

**EDGERTON CITY COUNCIL**  
**AMENDED MEETING AGENDA**  
**CITY HALL, 404 EAST NELSON STREET**  
**March 11, 2021**  
**7:00 P.M.**

COVID-19 Protocol

In compliance with the guidance issued by the State of Kansas Attorney General, the City of Edgerton remains subject to the Kansas Open Meetings Act (KOMA) and is taking actions as necessary and reasonable under the circumstances of the emergency declaration to advance the conduct of governmental affairs and ensure the transaction of government business is open to the public.

Any person wishing to attend the City Council meeting may do so and is required to practice the social distancing guidelines as established by the State of Kansas and Centers for Disease Control and Prevention (CDC). The room seating will be set up to be in compliance with these requirements. If the main meeting room reaches capacity, an overflow area will be available in the Johnson County Library across the street from City Hall 319 E Nelson. Live audio will be provided in the overflow area.

Any member of the public wishing to address the Governing Body must sign in on the sign-up sheet provided at City Hall on the night of the meeting. You will be requested to provide your name and address and comments will be limited to three (3) minutes per person. If the main meeting room reaches capacity, those not in the meeting room must provide a cellphone number so they can be notified when it is their turn to provide public comment. Any member of the public wishing to provide public comment without attending the meeting may do so by email to Kara Banks (kbanks@edgertonks.org). If you are unable to email the comments, you may call City Hall at (913) 893-6231, and staff will record your comment and report it on your behalf. Any comments must include a name and address for the record and be submitted by phone or email by noon (12:00 PM) on day of the scheduled meeting. Any written testimony provided in advance (up to noon on Thursday, March 11, 2021) will be shared with the Governing Body.

**Call to Order**

1. **Roll Call** \_\_\_\_ Roberts \_\_\_\_ Longanecker \_\_\_\_ Conus \_\_\_\_ Lewis \_\_\_\_ Smith \_\_\_\_ Beem
2. **Welcome**
3. **Pledge of Allegiance**

**Consent Agenda** *(Consent Agenda items will be acted upon by one motion unless a Council member requests an item be removed for discussion and separate action)*

4. Approve Minutes from February 25, 2021 Regular City Council Meeting
5. Approve the Issuance of a Cereal Malt Beverage License for My Store III, Inc. DBA On the Go Travel Plaza, TA Express at 35201 W 200<sup>th</sup> St. for 2021

**Regular Agenda**

6. **Public Comments.** Persons who wish to address the City Council regarding items not on the agenda and that are under the jurisdiction of the City Council may do so when called

upon by the Mayor. Comments on personnel matters and matters pending before court or other outside tribunals are not permitted. Please notify the City Clerk before the meeting if you wish to speak. Speakers are limited to three (3) minutes. Any presentation is for informational purposes only. No action will be taken.

7. **Declaration.** At this time Council members may declare any conflict or communication they have had that might influence their ability to impartially consider today's issues.

**Business Requiring Action**

Public comment for all rezoning applications (Agenda items 8 – 19) will be taken before Council votes on any item. Anyone wishing to provide public comment will be limited to 3 minutes per person, you will be requested to provide your name and address for the record.

8. **CONSIDER ZA2020-02 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF WEST 199<sup>TH</sup> STREET AND SOUTH GARDNER ROAD.** Applicant: Wellsville Farms, LLC; Agent: Brett Powell, NPD Management, LLC

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

9. **CONSIDER ZA2020-03 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF WEST 207<sup>TH</sup> STREET AND SOUTH GARDNER ROAD.** Applicant: Hillsdale Land and Cattle, LLC; Agent: Brett Powell, NPD Management, LLC

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

10. **CONSIDER ZA2020-04 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF WEST 207<sup>TH</sup> STREET AND SOUTH GARDNER ROAD.** Applicant: Hillsdale Land and Cattle, LLC; Agent: Brett Powell, NPD Management, LLC

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

11. **CONSIDER ZA2020-05 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF WEST 207<sup>TH</sup> STREET AND SOUTH GARDNER ROAD.** Applicant: Hillsdale Land and Cattle, LLC; Agent: Brett Powell, NPD Management, LLC

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

12. **CONSIDER ZA2020-06 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF WEST 207<sup>TH</sup> STREET AND SOUTH GARDNER ROAD.** Applicant: Hillsdale Land and Cattle, LLC; Agent: Brett Powell, NPD Management, LLC

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

13. **CONSIDER ZA2020-07 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF WEST 207<sup>TH</sup> STREET AND SOUTH GARDNER ROAD.** Applicant: East Kansas Land and Cattle, LLC; Agent: Brett Powell, NPD Management, LLC

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

14. **CONSIDER ZA2020-08 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF WEST 215<sup>TH</sup> STREET AND SOUTH GARDNER ROAD.** Applicant: South JOCO Farms, LLC; Agent: Brett Powell, NPD Management, LLC

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

15. **CONSIDER ORDINANCE NO. 2062 ADOPTING THE RECOMMENDATION OF THE EDGERTON PLANNING COMMISSION TO APPROVE APPLICATION ZA2021-01 FOR THE REZONING OF APPROXIMATELY 33.915 ACRES OF LAND AT 32425 W. 207<sup>TH</sup> STREET IN EDGERTON, KANSAS FROM JOHNSON COUNTY "RUR" (RURAL DISTRICT) ZONING TO CITY OF EDGERTON "L-P" (LOGISTICS PARK) ZONING DISTRICT.**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

16. **CONSIDER ORDINANCE NO. 2063 ADOPTING THE RECOMMENDATION OF THE EDGERTON PLANNING COMMISSION TO APPROVE APPLICATION ZA2021-02 FOR THE REZONING OF APPROXIMATELY 5.903 ACRES OF LAND AT 32295 W. 207<sup>TH</sup> STREET IN EDGERTON, KANSAS FROM JOHNSON COUNTY "RUR" (RURAL DISTRICT) ZONING TO CITY OF EDGERTON "L-P" (LOGISTICS PARK) ZONING DISTRICT.**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

17. **CONSIDER ORDINANCE NO. 2064 ADOPTING THE RECOMMENDATION OF THE EDGERTON PLANNING COMMISSION TO APPROVE APPLICATION ZA2021-03 FOR THE REZONING OF APPROXIMATELY 16.530 ACRES OF LAND AT 32285 W. 207<sup>TH</sup> STREET IN EDGERTON, KANSAS FROM JOHNSON COUNTY "RUR" (RURAL DISTRICT) ZONING TO CITY OF EDGERTON "L-P" (LOGISTICS PARK) ZONING DISTRICT.**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

18. **CONSIDER ORDINANCE NO. 2065 ADOPTING THE RECOMMENDATION OF THE EDGERTON PLANNING COMMISSION TO APPROVE APPLICATION ZA2021-04 FOR THE REZONING OF APPROXIMATELY 22.088 ACRES OF LAND AT 32330 W. 213<sup>TH</sup> STREET IN EDGERTON, KANSAS FROM JOHNSON COUNTY "RUR" (RURAL DISTRICT) ZONING TO CITY OF EDGERTON "L-P" (LOGISTICS PARK) ZONING DISTRICT.**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

19. **CONSIDER ORDINANCE NO. 2066 ADOPTING THE RECOMMENDATION OF THE EDGERTON PLANNING COMMISSION TO APPROVE APPLICATION ZA2021-05 FOR THE REZONING OF APPROXIMATELY 56.528 ACRES OF LAND ON THE NORTHWEST CORNER OF W. 213<sup>TH</sup> STREET AND SOUTH KILL CREEK ROAD IN EDGERTON, KANSAS FROM JOHNSON COUNTY "RUR" (RURAL DISTRICT) ZONING TO CITY OF EDGERTON "L-P" (LOGISTICS PARK) ZONING DISTRICT.**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

20. **PUBLIC HEARING FOR RESOLUTION 03-11-21A DETERMINING THE INTENT OF THE CITY OF EDGERTON, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN ONE OR MORE SERIES, THE AGGREGATE AMOUNT OF ALL SERIES NOT TO EXCEED \$238,000,000, TO PAY THE COST OF ACQUIRING, CONSTRUCTING AND EQUIPPING A COMMERCIAL AND INDUSTRIAL FACILITY FOR THE BENEFIT OF WELLSVILLE FARMS, LLC, OR ITS ASSIGNS**

21. **CONSIDER RESOLUTION 03-11-21A DETERMINING THE INTENT OF THE CITY OF EDGERTON, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN ONE OR MORE SERIES, THE AGGREGATE AMOUNT OF ALL SERIES NOT TO EXCEED \$238,000,000, TO PAY THE COST OF ACQUIRING, CONSTRUCTING AND EQUIPPING A COMMERCIAL AND INDUSTRIAL FACILITY FOR THE BENEFIT OF WELLSVILLE FARMS, LLC, OR ITS ASSIGNS**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

22. **Report by the City Administrator**

- Monthly update on 502 E 2<sup>nd</sup> St.

23. **Report by the Mayor**

24. **Future Meeting Reminders:**

- March 25<sup>th</sup>: City Council Meeting – 7:00 PM
- April 8<sup>th</sup>: City Council Meeting – 7:00 PM
- April 13<sup>th</sup>: Planning Commission Meeting – 7:00 PM
- April 22<sup>nd</sup>: City Council Meeting – 7:00 PM

25. **Adjourn** Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

## EVENTS

March 20<sup>th</sup>: Low-Cost Animal Vaccine Clinic

May 8<sup>th</sup>: City Wide Garage Sale

May 15<sup>th</sup>: City Wide Clean Up