

April 6, 2007

Donna J. Crawford
Governmental Assistance Services
905 Joseph Dr.
Lawrence, KS 66049

Dear Ms. Crawford,

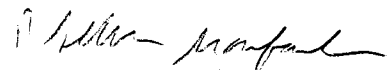
I have reviewed the proposed project for the city of Lecompton, Kansas, in which a new water treatment plant will be built.

Based on the documents attached to your request, it does not appear that there are any potential geologic hazards worth noting that might impact this project.

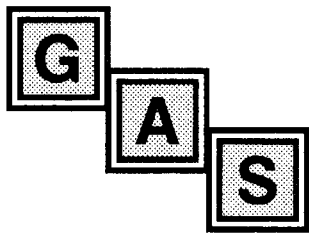
The above discussion represents our best assessment based on the information that the Kansas Geological Survey has about this locality and/or proposed project at the time of this writing. Other geologic conditions, not discussed herein, or for which the Kansas Geological Survey has no knowledge, may affect the viability or safe operation of this facility or property. The information provided in this letter is from regional or countywide studies and should not be used as a substitute for detailed site characterization by a licensed geologist or engineer. It is the responsibility of the applicant to provide any required site characterizations.

If you have questions please do not hesitate to contact me at my office (785 – 864-2068).

Sincerely yours,



P. Allen Macfarlane



Governmental Assistance Services

905 Joseph Drive

Lawrence, Kansas 66049

785-832-2141 • Fax 785-832-1111

Toll Free 888-832-3335

e-mail: gasdonnaa@sunflower.com

March 29, 2007

Dr. William Harrison
Kansas Geological Survey
University of Kansas
1930 Constant Ave.-Campus West
Lawrence, KS 66047

RE: Environmental Review - Lecompton, KS Grant #07-PF-711 – Water Treatment Plant

Dear Dr. Harrison:

The City of Lecompton, Kansas has received a 2007 grant to construct a new water treatment plant. As you are aware, the city sent out letters in 2002 requesting comments and a clearance from your department on any environmental concerns you have. HUD wishes for an update on the environmentals.

The upgrade will occur within the SE quarter of Section 34, Township 11 South and Range 18 East. The city owns the property.

The new iron/manganese treatment plant will have the capability to process water at 300 gpm, two new sludge ponds, a 100 gallon clearwell, and miscellaneous appurtenances. I am also attaching the alternatives which were investigated to solve the city's water quality and quantity problems.

Well development was addressed as a separate project and the wells are completed. Therefore, once the plant is completed the city will have both quantity and quality water. The total estimate to complete the plant is \$1,190,000.

I will appreciate your comments. Kansas Department of Commerce would like you to submit a clearance whether you have comments or not.

I will appreciate all responses be sent to Governmental Assistance Services, 905 Joseph Dr., Lawrence, KS 66049.

Please call me if you have questions at 888-832-3335.

Sincerely,

A handwritten signature in cursive script that reads "Donna J. Crawford". The signature is written in black ink and is positioned above the printed name and title.

Donna J. Crawford
Project Coordinator

Enc/ Grant Pages
Alternatives
Project Map
Estimate of Cost

**Kansas Small Cities Program
Community Development Block Grant
2007 Application Summary**

FOR COMMERCE USE ONLY

Date Received: _____

1. APPLICANT NAME: (City/County)

City of Lecompton
Address: 327 Elmore, PO Box 100
City, Zip: Lecompton, KS 66050
County: Douglas
Telephone: 785-887-6407
Fax: 785-887-6531
E-mail Address: clecompton@yahoo.com
Chief Elected Official:
Roy Paslay, Mayor
Population: 598-Grant Application Guidelines

2. SUB RECIPIENT (ON BEHALF OF APPLICATIONS)

Name (entity): N/A
Address: _____
City, Zip: _____
Telephone: _____
Chief Official of sub recipient:

Population: _____

3. APPLICATION PREPARER

Name: Donna J. Crawford
Address: 905 Joseph Dr.
City, Zip: Lawrence, KS 66049
Telephone: 785-832-2141
Fax: 785-832-1111
E-mail Address: gasdonnaa@sunflower.com

4. CITIZEN PARTICIPATION

Date of Publication: 8/11/06
Date of Public Hearing: 8/21/06
Name of Newspaper: Lawrence Journal-World

5. PROJECT TYPE (Mark One):

X Water or Sewer

Date of KIAC Meeting: 9/12/06

6. PROJECT DESCRIPTION OF PROPOSED ACTIVITIES

(Be specific: LF of sewer line replaced.)

Construction of a new water treatment plant designed to meet the city's 300 gallon per minute water needs.

7. PROPOSED FUNDING

CDBG funds requested in this application \$ 400,000

Funds to be supplied by other sources: A Resolution or documentation of Commitment of Funds must be attached

Source	Contact Person	Telephone	Amount
a) Rural Develop.	Gary Smith	(785) 271-2730	\$ 790,000
b) _____	_____	() _____	\$ _____
c) Total funds supplied by other sources		\$ 790,000	
d) Force account construction estimate		\$ _____	
e) Other in-kind amount proposed		\$ _____	
f) Total matching funds			\$ 790,000
g) Total project funding			\$ 1,190,000

8. PROJECT BENEFIT

Total persons benefiting: 598
Total LMI persons benefiting: 436
Percent LMI persons benefiting: 72.91%

9. METHOD OF DETERMINING LMI:

	Census	Limited Clientele
Survey	X	Past 3 years records
If Survey:	# of surveys distributed	246
	# of surveys returned	214
	Sample size	100 % 86.99% Return
	Date of survey:	8/05

Were both census data and survey data used in arriving at LMI percentages?

Yes ☐ No X

2. PROJECT ALTERNATIVES

A. Alternatives:

The city has completed a new well for their additional water supply need. The Council wished to be prepared to complete the treatment process so they could protect their citizens' health as quickly as possible.

- 1) The first alternative was to purchase all water from RWD #3 and shut down the treatment plant and wells. However, RWD #3 stated that improvements to their distribution system would have to be constructed. They could not advise when those improvements would occur, if at all. The rural water district committed to renewing Lecompton's contract for a secondary supply.
- 2) Changing the water supply to the Kansas River and constructing a new treatment plant. This alternative was also eliminated. Estimated construction costs to construct a new river water intake and a new treatment plant for surface water are \$2,500,000 - \$3,000,000. This option would also increase operations costs compared to other alternatives.

Two additional alternatives were investigated which were felt to be more desirable to meet the city's needs of the 300 gpm.

- 3) **Upgrade the existing water supply and construct new iron/manganese treatment plant.** The old antiquated treatment plant will be replaced by a new iron and manganese removal plant at a new treatment site with the design flow rate of the needed 300 gpm – cost \$1,190,000
- 4) Upgrade the existing water supply and construct a new water softener treatment plant. This alternative includes construction of a new lime softening treatment plant at a new treatment plant site. This would eliminate the hard water, iron and manganese – total cost \$1,478,100.

At first the city's choice was Alternative #4, but Rural Development stated Alternative #3 should be the choice. However, as stated under Project Need, the combination of high iron and hard water increases the manganese toxicity. Rural Development has stated that if bids come in low they may allow the softener to be added.

In October 2004 the city attended a KIAC Meeting with your department, KDHE, and Rural Development. It was decided by all parties the only logical financial alternative was to partner for matching funds with Rural Development.

The city's current water rate at that time was approximately \$32.90. Therefore, the city needed a 40-year loan so the current water bill didn't have to be raised higher than the \$38.61 needed to support the proposed project.

B. Scope of Work

The new iron/manganese treatment plant's treatment process will be a 300 gpm U.S. Filter, aeralator treatment unit that provides for aeration, chemical reaction, detention and filtration in a single utilized package. The aeralator would be housed in a concrete block building, two new sludge ponds and a 100 gallon clearwell would be constructed.

The plant building would house all electrical controls, new high service pumps, chemical feed equipment, pre & post chlorination and a new testing lab and office area for plant operations. (See attachments for plant schematic.)

Project costs are \$1,190,000 and will be shared between Rural Development funds of \$790,000 and hopefully a \$400,000 grant from your department. CDBG funds will be expended for part of the construction costs in the amount of \$381,050 and \$18,950 for administrative activities. The cost per beneficiary is \$669.

Upon the grant award the city will publish the Combined Environmental Notice for the release of funds, design will be approved by 4/15/07, plans/specifications and publication for bids will be sent out by 5/15/07, bid opening 6/15/07 and contract award 7/3/07 at the Council Meeting. Work will start by 8/3/07 and project completion by 6/15/08.

C. Force Account Labor

No in-kind services will be utilized. A general contractor will be procured.

3. PAST EFFORTS

Lecompton has maintained and repaired the water supply, transmission & distribution, and treatment system for many years by raising rates. The last three rate changes were:

In February 1998 the rate was increased to \$11.50 for the first 2,000 gallons of water and \$4.75 for each additional 1,000 for ¾" meter, \$5.05 for 1 ½" meter, \$5.50 for 2" meters and any water purchased and hauled from city hydrants was sold at the rate of \$0.75 per 100 gallons. The average bill was \$26.65 per 5,000 gallons per month.

These high rates were not meeting the costs which were occurring from needed system upgrades. Therefore, in April 2005, by Ordinance No. 766, the city made an additional increase. \$12.50 for the first 2,000 gallons, \$5.25 per additional 1,000 for ¾" meter, \$5.58 for 1" meter, \$6.08 for 1 ½" meter, \$6.80 for 2" meters and water purchased and hauled from city hydrants \$0.75 per 100 gallons. The average bill was \$32.90.

August 1, 2006 by Ordinance No. 775 the rates were increased again to:

- (a) \$13.13 per month for the first 2,000 gallons or less used by all city customers not otherwise identified.
- (b) \$14.86 per month for the first 2,000 gallons or less used by rural customers.

Addendum to the Preliminary Engineering Report
Water Supply & Water Treatment
City of Lecompton, Kansas

Section I

Introduction & Summary

Background

In addition to well No. 2, which was the only well when the original PER was written, the City has installed a new well capable of delivering 300 gallons per minute in anticipation of constructing a new plant.

Planning Area

The 2006 population is now 678. The number of connections to the water system is 220. Of these 220 connections, two are schools and 10 are commercial.

Recommended Improvements

Item 1, Construction of a new well has been completed.

Item 2, Construction of a new water treatment plant is still a priority need of the City.

Section VI

Engineer's Preliminary Opinion of Probable Project Costs

These estimates represent reasonable current market values which may be expected for this type of work if bid in mid 2007 to late 2007.

Probable Project Costs

Alternate No. 1 Upgrade well supply and new iron/manganese removal plant.

Water Supply This has been completed

Water Treatment Plant

1.	Bonds & Insurance	\$ 8,100
2.	Mobilize & Demobilize	41,800
3.	Treatment Plant Equipment	310,000
4.	Building, 50' x 80'	200,000
5.	Miscellaneous Yard Piping	26,700
6.	HVAC	19,700
7.	Chlorine Equipment	12,000
8.	Lab & Equipment	6,000
9.	Electrical	46,900
10.	Painting	15,500
11.	Controls & Instrumentation	27,200
12.	High Service Pump (2)	40,000

Section VIII

Project Financing

It is assumed, for CDBG funding, that only plant will be included in the application. Rural Development has found Lecompton eligible for their funding, and they qualify for up to 45% grant funding. Rural Development current rates are estimated at 4.5%.

As stated in the PER, a combination of CDBG & RD grant/loan funds will result in the lowest costs.

Possible debt payments:

Source	Amount	Term/Interest	Debt Payment/Yr.
CDBG Grant	\$400,000	- 0 -	- 0 -
RD Grant (Plant)	355,500	- 0 -	- 0 -
RD Loan (Plant)	<u>434,500</u>	4.5%, 40 yr.	<u>23,620.00</u>
Totals	\$1,170,000		\$ 23,620.00

Rate Increase to re-pay RD loan:

$$\frac{\$23,620.00}{12 \times 220} = \$8.95/\text{mo}/\text{meter average}$$

Assuming average usage of 5,000 gal./mo. = \$1.79/1,000 gal.

Monthly User Charges

See exhibit A – City Ordinance

Present Usage Rates

First 2,000 gal. = \$13.13

Over 2,000 gal. = 5.51

5,000 gal = $13.13 + 5.51 \times 3$ = \$29.66

Rate increase to fund water plant 8.95

Average rate w/new plant \$38.61



WATER SYSTEM IMPROVEMENTS MAP
LECOMPTON, KANSAS