Rural Water District No. 7, Johnson County, Kansas

Regular Board Meeting Minutes
April 14, 2026

Directors present: Mary Nelson, Dennis Carlson, Ken McCarty, Chuck Finley, Frank Denning, Walter Johnston, Ken Kearney, Chuck Lockey and Brian Andrew. Others present: Allan Soetaert, Colin Stalter, Todd Luckman, Chester Bender, Edward Reyelts and Mindy Krouch. Others present via Zoom: Brooke Hudlemeyer.

Chair Nelson called the meeting to order at 5:30 PM.

1. **Consent Agenda Items**
Chair Nelson requested that the Board of Directors consider the Consent Agenda items. There was a question regarding the financials from Director Finley. Mr. Soetaert addressed the question. Director McCarty moved to approve the consent items noted on the agenda. Director Denning seconded the motion. Motion passed unanimously.

2. **Public Hearing to Consider Petition to Release Area**
Chair Nelson called the public hearing to order at 5:35 p.m. and invited legal counsel to provide an overview of the detachment process. Todd Luckman, District Counsel, presented a statutory review of the detachment process, outlined the applicable rules, and discussed the primary factors to be considered in evaluating a detachment request.

Colin Stalter, District Engineer, described the project area located at 255th Street and Hospital Drive, noting that it lies in the southern portion of the District and includes two properties owned by the same Petitioner. He explained that the Petitioner has requested detachment from the District in order to receive service from an adjacent rural water district.

Chester Bender of Ponzer-Youngquist (PY) reviewed a previous Preliminary Engineering Report that he had provided at the request of the District. He reviewed the existing infrastructure serving the area and outlined the proposed water main extension required to serve the properties. He also reviewed a further extension to the main that would loop dead-end mains of the District. Mr. Bender reviewed cost estimates of the water mains as well.

Chair Nelson then introduced Mr. Edward Reyelts, the petitioner, and invited him to address the Board. Mr. Reyelts presented his request for detachment, including his development plans and the financial challenges associated with extending water service to the property.

Allan Soetaert, District Manager, provided a summary of a previous detachment petition regarding one of the properties within this petition. Mr. Stalter then reviewed staff recommendations. Following Board discussion, Director Denning moved to deny the petition for detachment. Director Andrew seconded the motion. The motion carried unanimously.

Mr. Reyelts was encouraged to work with the District Manager in finding a cost-share option for District's consideration. Mr. Reyelts left the meeting.

3. **Consider KDHE SRF Solicitation of Projects**
Mr. Soetaert explained that KPWSLF is a state revolving loan fund (SRF) program that helps Kansas municipalities fund construction of public water supply system infrastructure by providing loans at below market interest rates. The District has used this funding for several projects and has even been awarded several projects that allowed some amount of principal forgiveness. Mr. Soetaert went on to say that KDHE solicits new projects each year and then ranks the applications and will publish an Intended Use Plan (IUP) for funding. Having a project chosen for the IUP does not obligate the District to accept the loan proceeds.

Mr. Stalter then reviewed a list of high-priority projects identified as potential candidates for SRF funding. He emphasized that each project represents a critical improvement that would benefit the District as a whole. After some discussion, Director Denning moved to authorize Management to submit an SRF Loan Application(s) to KDHE on behalf of W7 as presented. Director Andrew seconded the motion. Motion passed unanimously.

4. Change Order Request (Gardner Road Project)

Mr. Bender reviewed the proposed Change Order for the Gardner Road Project, noting two revisions to the original plans. First, the installation of an internet cable box within the project area necessitated a longer steel casing to avoid the structure. Second, the City of Gardner requested a modification to the method for completing the nine service disconnections from their transmission main. He noted that the total cost of the Change Order is $12,875.00. Following discussion, Director Andrew moved to approve the Change Order and authorize Management to execute the necessary documents. Director Johnston seconded the motion. The motion carried unanimously.

5. Reports/Updates

5a. Chair Report

Chair Nelson reminded the Board of the West Consolidated Zoning Board meeting scheduled for April 15, 2026, at 6:30 p.m. at the Administration Building in Olathe and invited Board members to attend. She also reminded the Board of the upcoming Board Appreciation Dinner.

5b. Monthly Report by Staff

Mr. Stalter provided updates on several construction projects throughout the District. He highlighted the De Soto data center project, noting that GBA is conducting hydraulic modeling to determine the capacity the District can provide without system improvements. He reported that the design for the 127th Street water main relocation is nearing completion. Consultants are also preparing Preliminary Engineering Reports (PERs) for the 103rd Street and Edgerton Road project, as well as the 127th Street and Moonlight Road project. Mr. Stalter discussed maintenance needs at the LPKC tank, specifically the altitude valve requiring service. Ponzer-Youngquist (PY) is designing modifications to the piping configuration within the tank room to allow for proper servicing of the valve. He noted that Lone Star Prairie has begun Phase II construction, and that a potential large industrial user has been identified near 183rd Street and Four Corners Road. GBA is currently preparing a hydraulic analysis for that area. Finally, Mr. Stalter reported on the TimberRidge tank project and its timeline for service, stating that the contractor was unable to provide AIS certification for a portion of the piping and will be replacing that section to meet requirements.

Mr. Soetaert provided updates on the District's meetings with Congresswoman Sharice Davids, and various other municipal entities.

7. Adjournment

There being no further business, Chair Nelson requested a motion to adjourn the meeting. Director Andrew moved such. Director McCarty seconded the motion. Motion passed unanimously. Time noted was 6:48 PM.

Respectfully submitted,

Dennis Carlson, Secretary