, Hickman Creek Conservancy/WaterwaysLex and Thomas Dostart, Garden Meadows Homeowners Association.

- II. **APPROVAL OF MINUTES** - Mr. Woolwine asked the WQFB to review the April 10, 2024, Water Quality Fees Board Meeting minutes.

Mr. Lowe moved to accept the minutes as written. The motion was seconded by Mr. Sallee, and the motion passed unanimously. Mr. Vaught was absent.

- III. **POSTPONEMENTS/WITHDRAWALS** – There were none.

- IV. **OLD BUSINESS** – There was none.

- V. **INTRODUCTIONS**

- a. **Office of 10th District, Council member Dave Sevigny**

Alyssa McKenzie and Jake Barnott were present representing Councilmember Dave Sevigny. Ms. McKenzie indicated that they have been reviewing the Stormwater Quality Projects Incentive Grants process from start to finish as well as talking with other organizations to see what can be done to streamline the process for residents and businesses to ensure that their projects are aligned with the most effective methods for water quality. They anticipate they will be presenting their report to the Water Quality Fees Board later in the year.

Mr. Woolwine said that this is the first time a representative from the Council Office has attended the Water Quality Fees Board meeting, and the board members certainly welcome their input.

- b. **Bluegrass Watershed Summit**

John Pike, Water Resources Engineer at Palmer Engineering, and a volunteer for the Hickman Creek Conservancy was present to speak about the Bluegrass Watershed Summit.

Mr. Pike explained that the Hickman Creek Conservancy is a watershed volunteer-based organization that works within the East and West Hickman Creek areas. They work alongside other large watershed groups, such as Friends of Wolf Run (FOWR), who is a volunteer-based organization for the Wolf Run Creek area. In speaking with Ken Cooke, FOWR, they realized even though each organization makes great efforts in their prospective watersheds, they are limited to those specific watersheds.

The Bluegrass Watershed Summit was created as a way to collaborate with other watershed groups and people with expertise in their own field to build something greater for water quality in Fayette County. The success of the Summit is to engage the younger professionals (under the age of 40) to get involved in water conservation. He touched on who sponsored the event, the number of attendees and the presentations that were given, as well as activities that challenged participants to develop Stormwater Quality Projects Incentive Grant projects associated with their area. At the end of the Summit, the groups came together to form WaterwaysLex as a way to represent and give all the watershed organizations and the people of Fayette County a voice.

WaterwaysLex submitted a FY26 Stormwater Quality Projects Incentive Grants application, and the purpose of that grant will:

- Help facilitate and bring awareness to people who are unfamiliar with the Stormwater Quality Projects Incentive Grants process.
- Hosting the 2026 Watershed Summit.
- Help groups with Best Management Practices.
- Bring activities to watershed events.
- Help people form their own groups within their watershed.

VI. NEW BUSINESS

a. Change Order - FY24 Partin Lex Acquisitions, LLC (2414 Regency Road)

Staff presentation: Mr. Mabson commented that Partin Lex Acquisition, LLC was awarded an FY24 Stormwater Quality Project Incentive Grant in the amount of \$186,983.63 to retrofit the existing asphalt parking lot with a pervious surface to address flooding concerns and enhance runoff quality in the surrounding area. The project also proposes an educational component to raise awareness and educate the public about the project and its benefits.

Grantee presentation: Charlie Hall, Thoroughbred Architects & Engineers, directed the Board's attention to the PowerPoint presentation and briefly explained their reasons for requesting additional funds for the FY24 Grant.

Project Summary:

Existing Property Issues

1. Stormwater ponding in the parking lot and landscape strips.
2. Building foundation issues associated with ponding water.

Proposed Property Solutions:

1. Regrade the existing parking lot to improve stormwater runoff.
2. Resurface existing parking with permeable paver system.
3. Utilization of stone subgrade beneath pavers to serve as water quality and infiltration basin.
4. Educational benefits for employees, clients, and community.

Mr. Hall explained that the conceptual design had proposed to regrade the parking lot with asphalt pavement next to the building and permeable pavement for the remaining parking lot with infiltration underneath. This design was under the assumption that the infiltration rate was < 0.5 inches per hour, which requires the underdrain to be connected to an outlet per the Stormwater Manual. With the nearest inlet being down Regency Road, this posed concerns with the overall connection due to the public right-of-way, and navigating the utility lines within the right-of-way.

The results from a field infiltration rate test found that the actual infiltration rate was between 1.2-2.1 inches per hour, which is much greater than 0.5 inches per hour. With an infiltration rate > 0.5 inches per hour it was determined that an underdrain connection to a storm outlet was no longer needed. There was a minimal change in the length of the pipe and the size of the pipe would decrease from 12 inches to 8 inches.

There were 3 (three) qualified bidders resulting in the following numbers:

1. J. Moore Construction - \$266,823.00
2. Gooch Construction - \$349,233.00 (with \$63,200 VE option totaling to \$286,033.00)
3. Blaze Enterprises - \$372,208.00

J. Moore Construction's bid of \$266,823.00 was the low bid yet still exceeds the initial engineering estimate of \$183,771.17 by \$83,051.83.

The purpose of requesting additional funds includes:

- Labor and material cost for construction and site demolition
- Pervious paver underdrain
- Pervious Pavers and Subbase

- Increased excavation costs
- Increased costs for erosion control
- Recommended to include concrete header curb around edge of pavers per manufacture recommendations. The curb is an integral part of the paver system and increases the longevity of pavers.

Mr. Hall presented two graphs to explain how the construction cost of building has increased 35% and the construction inflation has increased 38% since 2020.

He showed the Change Order Budget and explained:

The Original Budget proposed:

Cost share (20.36%): \$47,792.53

Grant share (79.65%): \$186,983.63

Total cost: \$234,776.17

The Change Order request is now proposing:

Cost share (20.41%): \$70,232.73

Grant share (79.59%): \$273,900.27

Total cost: \$344,133.00.

Change Order amount: \$86,916.64

Project Funding Gap: \$110,258.84

Board comments and questions: Mr. Sallee asked if the parking area next to the building will be removed, graded and reapplied as asphalt. Mr. Hall replied it will be milled in asphalt, and the overall grading will have the parking lot sloped away.

Mr. Sallee said that the grade of the parking area will change but it will still be asphalt. Mr. Hall indicated yes.

Mr. Sallee asked what the rationale is for having that area remain asphalt and not pervious pavers. Mr. Hall replied that since it was not needed for the overall stormwater management, it would reduce the overall cost of the project.

Mr. Woolwine commented on the table below.

Table 1	
*Maximum LFUCG Award for Any Project	\$ 360,000.00
Design Fee / Grant Administration (no change)	\$ 77,310.00
Bid Amount for grant project elements	\$ 266,823.00
Total Project Cost w/ Bid	\$ 344,133.00
	less LFUCG Round 1 grant award
	\$ (186,983.63)
	less Partin Lex Acquisitions Round 1 grant match
	\$ (47,792.53)
Project Funding Gap	\$ 109,356.83
*Additional Funds - LFUCG (Not to exceed \$360,000 when added to Round 1 award)	\$ 86,916.64
Additional Funds – Partin Lex Acquisitions	\$ 22,440.20

Staff comment: Mr. Mabson indicated that the division recommends that the board consider approval of the Change Order request of \$86,916.64 based on the following:

1. The project construction cost increase is confirmed by the competitive bids received by the applicant. Value engineering was performed to reduce the bid amount to not exceed the maximum allowable grant award amount.
2. The request for additional funding is attributed to increases in labor and material costs which falls within the guidelines of the approved Change Order Program.
3. Approval of the amended grant award as summarized in Table 2, keeps the Organization's total grant award within the Program's maximum amount allowable for Class B Infrastructure grants (\$360,000).
4. Applicant has agreed to provide additional match to meet the contracted percentage (add. \$22,456.59)

Board comments and questions: Mr. Lowe asked how much was remaining in the Change Order pool. Mr. Mabson replied \$177,531.80.

Ms. Fogle moved to approve the Change Order Request for FY24 Partin Lex Acquisitions, LLC (2414 Regency Road) as recommended by the staff; seconded by Mr. Sallee. The motion passed unanimously. Mr. Vaught was absent.

Note: Mr. Woolwine indicated that he would be recusing himself from FY24 Rob Prop, LLC (2592 Palumbo Drive) due to a conflict of interest.

Mr. Lowe Chaired the meeting.

b. Change Order - FY24 Rob Prop, LLC (2592 Palumbo Drive)

Grantee presentation: Charlie Hall, Thoroughbred Architects & Engineers, directed the Board's attention to the PowerPoint presentation and briefly explained their reasons for requesting additional funds for the FY24 Grant.

Project Summary

Existing Property Issues

1. Failing retaining wall.
2. Erosion and deterioration of the drainage swale.

Proposed Property Solutions:

1. Remove failing retaining wall
2. Connect the two 36" RCP and install an inlet to capture runoff from parking lot.
3. Replace existing concrete with permeable paver parking.
4. Utilization of stone subgrade beneath pavers to provide water quality plus infiltration.
5. Create a bioswale to filter storm water runoff.
6. Educational benefits for employees, clients, and community.

Mr. Hall explained that the final design will include permeable pavers parking adjacent to the bio-swale/landscaping area.

There were 3 (three) qualified bidders resulting in the following numbers:

1. Gooch Construction - \$223,487.00
2. J. Moore Construction - \$251,756.00
3. Blaze Enterprises - \$380,054.00

Gooch Construction's bid of \$223,487.00 was the low bid yet still exceeds the initial engineering estimate of \$149,036.00 by \$74,451.00.

The purpose of requesting additional funds includes:

1. Storm Sewer Network
2. Proposed Pervious Pavers
3. Overall Labor and Construction Cost increase
4. Rise in pricing and quantity of RCP storm sewer components (up 8.5% YTD25/avg24).
5. Increased unit costs for permeable pavers and pavement installation (5.3% YTD25/ytd24).
6. Increase in cost associated with general conditions.

Mr. Hall presented two graphs to explain how the construction cost of building has increased 35% and construction inflation has increased 38% since 2020.

He showed the Change Order Budget and explained:

The Original Budget proposed:
Cost share (20.08%): \$43,486.04

Grant share (79.92%): \$173,103.56
Total cost: \$216,589.60.

The Change Order request is now proposing:
Cost share (20.08%): \$54,497.32
Grant share (79.59%): \$216,903.68
Total cost: \$271,401.00.

Change Order amount: \$43,800.12

Project Funding Gap: \$54,811.40

Board comments and questions: There were none.

Staff comment: Mr. Mabson indicated that the division recommends that the board consider approval of the Change Order request of \$60,522.40 based on the following:

1. The project construction cost increase is validated by the competitive bids received by the applicant. Value engineering was performed to reduce the bid amount to not exceed the maximum allowable grant award amount.
2. The request for additional funding is attributed to increases in labor and material costs which falls within the guidelines of the approved Change Order Program.
3. Approval of the amended grant award as summarized in Table 2, keeps the Organization's total grant award within the Program's maximum amount allowable for Class B Infrastructure grants (\$360,000).
4. Applicant has agreed to provide additional match to meet the contracted percentage (add \$11,011.28).

Mr. Sallee moved to approve the Change Order Request for FY24 Rob Prop, LLC (2592 Palumbo Drive) as recommended by the staff; seconded by Ms. Fogle. The motion passed unanimously. Mr. Woolwine recused. Mr. Vaught was absent.

Note: Mr. Woolwine resumed the meeting as Chairman.

c. Incentive Grants

1. **FY 2026 Class A** - Mr. Mabson provided the Board with an overview of the funds available for allocation for the FY 2025 Class A Neighborhood Grants:
 - \$120,000.00 maximum grant request
 - Target of \$45,000.00 for Feasibility Only Projects (NOTE: There were 2 applications submitted in this category.)
 - Innovation / Experimentation (IE) Pool: \$156,800.00 (available for use in any grant class)
 - Available in FY2026 Budget: \$289,791.32
 - Available from unused grant funds: \$166,543.75 (Available from previous FYs' grants that were completed under budget or were canceled or terminated)
 - Available from remaining FY2025 funds: \$24,194.07
 - Total available for FY2025 funding = \$480,529.14
 - \$386,975.00 requested in the 9 applications.

Mr. Mabson and Ms. Young read the Director's Recommendations including the score, amount requested, and stipulations for each FY 2026 Class A grant application as follows:

Summary of Applications

Friends of Wolf Run, Inc. [Application number A-APP1-2026] – Score 95, \$48,183.75 requested. Recruit, train, supply and support volunteer stewardship groups to assist LFUCG and streamside property owners in maintaining vegetative riparian buffers along Wolf Run and its tributaries. Educate the public about the value of streamside buffers. Invite private property owners to see firsthand measures they can take to improve their stream banks with available, viable and aesthetically pleasing native trees, shrubs and perennial plants. Document and monitor the condition of our waterways in a way that is usable for resource managers. The project site locations/elements, with individual budgets following, include:

1. Preston's Cave Spring Woodland Stream Buffer Repair (\$23,470.00), 2. Deauville Drive Greenspace (Valley Park) (\$3,500.00), 3. Pine Meadow Neighborhood Park and Right of Way Buffer Maintenance (\$4,350.00), 4. Gardenside Park Stream Buffer and Floodplain Maintenance (\$8,546.95), 5. Tobit's Trace Spring Garden: St. Raphael's Episcopal Church on Cardinal Run (\$4,140.00), 6. Big Elm Fork Stream Buffer Demo Project (\$16,125.00), 7. Native Plant Materials Propagation Distribution (\$2,190.00) 8. Project Coordination/Administration/Accounting (\$5,700.00).

Director recommended full funding in the amount of \$48,183.75 requiring a minimum \$12,045.94 cost share with Stipulations that the tree plantings shall be coordinated with existing utilities prior to plantings, and if possible, trees shall not be planted within 10' of an existing utility. Encroachment agreements shall be obtained when working within any public or private utility areas. Tree removal and planting activities shall be reviewed and approved by the Division of Environmental Services Urban Forester and/or Arborist prior to any tree removal or planting activities. Applicant shall obtain written approval/agreement prior to work being done on properties not owned by the Applicant. Applicant shall verify the need and ensure all permits are received (i.e., FEMA, Army Corps, KDOW, etc.) prior to any streambank stabilization work. The project shall not proceed with field work until written approval to proceed is obtained from the Grant Administrator or Director of Water Quality, because of the potential for conflict with future LFUCG projects. Applicant shall obtain encroachment agreements for each public site from the Division of Environmental Services. Organization proposes a larger cost share beyond that required by the grant program. Budget shall reflect the 29.16% cost share offered in the application (approximately \$19,838.20).

Seedleaf, Inc. [Application number A-APP2-2026] – Score 93, \$39,877.50 requested. Removal of invasive weeds (i.e. bush honeysuckle, wintercreeper, etc.) with a forestry grinder on +/-2.25 acres. Research, trial tests, monitoring and demonstrations of organic-certified herbicides within the +/-2.25 acres. Plantings – host a volunteer stream clean up and agroforestry/food forest stream buffer planting events. Stormwater Education – host a seminar on the topic of agroforestry/food forest riparian buffers.

Director recommended full funding in the amount of \$39,877.50 requiring a minimum \$9,969.38 cost share with Stipulations that the Applicant shall verify the need and ensure all permits are received (e.g., State, Local, and Federal) prior to any work. Encroachment agreements shall be obtained when working within any private utility areas. Tree removal and planting activities shall be reviewed and approved by the Division of Environmental Services Urban Forester and/or Arborist prior to any tree removal or planting activities. A maintenance plan for tree plantings shall be provided for approval to the Grant Manager prior to plantings. Tree plantings shall be coordinated with existing utilities prior to plantings, and if possible, trees shall not be planted within 10' of an existing utility. Organization to provide the research results from the 1-year monitoring period as part of the deliverables. All handouts and educational components shall be provided to the LFUCG Grant Manager in hard copy and electronic (i.e., PDF) formats with Requests for Funds / Project Status Reports and/or the Project Final Report including those used to convey the progression of the project, lessons learned, evaluations of food forests and organic weed controls along streams and floodplains as well as applications of food forests and organic weed controls in adjacent contexts, etc. Organization proposes a larger cost share beyond that required by the grant program. Budget shall reflect the 20.7% cost share offered in the application (approximately \$10,400.00).

Garden Meadows Homeowners Association, Inc., [Application number A-APP3-2026] – Score 89, \$116,400.00 requested. Evaluate and implement Tree Canopy Establishment/Expansion by installing (+/-) 86,250 square feet of additional tree canopy from 150 new trees spread over multiple locations. Install native plantings within detention basin, remove brush along stream, and trash removal activities. Stormwater Educational -communicate to the residents about water quality and stormwater related issues and the benefits of planting new trees around the Garden Meadow HOA property, install a permanent signage showcasing the benefits of the new trees, stream restoration, enhanced water quality and stormwater related issues.

Director recommended full funding in the amount of \$116,400.00 requiring a minimum \$29,100.00 cost share with Stipulations that the tree plantings shall be coordinated with existing utilities prior to plantings, and if possible, trees shall not be planted within 10' of an existing utility. Tree removal and planting activities shall be reviewed and approved by Division of Environmental Services Urban Forester and/or Arborist prior to any tree removal or planting activities. A maintenance plan for tree plantings shall be provided for approval to the Grant Manager prior to plantings. Encroachment agreements shall be obtained when working within any private utility areas. Applicant shall obtain encroachment agreements for each public site from the Division of Environmental Services. A maintenance plan for tree plantings shall be provided for approval to the Grant Manager prior to plantings. Applicant shall obtain written approval / agreement prior

to work being done on properties not owned by the Applicant. Applicant shall provide the Division of Water Quality with a detailed budget listing how the funds and associated cost share will be allocated for inclusion in the Grant Award Agreement. All handouts and educational components shall be provided to the LFUCG Grant Manager in hard copy and electronic (i.e., PDF) formats with Requests for Funds / Project Status Reports and/or the Project Final Report. Permanent signage to be approved by the Grant Manager or Administrator prior to production. Organization proposes a larger cost share beyond that required by the grant program. Budget shall reflect the 20.01% cost share offered in the application (approximately \$29,120.80).

Lake Crossing Homeowners Association, Inc. [Application number A-APP4-2026] – Score 79, \$18,920.00 requested. This proposal aims to improve, preserve, and encourage the growth of vegetated canopy in the green spaces of Lake Crossing property. The project elements will include 1. Replace invasive species with a variety of native trees and shrubs that are better suited to the local environment and will contribute to the restoration of the canopy and improvement of stormwater runoff. 2. Stormwater Education - install permanent educational signage at the retention basin.

Director recommended full funding in the amount of \$18,920.00 requiring a minimum \$4,730.00 cost share with Stipulations that the Applicant shall obtain written approval / agreement prior to work being done on properties not owned by the Applicant. Tree removal and planting activities shall be reviewed and approved by the Division of Environmental Services Urban Forester and/or Arborist prior to any tree removal or planting activities. Tree plantings shall be coordinated with existing utilities prior to plantings, and if possible, trees shall not be planted within 10' of an existing utility. Encroachment agreements shall be obtained when working within any private utility areas. A maintenance plan for tree plantings shall be provided for approval to the Grant Manager prior to plantings. Applicant shall verify the need and ensure all permits are received (e.g., State, Local, and Federal) prior to any work. Applicant shall provide the Division of Water Quality with a detailed budget listing how the funds and associated cost share will be allocated for inclusion in the Grant Award Agreement. Permanent signage to be approved by the Grant Manager or Administrator prior to production.

WaterwaysLex, Inc. [Application number A-APP5-2026] – Score 52, \$20,836.25 requested. The objective of this project is to provide awareness and education, including site visits and hands-on volunteer efforts, stream restoration demonstration projects, and engaging property owners in installing and maintaining stream restoration projects on public and private property. In addition to encouraging additional BMPs for improving water quality, including rain gardens, rain barrels and appropriate use of storm drains. The project elements include: 1. Host the 2026 Watershed Summit - bringing together researchers, academics, undergraduate and graduate students; botanists, many nonprofits working in this field, professional engineers and property owners for a "thinktank". The 2026 Summit will be followed up with a post-survey to help in planning the 2027 event and distribute findings through our website, social media, newsletter and partner agencies. 2. Provide Educational & Outreach - proposes to use grant funds to purchase items needed to "table" at local events, including those sponsored by partner agencies, at festivals, neighborhood/homeowner association meetings, etc. 3. Conduct Stream Restoration Walks & Stream Cleanups - organization to host a total of 8 events along existing stream restoration projects in partnership with Hickman Creek Conservancy, Neighbors United for South Elkhorn Creek and Friends of Wolf Run: 2 stream tours; 3 stream clean-up events; 3 evaluations and monitoring of stream restoration projects. 4. WaterwaysLex Steering Committee - a multidisciplinary group serving as the policy-making arm of WaterwaysLex which will oversee the grant monitoring, reimbursement requests and reporting.

Director recommended full funding in the amount of \$20,836.25 requiring a minimum \$5,209.06 cost share with Stipulations that the Applicant shall obtain written approval/agreement prior to work being done on properties not owned by the Applicant. Applicant shall obtain encroachment agreements for each public site from the Division of Environmental Services. Applicant shall provide rate of pay records for the personnel listed in the project budget to the Division of Water Quality prior to drafting of the Grant Award Agreement. All handouts, sign in sheets and educational component documentation shall be provided to the LFUCG Grant Manager in hard copy and electronic (i.e., PDF) formats with Requests for Funds/ Project Status Reports and/or the Project Final Report including those used to convey the progression of the project, lessons learned, evaluations of water quality impacts. Organization proposes a larger cost share beyond that required by the grant program. Budget shall reflect the 47.6% cost share offered in the application (approximately \$18,903.75).

Bent Tree Condominium Association, Inc. [Application number A-APP6-2026] – Score 49, \$9,387.50 requested. The objective of this project is to install two (2) French drain systems to alleviate the stormwater runoff that floods the walkway areas between Units 1-4 and 5-8, and the walkway areas between Units 37-40 and 41-44. Stormwater Education - develop an educational pamphlet to disseminate approximately 44 Units in the Bent Tree Condominiums property regarding the

damaging effects of standing stormwater. Bent Tree Condominium Board will host an optional Q&A session regarding these mitigating effects and the effects of stormwater (if requested).

The Applicant meets program eligibility requirements. However, the proposed project does not meet the intended goals of the program as the project elements do not provide any water quality enhancement or water quantity reduction.

Not recommended for funding this fiscal year.

The Prestwick Condominiums Association, Inc. [Application number A-APP7-2026] – Score 36, \$67,482.00 requested. The objectives of this project include regrading an existing swale on the southwest property line, upsizing the catch basin and replacing the 12" outlet pipe with a 24" pipe. Stormwater Education - an education flyer will be provided to 170 residents of the Prestwick and Shetland Neighborhoods. The flyer will describe the improvements and benefits of the project to improve water quality, drainage, and provide information about the Stormwater Incentive Grant Program.

The Applicant meets program eligibility requirements. However, the proposed project does not meet the intended goals of the program as the project elements do not provide any water quality enhancement or water quantity reduction.

Not recommended for funding this fiscal year.

Willow Oak Homeowners Association, Inc. [Application number A-APP8-2026] – Score 32, \$39,000.00 requested. The Feasibility Study will identify green approaches that could be used for stormwater requirements and create a more natural system. Recommendations resulting from the study could include, but may not be limited to, stream restoration, wet meadows, riparian buffers, and tree plantings.

Director recommended full funding in the amount of \$39,000.00 requiring a minimum \$9,750.00 cost share with Stipulations that both electronic and hard copies of all materials are to be provided to LFUCG, for its use, as part of the grant deliverables. Organization proposes a larger cost share beyond that required by the grant program. Budget shall reflect the 20.20% cost share offered in the application (approximately \$9,872.20).

The Tradition at Park Edge Townhome Association, Inc. [Application number A-APP9-2026] – Score 27, \$27,888.00 requested. The Feasibility Study will explore the opportunity to address current issues with stormwater runoff, flooding and better use of greenspace by residents with implementation of a green infrastructure stormwater management system. The Owner's mission is to make the residences safer from potential flooding situations in a sustainable manner, while making better use of this available land for passive recreation and habitat.

Full funding for this project was the result of the Applicant receiving partial funding from the remaining "Feasibility Only" funds. The rest of the project was subsidized with Class A funds.

Director recommended full funding in the amount of \$27,888.00 requiring a minimum \$6,972.00 cost share with Stipulations that both electronic and hard copies of all materials are to be provided to LFUCG, for its use, as part of the grant deliverables.

Public Comment – Mr. Woolwine opened the floor for public comments. There were none.

Board Discussions – Mr. Woolwine opened the floor for discussion of the Class A Neighborhood Grant Applications.

- **Friends of Wolf Run, Inc.,** [Application number A-APP1-2025]

Board comments and questions: There were no comments or questions.

Mr. Lowe moved to accept the Director's Recommendations for Friends of Wolf Run, Inc., [Application number A-APP1-2025]; seconded by Ms. Fogle. The motion passed unanimously. Mr. Vaught was absent.

- **Seedleaf, Inc. [Application number A-APP2-2026]**

Board comments and questions: Mr. Lowe asked if the staff had any concerns with the grantee leasing the property for 10 years. Mr. Mabson replied this is a Class A Neighborhood project which does have the responsibility of a 10- or 15-year depreciation schedule like Class B Infrastructure projects are subject to. Ms. Young commented that there is no major infrastructure on this project but rather part of the proposal is research, trial tests, monitoring and demonstrations of organic-certified herbicides within the +/-2.25 acres.

Mr. Sallee moved to accept the Director's Recommendations for Seedleaf, Inc. [Application number A-APP2-2026]; seconded by Mr. Lowe. The motion passed unanimously. Mr. Vaught was absent.

- **Garden Meadows Homeowners Association, Inc., [Application number A-APP3-2026]**

Applicants' comments: Tom Dostart, President of the Garden Meadows Homeowners Association, thanked the staff for their help during the application process as well as the Board in taking time in reviewing their request. He explained that there are two large detention basins on their property, and they want to install native trees and plantings within the basins, around the Garden Meadow HOA property, and construct several Monarch Butterfly Stations.

Board comments and questions: Mr. Sallee thanked Mr. Dostart for submitting a good application as indicated by their Project Score given by the staff.

Mr. Lowe moved to accept the Director's Recommendations for Garden Meadows Homeowners Association, Inc., [Application number A-APP3-2026]; seconded by Mr. Sallee. The motion passed unanimously. Mr. Vaught was absent.

- **Lake Crossing Homeowners Association, Inc. [Application number A-APP4-2026]**

Board comments and questions: There were no comments or questions.

Ms. Fogle moved to accept the Director's Recommendations for Lake Crossing Homeowners Association, Inc. [Application number A-APP4-2026]; seconded by Mr. Sallee. The motion passed unanimously. Mr. Vaught was absent.

- **WaterwaysLex, Inc. [Application number A-APP5-2026]**

Board comments and questions: Mr. Lowe commented that creating WaterwaysLex was one of the goals from the Bluegrass Watershed Summit. WaterwaysLex had nineteen (19) letters of support, and it seems that everyone is witnessing the birth of the next big organization.

Mr. Lowe moved to accept the Director's Recommendations for WaterwaysLex, Inc. [Application number A-APP5-2026]; seconded by Ms. Fogle. The motion passed unanimously. Mr. Vaught was absent.

- **Bent Tree Condominium Association, Inc. [Application number A-APP6-2026]**

Board comments and questions: Mr. Sallee asked, with this proposal receiving a Project Score of 49, was there good communication between the staff and the applicants. Mr. Mabson replied that the applicant did meet the eligibility requirements; however, they did not propose any water quality enhancement or water quantity reduction.

Mr. Lowe moved to accept the Director's Recommendations for Bent Tree Condominium Association, Inc. [Application number A-APP6-2026]; seconded by Mr. Sallee. The motion passed unanimously. Mr. Vaught was absent.

- **The Prestwick Condominiums Association, Inc. [Application number A-APP7-2026]**

Board comments and questions: There were no comments or questions.

Mr. Sallee moved to accept the Director's Recommendations for The Prestwick Condominiums Association, Inc. [Application number A-APP7-2026]; seconded by Ms. Fogle. The motion passed unanimously. Mr. Vaught was absent.

- **Willow Oak Homeowners Association, Inc. [Application number A-APP8-2026]**

Board comments and questions: There were no comments or questions.

Ms. Fogle moved to accept the Director's Recommendations for Willow Oak Homeowners Association, Inc. [Application number A-APP8-2026]; seconded by Mr. Lowe. The motion passed unanimously. Mr. Vaught was absent.

- **The Tradition at Park Edge Townhome Association, Inc. [Application number A-APP9-2026]**

Board comments and questions: There were no comments or questions.

Ms. Fogle moved to accept the Director's Recommendations for The Tradition at Park Edge Townhome Association, Inc. [Application number A-APP9-2026]; seconded by Mr. Sallee. The motion passed unanimously. Mr. Vaught was absent.

2. **FY 2026 Class B Education** – Mr. Mabson provided the Board with an overview of the funds available for allocation for the FY 2026 Class B Education Grants:

- \$40,000 maximum grant request
- Target of \$12,500 for projects ≤ \$3,000 (There were no applications submitted in this category.)
- Innovation/Experimentation (IE) Pool: \$156,800.00 (available for use in any grant class)
- Available in FY 2026 Budget: \$102,279.29
- Available from unused grant funds: \$58,780.15 (available from previous FYs' grants that were completed under budget or were cancelled or terminated)
- Available from the remaining FY 2025 funds: \$8,539.08
- Total available for FY 2026 funding: \$169,598.52
- Total amount requested from submitted applications: \$63,157.50

Mr. Mabson and Ms. Young read the Director's Recommendations including the score, amount requested, and stipulations for each FY26 Class B Education Grant application as follows:

Summary of Applications

Bluegrass Area Development District, Inc. (BADD) [Application number BE-APP1-2026] – Score 85.6, \$40,000.00 requested. Organization hosts the "Empower Program", a public education and involvement campaign designed to empower residents to improve their water quality and address water quantity on their own property. The Empower Program will provide four rain barrel workshops where attendees will learn not only about how runoff affects water quality and quantity but also allow 80 participants to build and take home a rain barrel. Organization works to educate Lexington preK-12 youth and their families to understand their connection to water and its importance throughout the city.

Director recommended full funding in the amount of \$40,000.00 requiring a minimum \$9,250.00 cost share with Stipulations that the Applicant shall obtain written approval/agreement prior to work being done on properties not owned by the Applicant. Both electronic and hard copies of all materials are to be provided to LFUCG, for its use, as part of the grant deliverables including before, during, and after photos of the mini-grant activities. Applicant shall specify educational and promotional materials that are water quality related or that will include water quality messaging (i.e. brochures, bookmarks, cards and so forth). Applicant shall provide rate of pay records for personnel listed in the project budget to the Division of Water Quality prior to the drafting of the Grant Award Agreement. Applicant to provide student/teacher evaluations as part of the Project Final Report. Organization proposes a larger cost share beyond that required by the grant program. Budget shall reflect the 23.3% cost share offered in the application (approximately \$11,261.00).

Fayette County Public Schools [Application number BE-APP2-2026] – Score 83.7, \$23,157.50 requested. The Fayette County Public Schools (FCPS) Stream Team is designed to build a system through partnership between FCPS, Kentucky Watershed Watch, and Kentucky Cooperative Extension's 4-H Youth Development to strategically engage Lexington's youth and teachers in the learning environment. The FCPS Stream Team will provide watershed science education and engagement for FCPS teachers and students, enhance utilization of existing stream data and watershed assessments, increase capacity of community water quality monitoring, engage youth with community service projects and create a cohort of Lexington youth who will be the adult volunteers and leaders of the future. The project will include the following elements 1) Deliver educational watershed protection and water quality programming (4-H Stream Team curriculum) to FCPS teachers, staff and students at five schools. 2) Certify at least five teachers/staff as Kentucky Watershed Watch samplers. 3) Plan and implement a community service project to improve an impaired waterway on school grounds or adjacent. 4) Develop and implement a Fayette County based 4-H Stream Team. 5) Develop a Kentucky Watershed Watch Support Hub for continued engagement with volunteer sampling.

Director recommended full funding in the amount of \$23,157.50 requiring a minimum \$5,039.38 cost share with Stipulations that the Applicant shall obtain written approval/agreement prior to work being done on properties not owned by the Applicant. Both electronic and hard copies of all curriculum materials are to be provided to LFUCG, for its use, as part of the grant deliverables including before, during, and after photos of the grant activities. Applicant shall provide a rate of pay records for the personnel listed in the project budget to the Division of Water Quality prior to the drafting of the Grant Award Agreement. Applicant to provide student/teacher evaluations and teacher KWW sampler training certifications as part of the Project Final Report. Applicant shall obtain written approval/agreement prior to work being done on properties not owned by the Applicant. Applicant shall obtain encroachment agreements for any public site from the Division of Environmental Services. Organization proposes a larger cost share beyond that required by the grant program. Budget shall reflect the 22.2% cost share offered in the application (approximately \$5,765.00).

Public Comment – Mr. Woolwine opened the floor for public comments. There were none.

Board Discussions – Mr. Woolwine opened the floor for discussion of the Class B Education Grant Applications.

- **Bluegrass Area Development District, Inc. (BADD)** [Application number BE-APP1-2026]

Board comments and questions: There were no comments or questions.

Mr. Lowe moved to accept the Director's Recommendations for Bluegrass Area Development District, Inc. (BADD) [Application number BE-APP1-2026]; seconded by Mr. Sallee. The motion passed unanimously. Mr. Vaught was absent.

- **Fayette County Public Schools** [Application number BE-APP2-2026]

Board comments and questions: Mr. Lowe commented that what caught his attention is the sentence under the Project Sustainability section that read "Because FCPS students will be exposed to water sampling parameters and methods, we envision that some may become certified adult KWW stream samplers upon turning 18 years old." He certainly hopes this is the case. This is a great organization, and it is easy to support them.

Mr. Lowe moved to accept the Director's Recommendations for Fayette County Public Schools [Application number BE-APP2-2026]; seconded by Ms. Fogle. The motion passed unanimously. Mr. Vaught was absent.

- VII. **REMAINING FUNDS RECOMMENDATION/DISCUSSION** – Mr. Mabson explained that the total FY 2026 Class A grant amount funded was \$310,105.50. Budgeted funds remaining total \$170,423.64. The total FY 2026 Class B Education grant amount funded \$63,157.50. Budgeted funds remaining \$106,441.02. He requested the reallocation of the remaining grant funds to the FY 2025 Class B infrastructure pool.

Board comments and questions: Mr. Lowe said the staff is recommending moving \$276,864.66 to Class B Infrastructure, but with the Change Order pool decreasing, the increasing prices in materials, the remaining amount would not help a future project if needed. Mr. Mabson replied that the Change Order Program is capped at 10% of the annual fiscal year's budget every January. Mr. Sallee confirmed the Change Order would be capped off. Mr. Mabson agreed.

Mr. Woolwine said that the remaining funds from Class A Neighborhood and Class B Education will be put towards Class B Infrastructure. Mr. Mabson agreed, adding that the remaining balance in the Change Order pool after the FY24 Rob Prop, LLC (2592 Palumbo Drive) and FY24 Partin Lex Acquisition, LLC (2514 Regency Road) would be \$45,929.44. At the beginning of 2026 the pool would be replenished.

Mr. Woolwine said that the Change Order program was designed to help those projects at risk of not being completed. Mr. Mabson agreed, noting that there is only \$45,929.44 left for the remainder of the year. Mr. Woolwine said that the expectation is that the applicants will do their due diligence in finding ways to reduce costs.

Ms. Fogle asked with the Change Order program will continue or will it end. Mr. Mabson said that with the economic climate it is still fluctuating. Ms. Fogle said that it is the applicant's responsibility to do their due diligence to get the correct pricing for these projects. Ms. Young commented that Class B Infrastructure applications are being submitted in the conceptual design phase. They are not submitting a 100 percent contract document at the time of cost estimation, so staff expect to see Change Order requests on construction projects. Mr. Mabson indicated that the staff does not see the Change Order programs stopping and it is away to help salvage projects.

Mr. Lowe moved to reallocation \$170,423.64 from Class A Neighborhood pool and \$106,441.02 from Class B Education pool, totaling \$276,864.66 to the FY 2025 Class B infrastructure pool; seconded by Ms. Fogle. The motion passed unanimously. Mr. Vaught was absent.

VIII. **INCENTIVE GRANT STATUS UPDATE** - Mr. Mabson and Ms. Young briefly provided an update on the Incentive Grants from FY 2016 to FY 2025; commenting on a few select projects.

Scott Southall, Earthcycle Design, LLC, gave a brief update on the Incentive Grants projects his company (i.e., earthcycle design) is involved with.

IX. **OTHER MATTERS** – There were none.

X. **ADJOURNMENT** – Mr. Woolwine asked LFUCG staff if there were any other matters to address. There were none.

Mr. Sallee moved to adjourn the meeting. The motion was seconded by Mr. Lowe, and the motion passed unanimously. The meeting was adjourned at 10:40 a.m. Mr. Vaught was absent.