

Rural Water District No. 7, Johnson County, Kansas

Regular Board Meeting Minutes

April 12, 2022

Director's present: Steve Hines, Ken McCarty, Chuck Finley, Dennis Carlson, Mary Nelson, Gary Duggan, Frank Denning and Brian Andrew. Others present: Todd Luckman, Allan Soetaert, and Mindy Krouch. Others present via Zoom: Director Shawn Hughes, Chester Bender and Colin Stalter. James Oltman arrived to meeting at 5:38pm.

Chairman Steve Hines called the meeting to order at 5:33 PM.

Chairman Hines requested that the Board of Directors consider the Consent Agenda items. District Manager, Allan Soetaert, noted that the financials were updated in this available packet. Director Nelson moved to approve the consent items noted on the agenda. Director McCarty seconded the motion. Motion passed unanimously.

As James Oltman was not in attendance yet for a presentation, the BOD moved to Agenda item #3, the consideration of bids for KPWSLF Project 2947 (Areas C & D). Mr. Soetaert noted that bids for this project were received last week; further, that this project is a portion of larger project that W7 applied for, and was awarded, from the State Revolving Loan (SRF) Fund during the acquisition of CRWD6. In whole, this SRF project includes several miles of water mains, pumping station, and elevated storage. It was recommended that the job be awarded to the low bidder, Salina-based Ditch Diggers for \$1,628,973.99. After discussion, Director McCarty moved to award the project to Ditch Diggers, Inc., subject to approval by KDHE. Director Nelson seconded the motion. Motion passed unanimously.

Agenda item #2 was a presentation by James Oltman from ElevateEdgerton! (EE!). Mr. Oltman thanked the water district for our long-term partnership and discussed economic development for Edgerton. Mr. Oltman shared plans for an addition to the existing On-the-Go travel center that was opened in late 2021. He talked about the phased development plans for Edgerton Crossing on the West side of Homestead Lane. Phase I is a \$90 million project with a planned completion date of 2025 while Phase II has a planned completion date of 2029. Mr. Oltman discussed how EE benefits the District by bringing more development to the area. Since Jan 2022, EE! has had 5 major project leads that, if awarded, could significantly impact the District. He discussed EE! is working to create industrial, commercial, retail and residential space for the community. Chairman Hines thanked Mr. Oltman for his time and update. After discussion, no Board action was taken. Mr. Oltman exited the meeting.

Agenda item #4a was to a Preliminary Engineering Report for the JB Hunt Storage Facility, as prepared by GBA. Colin Stalter (GBA) reviewed with the BOD the findings of the PER. Some details of the proposed facility expansions were discussed. After discussion, Director Andrew moved to accept the PER as presented. Director Nelson seconded the motion. Motion passed unanimously.

Colin Stalter (GBA) then addressed Agenda item #4b which was the CRWD 6 Merger and Wholesale Supply project. Mr. Stalter indicated the pre-construction meeting for the 135th WME and BPS had gone well and they are currently reviewing material submittals. Also mentioned was the potential sites for the elevated storage tank and, once finalized, will move to the design phase. After discussion, no Board action was taken.

Chester Bender (PY) provided updates for Agenda item # 4c regarding the Rural Development Project. Mr. Bender noted the contractor is still responsible for some final grading and seeding for the project. Todd Luckman, counsel for W7, advised the BOD on some options for consideration. No action was taken by the BOD.

District Manager Allan Soetaert presented Agenda item #4d, construction updates. Mr. Soetaert informed the BOD that Department of Commerce BASE grants were not awarded to the Water District nor to the Edgerton Crossing project. However, a BASE grant was awarded to the Flint Development project in De Soto which is within W7's service area and adjacent to one of its 12-inch water mains. Mr. Soetaert is not currently aware of what is covered in that BASE grant allocated for the Flint Development project and how that might impact the water infrastructure required for the development.

Mr. Soetaert informed the BOD that one of the District's trucks sold for \$25,500.

Chairman Hines then opened the floor for any discussion regarding the recent KRWA conference that a few members attended. Directors Chuck Finley, Gary Duggan and Dennis Carlson all shared. Director Chuck Finley enjoyed a presentation by the Kansas Water Office and has invited her to speak at Johnson County Community College on 5/2/2022 @ 10am. More information to come.

Todd Luckman presented Agenda item #5a. Mr. Luckman discussed the ongoing easement dispute with a property owner. The owner is placing a fence too close to District's water main; further, that the owner has not responded to a request to stop construction and remove the fencing. Mr. Luckman noted that the District has started litigation proceedings, hoping to resolve this dispute without further actions. Mr. Luckman then discussed the potential boundary overlap with WaterOne. He noted that W7 is waiting for WaterOne to respond to a request for additional documents that confirm the entity responsible for the overlap area. After discussion, no Board action was taken.

Chairman Hines provided updates for Agenda item #5b regarding a committee to review the District's By-Laws. He also reminded the board that the BOD Appreciation Dinner is upcoming. He then requested the BOD members to consider discussing the membership levels W7 has with economic development corporations. Chairman Hines indicated the process to hire a technical project manager is underway by Mr. Soetaert.

With no further business to come before the BOD, Director Andrew moved to adjourn the meeting. Director Nelson seconded the motion. Motion passed unanimously. Time noted was 6:45 PM.

Respectfully submitted,



Dennis Carlson, Secretary