

July 22, 2007

Donna J. Crawford
Grant Administrator
Governmental Assistance Services
905 Joseph Drive
Lawrence KS 66049

RE: Environmental Review – Easton, KS Grant #07-PF-721
Sanitary Sewer Treatment and Collection System Improvements

Dear Ms. Crawford:

The Kansas Geological Survey (KGS) has received your letter dated June 22, 2007, asking us to review the above referenced project. In general, the project involves adding a third cell to the existing two-cell lagoon treatment system, upgrading of piping, cleaning and inspection of approximately 11,770 linear feet of sewer pipe, manhole upgrades and replacement, and pump replacement at the existing site on the east edge of Easton, Kansas.

A review of regional geologic information and project information provided by Governmental Assistance Services indicate that there are no unduly adverse geologic conditions that should affect this project. Site-specific conditions should be considered by the applicant prior to construction.

This letter is an assessment based on the regional geologic conditions available at the KGS and cannot be used in substitute of a detailed site characterization. Other geologic conditions, not discussed herein, or for which the KGS has no knowledge, may affect the viability of the project. It is the responsibility of the applicant to provide any necessary characterization, geotechnical or environmental testing, or design by a licensed professional geologist or engineer to complete the project.

If you have any questions please feel free to contact me at (785) 864-2099.

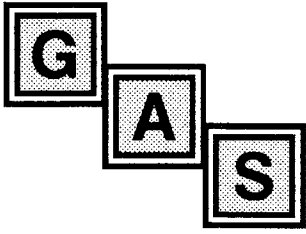
Sincerely,



Robert S. Sawin
Geologist

Enclosures

cc: Dan Suchy, KGS Data Resources Library



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

June 22, 2007

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

RE: Environmental Review - Easton, KS Grant #07-PF-721 – Sanitary Sewer Treatment
& Collection System Improvements

Dear Dr. Harrison:

The Kansas Department of Commerce awarded the City of Easton a \$400,000 grant on June 18, 2007 for the above-named project. The total project cost is estimated at \$800,000.

The city conducted an environmental review in 2005. The new HUD requirements state the city must update the environmental review, therefore, the city is requesting your needed comments.

The planned scope of work is to add a third cell to the existing 2-cell treatment system, upgrading of piping, cleaning & TVing of approximately 11,770 LF of sewer pipe, manhole upgrades & replacement, and pump replacement.

These improvements are needed to comply with the administrative order which was issued November 24, 2004. KDHE state revolving loan funds have been granted to the city for the matching funds needed to complete the project.

I am attaching the site location map and proposed third cell construction area, existing 2-cell drawing, project alternatives and option to purchase with land description depicting Township, Range and Section.

Please submit all comments to my office, Governmental Assistance Services, 905 Joseph Dr., Lawrence, KS 66049. If you have questions please call me at 888-832-3335.

Sincerely,

Donna J. Crawford
Grant Administrator

Enc/ Map

2-Cell Drawing

Project Alternatives

Option to Purchase (land description)

OPTION TO PURCHASE AGREEMENT

THIS AGREEMENT is entered into the 28TH day of September, 2006 and is by and between John E. Adams and Carol R. Adams, party of the first part, hereinafter referred to as Grantor, and City of Easton, a municipal corporation, party of the second part, hereinafter referred to as Grantee.

WHEREAS, Grantee is in need of additional land to make additions and improvements to their waste water treatment facilities, and,

WHEREAS, land owned by Grantor is the most feasible location for said additions and improvements, and,

WHEREAS, Grantor is agreeable to the sale of such additional land, and,

WHEREAS, Grantee is currently not financially able to close the transaction.

NOW THEREFORE, in consideration of the sum of \$1.00 and other good and valuable consideration the parties do hereby agree as follows:

Grantor does hereby grant to Grantee the first option to purchase an approximate 3.5 acre tract of land approximately described as follows, to wit:

Part of a tract of land in the Northeast Quarter (NE ¼) of Section Nineteen (19), Township Eight (8) South; Range Twenty-one (21) East of the 6th P.M., as described in Book 557, Page 1835, more particularly described as follows; a tract of land lying South of the existing City of Easton's Lagoon Site, West of the County Road and East of Stranger Creek, containing 3.5 acres, more or less. A Meets and Bounds description to appear on deed.

ef *AC* Grantor has ^{NOT} agreed to accept the fair market value to be determined by the initial and review appraisal, but not less than \$2500.⁰⁰ / acre cash at time of closing and Grantee agrees that if it exercises its option, that it will pay at least that amount.

This option shall be exercised after January 15, 2007 and before June 1, 2007, by

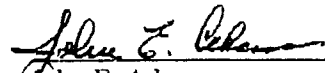
notifying Grantor in writing, or shall lapse and become null and void, and all monies paid hereunder shall be forfeited to Grantor.

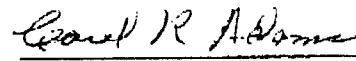
ADDITIONAL TERMS:

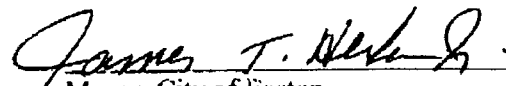
Grantee shall be responsible for all costs of the transaction including providing a survey, document preparation, closing and title insurance. Taxes will be prorated to date of closing based upon either the actual taxes or the prior years tax. Closing will be as soon as funding is received by Grantee on their CDBG (grant).

Grantee shall also be responsible for fencing the tract within a reasonable time after closing.

Grantor acknowledges they have been advised of their rights under the Uniform Relocation Act as amended and are aware that they have a right to an initial and review appraisals to determine fair market value.


John E. Adams


Carol R. Adams


Mayor, City of Easton

The citizens of Easton fear that if they continue to pollute the area they will effect the well-being of those in their city as well as neighboring communities.

2. PROJECT ALTERNATIVES

A. Alternatives

The engineer and city investigated several possible treatment methods to meet NPDES Permit requirements. Some of the considerations were replacement of the existing system to an activated sludge plant – cost in excess of \$600,000, or construct an oxidation ditch, addition of aerators to the existing 2-cell lagoon, improving treatment by enlarging the existing lagoon - \$500,000 plus to construct.

The city has chosen upgrading the existing 2-cell system to a 3-cell treatment system. Construction costs - \$297,400 (for construction).

The other alternatives have been eliminated because they are not cost effective, operation & maintenance is higher, and they are not environmentally sound for a community the size of Easton. Also, KDHE has requested a 3rd treatment cell be added to comply with their Schedule of Compliance and Administrative Order.

Recommendations have also been made to correct the inflow & infiltration problems within the collection system. It is recommended that funding be secured to perform an evaluation of the system by visual inspection of manholes, cleaning and TV inspection. These evaluations will allow for the city to upgrade the piping which is defective. Upgrade of manholes and cleanouts - \$312,000 estimated construction costs.

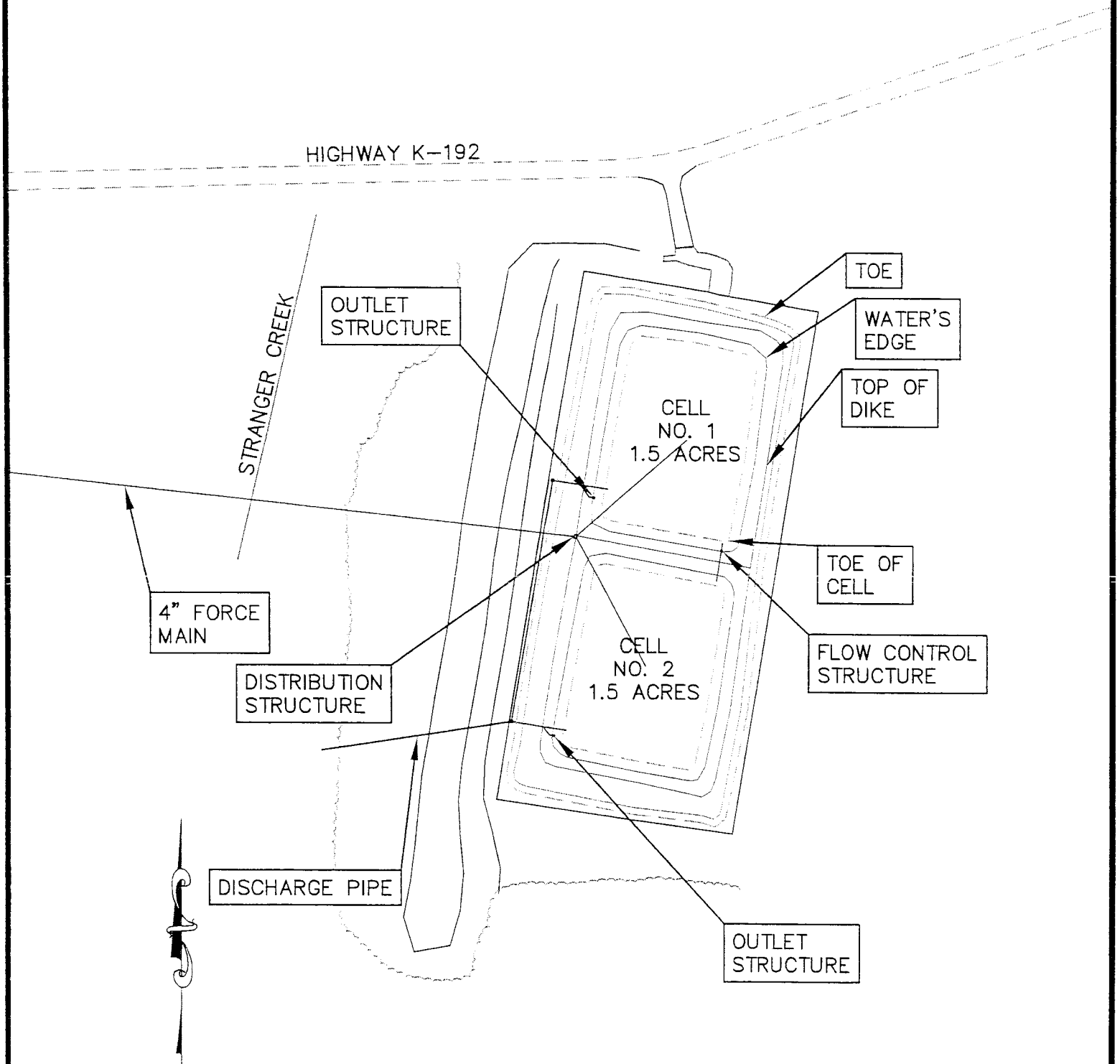
If these upgrades are not made inflow & infiltration will continue and even reduce detention time in the new treatment facility.

The city felt it had no more time to waste to meet the Administrative Order from EPA & KDHE. The city chose to finance the project with KDHE and grant funds from your department because the commitment of funds could be acquired within 1½ months.

Originally, the city had prepared a grant to submit last year and had the revolving loan in place. Deadlines needed to be met, however, before submittal Stranger Creek flooded the city. The city was in complete disarray. KDHE gave the city permission to submit this year. The city needed clean-up time. KDHE knew we could not go forward to meet your 24 month deadline until the city was back on its feet.

Rural Development funding is an unknown usually until CDBG grant award. KDHE was not about to let us be into another year of non-compliance.

Easton Wastewater Treatment Facility



SCALE 1" = 200'

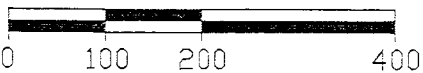


Figure IV-II



KRAMER ENGINEERING, P.A.
TOPEKA, KANSAS

JOB NO.

0510

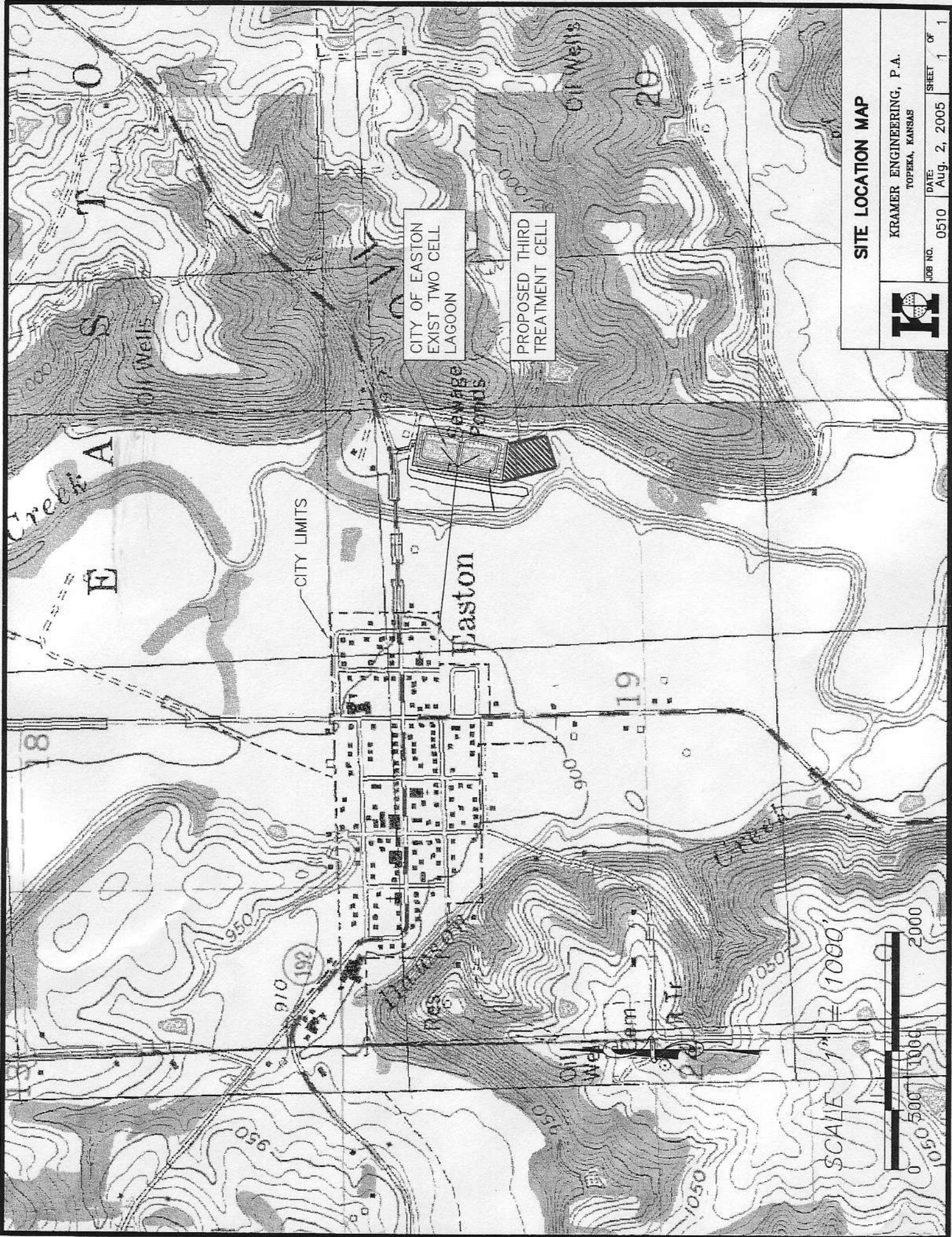
DATE:

July 8, 2005

SHEET

2

OF 2



SITE LOCATION MAP



KRAMER ENGINEERING, P.A.
TOPEKA, KANSAS

JOB NO. 0510
DATE: Aug. 2, 2005
SHEET 1 OF 1