

Rural Water District No. 7, Johnson County, Kansas

Regular Board Meeting Minutes  
May 9, 2023

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Directors present: Frank Denning, Brian Andrew, Charlie Brovont, Mary Nelson, Shaun Henderson, Dennis Carlson, Bill Locke, and Gary Duggan. Directors present via Zoom: Shawn Hughes. Others present: Allan Soetaert, Colin Stalter and Mindy Krouch. Others present via Zoom: Philip Ciesielski.

Chairman Frank Denning called the meeting to order at 5:30 PM.

**1. Consent Agenda Items**

Chairman Denning requested that the Board of Directors consider the Consent Agenda items. Director Nelson moved to approve the consent items noted on the agenda. Director Andrew seconded the motion. Motion passed unanimously.

**2. KDOT WMR Agreement for 103rd Street (De Soto)**

Allan Soetaert, District Manager, discussed the KDOT 103<sup>rd</sup> Street Road improvement project that is to be completed in the City of De Soto, adjacent to the Panasonic Development. It was reported that these road improvements will impact existing W7 water mains along 103rd Street, both east and west of Edgerton Road. The Preliminary Engineering Report (PER) was previously reviewed and accepted by the BOD. After review of the PER, KDOT requested the project to proceed and developed a Water Main Relocation Agreement (WMR). This agreement was reviewed by staff and legal counsel and has been submitted back to KDOT with minor revisions. After discussion, Director Andrew moved to accept the agreement; further authorizing the Chairman and Secretary to execute, pursuant to the acceptance of final modifications approved by District Counsel and Management. Director Nelson seconded the motion. Motion passed unanimously.

**3a. Avondale Meadows (Gosal Farms) Preliminary Engineering Report (W7)**

Colin Stalter, District Engineer, discussed the planned Avondale Meadows (formerly Gosal Farms) development at the intersection of 215<sup>th</sup> Street and Columbia Road in Spring Hill. The development plans a total of 187 homes to be completed in 4 separate phases with future expansion possibilities. Water use for the development was estimated on historical meter billing records for similar subdivisions within the District; while hydraulic modeling was used to evaluate the impacts the proposed development will have on the water system. This evaluation indicated that current District infrastructure is enough to accommodate buildout of the development. Mr. Stalter went on to say that it is the District's policy that water mains to new developments must be a minimum of 8" to support fire suppression goals. However, larger mains internal to the subdivision may be necessary to accommodate future phases. All engineering and construction of the water mains internal to the subdivision will be the responsibility of the petitioner. Mr. Stalter recommended that the Board approve service to the property subject to application for water service and Water User's Agreement; execution of a water main extension agreement; review and approval of subdivision water main plans; granted easements necessary for construction; payment of all fees and approval of contractor, insurance and bonding for water main construction. Director Brovont moved to accept the report as presented. Director Nelson seconded the motion. Motion passed unanimously.

**3b. CRWD6 Merger & Wholesale Supply Project Update**

Philip Ciesielski, GBA, updated the BOD on the 135th Street WaterOne Connection project. He said that in the last 30 days restoration has begun and the 4-week transition to WaterOne has commenced. He expects the water transition to be complete by the end of May. Next, old infrastructure will be removed, and those areas restored. Afterwards, there will be state inspections and final paperwork to complete. Mr. Ciesielski is planning on this taking the next 30-45 days.

Mr. Ciesielski then updated the BOD on the Timber Ridge Tank portion of the project. He said there was a meeting with Johnson County planning regarding the special use permit. The next steps include an application submission by June 1<sup>st</sup>, with a public hearing on July 17<sup>th</sup> and a Board of County

Commissioners meeting by August 17<sup>th</sup>. Mr. Ciesielski stated the design of the tank has continued and that should be 90% complete by the end of the month.

**3c. Monthly Report by Staff**

Mr. Soetaert provided brief updates on NCCC and LPKC IP9. He also discussed some upcoming meetings with the Cities of Gardner and DeSoto to discuss service area issues. Mr. Soetaert also discussed the ongoing talks regarding an interim agreement with DG4. He also updated the BOD about a dual hook-up situation within the District on 143<sup>rd</sup> Street, west of Gardner Road. Mr. Soetaert also mentioned management will be looking to hire a new staff member. Finally, he updated the BOD that the District was not awarded the BASE Grant for the Highway I-35 Crossing at Homestead Road.

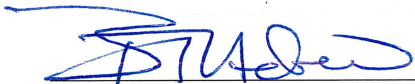
Finally, Director Denning asked the BOD if they would be open to rescheduling the June meeting to accommodate Mr. Soetaert's travel schedule. After some discussion, the BOD decided to hold next month's meeting on June 20<sup>th</sup>.

**4. Adjournment**

There being no further business, Chairman Denning requested a motion to adjourn the meeting. Director Andrew moved such. Director Nelson seconded the motion. Motion passed unanimously.

Time noted was 5:58 PM.

Respectfully submitted,

  
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Brian Andrew, Secretary