

Rural Water District No. 7, Johnson County, Kansas

Regular Board Meeting Minutes
July 11, 2023

Directors present: Frank Denning, Gary Duggan, Bill Locke, Dennis Carlson, Shaun Henderson, Mary Nelson and Charlie Brovont. Director Brian Andrew arrived at 5:55pm. Director's present via Zoom: Shawn Hughes. Others present: Allan Soetaert, Colin Stalter, Todd Luckman and Mindy Krouch. Others present via Zoom: Brian Hess and Chester Bender.

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 Locke seconded the motion. Motion passed unanimously.

2. Consider Agreement with JCAC for Consulting, Water Main Extension, and Interim Wholesale Supply

Allan Soetaert, District Manager, discussed the current long-term agreement with the Johnson County Airport Commission that allows JCAC to serve the New Century Commerce Center (NCCC) for a period of 10 years, at which time, the service will be transferred to W7. He went on to say the supplemental agreement proposed today will allow W7 mains to be constructed that will deliver additional supply to the development at the NCCC. It is proposed that JCAC and W7 will cost-share these consulting costs with a 75%/25% split while the water main construction will be paid for by the JCAC/Developer Team with W7 oversight. The agreement, drafted by W7 legal counsel, with modifications shared by both parties, is being proposed to both boards for consideration. After some discussion, Director Brovont 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. PER: LPKC-IP 9

Chester Bender, PY, presented a PER regarding proposed water service to IP 9, a property located along the north side of 183rd St near its intersection with Montrose Street within the LPKC Development. Mr. Bender went on to explain the details of the report as well as its impact on the surplus capacity of the District. Mr. Bender stressed to the BOD that planned system improvements are imperative for supporting the continued growth in this area. After some discussion, Director Nelson moved to accept the report as presented. Director Henderson seconded the motion. Motion passed unanimously.

3b. CRWD6 Merger & Wholesale Supply Project Update

Brian Hess, GBA, updated the BOD on the 135th Street WaterOne Connection project including updates on some construction details and steps to finalize this portion of the project.

Mr. Hess then updated the BOD on the Timber Ridge Park Tank portion of the project. Regarding the design of the tank, he said there are a few mechanical/electrical items to complete. He also mentioned that Johnson County Zoning and Planning Commission would be holding a public hearing on July 17th to address the Special Use Permit application the District has submitted for the elevated water storage tank to be located at JCPRD's TimberRidge Park site.

3c. Monthly Report by Staff

Colin Stalter, District Engineer, provided updates on the 103rd Street and Edgerton Road projects near De Soto. He added that the fire line and domestic service lines to Project Door at LPKC is under

construction. He also informed the BOD that a PER to study the possibility of providing service to Lakeshore Drive is being prepared and should be ready for the BOD to review in the next several months.

Mr. Soetaert notified the board that a final billing dispute with Olathe has been resolved while he is still working with Olathe to resolve some remaining issues. He went on to say that Mr. Stalter is working on an emergency supply interconnection with Gardner, proposed to be located near 183rd Street & Waverly Road. Mr. Soetaert informed the BOD that the District has engaged Accord-Cox, a CPA firm, to assist with some valuations. Mr. Soetaert provided updates on Edgerton, DG4, Gardner Lake, and WaterOne. He also said the auditing team should be complete next week with their onsite work. The audit report should be ready for the September, or October, board meeting.

Finally, Mr. Soetaert informed the BOD that staff have started interviews to hire one front office personnel.

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 6:24 PM.

Respectfully submitted,



Brian Andrew, Secretary