

DR-77-3 - Lime Sludge Disposal
Pit - Southwest corner of 29th
and West Streets.

POSTED
6-21-78

ACTION

DATE

COMMITTEE

M.A.P.C. *Denial* 6-22-78

B.C.C./B.C.C.C. *Refer / work* 7-15-78

Bcc *Approved (no condition)* 7-25-78

Map No. 5150
Sec. 2
Twp. 27
Range 1W

DATA SHEET
~~ZONING & CONDITIONAL USE~~

DR 77-3
Z- _____
SCZ- _____
CU- _____
Filed 1-19-77

REQUEST FOR A SPECIAL PERMIT TO LOCATE A LIME SLURRY DISPOSAL FACILITY IN THE "AA" SINGLE FAMILY & THE "LC" COMMERCIAL ZONING DIST.
APPLICATION DATA: From _____ to _____

1. Applicant: _____
Address _____ Phone _____
2. Agent: _____
Address _____ Phone _____
3. General Location: Southwest corner of 29th St. North and West St.
Address _____
4. Proposed Use: Lime Slurry Disposal Facility

AREA DATA:

1. Acres: 77.2 (1290 ft. by 2610 ft.)
2. Adjoining Zoning: E "R-1" & "LC" S "R-1" W "R-1" N "R-1" & "LC"
3. Land Use: East FARM HOUSE Bldg DITCH South UNDEVELOPED
West UNDEVELOPED North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: FARM HOUSE
6. Area (is) (is not) platted.

PROCEDURE DATA:

1. Zoning Committee _____ by _____, _____, _____
2. MAPC Meeting:

Date	Action
<u>6-22-78</u>	<u>Denial</u>
_____	_____
_____	_____

3. Governing Body (Bd. City Commissioners - ~~Bd. County Commissioners~~)

Date	Action	Resolution
<u>7-18-78</u>	<u>Refer back</u>	_____
<u>7-25-78</u>	<u>/</u>	_____
_____	_____	_____

NOTES:

HARTMAN & COMPANY ENGINEERS
No. 2153C
DALLAS, TEXAS
INCORPORATED IN U.S.A.

S
Smith

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas

June 8, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in The City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on June 22, 1978, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney, if you so desire.

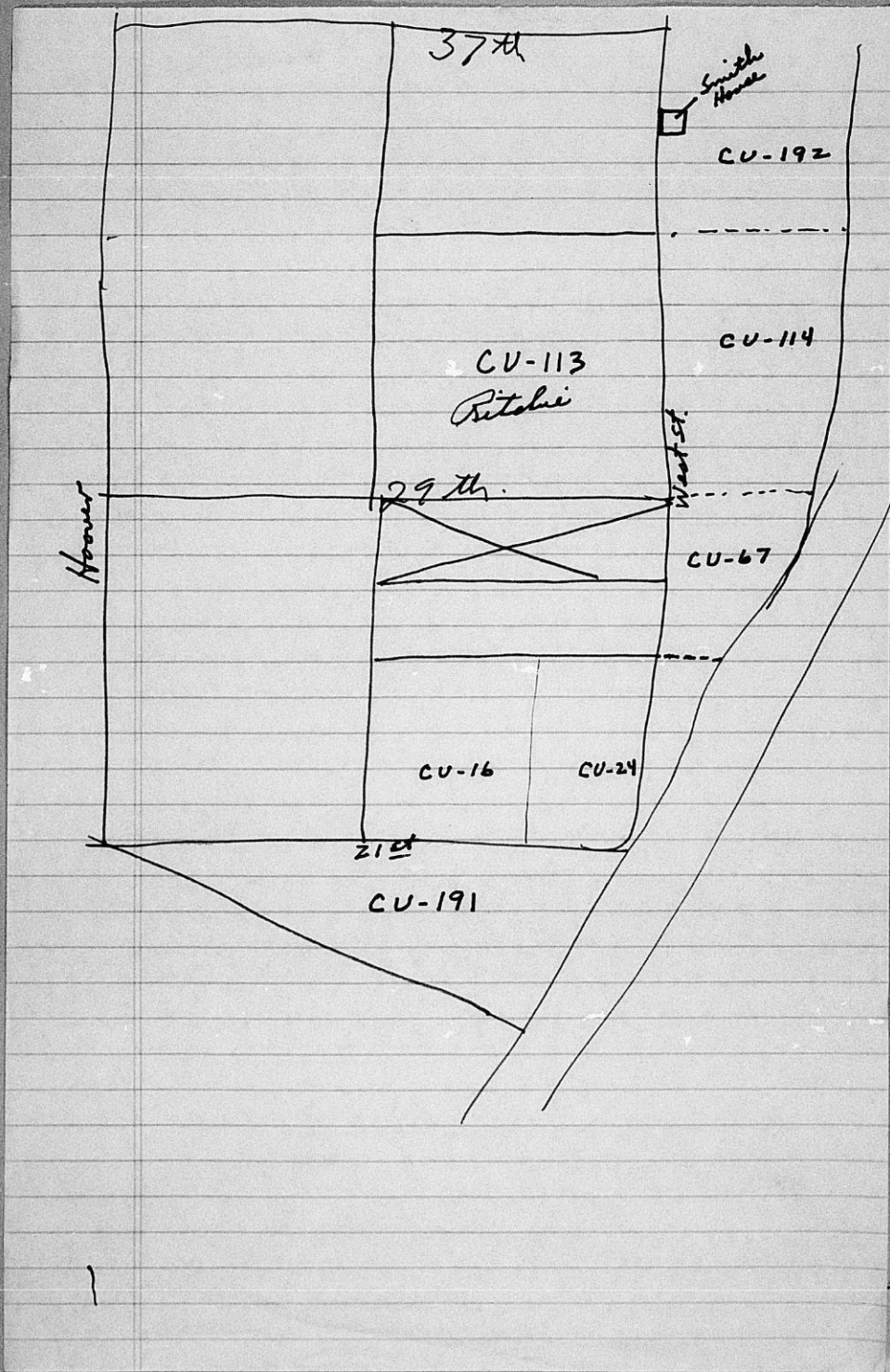
CASE NO. DR 77-3

Request for a Special Permit to Locate a
Lime Slurry Disposal Facility
in the "AA" Single Family and
the "LC" Light Commercial Zoning Districts

Part of the Northeast Quarter of Section 2, Township 27 South, Range 1 West of the 6th P.M., more fully described as follows: The North Half of the Northeast Quarter of Section 2, Township 27 South, Range 1 West of the 6th P.M. except the North fifty (50) ft. and except the East sixty (60) ft. thereof. Generally located at the Southwest corner of 29th Street North and West Street.

The Special Permit Request and supporting information including a Site Plan is on file in the Planning Department Office, Tenth floor, City Hall, 455 North Main Street, Wichita, Kansas, and is available for public information and review.

Robert A. Lakin
Director of Planning



1

Send word to
erry sub
(c/o J. R.)

Jo

Make sure notation

of Linn Slurry ~~got~~

go to Coker & ERAB

B Co Comm & Hill

Make sure Coker receive
notation, staff report &
agenda.

(Also John Weyenberg)

Map No. 5150
Sec. 2
Twp. 27
Range 1W

DATA SHEET
(ZONING & CONDITIONAL USE)

DR 77-3
Z- _____
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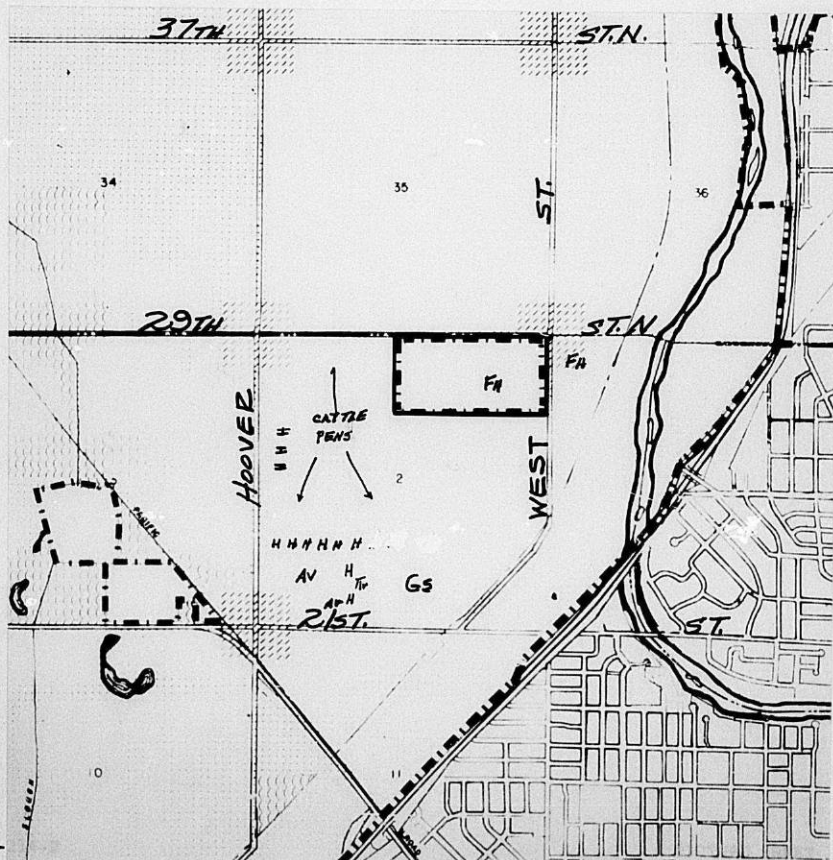
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4. Sketch Plan Land Use is for: _____
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6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time DR 77-3



James O. Smith
3624 N. West St.
Wichita, Kansas 67205

June 20, 1978

Marge Taylor
Chairman, Planning Commission
City of Wichita, Kansas
Wichita State University, Box 61
Wichita, Kansas

Dear Madam Chairman:

Since I must be out of town June 22, 1978, and cannot appear before the Planning Commission in protest of item 19 on the Planning Agenda, case #DR 77 3 concerning the Lime Slurry Disposable Facility which is proposed for the 80 acres on the southwest corner of 29th Street North and West St., I would appreciate very much that this letter be read to the Planning Commission when item 19 is heard.

I want to start by giving you the past history on this particular 80 acres and on the surrounding area in general. In 1944 I purchased a 196 acre farm one-half mile from this location and have lived there since that time. In the middle 1950's this 80 acres was bought by Mr. John Bear and converted into a hog farm and a contract was signed by the City of Wichita for all garbage to be hauled to this site so that Mr. Bear could feed the garbage to the hogs, although I fought this they still established the hog farm and garbage disposal. It became almost unbearable to live in this area although my house was almost three-fourths of a mile north. After numerous trips to the State Health Department and talking to the Wichita-Sedgwick County Health Department and finally talking to Washington, D. C. I finally got this garbage and hog farm closed down. In 1961 I then decided to spend approximately \$15,000.00 to remodel my home since I thought it would be a nice liveable area after getting rid of the garbage and hog farm. But again in 1966, after fighting the City of Wichita for a couple of years the city went to the north of my property half a mile and put in their so called "Sanitary Landfill", even though they had to annex across the river in order to locate the landfill on that property as the County Commission voted against the landfill site unanimously, here again I carried this fight clear to Washington, D. C. to H E W and my wife even wrote a letter to Ladybird Johnson, not just in opposition to the landfill but that the landfill was being proposed right by the side of the new K-96 Highway and Mrs. Johnson was very interested in beautification along the highways. Mrs. Johnson did answer my wife personally and regretted very much that she could not do anything to prevent the landfill by the side of the new highway, but thought the City of Wichita themselves should have more pride than to put the



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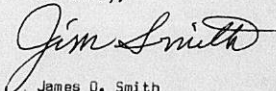
Marge Taylor

June 20, 1978

landfill by the side of the new highway. Since the City of Wichita applied for and received Open Space Funds for the purchase of this property for the landfill according to a letter from the H E W Office they stated that the landfill would have to be made into a park after operating for 10 years and could no longer operate as a landfill on this property, however 1977 is already past and I have seen nothing that looks like they are ceasing operations of the landfill and preparing it for a park. Now they come along and want to put this Lime Slurry Disposal Facility on this 80 acres and although I attended a couple of meetings with the other neighbors in this area including Mr. Henning, who's property is most effected by this Lime Slurry Disposal Facility and Mr. Wynkoop with the Water Company talked to us regarding any effect this would have on our property. Just one week later I read a magazine article concerning the very same Lime Slurry Disposal for Boston, Massachusetts and the actual effects that it would have not only on the surrounding property but also to the water supply. The health officials in Boston made statements exactly in opposition to Mr. Wynkoop's statements. I am not the one to judge whether the magazine article is right or Mr. Wynkoop is right but if this Lime Slurry Disposal does not hurt anything such as Mr. Wynkoop said then why does the Federal Government tell the City of Wichita that it can no longer discharge this Lime Slurry into the river. It just seems to me that everytime the City of Wichita decides on some unsightly project such as this it always has to be northwest of Wichita. For once why not put it some other direction from Wichita. If the City of Wichita really wants to use this 80 acres for Lime Slurry Disposal then they should at least buy Mr. Hennings property and buy my property and pay enough money that we could replace our properties elsewhere. We are not asking for any profit just that they pay us or buy something comparable to our property and trade it to us.

I want to ask each member of this Planning Commission to think about this item for a few moments before they vote on it and I want to ask each one to put themselves in my place and put me in their seat and then to vote exactly as they would want me to vote if I were a commissioner and they were the private citizen.

Sincerely,



James O. Smith

JOS/ac

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 6-22-79

Case No. DR 77-3	Request: Special Permit to establish a Lime Slurry Disposal Facility
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Location: Southwest corner of 29th Street North and West Street.

Acres: 80	Size: 1,320' x 2,640'
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	<u>Land Use</u>	<u>Zoning</u>
Existing	Single family and undeveloped	"AA" & "LC"
North	Undeveloped	"R-1" & "LC"
East	Single family and Undeveloped	"R-1" & "LC"
South	Undeveloped	"R-1"
West	Undeveloped	"R-1"

Street rights-of-way are adequate.	Platted: No History: None
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Comments:

1. The applicant, Wichita Water Department, is requesting a special permit to locate a lime slurry disposal facility on an approximate 80 tract of land located at the southwest corner of 29th Street North and West Street.

2. The Water Department has received approval from the Kansas State of Kansas Department of Health and Environment to construct the lagoon and put it in operation. It is estimated that subject property will last approximately 50 years under the following plan proposed by the Water Department.
 - A. The area will be divided into lagoon sites that will be developed as required. The initial development for a lagoon site will be in the southwest corner of the property and will cover an area of 9.4 acres. (See attached Exhibit A). The lagoon will be formed by excavating to a depth of fifteen (15) feet and building a dike around the excavation, which would give the lagoon a total depth of twenty-eight (28) feet. Material that is not required for the construction of the dike will be stock-piled for use by other City departments.

 - B. The lagoon area will be fenced with a 48" chainlink fence with three strands of barbed wire on top. (See attached drawing).

- C. The slopes of the lagoon will be planted in grass in order to prevent erosion.
 - D. The method of lime slurry discharge at the lagoon site will consist of a flexible conduit supported by a series of floats that may be easily relocated anywhere within the lagoon. The discharge outlet will be the water surface of the lagoon.
 - E. When the lagoon has been filled within 3 to 5 feet of the top of the dike, a new lagoon will be built and the old lagoon will be covered with top soil and trees and grass will be planted on it.
 - F. The area that is not used for lagoon operation will remain as farm land. At the present time Mr. Ott is farming the land.
 - G. No part of the operation will be within 50 feet of the west or south property lines or within 100 feet of the R/W for 29th and West Streets, except points of ingress and egress to 29th and West Streets.
3. Should the Planning Commission determine that this is an appropriate use for the area, the following are suggested conditions of approval:
- a. A minimum 48-inch high chainlink fence with three strands of barbed wire shall be constructed around the perimeter of the initial lagoon site (9.4 acres), with posts set not more than 16 feet apart. The fence may provide for reasonable access gates installed at the same height and the same construction as the fence, which gates shall be kept locked except when in use.
 - b. The applicant shall proceed in accordance with the operational plan approved by the Metropolitan Area Planning Commission, and excavate the lagoon and form the dike to the approximate 9.4 acre size as indicated on the approved plan.
 - c. The applicant shall be responsible for:
 - 1. Insuring that the elevation of the dike around the lagoon is maintained.
 - 2. Seeing that all operational roads are maintained in a graveled condition.
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Case No. DP 77-3
Page 3 6-22-78

4. All of the foregoing conditions of approval shall apply to any new lagoons on the total application area.
-

12/2/76

Wayne loop called and advised that he has received approval from the State for the line survey part. He is anxious to proceed as rapidly as possible. Since Rush has made negative comments on the proposal, John suggests that we go ahead as arranged.

Wished that I talk to you or preferably. I suggested that this was a decision the Manager should make. He wanted us to call him tomorrow.

JHD

Advised him to check w/CM. Better to annex but I advised him to ask CM to consult w/ Co Comm or at least Hale & tell them what's up. then Special permit procedure under either the city or Co zone Regs than PC.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 6-22-78

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	Land Use	Zoning
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East	Single family and Undeveloped	"R-1" & "LC"
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Platted: No
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WICHITA-SEDGWICK COUNTY
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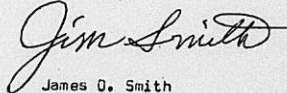
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June 20, 1978

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Sincerely,



James O. Smith

JOS/ac

James O. Smith
3624 N. West St.
Wichita, Kansas 67205

June 20, 1978

Marge Taylor
Chairman, Planning Commission
City of Wichita, Kansas
Wichita State University, Box 61
Wichita, Kansas

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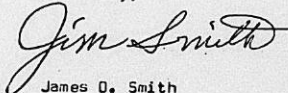
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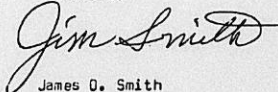
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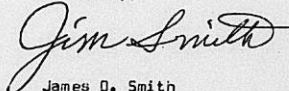
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JOS/ac

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

CASE NO. DR 77-3

CONSIDERED BY MAPC: June 22, 1978

REQUEST FOR: Special Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

To locate a lime slurry Disposal Facility in the "AA" Single Family and "LC" Light Commercial Zoning Districts.

GENERAL LOCATION: Southwest corner of 29th and West Streets.

LEGAL DESCRIPTION:

Part of the Northeast Quarter of Section 2, Township 27 South Range 1 West of the 6th P.M., more fully described as follows: The North Half of the Northeast Quarter of Section 2, Township 27 South, Range 1 West of the 6th P.M., except the north fifty (50) ft., and except the East sixty (60) feet thereof.

APPLICANT: Wichita Water Department, 455 N. Main, Wichita, Kansas

COUNSEL FOR APPLICANT: F. E. Withrow, Wichita Water Department

PROTESTORS (LIST COUNSEL) IF ANY: James O. Smith, 3624 N. West;
Vic Eisenring, 4900 W. 21st; Walter Henning, 2437 North HooverSURROUNDING ZONING: North and east - "R-1" and "LC" South and west
"R-1"

LAND USE: Existing: single family and undeveloped; North, south and west, undeveloped; east - signal family and undeveloped.

CPO RECOMMENDATION:

None received.

PLANNING COMMISSION RECOMMENDATION:

That this application be denied. Greider moved, Bayouth seconded. It carried with a vote of 4 in favor (Jones, Greider, Bell and Bayouth), and 3 opposed (Taylor, Cole, and Barrier). May, Hennessy and Savina were absent.

ACTION

1. Approve the recommendation of the Planning Commission and deny the application.
2. Take such action as the City Commission deems appropriate.

EXCERPTS FROM THE Wichita-Sedgwick County Metropolitan Area Planning Commission of June 22, 1978:

19. Case No. DR 77-3 - The Wichita Water Department requests a special permit for a lime slurry disposal facility on part of the Northeast Quarter of Section 2, Township 27 South, Range 1 West of the 6th P.M., more fully described as follows: The North Half of the Northeast Quarter of Section 2, Township 27 South, Range 1 West of the Sixth P.M., except the north fifty (50) feet and except the East sixty (60) feet thereof. Generally located at the southwest corner of 29th Street North and West Street.

GALBRAITH showed slides of the area and reviewed the following staff report:

Comments:

1. The applicant, Wichita Water Department, is requesting a special permit to locate a lime slurry disposal facility on an approximate 80 tract of land located at the southwest corner of 29th Street North and West Street.
2. The Water Department has received approval from the Kansas State of Health and Environment to construct the lagoon and put it in operation. It is estimated that subject property will last approximately 50 years under the following plan proposed by the Water Department.
 - A. The area will be divided into lagoon sites that will be developed as required. The initial development for a lagoon site will be in the southwest corner of the property and will cover an area of 9.4 acres. (See attached Exhibit A). The lagoon will be formed by excavating to a depth of fifteen (15) feet and building a dike around the evacuation, which would give the lagoon a total depth of twenty-eight (28) feet. Material that is not required for the construction of the dike will be stock-piled for use by other City departments.
 - B. The lagoon area will be fenced with a 48" chainlink fence with three strands of barbed wire on top. (See attached drawing).
 - C. The slopes of the lagoon will be planted in grass in order to prevent erosion.
 - D. The method of lime slurry discharge at the lagoon site will consist of a flexible conduit supported by a series of floats that may be easily relocated anywhere within the lagoon. The discharge outlet will be the water surface of the lagoon.
 - E. When the lagoon has been filled within 3 to 5 feet of the top of the dike, a new lagoon will be built and the old lagoon will be covered with top soil and trees and grass will be planted on it.
 - F. The area that is not used for lagoon operation will remain as farm land. At the present time Mr. Ott is farming the land.
 - G. No part of the operation will be within 50 feet of the west or south property lines or within 100 feet of the R/W for 29th and West Streets, except points of ingress and egress to 29th and West Streets.
3. Should the Planning Commission determine that this is an appropriate use for the area, the following are suggested conditions of approval:
 - a. A minimum 48-inch high chainlink fence with three strands of barbed wire shall be constructed around the perimeter

of the initial lagoon site (9.4 acres), with posts set not more than 16 feet apart. The fence may provide for reasonable access gates installed at the same height and the same construction as the fence, which gates shall be kept locked except when in use.

- b. The applicant shall proceed in accordance with the operational plan approved by the Metropolitan Area Planning Commission, and excavate the lagoon and form the dike to the approximate 9.4 acre size as indicated on the approved plan.
- c. The applicant shall be responsible for:
 1. Insuring that the elevation of the dike around the lagoon is maintained.
 2. Seeing that all operational roads are maintained in a graveled condition.
 3. Planting of the slopes of the lagoon with grass to prevent erosion.
 4. Filling in of the lagoon with top soil when it becomes filled to within 3 to 5 feet of the top of the dike and planting the area with trees and grass.
- d. All of the foregoing conditions of approval shall apply to any new lagoons on the total application area.

GALBRAITH pointed out that in the last few years there have been a number of sand excavation operations granted in the County surrounding this site. He said that the staff recommended approval of the special permit.

BELL stated that instead of taking prime agricultural land and digging it out to bury the lime sludge, would it be possible to put the lime sludge in a used up sandpit and not have to open up another area.

GALBRAITH said that there were no used up sand pits in the general area and that it would be the staff's opinion that there would not likely be residential development in this area as there are no plans to extend the sewer into the area.

BELL asked if the lime sludge gave off an odor or something of that nature.

F. E. WITHROW, Wichita Water Department stated that they had looked at sites surrounding the City and at one time about 11 different sites were proposed. He mentioned that most existing sandpits had been commercially developed for shopping centers or apartment complexes and they are out of the price range they could use. He said that this site was quite compatible with the area already being developed by other sandpits and the raising of swine to the west. He said the material has no odor at all.

GRIDER asked if they were talking about the lime that is spread in the fields. WITHROW stated it was similar, but most agricultural lime was in a dry form and the material that they have is in a wet state. GRIDER stated that they were talking about going down 15 feet which would put them into the water table and he felt this would contaminate the water.

WITHROW stated they ran some tests and found that the material that they put into the water is the same as the material used to soften the water in town.

GRIDER stated that in reference to a letter that he had received, this is different, stating the lime was contaminating.

BAYOUTH asked where was the lime coming from WITHROW stated that it was coming from the Wichita Water Treatment Plant. BAYOUTH asked if there was any method developed that the lime could be recycled. WITHROW said yes, but the problem is before it can be used, you have to go through a recalcination process which requires drying the material. It would cost about \$45 a ton to reuse it.

BAYOUTH asked what was the effect on the river water. WITHROW stated it was aesthetic, that it would cause sandbars and discolor the water.

BAYOUTH asked if all 11 sites had been ruled out. WITHROW stated that they were either ruled out because of the distance to them, the method of trying to transport the material or the cost of laying a pipeline.

BELL said he thought the matter on what to do with the lime sludge was a requirement of the Federal government. WITHROW stated no, it became the requirement of the Water Department about a year before the Federal government got involved.

BARRIER asked if the City received any money from the Federal government to purchase this land. WITHROW stated no, they were not involved.

Considerable discussion continued on the cost and whether or not the material is a pollutant.

CHAIRMAN TAYLOR entered into the record Mr. Jim Smith's letter since he could not be present.

VIC EISENRING, 4900 West 21st Street, asked how deep would the pits be made. GALBRAITH stated they would be 15 feet. EISENRING stated that he owned 80 acres to the south and 73 acres across south of 21st Street. He said you could not dump slush on top of the water and expect it to pack. The undercurrent of the water would take the lime and spread it all through the country. He did not want his lake polluted. The excess water from the pits would be pumped into the river again. He said that when you have a conditional use permit, you should have the permit before starting any excavating. They have already a pit started at the site and have hauled the pipe in.

GREIDER asked what was the normal depth to get water in the north end of town. EISENRING stated that at his place it was about 10 feet.

COLE asked Mr. Eisenring if he was aware that the pollutant was aesthetic. EISENRING said that when the sludge is put into the river it comes to the top and settles on the sandbars. He said there was a market for it if it was handled the right way.

WITHROW stated that the lime would not travel through a formation. At the Water Treatment Plant, they used sand filters to filter the sludge out of the water.

BAYOUTH asked what was wrong with using a disposal well. WITHROW stated that in researching that method of disposal, it had not proved to be a satisfactory solution.

GREIDER felt that the lime sludge could be used in the southwest part of the City and in time, it would raise the land six feet and possibly help solve the drainage problem in that area.

JONES asked what happens to this project if it is denied.

LAKIN stated it would go to the City Commission and they would have the choice of either approving or denying the permit. Since the City Commission authorized the purchase of the land, he would think they might be predisposed to grant themselves their own permit. If they deny their own request, then the next thing would be to search for another site. If it is denied then we would stand a chance of losing any local EPA money.

WALTER HENNING, 2437 North Hoover, asked where would the water go. He said he was on the downwater side from this land and didn't want to be flooded all the time with the sludge. He said that approximately a year ago he brought a petition down and filed it with the Planning Commission signed by the people in the area that was in protest of it at that time. He asked why couldn't a pit be dug in the riverbed and dump the sludge in it. That way the sand would wash over it and you wouldn't have to put anything over the top of it.

CHAIRMAN TAYLOR left the meeting.

BAYOUTH asked Mr. Withrow if they had considered the Big Ditch. WITHROW stated it wouldn't be legal and EPA would not permit it.

BARRIER asked if the pollutant is put into the water, would the sand filter it out. WITHROW stated that was correct.

CHAIRMAN TAYLOR returned.

BAYOUTH asked what happened to the petition that was filed.

GALBRAITH stated that he was not aware of the previously submitted petition.

LAKIN stated that a petition was filed originally with the County and there is no system to maintain files of petitions for future zone cases.

MOTION: That the Planning Commission recommend to the City Commission that this application be denied. Greider moved, Bayouth seconded. It carried with a vote of 4 in favor (Jones, Greider, Bell and Bayouth) and 3 opposed (Taylor, Cole and Barrier). May, Hennessy and Savina were absent.

June 22, 1978

Mr. F. E. Withrow, Water Department

Jack H. Galbraith, Chief Planner

Case No. DR 77-3 - Lime Sludge Disposal
Pit - Southwest corner of 29th and
West Streets

The Planning Commission at their regular meeting of June 23, 1978, considered the above captioned special permit request. The action of the Planning Commission was to recommend that the request be denied.

Subject case will be forwarded to the City Commission for consideration on July 18, 1978; this meeting will be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main. We would remind you that Planning items are considered after all other matters of business.

Jack H. Galbraith
Chief Planner

JHG:bh

cc: John Wynkoop, Director of Water
James O. Smith, 3624 N. West, 67205
Vic Eisenring, 4900 West 21st St., 67212
Walter Henning, 2437 North Hoover, 67205

James D. Smith
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Wichita, Kansas 67205

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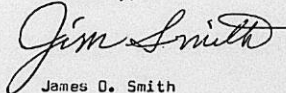
Marge Taylor

June 20, 1978

landfill by the side of the new highway. Since the City of Wichita applied for and received Open Space Funds for the purchase of this property for the landfill according to a letter from the H E W Office they stated that the landfill would have to be made into a park after operating for 10 years and could no longer operate as a landfill on this property, however 1977 is already past and I have seen nothing that looks like they are ceasing operations of the landfill and preparing it for a park. Now they come along and want to put this Lime Slurry Disposal Facility on this 80 acres and although I attended a couple of meetings with the other neighbors in this area including Mr. Hennings, who's property is most affected by this Lime Slurry Disposal Facility and Mr. Wynkoop with the Water Company talked to us regarding any effect this would have on our property. Just one week later I read a magazine article concerning the very same Lime Slurry Disposal for Boston, Massachusetts and the actual effects that it would have not only on the surrounding property but also to the water supply. The health officials in Boston made statements exactly in opposition to Mr. Wynkoop's statements. I am not the one to judge whether the magazine article is right or Mr. Wynkoop is right but if this Lime Slurry Disposal does not hurt anything such as Mr. Wynkoop said then why does the Federal Government tell the City of Wichita that it can no longer discharge this Lime Slurry into the river. It just seems to me that everytime the City of Wichita decides on some unsightly project such as this it always has to be northwest of Wichita. For once why not put it some other direction from Wichita. If the City of Wichita really wants to use this 80 acres for Lime Slurry Disposal then they should at least buy Mr. Hennings property and buy my property and pay enough money that we could replace our properties elsewhere. We are not asking for any profit just that they pay us or buy something comparable to our property and trade it to us.

I want to ask each member of this Planning Commission to think about this item for a few moments before they vote on it and I want to ask each one to put themselves in my place and put me in their seat and then to vote exactly as they would want me to vote if I were a commissioner and they were the private citizen.

Sincerely,



James O. Smith

JOS/ec

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 6-22-78

Case No. DR 77-3	Request: Special Permit to establish a Lime Slurry Disposal Facility
------------------	--

Location: Southwest corner of 29th Street North and West Street.

Acres: 80	Size: 1,320' x 2,640'
-----------	-----------------------

	<u>Land Use</u>	<u>Zoning</u>
Existing North	Single family and undeveloped Undeveloped	"AA" & "LC" "R-1" & "LC"
East	Single family and Undeveloped	"R-1" & "LC"
South	Undeveloped	"R-1"
West	Undeveloped	"R-1"

Street rights-of-way are adequate.

Platted: No
History: None

Comments:

1. The applicant, Wichita Water Department, is requesting a special permit to locate a lime slurry disposal facility on an approximate 80 tract of land located at the southwest corner of 29th Street North and West Street.
2. The Water Department has received approval from the Kansas State of Kansas Department of Health and Environment to construct the lagoon and put it in operation. It is estimated that subject property will last approximately 50 years under the following plan proposed by the Water Department.
 - A. The area will be divided into lagoon sites that will be developed as required. The initial development for a lagoon site will be in the southwest corner of the property and will cover an area of 9.4 acres. (See attached Exhibit A). The lagoon will be formed by excavating to a depth of fifteen (15) feet and building a dike around the evacuation, which would give the lagoon a total depth of twenty-eight (28) feet. Material that is not required for the construction of the dike will be stock-piled for use by other City departments.
 - B. The lagoon area will be fenced with a 48" chainlink fence with three strands of barbed wire on top. (See attached drawing).

- C. The slopes of the lagoon will be planted in grass in order to prevent erosion.
 - D. The method of lime slurry discharge at the lagoon site will consist of a flexible conduit supported by a series of floats that may be easily relocated anywhere within the lagoon. The discharge outlet will be the water surface of the lagoon.
 - E. When the lagoon has been filled within 3 to 5 feet of the top of the dike, a new lagoon will be built and the old lagoon will be covered with top soil and trees and grass will be planted on it.
 - F. The area that is not used for lagoon operation will remain as farm land. At the present time Mr. Ott is farming the land.
 - G. No part of the operation will be within 50 feet of the west or south property lines or within 100 feet of the R/W for 29th and West Streets, except points of ingress and egress to 29th and West Streets.
3. Should the Planning Commission determine that this is an appropriate use for the area, the following are suggested conditions of approval:
- a. A minimum 48-inch high chainlink fence with three strands of barbed wire shall be constructed around the perimeter of the initial lagoon site (9.4 acres), with posts set not more than 16 feet apart. The fence may provide for reasonable access gates installed at the same height and the same construction as the fence, which gates shall be kept locked except when in use.
 - b. The applicant shall proceed in accordance with the operational plan approved by the Metropolitan Area Planning Commission, and excavate the lagoon and form the dike to the approximate 9.4 acre size as indicated on the approved plan.
 - c. The applicant shall be responsible for:
 - 1. Insuring that the elevation of the dike around the lagoon is maintained.
 - 2. Seeing that all operational roads are maintained in a graveled condition.
 - 3. Planting of the slopes of the lagoon with grass to prevent erosion.
 - 4. Filling in of the lagoon with top soil when it becomes filled to within 3 to 5 feet of the top of the dike and planting the area with trees and grass prior to excavating a new lagoon site.

Case No. DP 77-3
Page 3 6-22-78

4. All of the foregoing conditions of approval shall apply to any new lagoons on the total application area.
-

DR-77-3 - 15 "Notice to Adjoining Property Owners" mailed 6/8/78 for
the MAPC meeting of 6/22/78.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas

June 8, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in The City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on June 22, 1978, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney, if you so desire.

CASE NO. DR 77-3

Request for a Special Permit to Locate a
Lime Slurry Disposal Facility
in the "AA" Single Family and
the "LC" Light Commercial Zoning Districts

Part of the Northeast Quarter of Section 2, Township 27 South, Range 1 West of the 6th P.M., more fully described as follows: The North Half of the Northeast Quarter of Section 2, Township 27 South, Range 1 West of the 6th P.M. except the North fifty (50) ft. and except the East sixty (60) ft. thereof. Generally located at the Southwest corner of 29th Street North and West Street.

The Special Permit Request and supporting information including a Site Plan is on file in the Planning Department Office, Tenth floor, City Hall, 455 North Main Street, Wichita, Kansas, and is available for public information and review.

Robert A. Lakin
Director of Planning

THE CITY OF WICHITA



WATER DEPARTMENT
OFFICE OF THE DIRECTOR
CITY HALL - EIGHTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



June 1, 1978

Metropolitan Area Planning Commission

Attn: Robert A. Lakin, Secretary

Dear Planning Commission Members:

The Wichita Water Department requests permission to locate a lime slurry disposal facility on the north half of the Northeast Quarter of Section 2, Township 27 South, Range 1 West of the 6th P.M., in the City of Wichita, Kansas, under Ordinance No. 34-973, Section 28.04.180.

The Wichita Water Department has received approval from the State of Kansas Department of Health and Environment to construct the lagoon and put it in operation.

The City has purchased an 80-acre site at 29th Street North and West Street. It is estimated that the 80 acres will last approximately 50 years under the following plan of development.

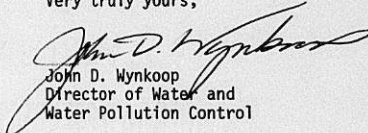
1. The area will be divided up into lagoon sites that will be developed as required. The initial development for a lagoon site will be in the southwest corner of the property and will cover an area of 9.4 acres. (See attached Exhibit A) The lagoon will be formed by excavating to a depth of fifteen (15) feet and building a dike around the excavation, which would give the lagoon a total depth of twenty eight (28) feet. Material that is not required for the construction of the dike will be stock-piled for use by other City departments.
2. The lagoon area will be fenced with a 48" chainlink fence with three strands of barbed wire on top. (See attached drawing)
3. The slopes of the lagoon will be planted in grass in order to prevent erosion.
4. The method of lime slurry discharge at the lagoon site will consist of a flexible conduit supported by a series of floats that may be easily relocated anywhere within the lagoon. The discharge outlet will be the water surface of the lagoon.

Metropolitan Area Planning Commission
June 1, 1978
Page -2-

5. When the lagoon has been filled within 3 to 5 feet of the top of the dike, a new lagoon will be built and the old lagoon will be covered with top soil and trees and grass will be planted on it.
6. The area that is not being used for lagoon operation will remain as farm land. At the present time Mr. Ott is farming the land.
7. No part of the operation will be within 50 feet of the property line.

Please find attached a list of the interested property owners in the area that should be notified of the hearing.

Very truly yours,


John D. Wynkoop
Director of Water and
Water Pollution Control

JDW:sd

attachments (2)

OWNERSHIP LIST

Description	Property Owner
The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 25-26-1W, except that part deeded for highway purposes	James M. Miller and Lillian Miller 3814 N. West St. Wichita, Kan. 67204
The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 26-26-1W, except that part deeded for highway Purposes	Redding H. Parkinson, Orill M Parkinson & Melvin D. Parkinson 6513 S. Washington Whittier, California 90601
The E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 35-36-1W	Dolese Bros. Company, a co-partners 826 E. Central, Wichita, Kan. 67202
The E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec. 35-26-1W,	Ritchie Construction Company, Inc. 1900 N. Amidon, Wichita, Kan. 67203
The W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 36-26-1W, except beginning at the SW corner of said NW $\frac{1}{4}$, thence N 120 feet, thence E 360 feet, thence S. 120 feet, thence W. 360 feet to beginning	James O. Smith and Ruby J. Smith 3624 N. West, Wichita, Kansas, 67204
Beginning at the SW corner of the NW $\frac{1}{4}$ of Sec. 36-26-1W, thence N. 120 feet, thence E. 360 feet, thence S. 120 feet, thence W. 360 feet to beginning	James E Williams & Mary M Williams 3400 N. West Street, Wichita, Kansas 67204
The W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec. 36-26-1W	Ritchie Paving, Inc. 1900 N. Amidon, Wichita, Kan. 67203
Beginning at the NW corner of the NW $\frac{1}{4}$ of Sec. 1-27-1W, thence S. along the Sec. line, 1673 feet, thence E. parallel to the N line of NW $\frac{1}{4}$ of sd. Sec. 1, 1426 feet \pm to the right bank of the Arkansas River, thence N along said right bank of Arkansas River to the N. line of said NW $\frac{1}{4}$ of Sec. 1, thence West along the N. line of said NW $\frac{1}{4}$ of Sec. 1, to the point of beginning, exc. flood control r/w	Walter N. Henning & Delphina Ann Henning, 2347 N. Hoover Wichita, Kansas, 67205
Beginning 1673 feet South of the NW corner of the NW $\frac{1}{4}$ of Sec. 1-27-1W, thence S. along the Section line, 927.25 feet, thence E. parallel with the N. line of said NW $\frac{1}{4}$ of Sec. 1, 1350 feet \pm to the right bank of the Arkansas River, thence Northerly along said right bank of Arkansas River to a point East of beginning, thence W. 1426' \pm to beginning, exc. flood control r/w	Orill M. Parkinson, Redding H Parkinson & Melvin D. Parkinson 6513 S. Washington Whittier, California 90601
That part of the NW $\frac{1}{4}$ of Sec. 1-27-1W, lying W. of the right bank of the Arkansas River, except the N. 2600.25 feet thereof, and except flood control r/w	Ida L. Woods Address unknown 330 S. Tyler Rd., Apt 525

6/16/78 - Returned - 67209
no other address available

Continued page 2

Description

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 2-27-1W

96 B+S Enterprises
Property owner 408 E. 21st
67214

John L. Baer, Address unknown
W. A. Kahrs, 302 S. Terrace
Wichita, Kansas, 67218

The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 2-27-1W.

✓ Kenneth W. Ott & Winifred Ott
P.O. Box 143, Maize, Kansas 67101

Beginning 1568' S. of the NW corner of NW $\frac{1}{4}$ of Sec. 2-27-1W, thence S. along W. line of said NW $\frac{1}{4}$, 177.3', thence E. parallel with the N line of said NW $\frac{1}{4}$, 245.7', thence N. 177.3', thence W. 245.7' to beginning

✓ E. C. Carp and Maude E. Carp
2700 N. Hoover
Wichita, Kansas, 67205

Beginning 1745.3' S. of the NW corner of NW $\frac{1}{4}$ of Sec. 2-27-1W, thence S. along the W. line of said NW $\frac{1}{4}$, 177.3', thence E. parallel with the N line of said NW $\frac{1}{4}$, 245.7', thence N. 177.3', thence W. 245.7' to beginning.

✓ Wallace F. Carp & Edwina Carp
2714 N. Hoover
Wichita, Kansas, 67205

Beginning 1922.6' S. of NW corner of NW $\frac{1}{4}$ of Sec. 2-27-1W, thence S. along the W. line of said NW $\frac{1}{4}$, 177.3', thence E. parallel with the N. line of said NW $\frac{1}{4}$, 245.7', thence N. 177.3', thence W. 245.7' to beginning

✓ Charles N. Carp & Maude E. Carp
2700 N. Hoover,
Wichita, Kansas, 67205

The NW $\frac{1}{4}$ of Sec. 2-27-1W, except beginning 1568' S. of NW cor of said NW $\frac{1}{4}$, thence S. along the W. line of said NW $\frac{1}{4}$, 531.9', thence E. parallel with the N line of said NW $\frac{1}{4}$, 245.7', thence N. 531.9', thence W. 245.7' to beginning

✓ E. C. Carp, Charles N. Carp, 2700 N Hoover, Wichita, Kansas, 67205
Wallace F. Carp, 2714 N. Hoover
Wichita, Kansas, 67205

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of the tracts hereinbefore set out as shown by the last deeds of record in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 26th day of August, 1976 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Stoble
Vice-President

Order No. 241419
ct

Supplemental to #241419

Description

Property Owner

The N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec. 35 and the
SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 35, Tp. 26 S. Rg.
1 W.

✓ Ritchie Construction Company, Inc.
1900 N. Amidon, Wichita, Kan. 67203

The SW $\frac{1}{4}$ of Sec. 35, Tp. 26 S., Rg. 1 W

✓ Sanders, Inc.
3816 E. Skinner
Wichita, Kansas

67218

86

LIME SOFTENING SLUDGE

COST ANALYSIS

OF

WEST STREET LAGOON SITE

6-1-76

WICHITA, KANSAS

LIME SOFTENING SLUDGE
COST ANALYSIS
OF
WEST STREET LAGOON SITE

This report is in reply to a request by the Director of Water and Water Pollution Control for the development cost of a Lagoon Site by removing top soil and developing a sand pit that would be used as a Lagoon Site.

I. BASIS OF ANALYSIS:

1. The lime feed rate is approximately 900 pounds per million gallons of water treated. The resulting sludge is produced at a rate of about 2,400 pounds per million gallons of water treated.
2. The sludge in the Lagoon would be approximately 50% water and have a weight of 80 pounds per cubic, which would give a dry weight of 40 pounds of sludge.
3. With a dry weight of 40 pounds of sludge per cubic foot, a ton of sludge would require 50 cubic feet or 1.85 cubic yards.
4. The estimated average production of sludge for the period would be as follows:

<u>Year</u>	<u>Tons per year</u>	<u>Cubic yards per year</u>
1980	20,000	37,000
1990	24,000	44,400
2000	28,500	52,700

The volume of sludge produced over this period of time would be 541,300 tons.

See Table Number 1 for production of lime sludge per year.

5. The operation of the pumping from the Treatment Plant, needs to have a stand by means of getting the sludge to the pit. This could be done by hauling. The estimated cost of stand-by hauling is \$15,000.
6. From the use of the sludge thickening unit there would be a recovery of water that could be sold. The value of the water is estimated to be \$5,000.
7. The amount of top soil that could be removed would depend on the depth of soil. See table Number 2 for the estimates of top soil. The top soil could be sold for an estimated price of \$2.00 per cubic yard. The estimated amount of income is given in table Number 2.
8. The amount of sand that could be removed would depend on the depth and area of pit that would be dug. The sand could be sold for a minimum of 90¢ per cubic yard or at 65¢ per ton. See table 3 for the amount of sand available and the income from sale of sand.
9. The income from the sale of top soil to be used over the life of the project to defer the cost of operation. The sand would be used by all Departments of the City. The charges for the sand would be at 75 percent of cost the City is now paying. The City would realize a savings of 7,544 dollars.
10. The capital cost for the project to be distributed in the following manner:

<u>Item</u>	<u>Period Of Time</u>
Sludge Thickener System	50 years
Lagoon Site (80 acres)	50 years
Pipeline & Pumping System	50 years
Sand Pit Equipment	15 years

II. REQUIREMENT OF SAND PIT OPERATION:

1. The operation of removing the top soil and development of a sand pit would require the following:

<u>Description</u>	<u>Cost</u>
Barge	\$15,000
Sand pump	20,000
Priming pump	4,000
Diesel Engine	50,000
8" pipe line	4,000
Stinger	1,000
Washer	12,000
Wash table	20,000
Stock piling equipment	25,000
Shop & Office Building	<u>25,000</u>
Total	\$176,000
Loader (2, with 5 year life)	25,000

2. The operation of a sand pit would require a 6" pipe line 25,000 feet in length, from the treatment plant to the sand pit. The estimated cost of the pipe line would be \$8.00 per foot for a total cost of \$200,000.
3. At the treatment plant, pumps for pumping the lime sludge to the Lagoon would have to be installed. The cost of pumps would be approximately \$40,000.
4. The land for the operation to cost \$2,000 an acre and the area to be acquired is 80 acres. The total cost of land would be \$160,000.
5. The operation of the Lagoon site, sand pit, top soil sales and pipe line would require the following labor. The cost of benefits to the Department is 23.8%.

<u>Description</u>	<u>Salaries</u>	<u>Benefits</u>
Maintenance Mechanic-1 (621D)	9,673.82	2,302.37
Equipment Operator-2 (619D)		
@ \$8,645.52 ea.	<u>17,291.04</u>	<u>4,115.27</u>
	26,964.86	6,417.64

Salaries	26,964.86
Benefits	<u>6,417.64</u>
Total Salary Cost	\$33,382.50

6. The 80 acre site would have an estimated useful life of 55 years.
7. The lagoon site in I-235 would have an estimated useful life of 16.50 years.
8. For the cost of disposal at the I-235 site to be the same as the 80 acres the land would have to be acquired at a cost of \$153,450.

LIME SLUDGE
DISPOSAL COST

Capital Cost	
Thickener	\$ 800,000
Land	160,000
Equipment	176,000
Pipe Line	200,000
Sludge Pumps	<u>40,000</u>
Total Capital	\$1,376,000
Annual Operating Expense	
Lagoon Site	3,200
Thickener	16,000
Pipe Line	4,800
Sand Plant Equipment (0.09634)	16,900
Loading Equipment	5,000
Labor	33,400
Plant Maintenance	25,700
Electrical Power	25,000
Stand-by Hauling	<u>15,000</u>
Total	\$ 145,000
Annual Credits	
Sale of Top Soil ✓	15,000
Sale of Sand To City	25,000
Water Recovered	<u>5,000</u>
Total	\$ 45,000
NET ANNUAL COST	\$ 100,000
Cost per ton (average over life of project-22,000 tons per year)	\$4.55

SUMMARY
LIME SLUDGE (CaCO₃) DISPOSAL COSTS
BASED ON 22,000 TONS ANNUALLY

<u>Capital Cost</u>	<u>Recalcining W/Standby* Facility</u>	<u>Calcium Carbonate Drying Plant W/ Standby* Facility</u>	<u>Deep Well Dispos* W/Standby Facility</u>	<u>Hauling To Sanitary Land Fill</u>	<u>Lagoon (I-235) Pipe Line</u>	<u>Lagoon Sand Pit & Pipe Line</u>
Sludge Thickener System	800,000	800,000	800,000	800,000	800,000	800,000
Lime Recalcining Plant	8,500,000	-0-	-0-	-0-	-0-	-0-
Lagoon Site	-0-	-0-	-0-	-0-	153,450*	160,000
Calcium Carbonate Drying Plant	-0-	1,500,000	-0-	-0-	-0-	-0-
Disposal Well	-0-	-0-	500,000	-0-	-0-	-0-
Standby Disposal Well	-0-	-0-	100,000	-0-	-0-	-0-
Pipeline & Pumping System	-0-	-0-	-0-	-0-	-0-	-0-
Sand Pit Equipment	-0-	-0-	-0-	-0-	160,000	240,000
TOTAL	9,300,000	2,300,000	1,400,000	800,000	1,117,000	1,376,000
<u>Annual Operating & Maintenance Cost</u>						
Amortization						
Recalcining (0.08024)	682,040	120,360	48,144	-0-	-0-	-0-
Lagoon Site	-0-	-0-	16,000	-0-	9,300	3,200
Thickener	16,000	16,000	-0-	-0-	16,000	16,000
Pipe Line	-0-	-0-	-0-	16,000	9,700	4,800
Sand Pit Equip. (0.09634)	-0-	-0-	-0-	-0-	-0-	16,900
Loading Equipment	-0-	-0-	-0-	-0-	-0-	5,000
Truck	-0-	-0-	-0-	-0-	-0-	-0-
Tank	-0-	-0-	-0-	5,000	-0-	-0-
Plant Labor, Maintenance	89,000	45,000	20,000	4,000	-0-	-0-
Plant Maintenance	50,000	20,000	10,000	20,000	20,000	33,400
Electric Power	120,000	60,000	25,000	10,000	10,000	25,700
Natural Gas	360,000	200,000	-0-	6,000	25,000	25,000
Fuel Oil	28,000	16,000	-0-	-0-	-0-	-0-
Soda Ash	9,000	-0-	-0-	-0-	-0-	-0-
Make-Up Line	20,000	-0-	-0-	-0-	-0-	-0-
Hydrojetting	-0-	-0-	-0-	-0-	-0-	-0-
Hauling Cost (Standby*)	15,000	15,000	40,000	-0-	-0-	-0-
Dump Fee	3,000	3,000	-0-	38,000	15,000	15,000
Surveying	-0-	-0-	-0-	28,000	-0-	-0-
TOTAL	1,392,040	495,360	163,144	-0-	-0-	-0-

SUMMARY
LIME SLUDGE (CaCO₃) DISPOSAL COSTS
BASED ON 22,000 TONS ANNUALLY

Page 2

	<u>Recalcining W/Standby* Facility</u>	<u>Calcium Carbonate Drying Plant W/ Standby* Facility</u>	<u>Deep Well Disposal W/Standby Facility</u>	<u>Hauling To Sanitary Land Fill</u>	<u>Lagoon (I-235) Pipe Line</u>	<u>Lagoon Sand Pit & Pipe Line</u>
Annual Credit						
Lime Used	322,000	-0-	-0-	-0-	-0-	-0-
Surplus Lime Sold	55,000	-0-	-0-	-0-	-0-	-0-
CaCO ₃ Sold	-0-	22,000	-0-	-0-	-0-	-0-
Top Soil Sold	-0-	-0-	-0-	-0-	-0-	15,000
Sand Sold	-0-	-0-	-0-	-0-	-0-	25,000
Water Recovered	5,000	5,000	5,000	5,000	5,000	5,000
CO ₂ Used at Treatment Plant	<u>15,000</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
TOTAL CREDIT	397,000	27,000	5,000	5,000	5,000	45,000
NET COST	995,040	468,360	158,144	122,000	100,000	100,000
	\$45.23	\$21.29	\$7.19	\$5.55	\$4.55	\$4.55

* The cost of land was determined by keeping the annual operating cost the same as Lagoon Sand Pit operations with the Lagoon having a life of 16.5 years.

SUMMARY
LIME SLUDGE (CaCO₃) DISPOSAL COSTS
BASED ON 22,000 TONS ANNUALLY

Page 3

	Water Dept. Hauling to <u>Lagoon Site</u>	Contract Hauling to <u>Lagoon Site</u>	Water Dept. Hauling to Site <u>W/Two Trucks</u>
<u>Capital Cost</u>			
Sludge Thickener System	800,000	800,000	800,000
Lime Recalcining Plant	-0-	-0-	-0-
Lagoon Site	160,000	160,000	160,000
Calcium Carbonate			
Drying Plant	-0-	-0-	-0-
Disposal Well	-0-	-0-	-0-
Standby Disposal Well	-0-	-0-	-0-
Pipeline & Pumping System	-0-	-0-	-0-
Sand Pit Equipment	-0-	-0-	-0-
	<u>176,000</u>	<u>176,000</u>	<u>176,000</u>
Total	1,136,000	1,136,000	1,136,000
<u>Annual Operating & Maintenance Cost</u>			
<u>Amortization</u>			
Recalcining (0.08024)	-0-	-0-	-0-
Lagoon site	3,200	3,200	3,200
Thickener	16,000	16,000	16,000
Pipe Line	-0-	-0-	-0-
Sand Pit Equipment (0.09634)	16,900	16,900	16,900
Loading Equipment	5,000	5,000	5,000
Truck	5,000	-0-	10,000
Tank	4,000	-0-	8,000
Plant Labor, Maintenance	33,400	33,400	33,400
Plant Maintenance	25,700	25,700	25,700
Electric Power	12,000	12,000	12,000
Natural Gas	-0-	-0-	-0-
Fuel Oil	-0-	-0-	-0-
Soda Ash	-0-	-0-	-0-
Make Up Lime	-0-	-0-	-0-
Hydrojetting	-0-	-0-	-0-
Hauling Cost (Standby*)	15,000*	-0-	-0-
Dump Fee	-0-	180,000	-0-
Surveying	-0-	-0-	-0-
Hauling Labor	17,000	-0-	-0-
Hauling Fuel	4,500	-0-	22,780
	<u>157,700</u>	<u>292,200</u>	<u>157,480</u>

SUMMARY
 LIME SLUDGE (CaCO₃) DISPOSAL COSTS
 BASED ON 22,000 TONS ANNUALLY

Page 4

<u>Annual Credit</u>	<u>Water Dept. Hauling to Lagoon Site</u>	<u>Contract Hauling to Lagoon Site</u>	<u>Water Dept. Hauling to Site W/Two Trucks</u>
Lime Used	-0-	-0-	-0-
Surplus Lime Sold	-0-	-0-	-0-
CaCO ₃ Sold	-0-	-0-	-0-
Top Soil Sold	15,000	15,000	15,000
Sand Sold	25,000	25,000	25,000
Water Recovered	5,000	5,000	5,000
CO ₂ Used at Plant	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Total Credit	45,000	45,000	45,000
Net Cost	112,700	247,200	112,480
Cost Per Ton**	5.12	11.24	5.11

Sim Park Road
 Estimated Cost - \$6,000 per/year
 for new road.

**Does not have the cost of keeping Sim Park Road up or putting in new road.

Difference in Cost per Ton

Total Cost Per Year

PROJECTED CASH FLOW
FOR
VARIOUS METHODS OF DISPOSAL

Money Spent	Recalcing		Dry Plant		Deep Well		Sanitary Land		I-235 Pipelin	
	Bond	Bond & Capital	Bond	Bond & Capital	Bond	Bond & Capital	Bond	Bond & Capital	Bond	Bond & Capital
Recalcing	603,075	603,075	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Lagoon Site	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Thickener	56,760	56,760	56,760	56,760	56,760	56,760	56,760	56,760	14,783	56,760
Pipe Line	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Sand Pit Equipment	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	15,414
Loading Equipment	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Truck	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Tank	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Plant Labor	89,000	89,000	45,000	45,000	20,000	20,000	20,000	20,000	20,000	20,000
Plant Maintenance	50,000	50,000	20,000	20,000	10,000	10,000	10,000	10,000	10,000	10,000
Electric Power	120,000	120,000	60,000	60,000	25,000	25,000	6,000	6,000	25,000	25,000
Natural Gas	360,000	360,000	200,000	200,000	-0-	-0-	-0-	-0-	-0-	-0-
Fuel Oil	28,000	28,000	16,000	16,000	-0-	-0-	-0-	-0-	-0-	-0-
Soda Ash	9,000	9,000	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Make-Up Lime	20,000	20,000	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Hydrojetting	-0-	-0-	-0-	-0-	40,000	40,000	-0-	-0-	-0-	-0-
Contract Hauling Cost (Standby*)	15,000*	15,000*	15,000*	15,000*	-0-	-0-	38,000	38,000	15,000*	15,000*
Dump Fee	-0-	-0-	-0-	-0-	-0-	-0-	28,000	28,000	-0-	-0-
Surveying	-0-	-0-	-0-	-0-	4,000	4,000	-0-	-0-	-0-	-0-
Hauling Labor Department	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Hauling Fuel Department	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total	1,350,835	1,350,835	412,760	412,760	155,760	155,760	158,760	158,760	156,957	126,760
Money Recovered										
Lime Used	322,000	322,000	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Surplus Lime Sold	55,000	55,000	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
CaCO ₃ Sold	-0-	-0-	22,000	2,000	-0-	-0-	-0-	-0-	-0-	-0-
Top Soil Sold	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Sand Sold	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Water Recovered	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
CO ₂ Used at Plant	15,000	15,000	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total	397,000	397,000	27,000	27,000	5,000	5,000	5,000	5,000	5,000	5,000
Net Cash Cost	953,835	953,835	385,760	385,760	150,760	150,760	153,760	153,760	151,957	121,760
Short Term Capital Replacement Cost										
Loading Equipment	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Trucks	-0-	-0-	-0-	-0-	-0-	-0-	5,000	5,000	-0-	-0-
Tanks	-0-	-0-	-0-	-0-	-0-	-0-	4,000	4,000	-0-	-0-
Total	953,835	953,835	385,760	385,760	150,760	150,760	162,760	162,760	151,957	121,760

PROJECTED CASH FLOW
FOR
VARIOUS METHODS OF DISPOSAL

West Street Pipeline		One-Truck West St.-Hauling		Contract West St.-Hauling		Two-Truck West St.-Hauling		One-Truck I-235-Hauling		Contract I-235-Hauling		Two-Truck I-235-Hauling	
Bond	Bond & Capital	Bond	Bond & Capital	Bond	Bond & Capital	Bond	Bond & Capital	Bond	Bond & Capital	Bond	Bond & Capital	Bond	Bond & Capital
-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
11,352	-0-	11,352	-0-	11,352	-0-	11,352	-0-	14,783	-0-	14,783	-0-	-0-	-0-
56,760	56,760	56,760	56,760	56,760	56,760	56,760	56,760	56,760	56,760	56,760	56,760	56,760	56,760
17,028	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
16,955	-0-	16,955	-0-	16,955	-0-	16,955	-0-	-0-	-0-	-0-	-0-	-0-	-0-
-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
33,400	33,400	33,400	33,400	33,400	33,400	33,400	33,400	-0-	-0-	-0-	-0-	-0-	-0-
25,700	25,700	25,700	25,700	25,700	25,700	25,700	25,700	20,000	20,000	20,000	20,000	20,000	20,000
25,000	25,000	12,000	12,000	12,000	12,000	12,000	12,000	10,000	10,000	10,000	10,000	10,000	10,000
-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	12,000	12,000	12,000	12,000	12,000	12,000
-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
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-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
15,000*	15,000*	15,000*	15,000*	180,000	180,000	-0-	-0-	15,000*	15,000*	120,000	120,000	-0-	-0-
-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
-0-	-0-	17,000	17,000	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
-0-	-0-	4,500	4,500	-0-	-0-	22,780	22,780	17,000	17,000	-0-	-0-	-0-	-0-
201,195	155,860	192,667	164,360	336,167	307,860	183,447	155,140	2,500	2,500	-0-	-0-	22,780	22,780
-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	148,043	133,260	233,543	218,760	140,823	130,040
-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	-0-	-0-	-0-	-0-	-0-	-0-
25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	-0-	-0-	-0-	-0-	-0-	-0-
5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	-0-	-0-	-0-	-0-	-0-	-0-
-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	5,000	5,000	5,000	5,000	5,000	5,000
45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	-0-	-0-	-0-	-0-	-0-	5,000
156,195	110,860	147,667	119,360	291,167	262,860	138,447	110,140	5,000	5,000	5,000	5,000	135,823	121,040
-0-	-0-	5,000	5,000	-0-	-0-	5,000	5,000	5,000	5,000	-0-	-0-	5,000	5,000
-0-	-0-	5,000	5,000	-0-	-0-	10,000	10,000	5,000	5,000	-0-	-0-	10,000	10,000
156,195	110,860	161,667	133,360	291,167	262,860	161,447	133,140	4,000	4,000	-0-	-0-	8,000	8,000
-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	157,043	142,260	228,543	213,760	158,823	144,040

K&E 10 X 10 TO THE INCH 46 0782
7 X 10 INCHES MADE IN U.S.A.
KEUFFEL & ESSER CO.

Table Number 1

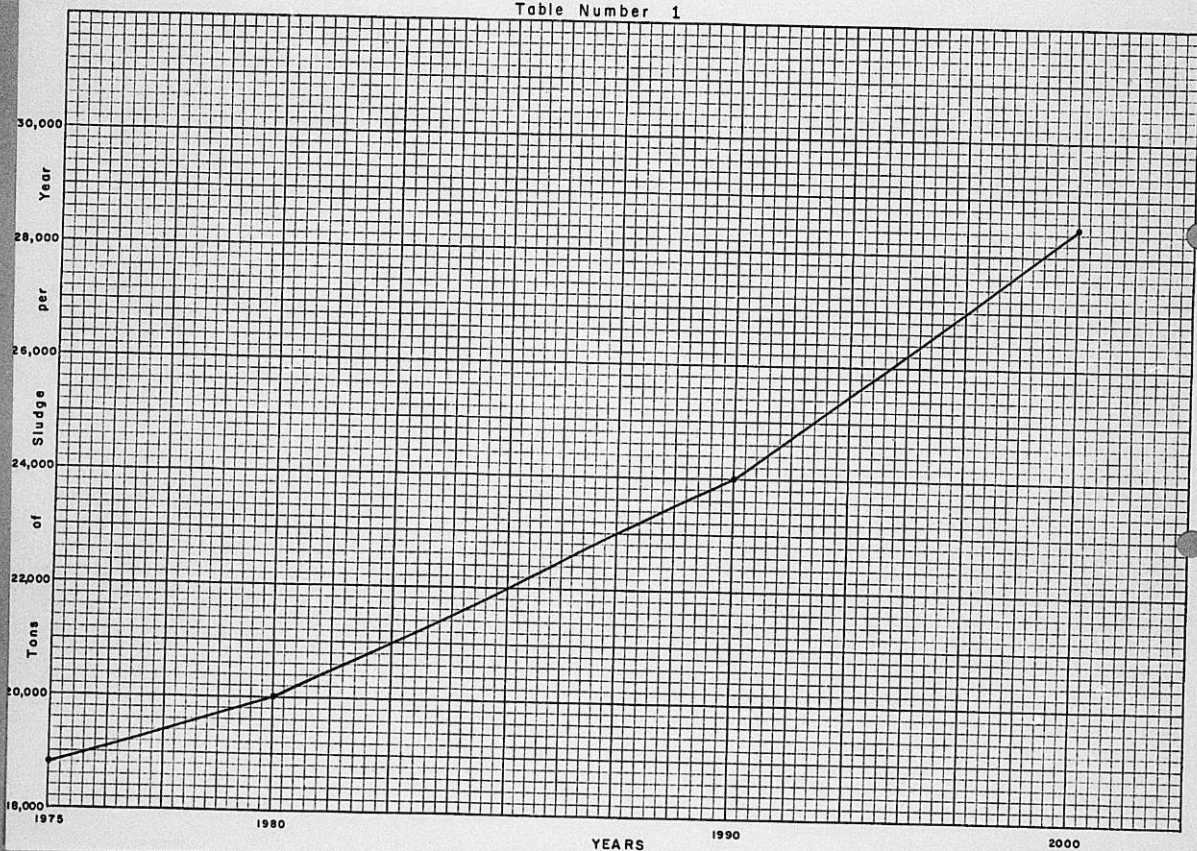
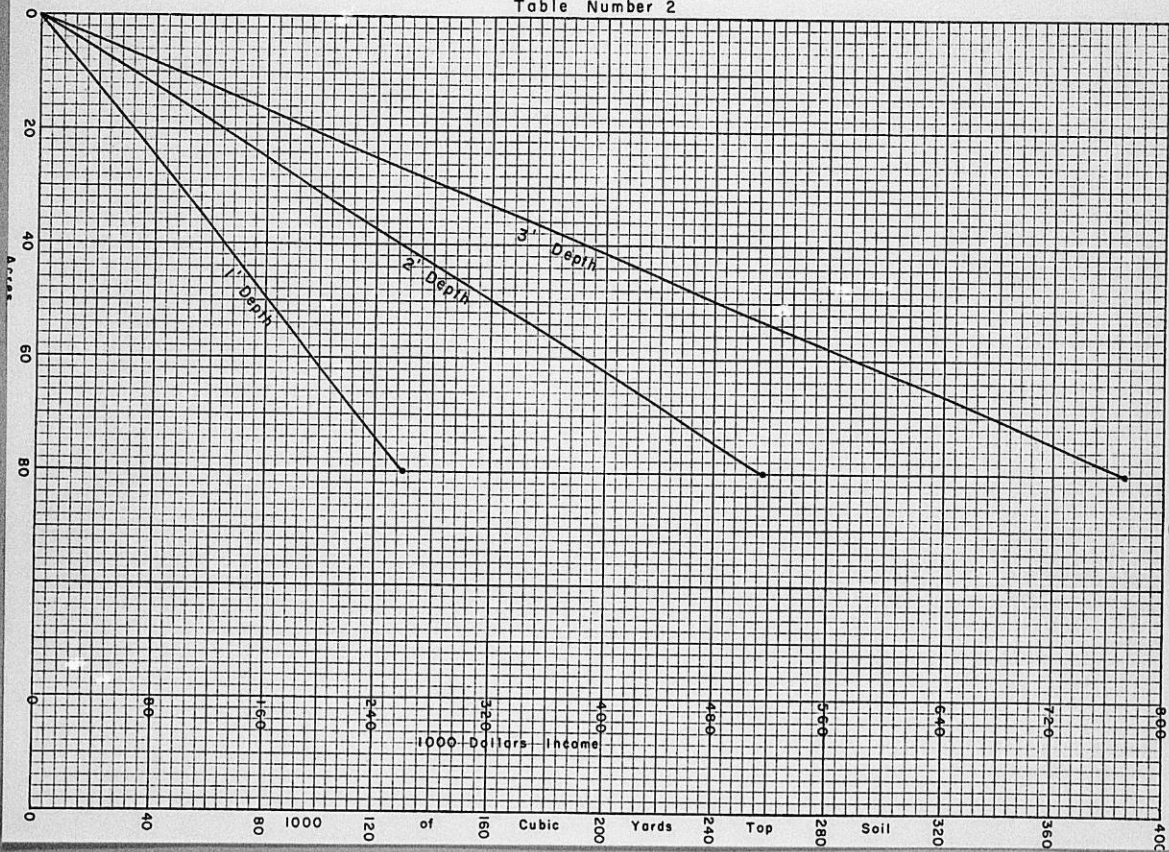
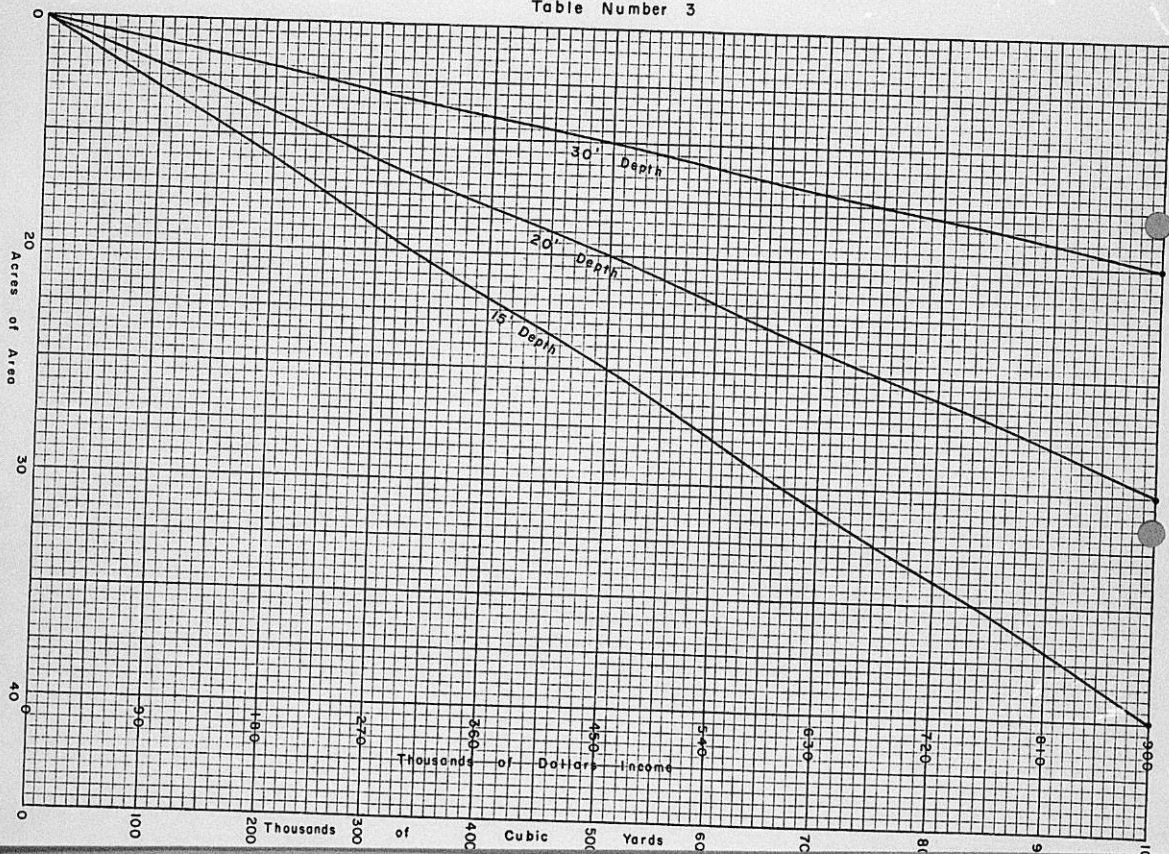


Table Number 2



K&E 10 X 10 TO THE INCH 46 0782
 7 X 10 INCHES MADE IN U.S.A.
 KEUFFEL & ESSER CO.

Table Number 3







THE CITY OF WICHITA
OFFICE OF PURCHASING MANAGER

DATE May 13, 1976

TO John D. Wynkoop, Director of Water & Water Pollution Control

FROM George D. Anderton, Purchasing Manager

SUBJECT City's Sand Usage

As requested in your memo of May 5, 1976, listed below is the City's purchases in tons, of these products for the calendar year of 1975.

	<u>PUBLIC WORKS</u>	<u>PARK</u>	<u>WATER</u>	<u>TOTAL</u>
Fill Sand	1,236.84	14.47	6,205.31	7,456.62
Mason Sand	1,795.21	--	--	1,795.21
Concrete Sand	21.30	7.10	--	28.40
Road Gravel	18,464.67	25.00	17.13	18,506.80
Pea Gravel	--	50.87	8.23	59.10
Limestone	--	51.69	196.32	248.01
Mud Balls	620.20	--	--	620.20
Dried Sand	974.42	--	--	974.42

G. D. Anderton
G. D. Anderton
Purchasing Manager

GDA:br

THE CITY OF WICHITA

OFFICE OF PLANNING DEPARTMENT

DATE January 24, 1977



TO Robert A. Lakin, Director of Planning

FROM H. R. Kuhn, Assistant City Attorney

SUBJECT Lime Sludge Disposal Facility

Your memorandum of January 7, 1977 directed to John Wynkoop, Director of Water, with a copy to John Dekker, Director of Law, was handed to me for attention, review and response as to the legal questions presented. After reviewing the annexation status the Department of Law concurs in the conclusion drawn by you that the concurrence of the Board of County Commissioners is not required. This is based on the specific provision of K.S.A. 12-520 (see subparagraph b). The provisions of K.S.A. 12-520c, where the concurrence of the Board of County Commissioners is required, would not apply to City owned property but would appear to apply to non-contiguous property not owned by the City.

The second question presents more of a problem. This relates to the provisions of 28.04.180 (4) which authorizes the granting of a special permit by the Board of City Commissioners for the location within the City of "any public building erected and used" by the City or other governmental units. We noted your observation that historically said section has been interpreted to include the use of land as well as buildings. We would be interested in the basis for such interpretation particularly since the zoning code defines "building" as any structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind. If there is any likelihood that any opposition or challenge might result in proceeding as suggested, we would urge that the referenced zoning section be more strictly followed.

I'll be happy to visit with you further in detail should you feel it advisable.

A handwritten signature in dark ink, appearing to read "H. R. Kuhn".

H. R. KUHN
ASSISTANT CITY ATTORNEY

HRK:mb
cc: John Dekker

WICHITA-SEDGWICK COUNTY


DATE

METROPOLITAN AREA PLANNING DEPARTMENT

January 20, 1977

TO Files
FROM Robert A. Lakin, Director of Planning
SUBJECT Ordinance Interpretation - Lime Sludge Disposal

I talked to Bob Feldner on the telephone concerning his interpretation of 28.04.181.4, which allows the City Commission to grant a special permit for public buildings in any zoning district. I raised the question of whether or not the use of land such as the cells for a lime sludge disposal system would meet the general intent of the phrase "public buildings." For the purposes intended as a public use under this section, he agreed with me that it did, and that we would proceed with Wynkoop then in going for a special permit rather than the alternative of "C" Commercial zoning with a CUP for tracts over 6 acres.


Robert A. Lakin
Director of Planning

RAL:ber

January 7, 1977

John Wynkoop, Director of Water

Robert A. Lakin, Director of Planning

Lime Sludge Disposal Facility

We have previously discussed the process by which to authorize the development of the lime sludge disposal facility. This will involve the annexation of the property to the City of Wichita. This matter has been discussed by us with the Chairman of the County Commission. The Chairmanship will change this week and we should re-establish contact with Tom Scott, whom I expect to be named Chairman, and our new Commissioner, Everett Patrick. This is for information and courtesy purposes.

Relative to annexation, please furnish us a legal description of the property to be annexed. Exclude the perimeter road system. As a condition of approval, we would probably also request that 50-foot dedications be provided for both arterials and the possibility of the 75-foot half right-of-way at the intersection of those two arterials. Thus, we probably should annex only what will remain as a development site, so that the City will have no responsibility for maintenance of roads, once the annexation is complete and conditions are complied with. The dedications could be made right now so this matter is out of the way.

When we have the legal description of the land, we will prepare the necessary agenda items for the City Commission for its annexation. We should, at that time, provide the City Commissioners a description of the process which we intend to follow involving the establishment of the permitted use on the property. The Legal Department will be asked to furnish an ordinance annexing the property included in your legal description. We will handle the placing of this ordinance, as indicated, on the first and second readings for adoption purposes. It is my reading of the law that since this is city-owned property, even though it is not adjacent to the city limits, that we do not have to appear before the Board of County Commissioners requesting their concurrence (KSA 12-520c), that it will not adversely affect the development of any other city. This latter procedure is a requirement in the event that it is privately owned property, but a careful reading of the law, I believe, excludes cities from that procedure on their own owned land. By a copy of this memorandum, I am asking the Legal Department to advise me as to whether or not they concur in my interpretation of the law on this point. (See KSA 12-520c. See also page 19 of the League Manual for Annexation.)

Page 2 - John Wynkoop
January 7, 1977

After annexation is completed, then it would be appropriate for you to proceed to obtain a special permit under Section 28.04.181.4 of the City Code, which allows the City to authorize in any district within the City, public buildings used by any department of the City, etc. Although it does not specify "use", it has been our interpretation in the past that this provision also related to use of land as well as buildings. If the Legal Department does not concur with this, then you will have to request a change in zoning to the "C" Heavy Commercial District, together with a Community Unit Plan (tracts over 6 acres). I assume that we will not have to follow this latter procedure. We will proceed on the assumption of the special permit under the above-cited section.

To file for this special permit, please address a letter to the Metropolitan Area Planning Commission, attention of Robert A. Lakin, Secretary, requesting permission to locate your lime sludge disposal facility on the site described as "(include legal)". Also, provide us an ownership list of all lands within 1,000 feet so that we can give mailed notice to the property owners. Also, please provide any additional information as to process for the lime sludge disposal facility, by the construction of cells referred to or described in an engineering report entitled, etc., etc. If there are to be any other sub-uses that you can anticipate being developed on the site, we should include them at this time, such as any dewatering facilities, structures and buildings for personnel, maintenance sheds, etc. Also, provide any additional information, such as the permits that you have applied for to the State and have received their approval; any conditions of approval that they have established, and any recommended conditions of approval which you think ought to be adhered to in the operation of this plant and included as a condition of approval in this process.

After receiving this information, we will set up a file on the item and schedule it as a public hearing before the MAPC. Written notices will be provided to adjoining property owners and the hearing will be conducted in the same manner as a zone change hearing. The Planning Commission recommendation would then be forwarded to the Board of City Commissioners for their action. Total time for processing of the special use permit, upon receipt of your letter, will be approximately 60 to 80 days.

If there are any questions, please contact me or Jack Galbraith.

Robert A. Lakin
Director of Planning

RAL:ber
cc: E. H. Denton, City Manager
John Dekker, Director of Law
Jack Galbraith, Chief Planner

DR77 - 3 ^{lime} Sludge Disposal Pit -
Southwest Corner of 29th and
West Streets

(Map. 5150)

Rec'd 1/19/77

BCC 2-1-77

1875

1886

1888

1889

January 20, 1977

Files

Robert A. Lakin, Director of Planning

Ordinance Interpretation - Lime Sludge Disposal

I talked to Bob Feldner on the telephone concerning his interpretation of 28.04.181.4, which allows the City Commission to grant a special permit for public buildings in any zoning district. I raised the question of whether or not the use of land such as the cells for a lime sludge disposal system would meet the general intent of the phrase "public buildings." For the purposes intended as a public use under this section, he agreed with me that it did, and that we would proceed with Wynkoop then in going for a special permit rather than the alternative of "C" Commercial zoning with a CUP for tracts over 6 acres.

Robert A. Lakin
Director of Planning

RAL:ber

WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas

June 8, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in The City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on June 22, 1978, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney, if you so desire.

CASE NO. DR 77-3

Request for a Special Permit to Locate a
Lime Slurry Disposal Facility
in the "AA" Single Family and
the "LC" Light Commercial Zoning Districts

Part of the Northeast Quarter of Section 2, Township 27 South, Range 1 West of the 6th P.M., more fully described as follows: The North Half of the Northeast Quarter of Section 2, Township 27 South, Range 1 West of the 6th P.M. except the North fifty (50) ft. and except the East sixty (60) ft. thereof. Generally located at the Southwest corner of 29th Street North and West Street.

The Special Permit Request and supporting information including a Site Plan is on file in the Planning Department Office, Tenth floor, City Hall, 455 North Main Street, Wichita, Kansas, and is available for public information and review.

Robert A. Lakin
Director of Planning

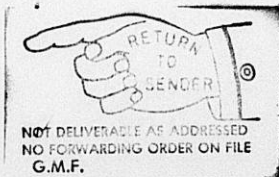
DR 77-3

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



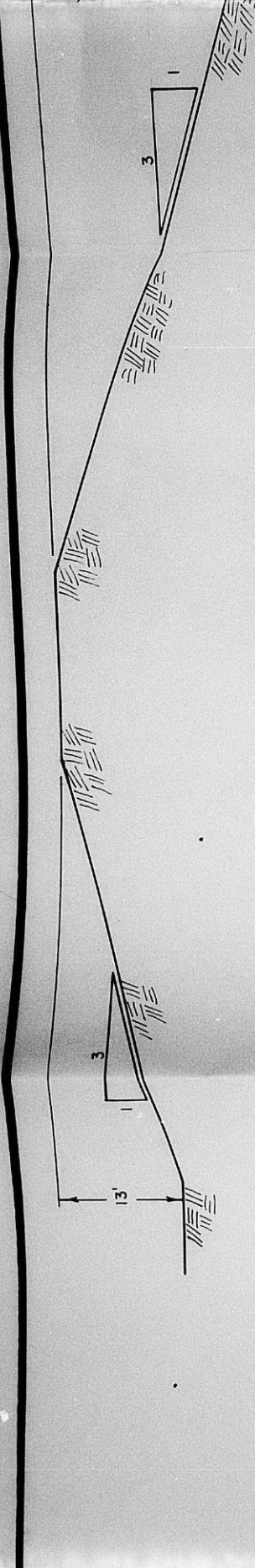
NOT DELIVERABLE AS ADDRESSED
NO FORWARDING ORDER ON FILE
G.M.F.

IDA L. WOODS
330 S. TYLER ROAD, APT. 525
WICHITA, KS. 67209

*This listing is in the Dir.
Net. 6/16/78. No other address
available*



Important! Notice of Meeting Enclosed



TYPICAL CROSS SECTION OF DIKE

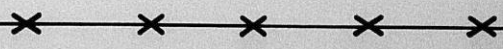
No Scale

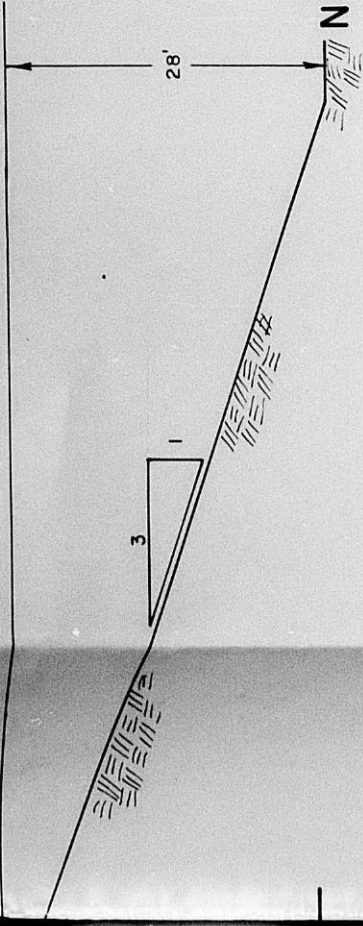
N W Corner of
NE 1/4 of Section 2, T27S, R1W

29 th

⊕ West

Note:
No Storage of Equipment or Plant
Operation Permitted Closer Than 100'
to Any Public R/W or Within 50' of
Any Property Line.





29th

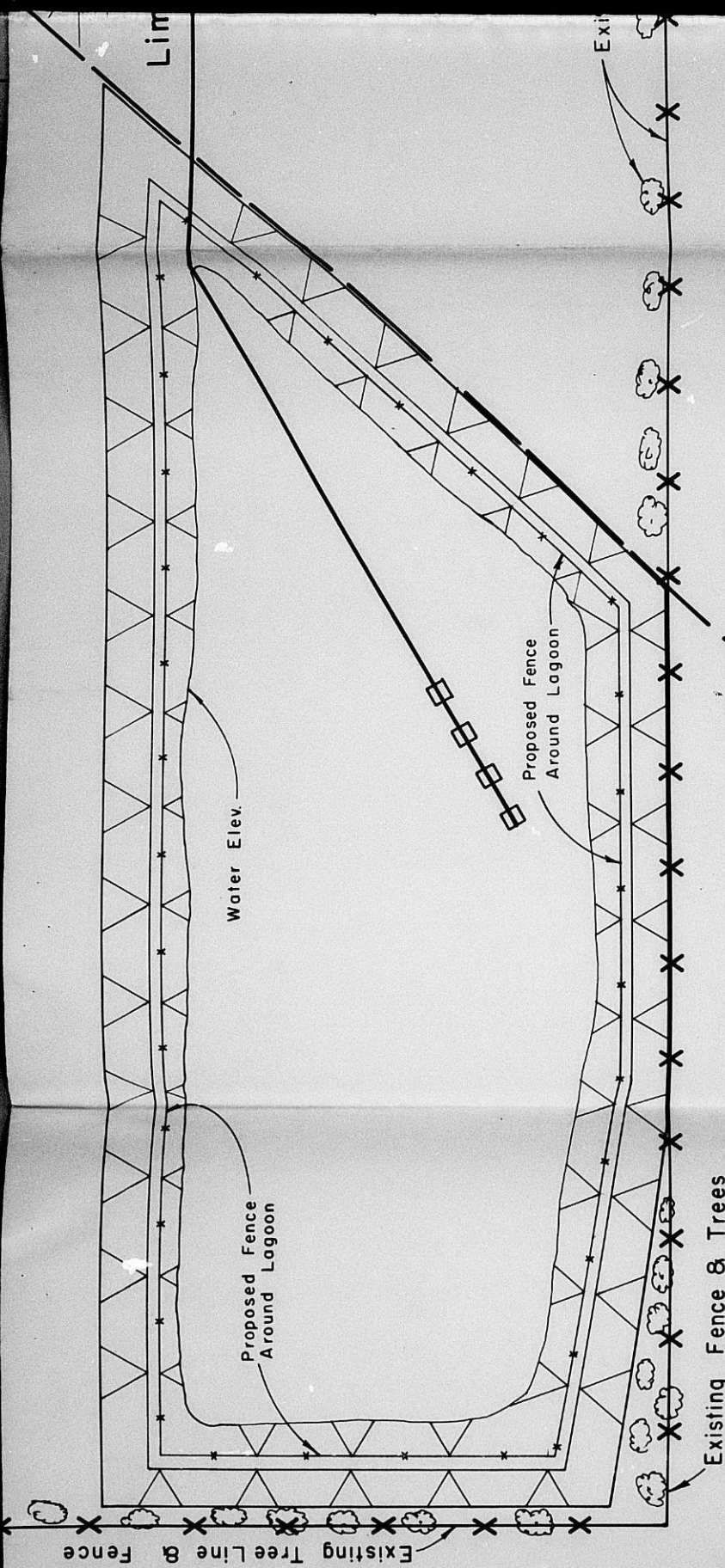
ST.

NO.

EAST STREET

PHILLIPS PIPE
LINES





OPERATIONAL P

for

LIME SLURRY LA

Wichita Water

De

Scale 1"=100'

Existing Road

Lime Slurry Pipe Line

DERBY PIPE LINE

Existing Fence & Tree Line

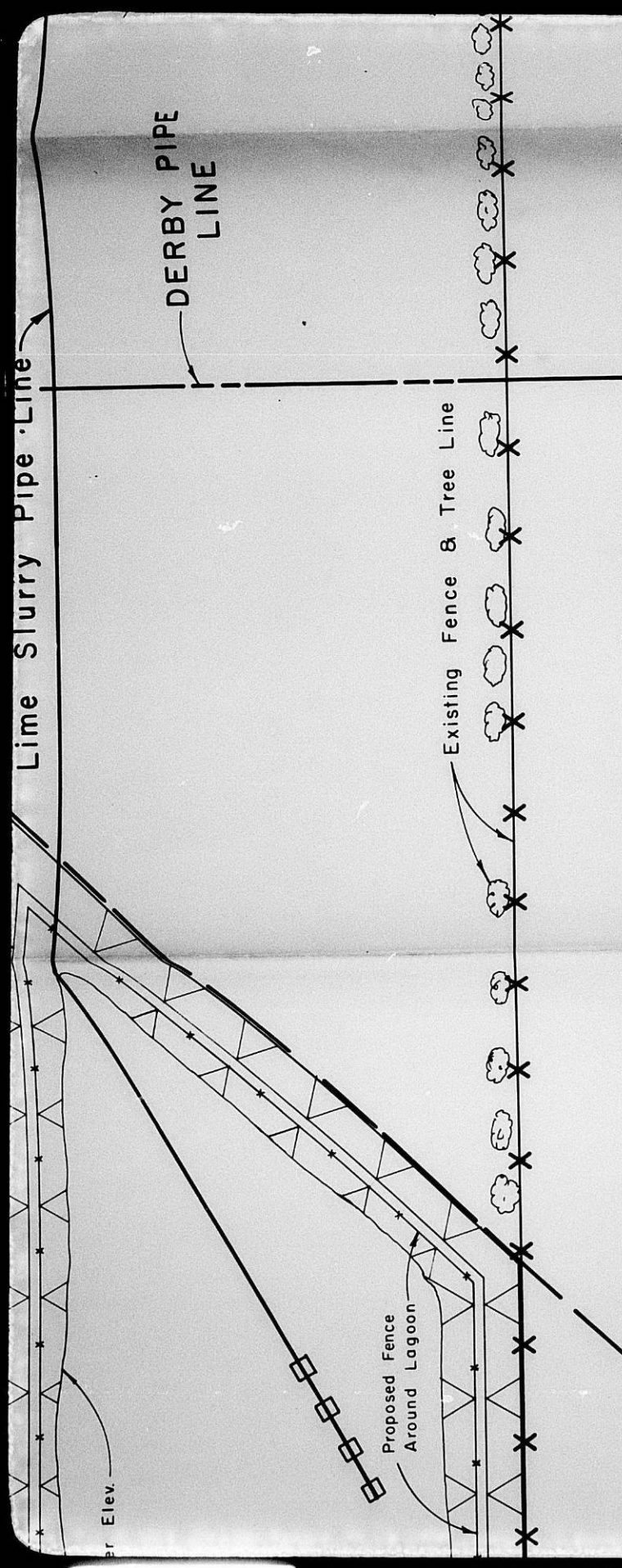


DR 77-3

Exhibit "A"

CITY OF WICHITA WATER DEPARTMENT ENGINEERING DIVISION		SCALE	T W F
REVISIONS		CHECKED	NOTED
APPROVED			
DATE 5-25-78			
TITLE LIME SLURRY LAGOON			
NO.			

FINAL PLAN
 for
DERBY LAGOON
 Department



OPERATIONAL PLAN
 for
LIME SLURRY LAGOON
 Wichita Water Department

er Elev.

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