

## Lake Forest Estates Clean Water District Timeline\*

(Updated March 29, 2023)

### 2019

- 1/19 Lake Forest Community Association (“LFCA”) coordinates with engineer Rich Cochran (“RC”), attorney Paul Martin (“PM”), and Missouri Department of Natural Resources (“DNR”) to define the district boundaries, define scope of work, prepare a district plat, and negotiate compliance agreement.
- 2/19 LFCA works with RC and PM to prepare an informational piece for Lake Forest Subdivision (“LFS”) members describing need for action, proposed work, proposed process (including explanation of district creation and subdivision approval of assets to district), and financial impact on property owners.
- LFCA approves compliance agreement with DNR.
- 3/19 PM prepares a petition for district formation.
- 4/28 LFCA, RC, and PM present petition to LFS members to obtain resident support and solicit signatures (for petition, need 50 signatures).
- 5/13 PM/LFCA presented petition with Ste. Genevieve County Commission for review and approval.
- 5/20 County Commission unanimously approved the petition.
- 6/20 PM/LCFA petitioners prepared and filed petition with the Ste. Genevieve County Circuit Court, inclusive of district details (number of homes served, costs of needed improvements, approximation of assessed values of properties to be served; manner of selection of district's board of trustees, i.e., election or appointment, etc.).
- 8/8 Circuit court held a hearing on the petition, after publication of notice, and approved the petition (allowing for opponents to object), designating five district trustees and ordering an election.

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- 11/5 Election held on question of incorporating the district (eligible voters are those residing within the proposed district, with simple majority required). Voters approved the incorporation—305 to 12.
- 11/12 Ste. Genevieve County Circuit Court certified the election results and entered its final order of incorporation, creating Lake Forest Estates Clean Water District (“LFECWD”).
- 12/4 The Board of Trustees held the LFECWD initial organizational meeting, electing officers, authorizing agreements with LFECWD counsel Paul Martin, and finance counsel Gilmore & Bell (“G&B”), and reviewed next steps.

### 2020

- 1/2 LFECWD held its regular meeting, discussing and approving an agreement with Waters Engineering for preliminary engineering review services and for financing application assistance.
- 2/6 LFECWD to discuss Waters’ Preliminary Engineering Review and discuss/authorize financing applications Missouri SRF (deadline March 1) and USDA grant and loan programs.
- 3/5 PM prepares deed for asset transfer to district, to be executed by 2/3s of the LFS members, and a development/asset transfer agreement between LFCA and LFECWD.
- 4/2 LFCA and LFECWD approve form of deed and asset transfer agreement, provides notice of same to LFS members and solicits members’ signatures approving same.
- 7/30 PM prepares LFECWD ordinances establishing/regulating district operations and assessments.
- 9/30 LFECWD adopts regulatory and assessment ordinances.
- 11/5 LFECWD issues request for proposals (“RFP”) for design engineering services.
- 12/3 LFCA and LFECWD approve and execute asset transfer.

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## **2021**

- 2/4 LFECWD awards contract for construction design engineering services.
- 4/5 LFECWD hires office manager and opens office to the public.
- 4/8 LFECWD selects billing software and begins process to load residential accounts.
- 5/1 LFECWD and RC finalize USDA financing application (development and submission of operating budget and other financial records).
- 9/1 USDA issues Notice of Eligibility and submits application for underwriting consideration.
- 11/1 USDA issues Letter of Conditions for financing application. LFECWD executes same. RC begins design work for project.

## **2022**

- 6/1 USDA issues Letter of Conditions for financing application. LFECWD executes same. Waters Engineering begins design work for project.

## **2023**

- 7/1 LFECWD approves and Rich Cochran submits project design for DNR and USDA approval.
- 11/1 DNR/USDA approves design work and issues Authorization to Bid. LFECWD, Rich Cochran and Project Manager prepare the RFP.

## **2024**

- 1/1 DNR/USDA approve RFP and LFECWD advertises for construction bids.
- 2/1 Gilmore and Bell prepares preliminary project financing documents in conjunction with USDA.

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- 3/1 LFECWD completes contractor negotiations, awards construction contract, authorizes construction, approves preliminary financing, and issues preliminary financing bonds.
- 4/1 Construction of treatment plant upgrades begin.
- 5/1 Construction of collection systems upgrades begin (lowering of Lake Anne).

**2025**

- 5/1 Construction of treatment plant upgrades completed.
- 5/1 Construction of collection system upgrades continues (lowering of other lakes).
- 10/1 Construction of collection system upgrades completed.
- 10/1 Project completion. LFECWD and G&B issue permanent financing bonds.

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