

**MINUTES OF THE MEETING
OF THE
LOUISVILLE/JEFFERSON COUNTY ENVIRONMENTAL TRUST OVERSIGHT BOARD
July 1, 2026**

A special meeting of the Louisville/Jefferson County Environmental Trust Oversight Board was held on July 1, 2026, at 12:00 p.m. at the Metro Development Center, 444 South 5th Street, Louisville, KY 40202.

Board Members Present:

Kurt Mason, Chair
Noel Rueff, Vice Chair
Patti Clare (Left, 1:00 p.m.)
Lou Lepping (Public Works) (Arrived, 1:19 p.m.)
Ed Morris
Bob Schindler
John Studer (Metro Parks)
Wes Sydnor (Public Works) (Arrived, 1:22 p.m.)

Board Members Absent:

Joseph Haberman (Office of Planning)
Erin Wagoner (Metropolitan Sewer District)

Staff Members Present:

Dante St. Germain, Senior Planner
Melanie Reason, Senior Planner
Anne Scholtz, Assistant County Attorney
Clare Stuber, Management Assistant

The following matters were considered:

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APPROVAL OF MINUTES

**APRIL 17, 2026, LOUISVILLE/JEFFERSON COUNTY ENVIROMENTAL TRUST
OVERSIGHT BOARD MINUTES**

00:05:03 On a motion by Member Schindler, seconded by Member Morris, the following resolution was adopted:

RESOLVED, that the Louisville/Jefferson County Environmental Trust Oversight Board does hereby **APPROVE** the Minutes of its meeting conducted on April 17, 2026.

The vote was as follows:

YES: Board Members Rueff, Clare, Schindler, Morris, Studer and Mason

ABSENT: Board Members Haberman and Wagoner

**MAY 15, 2026, LOUISVILLE/JEFFERSON COUNTY ENVIROMENTAL TRUST
OVERSIGHT BOARD MINUTES**

00:05:50 No vote. May meeting was not a quorum. No action taken, no minutes to approve.

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NEW BUSINESS

FINANCIAL REPORT

Request: Financial Report
Project Name: Financial Report
Jurisdiction: Louisville Metro
Case Manager: Bob Schindler

00:07:47 Bob Schindler shared with the board that no action had been taken with the financial report. Schindler also stated that there were no incoming or outgoing funds that quarter. The next financial report will be provided in the next quarter. (see recording for details)

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NEW BUSINESS

HB 542 DISCUSSION

Request: Discussion
Project Name: HB 542: An act relating to eminent domain and declaring an emergency
Jurisdiction: Louisville Metro
Case Manager: Anne Scholtz, Assistant County Attorney

00:08:36 Anne Scholtz outlined the perimeters of House Bill 542 and explained that, through emergency action, it was already active. Scholtz explained that this bill affects the state government. Scholtz answered questions from Board Members about the sponsors of the bill. (see recording for details)

00:10:51 Kurt Mason explained that Jefferson County does have an agriculture district. Chair Mason stated that the agricultural districts are administered by a voluntary group called The Soil and Water Conservation District and explained its purpose. (see recording for details)

00:12:56 Ed Morris answered questions about the history of the bill, its purpose, and the representatives who sponsored the bill. (see recording for details)

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NEW BUSINESS

BYLAWS

Request: Bylaws Update
Project Name: Bylaws Update
Jurisdiction: Louisville Metro
Case Manager: Anne Scholtz, Assistant County Attorney

00:14:18 Kurt Mason spoke about the proposed bylaws. Mason shared the comments that the board had sent to the assistant county attorney. Mason stated that the bylaws were meant to be voted on and discussed at the prior meeting. Mason outlined that there were no major changes, but that board action was still required for adoption of the proposed changes. (see recording for details)

00:15:22 Anne Scholtz spoke about the updates to the bylaws. Scholtz shared all the streamlining and specific changes to the bylaws to conform to the current Louisville Jefferson County Environmental Trust Oversight Board. (see recording for details)

00:17:23 On a motion by Member Studer, seconded by Member Schindler, the following resolution was adopted:

RESOLVED, that the Louisville/Jefferson County Environmental Trust Oversight Board does hereby **APPROVE** the changes made to the LJCET Bylaws.

The vote was as follows:

YES: Board Members Rueff, Clare, Schindler, Morris, Studer, and Mason

ABSENT: Board Members Haberman and Wagoner

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NEW BUSINESS

ACCEPTING DONATIONS

Request: Policies for Considering Donations of Conservation Easements and Land
Project Name: Policies for Considering Donations of Conservation Easements and Land
Jurisdiction: Louisville Metro
Case Manager: Kurt Mason

00:18:32 Kurt Mason spoke about accepting donations and the different areas and water ways that the Board is given. (see recording for details)

00:19:55 Anne Sholtz spoke on easements and suggested it be moved to the next meeting for more in-depth discussion and action. Sholtz requested that the board members send her their comments and questions about the document up for discussion. (see recording for details)

00:20:53 Patti Clare requested that the assistant county attorney send out the most up to date form of the discussion document. (see recording for details)

00:21:27 Noel Rueff requested an update from staff about historic preservation. (see recording for details)

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CLOSED SESSION

00:22:40 Kurt Mason explained why the Board might enter closed session. (see recording for details)

00:24:24 On a motion by Board Member Morris, seconded by Board Member Schindler, the Louisville Jefferson County Environmental Oversight Board does hereby enter into Closed Session. (see recording for details)

The vote was as follows:

YES: Board Members Rueff, Clare, Schindler, Morris, Studer, and Mason

ABSENT: Board Members Haberman and Wagoner

THE BOARD ENTERED INTO CLOSED SESSION

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NEW BUSINESS

ACCEPTING DONATIONS

CHAIR MASON REOPENED THE SESSION

00:27:05 On a motion by Board Member Studer, seconded by Board Member Morris to continue with the proposed easement for Dawson Hill (see recording for details)

The vote was as follows:

YES: Board Members Rueff, Schindler, Morris, Studer, and Mason

ABSENT: Board Members Haberman, Clare, and Wagoner

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NEW BUSINESS

MONITORING CULBERTSON

Request: Monitoring Visit
Project Name: Culbertson Conservation Easement
Location: 8401 Dawson Hill Road
Jurisdiction: Louisville Metro
Council District: 20-Stuart Benson
Case Manager: John Studer, Parks and Rec. Manager

00:27:49 Noel Rueff asked for clarification about when the owner of the easement would return from vacation and when the Board would meet again. (see recording for details)

00:45:44 John Studer reported seeing a shed and new platform non-agriculture buildings, and there was violation discussion about the property. The monitoring team found evidence of livestock on the easement. Studer shared photos of the easement from the last visit. (see recording for details)

00:47:54 Chair Mason clarified that the owner of the easement requested that future owners could have any animal that they want, with exemption of cattle. Chair Mason clarified the responsibility of the Board in this case. (see recording for details)

00:50:03 John Studer noted that the monitoring team had found excavated soil on the property. Studer stated that while it had been noted on the 2025 visit, it was unclear why there hadn't been any follow up. Studer read from the easement that, "any alteration of the land without approval of the grantee is prohibited." Studer was unsure about how drastic the alteration needed to be to qualify as a violation. Studer answered questions from Board Members. (see recording for details)

00:56:07 Anne Scholtz clarified with the Board about what is permitted in Tract 2 of the easement. Scholtz answered questions from Board Members. (see recording for details)

00:57:07 Chair Mason explained recent changes to the Tracts on the easement. (see recording for details)

01:01:14 Noel Rueff asked if there was anything left on the property from a recent festival. (see recording for details)

01:01:42 Chair Mason suggested that Anne Scholtz ask the landowner what the intent is of the shed and non-agriculture platform building that had been found on the property during monitoring. (see recording for details)

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NEW BUSINESS

MONITORING CULBERTSON

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NEW BUSINESS

MONITORING HOLIDAY

Request: Monitoring Visit
Project Name: Holiday Farm Conservation Easement
Location: 3800 Shiloh Lane
Jurisdiction: Goshen, KY
Case Manager: John Studer, Parks and Rec. Manager

00:29:14 John Studer reported no changes to the easement (see recording for details)

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NEW BUSINESS

MONITORING WASTE MANAGEMENT

Request: Monitoring Visit
Project Name: Waste Management Conservation Easement
Location: 9005 Brown Austin Road
Jurisdiction: Louisville Metro
Council District: 13-Dan Seum Jr.
Case Manager: John Studer, Parks and Rec. Manager

00:29:33 John Studer did not attend this monitoring, but nothing stood out to him in the report (see recording for details)

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NEW BUSINESS

MONITORING DUNCAN

Request: Monitoring Visit
Project Name: Duncan Conservation Easement
Location: 404 Mockingbird Valley Road
Jurisdiction: Louisville Metro
Council District: 9- Andrew Owen/ 16- Scott Reed
Case Manager: John Studer, Parks and Rec. Manager

00:29:33 John Studer did not attend this monitoring, but nothing stood out to him in the report (see recording for details)

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NEW BUSINESS

MONITORING HILLARD MUSSELMAN

Request: Monitoring Visit
Project Name: Hilliard Musselman Conservation Easement
Location: 346 S Peterson Ave, 329 S Ewing Ave and Parcel ID
071A00750000
Jurisdiction: Louisville Metro
Council District: 9- Andrew Owen
Case Manager: John Studer, Parks and Rec. Manager

00:31:54 John Studer said nothing about the easement stood out to him. The drainage line seemed stable, despite past erosion. There is concern about additional erosion due to a pipe on Ewing. (see recording for details)

00:32:57 Noel Rueff answered questions from Board members. Rueff gave details about the construction, and a meeting with the MSD supervisor. Rueff shared her concerns about the construction. (see recording for details)

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NEW BUSINESS

MONITORING TRINITY

Request: Monitoring Visit
Project Name: Trinity Conservation Easement
Location: 1860 R Outer Loop & 1920 R Outer Loop
Jurisdiction: Louisville Metro
Council District: 13- Dan Seum Jr.
Case Manager: John Studer, Parks and Rec. Manager

00:38:54 John Studer saw nothing new to report. Studer reported less trash in the drainage ditch. Studer found both wetland indicator plants and knee-high water due to the recent weather. Studer suggested that at the next monitoring the drone could be used to get a wider view of the easement. (see recording for details)

00:39:51 Chair Mason seconded the use of a drone for monitoring of the site. Invasive removal on the site was noted. Chair Mason asked questions about Trinity. (see recording for details)

00:40:35 John Studer answered questions from Board Members about an email that was sent about the Trinity easement. (see recording for details)

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NEW BUSINESS

MONITORING BONNIE

Request: Monitoring Visit
Project Name: Bonnie Conservation Easement
Location: 4701 S HWY 1694
Jurisdiction: Prospect, KY
Case Manager: John Studer, Parks and Rec. Manager

01:03:09 John Studer noticed no violations or major changes on the site. Studer made note that honey suckle had begun to overgrow on the property again. (see recording for details)

01:03:34 Noel Rueff made note of different growth on the property for the current owner of the easement. (see recording for details)

01:04:21 Chair Mason shared that he spoke with the owner and she told him that there would be work done on the pipeline that runs through the easement. (see recording for details)

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OTHER DISCUSSION

01:05:27 Noel Rueff had questions about the Bill town Road property. (see recording for details)

01:06:14 Ed Morris had questions about a proposed Fish and Wildlife property that was nearby a Amazon property. (see recording for details)

01:08:39 Lisa Hite shared that she had recently gone to a conference with the Land Trust Alliance along with Board Member Clare. Hite spoke about what happened at the conference, and what LJCET could do for the conference next year. (see recording for details)

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ADJOURNMENT

The meeting adjourned at approximately 1:49 p.m.