

LAKE WABAUNSEE IMPROVEMENT DISTRICT
MEETING OF THE BOARD OF DIRECTORS
January 3, 2015

The regularly scheduled meeting of January 3rd, 2015 of the Board of Directors of the Lake Wabaunsee Improvement District was called to order at 8:30am, by Harold Warner, president. Also present was Stan Freyenberger, treasurer, Paul Gray, secretary, and David Niedfeldt, the district superintendent. The meeting was held at the fire district office and began with the Pledge of Allegiance. Stan moved to approve the agenda as presented. Harold seconded the motion and the vote carried.

MINUTES

The minutes for the December 6th, 2014 meeting were reviewed. Harold moved to approve the minutes as corrected. Stan seconded the motion and the vote carried.

The minutes of a special meeting of December 18th, 2014 were reviewed. Harold moved to approve these minutes as presented. Stan seconded the motion and the vote carried.

TREASURER'S REPORT

Stan gave the monthly report and noted \$ 40.17 had been received in interest on the balance in checking. He also noted unapproved expenses of \$195.00 to IBS of Northern Kansas for (3) batteries for the trash truck. Harold moved to approve the report as presented. Paul seconded the motion and the vote carried.

David presented an informal recap of the year's expenses and revenues for all funds and operating accounts with a statement of status for each. This showed all accounts operating with a slight gain. David noted that the numbers take into account district one-time expenditures for a new mower, the demolition of the trailer house , and an initial deposit for the new facility being built in 2015.

PRESENTATION OF BILLS

Paul read the following bills presented for payment:

City of Eskridge	\$	853.94	water
Potawatomie Co. Landfill	\$	231.48	trash disposal
Kansas Water Protection Fee	\$	51.52	water fees
Flint Hills Insurance	\$	618.00	Public Official Bonds
Copeland Insurance	\$	8,085.00	Annual Blanket Insurance Renewal

Harold moved to pay all bills presented. Stan seconded the motion and the vote carried.

ANNOUNCEMENTS

None

DEPARTMENT REPORTS

SEWER- No report

ROADS- David noted that he would be getting with Bettis Asphalt for a bid on chip & seal for the perimeter road (Flint Hills Drive).

WATER- David reported that 267,040 gallons had been sold with a loss of 38,310 gallons.

TRASH-No report

OLD BUSINESS

SHOP BUILDING- Representatives from the Wabaunsee Pines Golf Association, Ron Martinek, Rick Higgs, and Phil Schutter visited the meeting for the purpose of finalizing the negotiations for the sale of the LWID facility to the WPGA. Harold shared a letter of commitment from the Flint Hills Bank to the WPGA with the other LWID Board members that verified that the WPGA was able to borrow funds sufficient to make the purchase.

Harold reported that he had presented the WPGA with a draft copy of a proposed contract prepared by Norbert Marek, LWID general counsel, to be used for the sale.

Ron Martinek presented the LWID Board with a counter proposal that made several changes in the contract. The changes included substituting a "First Right of Refusal" for a "reversion clause" included in the original contract. This deals with terms under which the LWID might be interested in or compelled to re-acquire the facility in certain situations. The closing date for the sale was changed to March 1st, 2015 in lieu of February 1, 2015. The WPGA will pay for appraisal and closing fees. Property taxes will be split on a pro rated basis from the date of closing. The LWID will rent the facility from the WPGA for \$ 550.00 per month until it's new facility is complete with the WPGA insuring the facility after March 1st, 2015 and LWID insuring its contents. Paul moved to accept the WPGA counter proposal and empower Harold to get the changes to Norbert Marek for consideration and a final draft of the agreement. Stan seconded the motion and the vote carried. Paul moved to empower Harold to sign the revised contract when available. Stan seconded the motion and the vote carried.

NEW FACILITY- David asked the Board for permission to release K Construction to begin onsite activities. The Board discussed this request and decided to wait until the contract with the WPGA has been revised and signed. David reported that the cost to get electrical power to the site had been reduced from around \$13,000 to \$ 8,089. Harold moved to pay Westar for the electrical service as soon as the contract is signed. Paul seconded the motion and the vote carried. The Board discussed and agreed to also release the LWID provided contractors as soon as the contract is signed. Mechanical,

electrical, water well installation and excavation are to be provided by the LWID outside the contract with K Construction.

NEW BUSINESS

A planned insurance review was canceled.

EAST BRIDGE / TOWNSHIP ROAD- Harold reported on a recent County Commission meeting where the East Bridge was discussed. He noted that the County Attorney had advised the County Commission that the County does not own the bridges at Lake Wabaunsee but rather the City of Eskridge does own them as well as the roads within the lake area. It was discussed that if the City of Eskridge was forced to repair the east bridge it would have to impose a tax on the residents at the lake for the costs incurred. It was also stated that the County cannot make the road a county road due to width restrictions. It was then suggested that the county can make the roads at the lake township roads and also adopt the bridges at the same time. This would allow the County to replace the bridge from a larger county wide tax base. In the deal the County would pass a resolution adopting the roads and bridges at Lake Wabaunsee and the LWID would pass a resolution that pledges to continue to maintain the roads at the lake as it does presently. This leaves the bridges at Lake Wabaunsee under the care of the County. A draft resolution for use by the LWID was prepared by Norbert Marek, LWID general counsel. It was noted that mill levies do not change under this agreement. Utility easements currently in place were discussed. Harold moved to approve Resolution # 15-01 adopting the roads at Lake Wabaunsee for care and maintenance once they become township roads. Stan seconded the motion. The motion was amended to make the adoption subject to all existing utility easements and allow Harold to sign the resolution once revised. Paul seconded the amended motion. The vote carried.

EMPLOYEE PERFORMANCE REVIEW-

The Board met with Wayne Stephenson. The Board thanked Wayne for his efforts over the year and asked him if he had any concerns or input how his job could be made better. He stated his job environment was good with no changes necessary. The Board discussed safety with him and encouraged him to work safely.

The Board met with David Niedfeldt. The Board thanked David for his efforts during the year and his oversight and management of all LWID matters, property, and assets. The Board encouraged David to think in terms of a safe work site for himself and his employee. The Board asked David for his input on how his job could be made better. He responded with no request for change.

EMPLOYEE COMPENSATION- The Board considered the compensation packages currently in place. Stan moved to approve raises of \$.50 per hour for both Wayne and David and an additional \$ 25.00 per month into their respective IRA accounts. Harold seconded the motion and the vote carried.

A motion to adjourn was seconded and the vote carried.

The meeting adjourned at 10:45 am.

Paul A. Gray, secretary

