Rural Water District No. 7, Johnson County, Kansas

Regular Board Meeting Minutes
August 11, 2026

Directors present: Mary Nelson, Ken Kearney, Walter Johnston, Brian Andrew, Dennis Carlson, and Ken McCarty. Directors present via Zoom: Chuck Finley. Directors absent: Chuck Lockey. Others present: Allan Soetaert, and Colin Stalter.

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 Updated WME Agreement w/Arise Homes (Horizon Pointe)**
Colin Stalter, District Engineer, presented an updated Water Main Extension Agreement associated with a proposed residential subdivision near 175th Street and Four Corners Road. Mr. Stalter noted that an earlier engineering report by GBA and subsequent water main extension agreement were reviewed and approved by the Board in 2025. But due to a new development phasing plan and layout that would allow for water main connections along Four Corners Road and 175th St, that agreement has been modified and is presented for consideration. Mr. Stalter continued that while all onsite upgrades will be the responsibility of the developer, there will remain an approximately 190 LF 6-inch main along 175th St between this development and a neighboring development. Due to growth and development in the surrounding areas, it is recommended that the District increases a portion of the main along 175th Street from the minimum 8-inch main, that would be required of the developer, to 12-inch mains. The estimated cost for this line size upgrade would be $62,000 which includes the cost of replacing the 190 LF of 6-inch water main. Allan Soetaert, District Manager, also discussed whether the District's policy on main sizing should be revised to consider these high-density areas. The BOD discussed this and requested that the Manager address this at a future board meeting. After discussion, Director Andrew moved to approve the Water Main Extension Agreement with Arise Homes, LLC., authorizing the District's Chair & Secretary to execute such; further that the District approve the upsizing of those portions of water mains along 175th Street to 12-inch in size. Director McCarty seconded the motion. Motion passed unanimously.

3. **Reports/Updates**

3a. Chair Updates
Chair Nelson indicated that additional Board members may be asked to serve on the Building Committee, Succession Committee, and Budget Committee. Members were advised to watch for follow-up emails regarding committee assignments.

Staff provided updates regarding financing options of the District's Four Corners building; upcoming meetings, deadlines and contractor interviews; as well as an update on the current farm lease at the District's Four Corners Road property.

3b. Policy Considerations
Allan Soetaert, District Manager, noted that the District currently does not have a formal public comment period or policy within its meeting agenda. Discussion followed regarding if comments should occur at the beginning or end of meetings, whether comments should be limited to matters related to the agenda or District business, appropriate speaking time limits, maintaining an open environment for public participation, preventing meetings from being disrupted, providing staff with guidance for handling interactions with members of the public, and ensuring any policy complies with applicable statutory and constitutional requirements. The Board expressed support for developing a policy that balances public access with the Board's ability to conduct business efficiently. Staff will prepare a draft public comment policy for future Board consideration.

Staff discussed concerns with the District's recently revised water service use policy, particularly how it applies to accessory dwelling units (ADUs) and other uses of residential properties. Mr. Soetaert provided some situations

and considerations. Discussion followed but no action was requested or taken. Staff indicated that the policy needs additional review and that a more detailed discussion with District Counsel present is anticipated at an upcoming meeting.

Mr. Soetaert reported on a water quality monitoring effort involving the University of Kansas (KU) and updated the Board that the District would soon meet with the City of DeSoto regarding a potential wholesale supply source.

Mr. Stalter provided updates on construction projects within the District specifically noting that the water main extension serving the Geiger Ready Mix concrete facility in DeSoto has been completed and is now operational. He reported that the Mount Sunflower development at the Flint Commerce Center area near 103rd Street and Edgerton Road was progressing. He also mentioned that consideration for an enhanced service area study regarding the District's infrastructure in this area was becoming necessary and that a presentation would be scheduled for an upcoming board meeting. He went on to note that the District has received multiple new requests for multifamily developments around DeSoto and that engineering studies will be performed to evaluate these requests. Mr. Stalter then updated the BOD on the Edgerton Crossing Development located near Homestead Lane and I-35 and some resumed activity. He noted that the previous preliminary engineering report is approximately four years old and that some updates to this would be necessary. He went on to say that the District is preparing a preliminary engineering report (PER) for another substantial residential subdivision near 167th Street and Four Corners Road.

Mr. Soetaert noted that an updated Debt Capacity Report is being developed and will be presented at an upcoming board meeting. He also mentioned that the District has not heard back on the SRF project applications that had been submitted to KDHE.

Mr. Soetaert reported on a District employee who had been seriously injured in an automobile accident. The employee has been hospitalized and is recovering following several surgeries. He also noted that after conferring with the District Chair & Treasurer, a $500 gift card was presented to the employee's family to assist with meals, transportation, and other expenses while the employee is recovering. He noted that he will continue monitoring the situation and provide updates to the Board as appropriate.

Charles Finley provided an update regarding the upcoming Kansas Water Authority meeting.

4. 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 6:15 PM.

Respectfully submitted,

Dennis Carlson, Secretary