

Rural Water District No. 7, Johnson County, Kansas

Regular Board Meeting Minutes
November 12, 2024

Directors present: Frank Denning, Ken McCarty, Bill Locke, and Charlie Brovont. Directors Walter Johnston and Brian Andrew arrived after the start of the meeting. Directors present via Zoom: Charles Finley. Directors absent: Shawn Hughes and Shaun Henderson. Others present: Allan Soetaert, Colin Stalter, Gary Duggan, James Oltman, Todd Luckman and Mindy Krouch. Others present via Zoom: Chester Bender.

Chairman Frank Denning called the meeting to order at 5:31 PM.

1. Consent Agenda Items

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

2. Elevate Edgerton Update:

James Oltman, President of ElevateEdgerton, began by thanking the BOD for their continued support. Mr. Oltman then provided a brief update on recent economic developments in and around Edgerton in 2024. Mr. Oltman discussed the Dwyer Farms housing development and noted that they hope to have homeowners moving into newly constructed homes by March of 2025. He continued with an update on the Edgerton Crossing development noting that a Maverick Convenience store will be under construction soon with additional pad sites available and another tenant has been secured for the On-the-Go Travel Center. He noted that the City hosted a ribbon cutting for Glendell Park and the Edgerton Greenspace is nearing completion. Mr. Oltman fielded various questions and then exited the meeting after his presentation.

3. Request for Exemption to Meter Location

Allan Soetaert, District Manager, explained that Frank and Connie Healy submitted a petition to the District requesting an exemption for their water meter location. Colin Stalter, District Engineer, elaborated, noting that the Healy's have owned this tract of land for an extended period and have previously inquired about water service. He added that access to the Healy's property is through a dedicated ingress/egress easement, which also permits public utilities. They are seeking a variance to place a water meter along 231st Terrace with a private service line within this easement. Mr. Stalter noted that similar exemptions have been granted by the BOD in the past, under the standard provisions outlined in the agenda packet. After consulting with counsel, Director Andrew moved to approve the variance for the meter location as specified, and Director McCarty seconded the motion. The motion passed unanimously.

4. Avondale Meadows Phase II WME Agreement

Mr. Stalter reviewed with the Board that this development is located on the west side of Spring Hill along 215th Street, west of 169 HWY. He noted that Phase I of the project is already underway, and the proposed Water Main Extension (WME) Agreement pertains to Phase II of the development. Mr. Stalter explained that the standard WME Agreement template has been modified to acknowledge the completed work from Phase I and to account for deposited funds from the petitioner, which are sufficient for the District's work on Phase II. Director Andrew moved to approve the WME Agreement with ARG Land Holdings, LLC, authorizing the District's Chairman and Secretary to execute it. Director Locke seconded the motion, which passed unanimously.

5. De Soto Sanitary Sewer (95th Street) WME & WMR Agreement

Mr. Stalter informed the Board that the City of De Soto is constructing a sanitary lift station on 95th Street, next to JCPRD's Kill Creek Streamway Dog Park. Kissick Construction, the contractor for the City of De Soto, has requested water service for this facility. This construction will require a temporary relocation of the District's 12-inch water main as well as an extension of the water main onto the property. Mr. Stalter noted that this project will incur no expenses for the District. Following the discussion, Director Locke moved to approve the Water Main Extension Agreement with Kissick Construction, authorizing the District's Chairman and Secretary to execute it. Director Andrew seconded the motion, and it passed unanimously.

6. Consider 2025 Budget

Mr. Soetaert presented the proposed 2025 budget, highlighting key expenditures and noting several modifications from previous years. He provided an in-depth review of the debt service coverage ratio and discussed the proposed Capital Improvement Plan (CIP) expenditures, particularly those the District is already obligated to. Mr. Soetaert clarified that adopting the 2025 budget does not equate to approving CIP expenditures; instead, these items will be brought to the Board of Directors for approval at the appropriate time. After further discussion, Director Andrew moved to adopt the 2025 budget as presented. Director McCarty seconded the motion, which passed unanimously.

7. Set Annual Meeting Date of Participating Members

Mr. Soetaert noted that the District's By-Laws require that the Annual Meeting of Membership to be scheduled prior to April 1 of each year. After discussion, Director Locke moved to set the Annual Meeting of Membership for March 31, 2025, at 5:30 PM. Director Andrew seconded the motion. Motion passed unanimously.

8. Reports/Updates

8a. Consulting Updates for Northwest Service Area

Mr. Soetaert noted that this particular report was specific to the ongoing development in the Northwest Service Area (NWSA) in and around De Soto, and the District's readiness to manage related discussions and decisions. Mr. Soetaert requested that Mr. Stalter and Brian Hess, representing the consulting firm of GBA, review with the Board the review efforts of the District in the NWSA outlining the system improvements required to supply proposed developments in the area. Both reviewed previous engineering efforts that the District, and/or its consultants, have performed related to this service area. Mr. Soetaert noted that GBA continues to assist the District in reviewing the infrastructure improvements required for high density developments. Todd Luckman, District Counsel, then discussed the considerations involved in servicing large-scale users. The Board engaged in a discussion, but no action was taken.

8c. Monthly Report by Staff

Mr. Stalter provided brief updates on various construction projects within the District. He reported that construction on both Avondale Meadows Phase II and NCCC Phase II would begin shortly. The design for the Gardner Road project is approximately 80% complete, and design work is underway for the project at 191st, east of Cedar Niles. Construction is pending on the Lone Star Prairie and Everett Estates projects. He also noted a slight adjustment to the schedule for the elevated storage tank, with construction expected to begin in December or January, though the completion date remains unchanged.

Mr. Soetaert then updated the Board on ongoing discussions with neighboring entities for various projects.

Chairman Denning reminded attendees of a Building Planning and Advisory meeting scheduled for November 20th. The Chairman also disclosed an upcoming meeting he will be having on November 25th.

9. Adjournment

There being no further business, Chairman Denning requested a motion to adjourn the meeting. Director Andrew moved such. Director Locke seconded the motion. Motion passed unanimously. Time noted was 7:53 PM.

Respectfully submitted,



Brian Andrew, Secretary