

Rural Water District No. 7, Johnson County, Kansas

Regular Board Meeting Minutes
November 14, 2023

Directors present: Frank Denning, Gary Duggan, Bill Locke, Shaun Henderson, and Mary Nelson. Director Andrew arrived at 6:07pm. Director Absent: Dennis Carlson, Shawn Hughes and Charlie Brovont. Others present: Allan Soetaert, Colin Stalter, Todd Luckman, James Oltman and Mindy Krouch. Others present via Zoom: Chester Bender.

Chairman Frank Denning called the meeting to order at 5:32 PM.

1. Consent Agenda Items

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

2. ElevateEdgerton! Update

James Oltman with ElevateEdgerton! provided a brief update on the City of Edgerton. He started by updating the BOD on the continued development at LPKC that includes the construction of IP9 and Project Door and well as the expansion at JB Hunt and TSL facilities. Mr. Oltman noted a slight decrease in speculative development because of the increase in development of other industrial areas throughout the Kansas City metro. He explained that all the industrial growth has started to impact development in other areas such as residential and commercial development with Dwyer Farms and Edgerton Crossing both under construction. Mr. Oltman also discussed the Edgerton Community Green Space building. After some questions and discussion, Chairman Denning thanked Mr. Oltman for his time. Mr. Oltman exited the meeting at 5:51pm.

3. Set Annual Meeting Date of Participating Members

Allan Soetaert, District Manager, noted that the District's By-Laws require that the Annual Meeting of Membership be set prior to April 1 of each year. After discussion, Director Locke moved to set the Annual Meeting of Membership be March 25, 2024, at 5:30 PM. Director Nelson seconded the motion. Motion passed unanimously.

5. Reports/Updates

5a. WME Report for JCCC, 191st Street

Chairman Denning then requested the BOD consider deviating from the agenda due to scheduling conflict. Chester Bender, representing the consulting firm Ponzer/Youngquist, presented the Preliminary Engineering Report for the Johnson County Community College CDL training facility. Mr. Bender noted that the property is located on the north side of 191st St, east of Montrose Street, within the City of Edgerton's LPKC Park. Mr. Bender reviewed the details of the report with the BOD. After discussion, Director Nelson moved to accept the report as presented. Directed Henderson seconded the motion. Motion passed unanimously.

4. Legal Counsel – Executive Session(s)

Chairman Denning then requested the BOD continue with the set agenda. Director Nelson moved that the Board recess into Executive Session for a period of 20 minutes to discuss non-elected personnel, pursuant to K.S.A. 75-4319 (b) (1); also including the District's legal counsel. Director Henderson seconded the motion. Motion passed unanimously. Time noted was 6:04 PM. The meeting then reconvened at 6:24 PM upon Chairman Denning announced that no decisions, action, or votes were taken during the executive session.

Director Henderson then moved that the Manager's salary be increased 6%, effective November 6, 2023. Director Nelson seconded the motion. There being no discussion, Chairman Denning called for the motion. Motion passed unanimously.

Director Duggan then moved that the Board recess into Executive Session for a period of 60 minutes for consultation with an Attorney, deemed privileged in the Attorney-Client relationship, to include the Water District's appointed Attorney, pursuant to K.S.A. 75-4319 (b) (2); further that the Manager and District Engineer be included in the session. Director Nelson seconded the motion. Motion passed unanimously. Time noted was 6:26 PM. The meeting then reconvened at 7:26 PM upon Chairman Denning announced that no decisions, action, or votes were taken during the executive session.

Chairman Denning then offered a 5-minute break from the meeting.

At 7:31 PM Chairman Denning resumed the meeting.

Director Duggan then moved that the Board recess into Executive Session for a period of 10 minutes for consultation with an Attorney, deemed privileged in the Attorney-Client relationship, to include the Water District's appointed Attorney, pursuant to K.S.A. 75-4319 (b) (2); further that the Manager and District Engineer be included in the session. Director Nelson seconded the motion. Motion passed unanimously. Time noted was 7:32 PM. The meeting then reconvened at 7:42 PM upon Chairman Denning announced that no decisions, action, or votes were taken during the executive session.

5. Reports/Updates

5b. Project Update: Homestead Lane and I-35 Crossing

Colin Stalter, District Engineer, updated the BOD that engineering firms are being vetted for the water main crossing of Homestead Lane & I-35. He noted that it was likely that a recommendation would be presented to the BOD at their December's BOD meeting.

5c. Project Update: 135th Street and Lakeshore Drive to Gardner Road

Mr. Stalter then reviewed the 135th Street and Lakeshore Drive project with the BOD. Mr. Soetaert noted that the BOD had discussed this project; further, that development in the De Soto area is underscoring the need for this project. Mr. Soetaert said that an engineering firm is being vetted to work on this project as well.

5d. Monthly Staff Report

Mr. Stalter informed the BOD that staff has submitted RFQs for the SRF Columbia Rd project. He reminded the board that this project is a high priority to increase transmission around Hillsdale Reservoir. He also noted that this project was proposed to be extended in length, to replace portions of existing water mains the have experienced numerous breaks in the past decade. Updates will be forthcoming at the December BOD meeting.

Mr. Soetaert & Mr. Stalter provided updates on several projects ongoing within the District. Mr. Soetaert also provided reports on meetings with MI CO RWD2 and the City of De Soto. Mr. Soetaert then noted that the District is waiting KDHE approval of the Master Plan.

Mr. Soetaert also mentioned that due to some conflicts, the February 2024 BOD meeting is likely to be rescheduled to February 6, 2024.

6. 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 8:01 PM.

Respectfully submitted,



Brian Andrew, Secretary