Rural Water District No. 7, Johnson County, Kansas

Regular Board Meeting Minutes
May 12, 2026

Directors present: Mary Nelson, Dennis Carlson, Ken McCarty, Chuck Finley, Frank Denning, Walter Johnston, Ken Kearney, Chuck Lockey. Brian Andrew arrived after the start of the meeting. Others present: Allan Soetaert, Colin Stalter, Todd Luckman, Philip Ciesielski, Mindy Krouch and Chester Bender arrived after the start of the meeting. Others present via Zoom: Brian Hess.

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. Director Finley moved to approve the consent items noted on the agenda. Director Denning seconded the motion. Motion passed unanimously.

2. **Consider Petition for Accessory Dwelling Unit Service**
Chair Nelson suggested tabling this item until next month to allow staff time to work with Legal Counsel to better align the District's policies regarding Accessory Dwelling Units with its By-Laws. The BOD offered consensus.

3. **Benefit Unit Cost Review**
Allan Soetaert, District Manager, opened the discussion by explaining that the District reviews its rates and fees annually and provided a historical overview of prior rate reviews and increases. Colin Stalter, District Engineer, then introduced Philip Ciesielski of GBA, who is leading the District's Benefit Unit Rate Review. Mr. Ciesielski reviewed the various revenue sources, outlined the scope of GBA's analysis, and explained the methodology used to determine the recommended Benefit Unit fees. He also presented comparisons of Benefit Unit fees among surrounding entities before outlining proposed fee adjustments. Mr. Stalter then discussed the impact these fees would have on future Capital Improvement Projects. Following Board discussion, it was suggested that this item be tabled until next month with Staff providing options for the BOD's consideration regarding adjustments.

4. **Capital Improvement Update (GBA)**
Mr. Soetaert began by providing an overview of the District's Northwest Service Area and the economic growth that is occurring in this area of the District. He further noted that this agenda item was intended to update the BOD on the work that is being done with the District's consulting teams in finding ways to enhance the service to this area that was acquired with the CRWD6 acquisition. Mr. Stalter then discussed the challenges associated with supplying water to the area, noting that it is currently served by a single pipeline along 95th Street. He also reviewed the significant development activity occurring within the area, along with proposed infrastructure projects planned by both De Soto and the District. Mr. Ciesielski then discussed several of the developments in the area and their projected demands and subsequent impact on the District's water supply system. Todd Luckman, District Counsel, addressed several areas of importance for the District and its obligations. Mr. Luckman then exited the meeting. Following Board discussion, Mr. Ciesielski and Brian Hess of GBA exited the meeting. No action was taken.

5. **Preliminary Engineering Report(s)**

5a. Brycliff Commercial PER
Mr. Stalter began by providing a history of the service area related to the proposed development site. Chester Bender of PY then discussed the proposed project site located on the west side of South Webster Street, north of 223rd Street in Spring Hill. Current plans include two commercial lots, with an additional five commercial lots planned for future development. To provide water service to the initial lots, approximately 2,200 feet of water main extension along South Webster Street would be required, along with the acquisition of two off-site water main easements. To provide adequate fire flow, the report recommends installation of a 12-inch water main extension with 8-inch mains within the development. The estimated project cost, to be funded by the developer, is approximately $349,000.

Mr. Bender also noted that these improvements would support future development of several surrounding undeveloped tracts. In addition, he discussed the possibility of looping the proposed 12-inch water main extension to provide additional system redundancy and improve water quality. After discussion, Director Andrew moved to accept the report as presented. Director McCarty seconded the motion. Motion passed unanimously.

5b. 143rd Street & Edgerton Road (PY)
Mr. Stalter began by providing a history of the development site located at the southeast corner of Edgerton Road and 143rd Street and reviewed a similar request previously considered in 2023. Chester Bender of PY then discussed the existing infrastructure serving the proposed site and explained that the 31-acre tract is proposed to be divided into two tracts, with approximately 1,570 linear feet of water main extension along Edgerton Road required to serve the northern tract. Due to the area's high future development potential, it was recommended that additional water main extensions also be constructed along 143rd Street and Walnut Grove Street to create a redundant loop within the system. The estimated cost to the Petitioner for

the extension along Edgerton Road is approximately $123,000, while the estimated cost for the extensions along 143rd Street and Walnut Grove Street is approximately $486,000. Following discussion, Director Carlson moved to accept the report as presented. Director Andrew seconded the motion. The motion passed unanimously.

6. Reports/Updates

6a. Project Update (255th Street & Hospital Drive)

Mr. Soetaert reminded the Board of the discussion held at last month's meeting regarding this project site and the petition to detach from the Water District No. 7 service area. He explained that the petitioner had since contacted staff to discuss the proposed water main extension needed to serve the property that the Petitioner was proposing to split into several other tracts. Mr. Soetaert noted that aside from the water main needed to the proposed split properties, a looping main was also proposed along Hospital Road. Mr. Stalter then reviewed the various cost-share options considered by staff if the entire looping project was a consideration by the Board. He noted that completion of the looping project would provide several benefits to the District. Following discussion, the Board reached consensus directing staff to continue discussions with the petitioner.

6b. Chair Update

Chair Nelson reminded the Board that the Board of County Commissioners will meet on May 28th at 9:30 a.m. to discuss the District's application for a "Special Use" permit for the Four Corners property and invited any interested Board member to attend. She also informed the Board that the June meeting will be rescheduled to June 16th due to travel schedules for the District Manager and District Engineer.

6c. Monthly Report by Staff

Mr. Stalter provided updates on several construction projects throughout the District. He shared photographs of the recent 20-inch water main break along 231st Street and noted that the Geiger project has experienced delays. He also reported that the 127th Street SRF project is currently under design by GBA and that the Kansas Department of Transportation-funded Moonlight Road Interchange project is moving forward. Additional updates included Phase 2 of the Lone Star Prairie development progressing as planned, the Arise Homes development currently reviewing the WME, and the 199th Street and Gardner Road project addressing an active leak issue. Mr. Stalter also informed the Board that completion of the interior control room at the TimberRidge tank project is anticipated by the end of May.

Mr. Soetaert then provided updates regarding the District's upcoming meeting with Miami RWD #2 and ongoing discussions related to potential data center developments throughout its service area. He noted that rates and fees will be discussed at the next Board meeting and that a future discussion with Beth Warren is planned following completion of the audit. He also updated the Board on an upcoming meeting with GBA regarding the Four Corners property, confirmed that the SRF applications have been submitted, and provided updates on the District's billing software and Benefit Units sold to date this year.

7. Adjournment

There being no further business, Chair Nelson requested a motion to adjourn the meeting. Director Andrew moved such. Director Johnston seconded the motion. Motion passed unanimously. Time noted was 7:57 PM.

Respectfully submitted,

Dennis Carlson, Secretary