

Capital Improvement Plan

Olathe, KS

Project # GHLLPW17
Project Name Salt Barn #2

Total Project Cost	\$655,000	Contact	Zachary Hardy
Department	Infrastructure	Type	Capacity
Category	Buildings	Status	Active
Legacy Number	1-C-XXX-XX		

Description

Design and construction of a second City of Olathe Salt Barn capable of holding 6000 tons of salt for City of Olathe Snow and Ice Operations.

Justification

The City currently stores 5000 tons of salt at the Meritex Caves north of Highway 10 and Renner Road, within Lenexa city limits. In 2015, Meritex announced plans to improve and redevelop the caves the cities of Olathe, Lenexa and Overland Park used for salt storage at the time, requiring these cities to relocate their salt stores further into an unimproved area of the caves. In March 2017, the City of Overland Park moved their salt storage to a new city salt barn located off 69 Highway and 119th Street. Overland Park's decision was made, at least partially, by the uncertain future of salt storage at the Meritex Caves. In February 2019, Lenexa approved the construction of two 120,000 sq ft warehouses at the Meritex Lenexa Executive Park to the northwest of the land currently used for salt storage. That same year, the City of Lenexa built a small salt storage facility at their Public Works facility and is now looking to expand that site and move out of the caves completely. In August 2022, Lenexa approved a five-year special use permit to allow Mid-States Materials, LLC to remove rock remaining in a quarry adjacent to the salt storage mines, so that it could be covered to allow for new development. New construction and redevelopment of the Meritex site is coming and threatens the city's salt storage on the site. Further, the City's agreement with Meritex only requires they give 30 day notice before terminating the city's lease, potentially leaving the city with no option but to leave the site and the approximately \$300,000 of materials stored on-site behind if no room exists to move them within city limits. Salt supplies are critical to the City of Olathe's snow and ice operations. Rock salt and/or salt brine is used to pretreat city streets and is effective in reducing snow and ice build up before, during and after storms. In a normal winter, the city spends, on average, over \$35,000 in labor, fuel and equipment moving salt materials from the Lenexa caves to Olathe. Having these materials within city limits would eliminate these costs and make the snow and ice operations more effective and efficient. A second salt barn would eliminate the \$1500/month payments to Meritex and concerns for the long term future of much needed storage of these critical supplies. Best Practice requires Infrastructure maintain 150% of a "normal year's" salt usage on hand and in storage (10,500 tons). This quantity allows the City of Olathe to be adequately prepared for major snow events and provides a hedge against slow salt delivery or salt shortages. The City of Olathe Snow and Ice Operations rank #1 in the nation (for cities over 100,000 population) on Snow Removal on Major City Streets/Snow Removal on Neighborhood Streets in quarterly DirectionFinder Surveys.

Expenditures	2025	2026	2027	2028	2029	Total
Construction	525,000	0	0	0	0	525,000
Contingency	50,000	0	0	0	0	50,000
Design	50,000	0	0	0	0	50,000
Utilities	30,000	0	0	0	0	30,000
Total	655,000	0	0	0	0	655,000

Funding Sources	2025	2026	2027	2028	2029	Total
GO Bonds 10 yr	0	655,000	0	0	0	655,000
Temporary Notes	655,000	-655,000	0	0	0	0
Total	655,000	0	0	0	0	655,000