

Q-What is the Wastewater Project?

A- The City’s existing lagoons are undersized, lack capacity for our current population, and are in poor condition. The Wastewater Project for Linn Valley will install new and larger lagoons, providing Linn Valley with a treatment facility sufficient for 20 years. All Linn Valley residents and property owners use these lagoons and will benefit from the expansion.

Q-Why the immediate need for lagoon construction?

A-Growth. Our aging system was not designed for the rapid increase of population and full-time residency. The need for action today is simple. The lagoons are full. The city runs the risk of the state requiring action because of potential wastewater leaking and overflowing the current lagoons.

Q-When did the state inform the city of the issue?

A-The earliest notification from the state was in January of 2006. At the request of a councilman, the State of Kansas evaluated the lagoon system and distributed a letter to the city and to the POA that the lagoon was at 2/3 of capacity of waste per day. Additionally, the state predicted rapid growth due to highway 69 changing to a four lane and recommended hiring an engineer for a long-term wastewater solution. See letter dated January 23, 2006

Q-When did the council decide to take action to solve the problem?

A-In 2019, the Council requested a state evaluation of the condition of the lagoons. Based on their findings the Council hired BG Consultants to conduct a Preliminary Engineering Report (PER) which was completed September 2020. The PER was presented at a Townhall and posted on the city’s website in November 2020.

Q-How many alternatives were considered for increasing the capacity for wastewater?

A-There are four alternatives in the PER.

Alternative	Description	Notes
1	Expand existing lagoon	Ruled out during PER because does not meet the continuing growth of community
2	Discharging lagoon	Difficult to obtain permit from KDHE, also potential of wastewater into Linn Valley’s lakes
3	Discharging lagoon with wetlands	Requires land purchase
4	Mechanical Wastewater Treatment Plant	Most costly alternative

Q-Why was alternative three selected?

A-Alternative three was selected because it had the most non-monetary considerations. First it meets the long-term planning for population growth, is not subject to regulatory change, will not require a permit, has less pollutant load in the lake, and is easy to operate. This chart is in the PER on page 12.

Four non-monetary benefits were considered for Treatment Alternatives. The following table shows the considered non-monetary benefit and the applicability to each alternative.

Table 5: Treatment Alternative Non-Monetary Benefits.

Non-monetary Considerations	Alternative			
	1	2	3	4
Does not Require Property Purchase	X			X
Meets Long Term Planning Goals		X	X	X
Less Pollutant Load in Lake			X	
Is Simple to Operate	X	X	X	

Alternative 3 has the greatest non-monetary benefit. Alternative 1 is not feasible because it does not meet the City’s long term goals and continuously discharges sewage. Alternative 2 is not feasible because it continuously discharges sewage. Alternative 4 is feasible but will have a higher pollutant loading into the lake since it is continuously discharging.

Q-Why didn’t the city hire a financial consultant as suggested in the PER?

A-The city hired a financial consultant - McLiney and Company. Joey McLiney provides advice and services with options to finance the project, issuing general obligation loans, and repayment of the USDA loan.

Q-Has the city received funding for the project?

A-Yes. The total project cost is estimated at \$7,800,000. The City received USDA funding with a 10% grant (\$627,000) and 90% loan (\$6,416,000) with the loan interest rate at 1.75%

Q-What is the estimated annual payment on the project?

A-The annual payment is estimated at 253,000 annually, the best-case scenario is the project is complete by the end of 2025, the first payment will be late 2026 or early 2027. There is approximately a year “grace” period.

Q-Is it possible to reduce the annual payment prior to the first payment?

A-Yes. The interest earned from the loan (loan was obtained at 1.75% and is earning 2.25% interest), leasing of the land prior to construction, money collected for the project payment through monthly bills (both low pressure system and hold & haul), and reduction of project costs.

Q-What are funding options and why did the city decide on a mil levy?

A-These are the options to repay the USDA loan

User Fee-A monthly fee paid by all wastewater customers. Difficult to implement because over 50% of current water customers are on hold and haul. The city would have to hire additional personnel

Assessment-An annual per lot assessment. Not viable as the community historically does not stay current, POA assessments as of Jun 2021 were at 48% compliance

Mil levy-A tax levy applied to real estate and collected by county. All property owners will contribute.

Q-How much will this cost me when my taxes increase to pay for this project?

A-This information (below) is based on current information of total annual payment, current mil levies, current appraised value, and current assessed value. All amounts are subject to change. A spreadsheet is posted on the city website and available for each resident or property owner to estimate their individual taxes. *Please note these numbers will change before first payment.

Appraised Value	Assessed Value	Estimated increase
\$1,120	\$134	\$2.75 annual/.22 month
\$9,210	\$1,059	\$22 annual/\$1.81 month
\$25,000	\$2875	\$59 annual/\$4.92 month
\$38,000	\$4370	\$90 annual/\$7.48 month
\$50,000	\$5750	\$118 annual/\$9.84 month
\$100,000	\$11,500	\$236 annual/\$19.68 month
\$150,000	\$17,250	\$354 annual/\$29.52 month
\$351,500	\$40,423	\$830 annual/\$69.18 month
\$500,000	\$57,500	\$1,181 annual/\$98.40 month

Q-Does the mil levy apply to personal property such as boats, golf carts, etc.?

A-No, the mil levy will apply to real estate lots, homes, garages, sheds, etc.

Q-What is the timeline for this project?

A-The design will begin in early 2023 and the overall project estimated for completion in 2025 or early 2026.

Q-Did the city “steal” land for this project?

A-The city has not stolen land for this project. In May of 2021 the land for the lagoons was appraised at \$4400 per acre. The city and landowner had a signed purchase agreement at \$4800 per acre. The agreement expired in November 2021 because the city had not received USDA funding. The City Council passed Resolution 109 for Imminent Domain after the landowner would not extend the purchase agreement. The landowner’s attorney and city attorney are continuing to work towards an agreement in lieu of implementing Imminent Domain. In either case, the owner will receive fair compensation for the land.

Q-Why won’t the city stop or pause this project?

A-Considering the condition of our lagoons and amount of waste generated, there is no time to stop or pause the project. The issues with the current lagoons were identified by KDHE in 2006 and they recommended the city and POA hire an engineer to address a long-term solution due to anticipated population growth (see letter dated January 23, 2006). City officials are open to legal and viable solutions for additional capacity for waste and alternate methods of payment.

Q-What if the city stopped providing access to the POA hold & haul dumping?

A-The city has received the suggestion to stop allowing the POA to dump into the lagoons. For numerous reasons that is not a viable option. First, it is the city’s responsibility to provide infrastructure for the entire community, not just the property owners/residents on the low-pressure grinder pump system. Secondly, the cost for hold & haul customers would likely range between \$300-\$600 a month with an outside vendor. Prices for a hold & haul in the county range from \$150-\$300 for 1,000 gallons. That is more costly than an increase in taxes for the project.

Q-Can the city dredge the lagoons?

A-Yes. The lagoons were dredged in July 2021 for additional capacity. Continuous dredging deteriorates the lagoon lining and is only for short term mitigation.

Q-Will the lagoons be used by outside people or contractors?

A-No. The new lagoon system will only be for Linn Valley Residents and Property Owners.