

**EDGERTON CITY COUNCIL
MEETING AGENDA
CITY HALL, 404 EAST NELSON STREET
May 25, 2017**

Call to Order

1. **Roll Call** ____ Roberts ____ Longanecker ____ Crooks ____ Brown ____ Crist ____ Conus
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. Agenda Approval
5. Approve Minutes from May 11, 2017 City Council Meeting
6. Approve Quit Claim Deed from Donna Bratton for Edgerton Community Museum building
7. Approve Quit Claim Deed from Edgerton Historic Society for Edgerton Community Museum building

Regular Agenda

8. **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.
9. **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

10. **CONSIDER GRANTING CONCURRENCE TO BID THE 2017 CARS PROJECT
(NELSON STREET AT BNSF RAILROAD TRACKS/QUIET ZONE)**

Motion: _____ Second: _____ Vote: _____

11. **CONSIDER GRANTING CONCURRENCE TO BID 2017 OVERLAY PROGRAM**

Motion: _____ Second: _____ Vote: _____

12. **CONSIDER GRANTING CONCURRENCE TO BID CONSTRUCTION OF NELSON
STREET WATERLINE PROJECT**

Motion: _____ Second: _____ Vote: _____

**13. CONSIDER AGREEMENT THROUGH MID-AMERICA REGIONAL COUNCIL'S
PLANNING SUSTAINABLE PLACES PROGRAM FOR THE DOWNTOWN EDGERTON
PLAN**

Motion: _____ Second: _____ Vote: _____

14. CONSIDER REQUEST FOR LONG-TERM HALL RENTAL BY NEW CITY CHURCH

Motion: _____ Second: _____ Vote: _____

15. CONSIDER LPKC SEWER MASTER PLAN

Motion: _____ Second: _____ Vote: _____

16. Report by the City Administrator

17. Report by the Mayor

18. Future Meeting/Event Reminders:

- June 3rd 6:30 – 11:00 PM – Summer Kickoff Block Party and Movie Night
- June 8th 7:00 PM – City Council Meeting and Budget Work Session
- June 13th 6:00 PM – Planning Commission Work Session
- June 13th 7:00 PM – Planning Commission
- June 16th and 17th – Edgerton Frontier Days
- June 21st Noon – Senior Lunch
- June 22nd 7:00 PM – City Council Meeting
- July 3rd 6:00 PM – Community Picnic and Fireworks Show

19. Adjourn Motion: _____ Second: _____ Vote: _____

City of Edgerton, Kansas
Minutes of City Council Regular Session
May 11, 2017

A Regular Session of the City Council was held in the Edgerton City Hall, 404 E. Nelson Edgerton, Kansas on May 11, 2017. The meeting convened at 7:00 p.m. with Mayor Roberts presiding.

1. ROLL CALL

Clay Longanecker	present
Darius Crist	present
Jody Brown	present
Ron Conus	present
Cindy Crooks	absent

With a quorum present, the meeting commenced.

Staff in attendance:

- City Administrator Beth Linn
- Assistant City Administrator Scott Peterson
- Community Development Director Kenneth Cook
- City Attorney Patrick Reavey
- Public Works Superintendent Trey Whitaker
- Utility Superintendent Mike Mabrey
- Park & Recreation Coordinator Tegan Meadors
- Finance Director Karen Kindle

2. WELCOME

3. PLEDGE OF ALLEGIANCE

CONSENT AGENDA

- 4. Agenda Approval was considered
- 5. Minutes from April 13, 2017 City Council Meeting were considered
- 6. Minutes from April 27, 2017 City Council Meeting were considered

Motion by Brown, seconded by Crist to approve the consent agenda

Motion was approved, 4-0.

7. PUBLIC COMMENTS

None

8. DECLARATION

None

BUSINESS REQUIRING ACTION

RESOLUTION NO 05-11-17A

8.5 RESOLUTION NO. 05-11-17A AUTHORIZING THE CLOSURE OF CERTAIN PUBLIC STREETS DURING THE EDGERTON SUMMER KICKOFF BLOCK PARTY WAS CONSIDERED.

Tegan Meadors, Edgerton Park and Recreation Coordinator, was present with information about the Summer Kickoff Block Party which will be held on Saturday the 3rd of June in Downtown Edgerton. The event includes inflatables, games, DJ, face painting, contests and more from 6:30PM to 9:00 PM. At 9:00 or after the sun goes down, the City will host the first downtown Summer Movie Night featuring Moana. Mr. Meadors is requesting the closure of Nelson Street (between East 4th street and East 3rd Street) from 5:00 pm – 11:00 pm. City staff will make the necessary notifications to all emergency agencies.

Motion by Crist, seconded by Longanecker, to approve Resolution No 05-11-17A.

Motion was approved, 4-0.

RESOLUTION NO 05-11-17B

9. RESOLUTION NO 05-11-17B AUTHORIZING THE CLOSURE OF CERTAIN PUBLIC STREETS DURING THE EDGERTON FRONTIER DAYS FESTIVAL, PERMISSION TO USE REQUESTED CITY BUILDINGS/PUBLIC SPACES AND THE APPROVAL OF ADDITIONAL SERVICE REQUESTS WAS CONSIDERED.

Tegan Meadors was present to inform the Mayor and Council about the upcoming Edgerton Frontier Days Celebration on June 16th and 17th. Mr. Meadors discussed the Street Closures, Use of City Facilities/Public Spaces and Additional Service Requests with Mayor and City Council. Glyn Powers, president, of Edgerton Frontier Days and Ken Newcome, Vice President, of Edgerton Frontier Days were both present and asked for any comments. Mr. Powers stated that the event gets bigger and better every year and that the Auction will not be a blind auction this year.

Motion by Longanecker, seconded by Brown, to approve Resolution No. 05-11-17B.

Motion was approved, 4-0.

PUBLIC HEARING-FRONTIER DAYS

10. PUBLIC HEARING REGARDING A REQUEST BY THE FRONTIER DAYS ASSOCIATION FOR A WAIVER (AS ALLOWED PURSUANT TO SECTION 3-202 OF ARTICLE 1 OF CHAPTER III OF THE CITY CODE) OF THE PROHIBITION AGAINST SERVING ALCOHOLIC LIQUOR WITHIN 300 FEET OF THE LIBRARY FOR THE JUNE 16 AND 17, 2017 FOR THE ANNUAL FRONTIER DAYS FESTIVAL WAS CONSIDERED.

A public hearing regarding a request by the Frontier Days Association for a waiver of the prohibition against serving alcoholic liquor within 300 feet of the library for the June 16th and 17th for the annual Frontier Days Festival was considered.

Mayor Roberts opened the Public Hearing at 7:16 pm. There were no questions or comments; therefore, the public hearing was closed at 7:17pm.

RESOLUTION NO 05-11-17C

- 11. RESOLUTION NO 05-11-17C TEMPORARILY WAIVING CITY PROHIBITION AS TO THE SALE AND CONSUMPTION OF ALCOHOLIC LIQUOR ON CERTAIN PUBLIC PROPERTY, AND RECOGNIZING FRONTIER DAYS AS A “PUBLIC FESTIVAL” FOR PURPOSES OF THE CITY’S NOISE RESTRICTIONS WAS CONSIDERED.**

The Public Hearing was held and there were no questions or comments.

Motion by Brown, seconded by Crist, to approve Resolution No 05-11-17C.

Motion was approved, 4-0.

RESOLUTION NO 05-11-17D AUTHORIZING SPECIAL EVENT PERMIT

- 12. RESOLUTION NO 05-11-17D AUTHORIZING SPECIAL EVENT PERMIT FOR SALE AND CONSUMPTION OF ALCOHOLIC LIQUOR ON CERTAIN PUBLIC PROPERTY WITHIN THE CITY OF EDGERTON, KANSAS WAS CONSIDERED.**

Beth Linn, City Administrator, explained to Mayor and City Council the hours and location of the sale of alcoholic liquor at the Edgerton Frontier Days Celebration. The address is 307 E. Nelson and the hours on Friday are 6:00 pm – 11:59 pm and on Saturday from 2:00 pm – 11:59 pm.

Motion by Brown, seconded by Crist, to approve Resolution No. 05-11-17D.

Motion was approved, 4-0.

RESOLUTION NO 05-11-17E

- 13. RESOLUTION NO 05-11-17E APPROVING A FIVE-YEAR CITY/COUNTY STREET IMPROVEMENT PROGRAM WAS CONSIDERED.**

Beth Linn, City Administrator, and Trey Whitaker, Public Works Superintendent, explained to Mayor and City Council about the County Assistance Road System (CARS). The CARS program provides funds to the cities of Johnson County to construct and maintain their major arterials. The City of Edgerton has submitted three projects to be considered in the CARS 2018-2022 program. The 2017 project is for Nelson Street adjacent to the Quiet Zone.

Motion by Longanecker, seconded by Brown, to approve Resolution No. 05-11-17E.

Motion was approved, 4-0.

ORDINANCE NO 1054 -- SPECTRUM BRANDS

- 14. ORDINANCE NO 1054 AUTHORIZING THE CITY OF EDGERTON, KANSAS, TO ENTER INTO AN ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH SPECTRUM BRANDS, INC. AND AN AGREEMENT WITH THE SECRETARY OF THE KANSAS DEPARTMENT OF TRANSPORTATION FOR REIMBURSEMENT FOR THE COSTS OF A STREET PROJECT WAS CONSIDERED.**

The City previously issued Industrial Revenue Bonds for the construction of an approximately 927,000 square foot spec warehouse and distribution facility. As announced in February 2017, the

plans are to sublease the entire building to Spectrum Brands, Inc. The economic development grant from Kansas Department of Transportation does not require any reimbursement. However the grant requires Spectrum to commit to involvement in the Edgerton Community.

Motion by Longanecker, seconded by Brown, to approve Ordinance No. 1054.

Motion was approved, 4-0.

LPKC SEWER MASTER PLAN

15. LPKC SEWER MASTER PLAN WAS CONSIDERED

City of Edgerton staff requested that Edgerton Land Holding Company (ELHC) prepare a Master Plan to consider how sanitary sewer service can be provided to LPKC. After discussion, questions and comments the Council decided to table this item to the next regular meeting.

Motion by Brown, seconded by Crist, to table the LPKC Sewer Master Plan until the next regular meeting.

Motion was approved, 4-0.

16. REPORT BY THE CITY ADMINISTRATOR

None

17. REPORT BY THE MAYOR

Reminder to all that June 1st before noon is the deadline to file for election.

FUTURE MEETING/EVENT REMINDERS

18. FUTURE MEETING/ EVENT REMINDERS

- May 16th 4:00pm-5:30 pm-Gardner Edgerton Regional Meeting at Gardner City Hall –**Postponed to an unknown date**
- May 17th Noon – Senior Lunch
- May 25th 7:00 pm – City Council Meeting
- June 3rd 6:30 – 11:00 pm – Summer Kickoff Block Party and Movie Night
- June 8th 7:00 pm – City Council Meeting
- June 13th 6:00 pm- Planning Commission Work Session
- June 13th 7:00 pm- Planning Commission
- June 16th and 17th – Edgerton Frontier Days
- June 21st Noon – Senior Lunch
- June 22nd 7:00 pm – City Council Meeting
- July 3rd 6:00 pm – Community Picnic and Fireworks Show

19. ADJOURN MOTION: 1st Brown 2nd Longanecker Vote 4-0

The meeting adjourned at 8:36 pm.

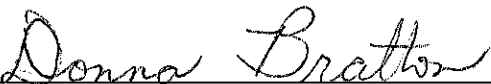
Janeice L. Rawles
City Clerk

Approved by the Governing Body on

QUITCLAIM DEED

This quitclaim deed is made on May 15, 2017. Donna Bratton, for the consideration of \$10.00 in hand paid, sells and quitclaims to the City of Edgerton, Kansas, any ownership or other claim or interest that she may have in the Property described in the attached **Exhibit A**, located in Edgerton, Johnson County, Kansas, and all fixtures and personal property located on said land.

Signed the day and year first written above.

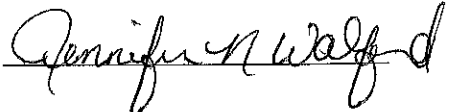


DONNA BRATTON

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

BE IT REMEMBERED, that on this 15 day of May, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, appeared **DONNA BRATTON**, to me personally known, who being duly sworn did state that she is authorized to sign this instrument and acknowledged she fully understands the content and meaning of the within instrument and acknowledged that said instrument is her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public 

My Appointment Expires: 10-3-20

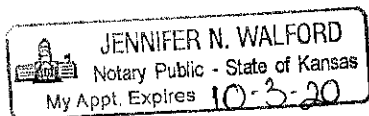


Exhibit A

All of Lot 15 and Lot 16 in Block 21 in the Town of Martin commonly called the City of Edgerton, Johnson County, Kansas.

QUITCLAIM DEED

This quitclaim deed is made on May 15, 2017. The Edgerton Historical Society, Inc., a Kansas Not-for-Profit Corporation, for the consideration of \$10.00 in hand paid, sells and quitclaims to the City of Edgerton, Kansas, any ownership or other claim or interest that they may have in the Property described in the attached **Exhibit A**, located in Edgerton, Johnson County, Kansas, and all fixtures and personal property located on said land.

Signed the day and year first written above.

EDGERTON HISTORICAL SOCIETY, INC.

By: Bill Braun
Bill Braun, President

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

BE IT REMEMBERED, that on this 15 day of May, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, appeared **BILL BRAUN**, to me personally known, who being duly sworn did state that he is an authorized representative of the Edgerton Historical Society, Inc. and that he has been duly authorized by the Edgerton Historical Society, Inc. to sign this instrument and acknowledged he fully understands the content and meaning of the within instrument and acknowledged that said instrument is his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My Appointment Expires: 10-3-20

Notary Public Jennifer Nubel

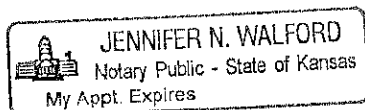


Exhibit A

All of Lot 15 and Lot 16 in Block 21 in the Town of Martin commonly called the City of Edgerton, Johnson County, Kansas.

AGENDA ITEM INFORMATION FORM

Agenda Item: Consider Granting Concurrence to Bid the 2017 CARS Project (Nelson Street at BNSF Railroad Tracks/Quiet Zone)

Department: Public Works

Background/Description of Item: On May 12th, 2016, City Council approved Resolution No. 05-12-16C supporting the new construction of the East Nelson Street Quiet Zone. This project will remove the existing roadway and replace the failing asphalt with concrete, as well as address the ADA updates to the E 5th St intersection and extend the sidewalk east through the railway crossing. The Quiet Zone construction is being completed as part of the County Assistance Road System (CARS) program for 2017-2021. The project is a joint project submitted by Johnson County and the City of Edgerton for construction in 2017. The project area is provided in the attached map.

The CARS program provides funds to the cities of Johnson County to construct and maintain their major arterial roads. Each year the cities submit a 5-year road improvement plan to Johnson County. Using a scoring system, Johnson County selects projects and allocates funds. The County pays 50% of the project's construction and construction inspection costs. Cities are responsible for design, right-of-way, and utility relocation costs.

BG Consultants has completed the design for the project. The City of Edgerton staff will inspect the construction. CARS program would fund 50% or \$97,800 of the \$195,600 total estimated construction cost. The total cost for the project for Edgerton would be \$146,700. Funding for this project was included in the approved 2017 Budget from the Capital Improvement Project Fund.

Staff has submitted the construction plans to BNSF Railway Permit Administrator for review and approval. This submittal is required due to the work inside the crossing. Based on recent communications with BNSF, staff anticipates return of any comments to be addressed within three weeks. Staff would recommend granting concurrence to bid pending approval of permit to work granted by BNSF. Once the BNSF permit has been issued, staff will provide City Council an anticipated schedule including bid advertisement, bid opening, award and anticipated construction.

Enclosures: 2017 Submission (Form A, Map)

Related Ordinance(s) or Statute(s):

Recommendation: Consider Granting Concurrence to Bid the 2017 CARS Project (Nelson Street at BNSF Railroad Tracks/Quiet Zone)

Funding Source: Capital Improvement Fund

Prepared by: Trey Whitaker, Public Works Superintendent and Scott Peterson, Assistant City Administrator

Date: May 22, 2017

CARS Form A
2017--2021 Project Application for the
County Assistance Road System (CARS) Program

Submit one form for each project. Make copies of this form as needed.

Complete & Return **by April 14, 2016**

Submitting City: City of Edgerton Number 1 Priority (Y/N) Y

Project Location: Nelson Street at BNSF Railroad Tracks/Quiet Zone

Joint Project With: N/A Administrating City: City of Edgerton

Contact Name & Title: Trey Whitaker, Public Works Superintendent County Commission District(s) #: 6

Estimated Project Schedule: Start Date (mm/yy): 06/17 Completion Date (mm/yy): 10/17

Current Average Daily Traffic (ADT): 2275 Accident History (Prior 3 Years):

Project Type: ☐ Capacity ☒ Major Maintenance ☐ Bridge Replacement
☐ Bridge Rehabilitation ☐ Route Enhancement ☐ System Management

Current Level of Service (LOS) [System Management Projects Only]: N/A

Sufficiency Rating (Bridge Projects): N/A Pavement Condition: Good ☐ Fair ☐ Poor ☒

Detailed Description of Existing Facility:

E Nelson St is currently asphalt pavement, as well as being a truck route for the quarry to the east, many of the trucks hauling materials from quarry use this route to access Highway 56. This section of roadway has multiple areas of failing pavement and shoving or sinking curb/gutter. Additionally the sidewalk needs to be brought into ADA compliance, address the lack of connectivity and repair and/or replace the deteriorated sections.

Detailed Description of Project Scope:

This project would remove the existing asphalt pavement and replace the intersection and both quiet zones with concrete pavement. The concrete pavement will better handle the high volume of haul truck traffic that travels this route. Additionally this project would address deteriorated curb and gutter, concrete flumes, sidewalk and ADA ramps/compliance.

Project Cost Information *

1. Design Cost:	\$ 48,900.00
2. Right-of-way acquisition cost:	
3. Utility relocation Cost:	
4. Construction cost:	\$ 195,600.00
5. Construction engineering cost:	\$ 0.00
Total project cost:	\$ 244,500.00

Calculation of CARS Eligible costs:

A. Sum item # 4 & 5 above	(+)	\$ 195,600.00
B. Federal Aid Participation	(-)	\$ 0.00
C. State Aid Participation	(-)	\$ 0.00
D. Other Non-local Participation	(-)	
Subtotal (CARS eligible costs)		\$ 195,600.00
CARS Funding request		\$ 97,800.00

(Request cannot exceed 50% of the CARS eligible costs)

Funding participation by other cities:

City Name:	<u>N/A</u>	Funding:	<u></u>
City Name:	<u>N/A</u>	Funding:	<u></u>

*Program policies require that a licensed professional engineer prepare and seal construction cost estimates for upcoming fiscal year projects (i.e., 2017 Program Projects). A copy of the sealed estimates **must** be furnished for all 2017 CARS Program requests.

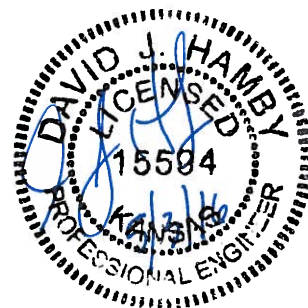
Nelson Street Improvements (at Railroad Crossing)
Preliminary Engineering Report

These improvements will reconstruct the pavement on Nelson Street in Edgerton, a major Johnson County vehicle and truck route. Westbound loaded rock trucks leaving the Mid-States Materials rock quarry, located approximately a quarter mile east of the railroad, have applied industrial intensity wheel loads and wheel load repetitions on Nelson Street. The recently installed quiet zone improvements in the vicinity of the railroad and 5th Street have concentrated these industrial intensity wheel loads and load repetitions to an 11 foot wide pavement section. The combination of concentrated large industrial wheel loads and repetitions has caused the existing Nelson Street pavement to fail within the project limits.

The economy of Edgerton and southeast Johnson County will be negatively affected if this part of Nelson Street is unusable. To remedy this situation the City of Edgerton proposes to reconstruct 115 feet of Nelson Street east of the railroad, Nelson Street between the railroad and 5th Street and the intersection of Nelson and 5th Street with 8 inches of non-reinforced dowel jointed KCMMB Portland cement concrete pavement with curb and gutter. Concrete flumes will be constructed west of the railroad to remove stormwater from the pavement. A sidewalk will be constructed on the south side of Nelson Street west of the railroad. Accessible ramps, complying the US Department of Justice Americans with Disabilities Act Guidelines, will be constructed in each of the intersection quadrants at the 5th and Nelson intersection.

Railroad construction permits will be secured prior to construction. Temporary erosion control will be provided in compliance with the NPDES Notice of Intent to comply with the Kansas Construction General Permit that will be filed with the KDHE.




The estimated construction cost is \$195,600 with an estimated project cost of \$244,500.



5th Street

Nelson St.



-  Intersection Improvements
-  Nelson Improvements (West of RR)
-  Nelson Improvements (East of RR)

AGENDA ITEM INFORMATION FORM

Agenda Item: Consider Granting Concurrence to Bid 2017 Overlay Program

Department: Public Works

Background/Description of Item: In April, staff presented the proposed five (5) year street maintenance program. As part of this process, staff together with City Engineer completes a comprehensive evaluation of the current condition of the roadway network in Edgerton. This inventory and evaluation serves as the foundation to prioritize the needs of the street maintenance program on an annual basis.

During the annual Capital Improvement Plan work session, City Council allocated a total of \$150,000 in funding for 2017 and 2018 towards increased street maintenance program. Staff developed the 2017 Street Program to achieve the greatest impact with those dollars by focusing them on asphalt overlay. Public Works staff will provide the preparation of the streets (including full depth patching where necessary) in advance of the contractor and will complete the reshaping of ditches where necessary to provide better stormwater drainage.

Based on the geotechnical sampling and surface inspection, staff recommends the following sections of roadway be included in the 2017 Street Program:

East McCarty: W 1st Street to E 5th Street
East Hulett Street: W Leg of W 1st Street to W 6th Street
East Martin Street: W 1st Street to E 5th Street
East McDonald Street: W 1st Street to E 4th Street
East Rankin Street: End-of-roadway to E 2nd Street
East Meriwood Lane: W 1st Street to E 2nd Street
East 3rd Street: E Nelson Street to End-of-roadway
East 4th Street: E Nelson Street to E McDonald Street

Staff anticipates a bidding and construction schedule as follows:

Concurrence to bid from City Council – May 25, 2017

Advertisement for Bid – May 30, 2017

Bid Opening – June 27, 2017

Enclosure: Map of Proposed 2017 Street Program

Related Ordinance(s) or Statute(s): N/A

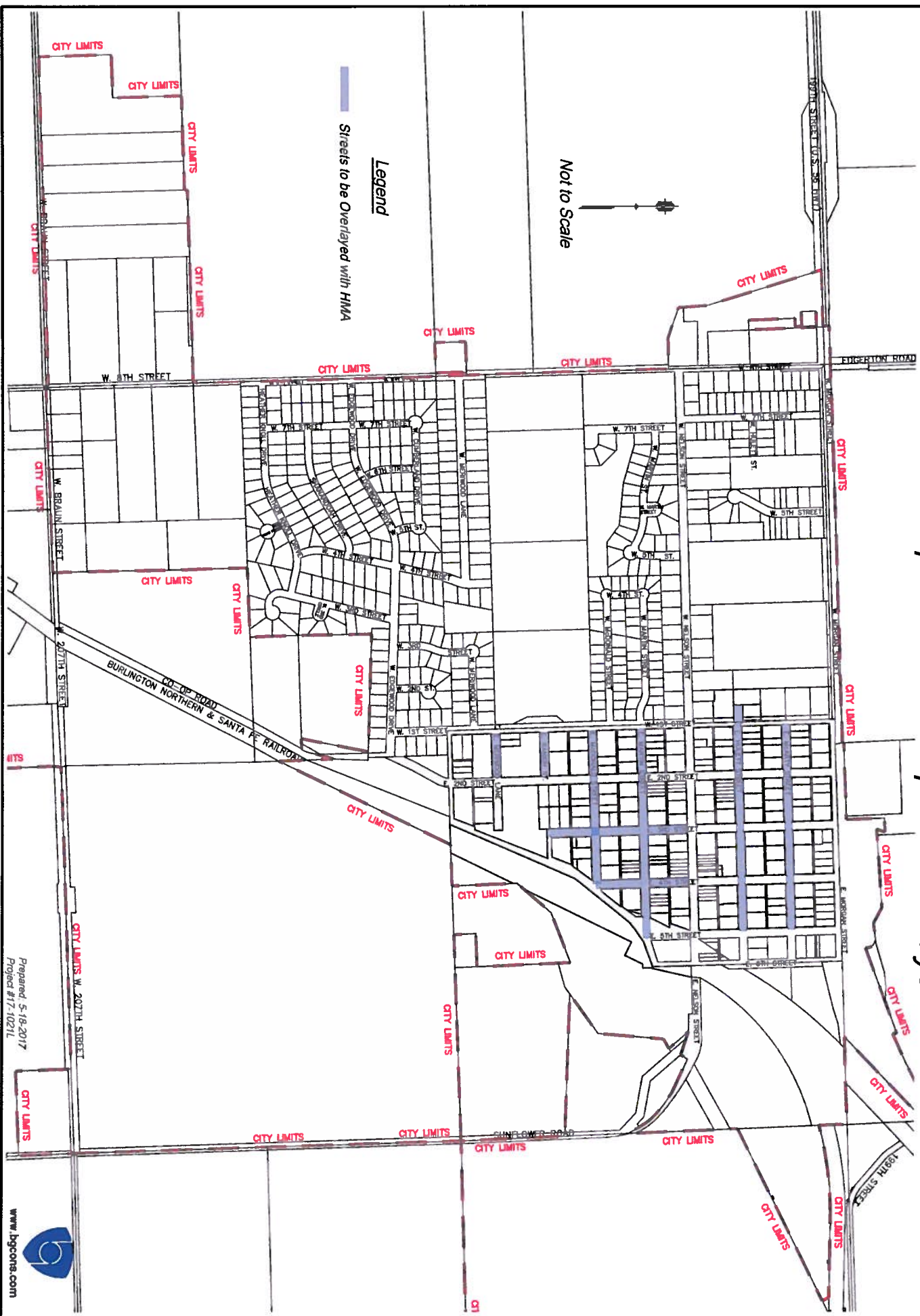
Recommendation: Grant Concurrence to 2017 Overlay Program

Funding Source: Capital Improvement Fund

Prepared by: Trey Whitaker, Public Work Superintendent

Date: May 22, 2017

City of Edgerton Kansas



AGENDA ITEM INFORMATION FORM

Agenda Item: Grant Concurrence to Bid Construction of Nelson Street Waterline Project

Department: Utilities

Background/Description of Item: On September 16, 2016, the City of Edgerton was awarded a Community Development Block Grant (CDBG) from Johnson County for the construction of a waterline replacement on Nelson Street, running from just west of Martin Street to just east of 3rd Street. Design of the project was led by City Engineer David Hamby, per an agreement with BG Consultants, Inc. and the City of Edgerton. The City Council had previously identified the Nelson Street Waterline Replacement Project as a priority for completion during a May 19th, 2016 work session. Also in May, 2016, the City held a Public Hearing regarding the application of the CDBG grants, as required by Johnson County to be eligible for CDBG funds.

Johnson County awarded the City of Edgerton a total of \$170,000 in CDBG funds. The City has budgeted \$291,495 for the project. The remainder of the project cost not covered by the CDBG funds is recommended by staff to be covered by the Water System Development Fund. CDBG funds can only be used on the construction of a project. The Water System Development Fund can be used to cover the costs of design and inspection, as well as any remaining construction costs not covered by the CDBG.

For the CDBG funds to be eligible the project must be completed by the end of the 2017 fiscal year. Therefore, staff expects to move quickly on the project should Council grant concurrence to proceed. The expected construction schedule for this project is to advertise for bids in June of 2017, with bid openings and awarding of the contract to occur in July. Construction is expected to begin in late July or early August, with the project reaching substantial completion by October of 2017.

Enclosures: Project Map
CDBG 2017 Action Plan

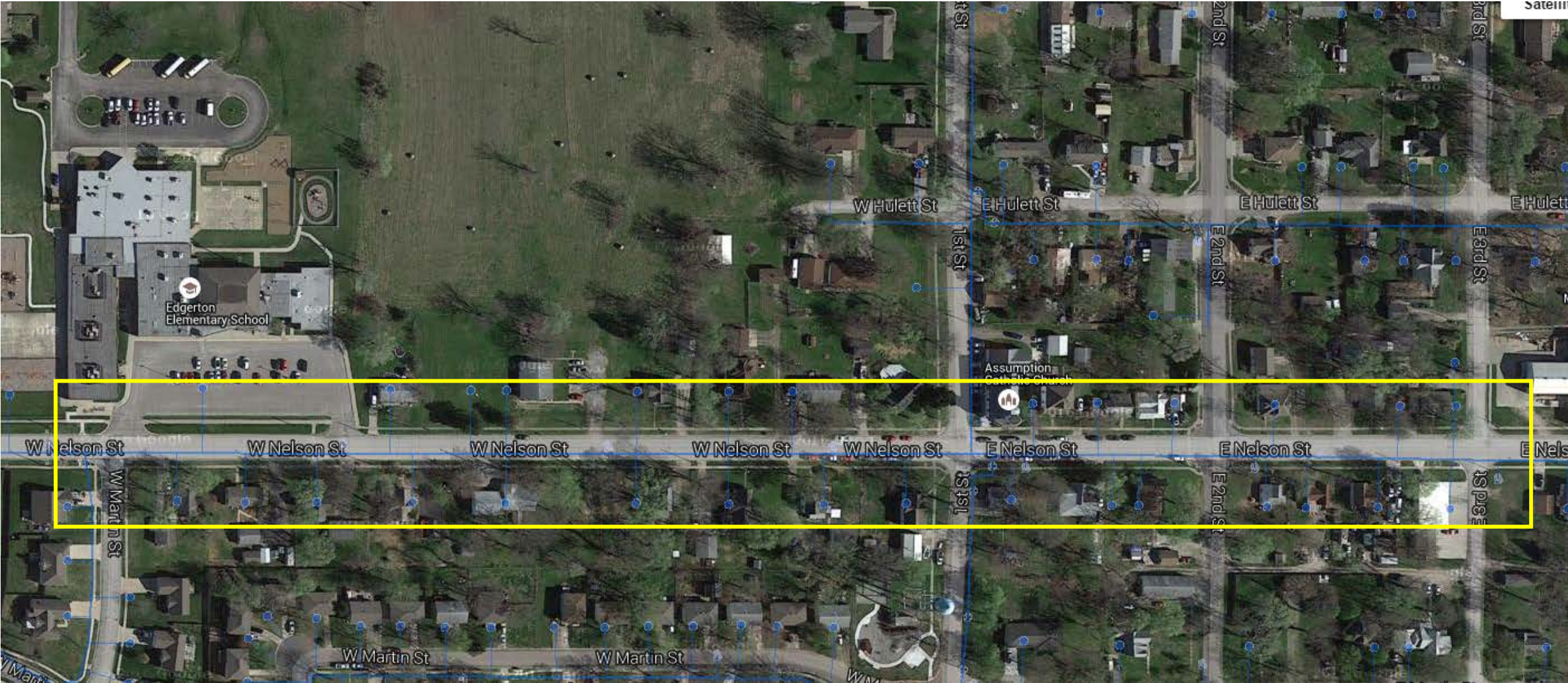
Related Ordinance(s) or Statute(s): N/A

Recommendation: Grant Concurrence to Bid Construction of the Nelson Street Waterline Project

Funding Source: Community Development Block Grant, Water System Development Fund

Prepared by: Scott Peterson, Assistant City Administrator
Date: May 25, 2017

Nelson Street Waterline Project



— Waterline
□ Project limits

**NOTICE OF 30-DAY PUBLIC COMMENT PERIOD AND PUBLIC HEARING ON
JOHNSON COUNTY'S
PROPOSED 2017 ACTION PLAN
FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) and
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAMS**

On September 22, 2016 the Johnson County Board of County Commissioners (BOCC) will set September 23, 2016 through October 26, 2016 as the public comment period and October 27, 2016 as the Public Hearing date on Johnson County's proposed Action Plan for 2017. The Public Hearing will be held during the 9:30 a.m. BOCC meeting in the Hearing Room on the third floor of the County Administration Building, 111 South Cherry Street, Olathe, Kansas. The purpose of the 30-day public comment period and the Public Hearing is to receive comments from citizens on the proposed uses of the 2017 CDBG and HOME program funding. All comments will be included in the final 2017 Action Plan prior to submitting the Plan to the U.S. Department of Housing and Urban Development. Comments can be made by writing to the Community Development Coordinator at 11811 South Sunset Drive, Suite 1300, Olathe, KS 66061-3441, by phone at (913) 715-8990, by fax at (913) 715-8825 or by e-mail at cdbg@jocogov.org. Comments must be received by October 26, 2016 or at the October 27, 2016 Public Hearing.

If you require special accommodation (i.e., qualified interpreter, hearing assistance, etc.) in order to participate in the public hearing, please notify the Clerk of the Board no later than 48 hours prior to the scheduled commencement of the meeting. Requests for accommodations can be made by calling (913) 715-0811 or through the Kansas Relay Center at 1-800-766-3777 (TDD).

Copies of the proposed 2017 Action Plan are available between September 22, 2016 and October 26, 2016 for public examination at:

Community Development Office, 11811 South Sunset Drive, Suite 1300, Olathe, KS; and
Johnson County Central Resource Library, 9875 W. 87th Street, Overland Park, KS; or
on the internet at: <http://cdbg.jocogov.org/reports>

THE PROPOSED USES OF AN ESTIMATED \$1,000,000 IN 2017 CDBG FUNDS ARE AS FOLLOWS.

Public Facilities and Improvements

City of De Soto	Fire Station Rehabilitation	\$ 60,000.00
City of Edgerton	Nelson Street Waterline Project	\$170,000.00
Evergreen Living Innovations	Improvements	\$ 20,001.50
City of Merriam	Street Visibility Project	\$ 50,000.00
Safehome, Inc.	Facility Improvements	\$ 17,000.00
City of Spring Hill	ADA Civic Center Improvements	\$ 50,000.00

Public Service Activities

Catholic Charities of Northeast Kansas	Emergency Assistance	\$ 20,000.00
Interfaith Hospitality Network	Case Management	\$ 15,000.00
Johnson County Parks & Recreation	Daycamp Scholarships	\$14,650.00
City of Olathe	Media Access	\$ 12,500.00
City of Olathe	Taxi Coupon Program	\$ 42,850.00
Salvation Army	Emergency Assistance	\$ 10,000.00
United Community Services	Homeless Project Coordinator	\$ 20,000.00
YMCA of Greater Kansas City	Scholarship Assistance	\$ 15,000.00

Housing Rehabilitation Programs

Friends of JCDS	Ingrid House Rehabilitation	\$ 19,348.50
Johnson County Housing Services	Minor Home Rehabilitation	\$ 50,000.00
City of Olathe	Community Enhancement Officer	\$ 76,500.00
City of Olathe	Housing Rehabilitation Administration	\$100,000.00
City of Olathe	Housing Rehabilitation	\$ 67,050.00
City of Olathe	Parkview Manor Improvements	\$ 45,100.00
City of Olathe	Rental Rehabilitation	\$ 25,000.00

Administration and Planning

Community Development	Administration	\$50,000.00
Community Development	Affirmatively Furthering Fair Housing Plan	50,000.00

THE PROPOSED USES OF AN ESTIMATED \$700,000 IN 2017 HOME FUNDS & \$98,000 PROGRAM INCOME ARE AS FOLLOWS.

Johnson County Housing Services	Rehabilitation	\$538,000.00
Johnson County Housing Services	Down Payment Assistance	\$ 50,000.00
Johnson County Housing Services	Program Administration	\$ 70,000.00
Community Housing Development Organization (CHDO)	Housing Activities (15% set-aside)	\$105,000.00
Community Housing Development Organization (CHDO)	CHDO operating expenses	\$ 35,000.00

None of the proposed community development projects are expected to cause the displacement of persons or businesses. However, any persons or businesses that might be affected by displacement would be provided with assistance in accordance with the Uniform Relocation Act. All the proposed projects meet the national objective of benefit to low- and moderate-income families and are eligible projects.

AGENDA ITEM INFORMATION FORM

Agenda Item: Consider Agreement through Mid-America Regional Council's Planning Sustainable Places Program for the Downtown Edgerton Plan

Department: Community Development

Background/Description of Item: The City of Edgerton's current Comprehensive Plan includes the goal to "Undertake a Downtown Area Study to determine the best approach to maintaining and revitalizing the civic and business function of Downtown Edgerton and improving the appearance of buildings and streetscape now and when the City is much larger." City Staff submitted a proposed project to the Mid-America Regional Council (MARC) as part of their 2017 call for projects and was one of 24 projects chosen for funding across the region through the Planning Sustainable Places Program. The proposal for the City of Edgerton was for a "Downtown Edgerton Plan" and includes that the City would contribute \$20,000 while MARC has agreed to provide \$60,000 for the creation of the plan.

According to the Request for Proposals, the focus is to create a Sustainable Places Plan that addresses the following key priorities for the City of Edgerton:

- Develop and implement a strategy to ensure the coordination of land uses, create appealing streetscapes and, ensuring a safe transit stop, highway and pedestrian access for all residents of Edgerton.
- Establish a consistent and comprehensive design approach for the corridor in order to promote efficiency, functionality, safety and define a unique and distinctive sense of place.
- Improved the interaction between commercial vehicles, passenger vehicles and pedestrians through traffic calming and streetscape improvements and a review of the existing truck route.

Additional information in regards to MARC's Planning Sustainable Places Program can be found on their website at: <http://www.marc.org/Regional-Planning/Creating-Sustainable-Places/Planning-sustainable-Places/Background>.

Enclosed with the packet is a copy of the local agreement for the Planning Sustainable Places Program. The agreement is currently being reviewed by the City Attorney.

Enclosure: Mid-America Regional Council's Planning Sustainable Places Program Agreement

Related Ordinance(s) or Statute(s): N/A

Recommendation: Approve Agreement with Mid-America Regional Council (MARC) For the Planning Sustainable Places Program

Funding Source: Capital Improvement Fund

Prepared by: Kenneth Cook, Community Development Director
Date: May 22, 2017

**MID-AMERICA REGIONAL COUNCIL'S
PLANNING SUSTAINABLE PLACES PROGRAM**

AGREEMENT

PARTIES: **City of Edgerton, Kan.,** hereinafter referred to as the “Sponsor”

Mid-America Regional Council, hereinafter referred to as “MARC”

PURPOSE: The Planning Sustainable Places (here in after known as “PSP”) program provides local governments with financial support to advance detailed planning and project development activities in support of Transportation Outlook 2040’s activity centers and corridors framework. Funds received will be used to advance detailed local planning in support of the Downtown Edgerton Plan project as detailed in Exhibit A.

The program looks to facilitate the following objectives:

- Support the development and implementation of local activity center plans consistent with the Creating Sustainable Places principles, identified regional activity centers, and the land use policy direction outlined in *Transportation Outlook 2040*.
- Support localized public engagement and community consensus building.
- Support the identification and conceptualization of transportation projects, land use strategies, and related sustainable development initiatives that help to realize and advance the objectives identified in the Creating Sustainable Places initiative, Transportation Outlook 2040, and the MARC Board’s adopted policy statement on regional land use direction.

EFFECTIVE The parties mutually agree to Articles I, II, and III in accordance with this Agreement from the ____ day of _____, 2016 until the 31st day of December, 2017.

ARTICLE I

SPONSOR AGREES:

1. To fund their portion of the PSP program’s required local match of \$20,000 with a one-time payment with the delivery of this agreement to MARC;
2. That any change order or request for additional services must be submitted through MARC to the contracted consultant. If the resulting change order or request for additional services requires additional funding, payment shall be the responsibility of the Sponsor;
3. To provide a project manager and coordinate the consultant team;
4. To participate in the PSP program management and provide MARC all required technical assistance, data and any other necessary information needed to successfully manage and comply with federal requirements regarding the PSP project;

5. Agree to include designated MARC project liaison in study advisory committee; and
6. To provide a selection committee to review consultant vendor proposals, interview prospective consultant vendors, and make final selection of vendor.

ARTICLE II

MARC AGREES:

1. To provide project liaison and project management;
2. To coordinate and conduct consultant selection process to meet state and federal procurement requirements in the use of federal funds that includes but is not limited to debarment and Disadvantaged Business Enterprise (DBE) requirements;
3. To provide oversight of federal requirements that governs the use of federal funds in connection with the PSP program; and
4. To administer consultant invoicing and reimbursement process per state and federal guidelines.

ARTICLE III

BOTH PARTIES MUTUALLY AGREE:

1. That this Agreement and all contracts entered into under provisions of this Agreement shall be binding upon **City of Edgerton, Kan.** and MARC; and
2. That no third party beneficiaries are intended to be created by this Agreement, nor do the parties herein authorize anyone not a party to this Agreement to maintain a suit for damages pursuant to the terms or provisions of this Agreement.

IN WITNESS WHEREOF: the parties hereto have caused this Agreement to be signed by their authorized officers on the day and year first above written.

Mid-America Regional Council

David Warm
Executive Director

City of Edgerton, Kan.

[Sponsor Representative]
[Title]

Date: _____

Date: _____

Attest: _____

Exhibit A

DRAFT



MARC Transportation Department

2017 Planning Sustainable Places

Call for Projects

Summary of Downtown Edgerton Plan

Edgerton

Contact Information

Organization: Edgerton
Contact person: Kenneth Cook
Title: Community Development Director
Phone: 913-893-6231
E-mail: kcook@edgertonks.org
Organization address: 404 E Nelson Street
Edgerton, KS 66021

General Information

Project title: Downtown Edgerton Plan

Project description: The City of Edgerton is located in southwest Johnson County, Kansas and is located within a major transportation corridor that consists of Interstate 35, Kansas State Highway 56, and the BNSF Railroad line. Due to the recent construction of the BNSF Intermodal facility and Logistics Park Kansas City (LPKC), the community is anticipating increased development. In an effort to address impacts from increased development and additional development that is anticipated, the proposed Sustainable Places Plan seeks to address transportation, land use, economic and livability impacts within the project area. The project is intended to build upon the existing neighborhoods that include the original Edgerton downtown and feeder streets. These streets are currently designated truck routes and experience significant truck traffic by facilitating access for BNSF intermodal facility, LPKC, a local quarry and between Interstate 35 and Kansas State highway 56. This project will realize the recommendations contained in the community's adopted comprehensive plan by developing and implementing a strategy to ensure the coordination of land uses, create appealing streetscapes and, ensure safe transit, highway and pedestrian access for all residents of Edgerton. The project will establish a consistent and comprehensive design approach for the corridor in order to promote efficiency, functionality, safety and define a unique and distinctive sense of place. The project will utilize and build upon the recommendations of the Edgerton Kansas Comprehensive Land Use Plan and other adopted planning documents, such as; US-56 Corridor Management Study; KDOT 5 County Regional Transportation Study; MARC Kansas City Regional Freight Outlook Study; KDOT/Southwest Johnson County Area Plan, Edgerton's Park Master Plan (currently under development), and implement the community's vision of future vibrancy.

Project Type: Sustainable Places Project

Project Contact: Kenneth Cook

Project Location: The project area is located in Edgerton generally along East Nelson from the railroad crossing to East 2nd Street and along East 2nd and East 4th Streets between Nelson and Highway 56.

Project Scope: The project scope will follow this outline: Project Activities- 1. Community engagement 2. Review of

existing plans 3. Review of Unified Development Code 4. Development of improvement alternatives 5. Evaluation and screening of alternatives 6. Creation of final report. Expected Project Deliverables- 1. Update of Unified Development Code 2. Evaluation of Infrastructure needs for the project area 3. Recommended streetscape improvements 4. Vehicle, bicycle, pedestrian and transit improvements 5. Implementation Plan, including short and long term strategies.

Consistent with relevant local plan(s)?	<p>Yes</p> <p>Yes. The project as described would support the community vision statement and goals as articulated in the adopted Edgerton comprehensive plan. These include: Goal 3, Improve the traffic connectivity between I-35 and the City of Edgerton to help promote economic development. Goal 7, Undertake a downtown area study to determine the best approach to maintaining and revitalizing the civic and business function of downtown Edgerton and improve the appearance of buildings and streetscape now and when the city is much larger. Goal 10, develop and implement a strategy to ensure the coordination of land uses; create appealing entranceways and landscaped right of way; and ensure safe traffic access for the Highway 56 corridor.</p>
Core elements included in previous plans?	No
Relationship to transportation issues:	<p>The designated truck routes running through the project area facilitate truck access through areas that are predominately residential, retail and civic uses which includes the community's primary activity center (downtown). The area includes additional community assets and uses associated with the elementary school, library, post office, Martin Creek Park, fire department, city hall, future regional park (Big Bull Creek) and future community center. The discontinuity between the heavy volume of large trucks through the project area and predominant land uses creates an environment that is both unsafe and uninviting for pedestrians, bicyclists, and motorists who wish to access the residents and businesses located within the project area. While it is the industrial development that generates these truck trips, which are key economic drivers for the city, the current means of accommodating this traffic through the project area is suppressing additional growth opportunities in the downtown or project area. While Edgerton is a community served by Johnson County Transit, it is served by a single bus stop on a single route. This bus stop represents the only access point to a public transit system for the entire community and is the gateway for transit users into the city. The bus stop is located downtown in front of city hall on East Nelson Street. The stop is demarked by a single sign and has no other improvements, such as a shelter, and places transit users in immediate proximity to the identified truck route. Current access to public transit to and from Edgerton is challenging for the community due to the stop being located along a busy truck route that is consistently used by heavy commercial trucks and without inviting pedestrian access or amenities such as a shelter. The project will allow creation of a plan that will identify and study existing impairments, obstructions deficiencies, to address conflicts existing among the various modes of transportation and allow the development of transportation alternatives to promote multimodal choices for residents.</p>
Robust citizen engagement component description:	<p>To identify and build a truly shared community vision of the future vibrancy of Edgerton the project uses community engagement which has already been undertaken and looks towards additional engagement of stakeholders as a critical component. The city must understand how to reach targeted stakeholders and how to best engage them. Development of a multi-faceted program, utilizing several communication tools will be utilized with this project. Direct Communication employing The Gardner News, the local newspaper, and a dedicated project website or webpage on city's website will provide project benchmarks, make general announcements and accept comments regarding the project. Community workshops and open house meeting will also be used to facilitate citizen input. Interviews of identified community stakeholders will occur to enable input of elected and appointed officials, community leaders and organizations. The engagement process and resulting information will be categorized and developed into key issues and preferred outcomes for the project. Because the City of Edgerton conducts statistically valid citizen surveys (SVCS) every other year, the next survey is scheduled for 2017, additional questions regarding key issues and preferred outcome could be developed and tested with the SVCS. Specific underrepresented stakeholders in the Edgerton community include a high percentage of senior citizens, many of whom require alternative modes of transportation. To engage this group project staff will attend the city's monthly senior citizen luncheons, held at city hall, during the public engagement phase. These well attended meetings present an excellent means to engage this underrepresented population at a location and format they are comfortable with and does not require them to make a special trip to provide meaningful input for the project.</p>
Future vibrancy description:	<p>Like many historic Kansas Communities, the heart of Edgerton is our downtown which is the center of commerce and activity for the community. The adjacent streets feeding the downtown are lined with</p>

affordable residential properties within easy walking or biking distance from the downtown. Unfortunately, due to the existing freight and transportation issues, Edgerton's downtown has been held back from reaching its full potential. This project will create and enhance nearly all of the sustainable development principles outlined by MARC. Unique Community Characteristics / Activity Center– Edgerton was founded in 1870 and the downtown maintains the feel, and many of the original buildings, that have served the community for over a century. The historic downtown hosts many of the city's major community activities, including Edgerton Frontier Days. Energy Efficiency – Existing street lighting through the corridor are cobra head street lamps hung from utility poles. The project will evaluate upgrade of the street lighting to LED lights on standalone poles which will enhance both the aesthetic and efficiency of these lights. Healthier Lifestyles –The health of community residents will be enhanced by addressing the underlying transportation issues and enhancing downtown access by walking and biking. Also, downtown has no connectivity to the city's trail system and future connection to Big Bull Creek Park. This project will evaluate ways to provide connection from the city's residential areas to these important trail features and recreation features. Transportation Choice – In addition to the walking and biking improvements noted above, the project will evaluate means to improve access to the lone public transit connection the city currently has. Reinvestment – Southwest Johnson County is an area of rapid growth driven by major industrial centers in Edgerton. The future of Edgerton as a vibrant and connected community is contingent on investment not only in the city's industrial areas but also in planning for the future of the city's residential and commercial core.

Implementation timeline:	While not a Project Development or Implementation Activity project the City of Edgerton is already proceeding forward with items that will help in the implementation of this plan. With the availability of PSP funding, the city would like to start this project at the beginning of 2017. It is intended to complete the study in 9 months and at that point the city will identify individual improvement projects that can be designed. Even though a study has not yet been initiated the city has already incorporated projects into our Capital Improvement Program and has identified funding mechanisms to begin a first phase of road improvements along East Nelson and adjacent to the railroad crossing in 2017 with a second phase, extending to East 4th Street, anticipated to occur in 2018. The City has also included in the CIP the start of designing a Community Center to begin in 2016, with construction anticipated to commence in 2017 and finish in 2018.
Actionable budget documentation:	NOT APPLICABLE
Improved travel choices promotion :	The study corridor has long been truck route but with limited heavy truck traffic. With the industrial growth in Southwest Johnson County, safety and comfort is now a concern along the identified truck routes. Currently, the City has only one transit (bus) stop that is awkwardly located. The existing sidewalk network has gaps and needs maintenance. This project will result in a plan and outcomes that provide expanded travel choices for citizens by encouraging pedestrian and bicycle travel through the corridor. This will be done through identification of ways to promote pedestrian and bicycle travel within the project area and larger community by emphasizing traffic calming, facilitation of safer pedestrian, transit and bicycle circulation. This will be achieved by reviewing sometimes conflicting and competing plans, agencies activities and uniting them into a coherent framework focused on crafting an agenda for implementation.
Sustainable land-use patterns promotion:	Since this project is located in a traditional neighborhood, it intrinsically promotes walkability and mixed land uses. In turn, historic preservation and overall stability of the neighborhood are ensured due to investments made in the area. Traditional downtown areas are seen as the most sustainable forms of development. With Smart Growth and New Urbanism trends continuing to grow worldwide, newer developments attempt to recreate downtown patterns and land uses. This shows how this project promotes sustainable land-use patterns.
Environmental stewardship:	This project advances environmental stewardship in two primary ways. First, by reinvesting in existing neighborhoods instead of encouraging greenfield/fringe development. Second, this project will also look at the type of traffic and existing traffic movements to determine options available to improve the existing infrastructure to better serve the area. The project will investigate applicability of green infrastructure, including but not limited to, streetscaping and stormwater quality.
Housing choice:	This project indirectly promotes housing choice by investing in Edgerton's traditional downtown neighborhoods, as opposed to greenfield/fringe development. This will make Edgerton's downtown neighborhoods more enticing and desirable due to the new investments and improvements.
Public Health improvement:	The project aims to connect residents and the downtown with the city's existing trail system on the east side of town and also to improve access and coordination of different modes of transportation

	including ADA improvements. This trail system is proposed to connect to the Johnson County Parks trail system at the proposed Big Bull Creek Park. This trail system will eventually provide connection to the employment center located at LPKC and beyond. This improved access to the County's extensive trail system will promote biking, walking and other healthy activities.
Support for investment in areas with existing infrastructure:	The project area initially developed with residential, retail and institutional uses in the late 19th & early 20th centuries, with some of the structures still being utilized. The area is well-served by existing infrastructure, including utility lines and roadways. Any new or redevelopment within the project area will have marginal expense associated with the provision of infrastructure. Furthermore, the project will investigate applicability of green streetscaping. The project will also look at the ability to make improvements to existing and aging infrastructure in order to make upgrades to provide better service to the area.
Economic growth:	This project will promote economic growth by making downtown Edgerton's corridors safer for all impacted. This will encourage more tourism and, eventually, greater interest by entrepreneurs and potential small business owners to have a presence in downtown Edgerton. Edgerton's job growth is anchored by new industrial development but this project will support the growth the city's residential and commercial opportunities.
Use of planning resource(s):	To understand the transportation and land use impacts a travel demand model will be used. The Southwest Johnson County Area Plan developed and updated the travel demand model to account for regional industrial growth. Though this project improvement to the transportation network will be considered and the model will be update to determine possible benefits.
Innovation use:	A major component of this project will include the incorporation of questions into the City's current community survey that is undertaken every two years. This survey is distributed to every residence located with the City of Edgerton and provides an opportunity for the governing body to better understand the desires and concerns of the citizens. Using the results of the survey will help structure public meetings and provide a framework through which decisions can be made. The city is currently creating a park system master plan and performing the community engagement portion of that project. The resulting information and master plan will be used to inform this project and provide additional opportunities for the city to improve pedestrian and bicycle access for residents.
Serves MARC defined redevelopment area?	No
Serves a MARC listed n activity center?	Yes Edgerton was classified as a "medium" activity center in 2015 with several regional bicycle corridors planned in and around the city as well as a regional connector surrounding the city.
Serves a future transit corridor?	No As a community on the periphery of development boundary of Kansas City, this project is not part of a designated transit corridor. However, this project will help improve public transit in Edgerton. Currently, Edgerton is served by Johnson County Transit with peak-hour service provision.
Serves environmental justice tract(s)?	No the city of Edgerton is not within the 2016 Environmental Justice Tract boundaries. However, downtown Edgerton and the adjacent affordable housing serves many lower income residents.
Partnerships description:	The City of Edgerton, with its consultant, will identify and partner with many entities in the development of the proposed plan. Partners identified to date are: • The Gardner/Edgerton School District (specifically Edgerton Elementary School) • Property owners within the plan area • Property owners outside the plan area • Assumption Catholic Church • Edgerton United Methodist Church • Gardner Edgerton Chamber of Commerce • Johnson County Sheriff's Office • Johnson County Public Works Department • Johnson County Transit • Johnson County Park and Recreation • Kansas Department of Transportation • BNSF Railroad • Downtown Edgerton Businesses • Quarry
Partnerships financial commitment:	NOT APPLICABLE
Equity and/or typically underrepresented stakeholders partnership:	Data from the 2010 Census indicates the large majority of Edgerton residents have access to only one vehicle. Additionally there is a large population of senior citizens. These populations are typically underserved by automobile based transportation infrastructure. As noted above this project seeks to improve walkability, bikeability and transit access for these underrepresented stakeholders.
Local activities supporting the project:	The Community championed the restoration of the building currently used as part of the Johnson County Library System that is located in the downtown area. The City has also currently scheduled projects for the rebuilding of Nelson Street from the Railroad crossing to 4th Street to occur within the

coming two years and has also including a project for the development of a community center adjacent to the library to initiate design by the end of 2016 and with construction occurring in 2017 & 2018

Commitment from developer(s) and/or land owner(s): NOT APPLICABLE

Project Financial Information

Total Cost: 80 (Thousands of \$)
Federal amount 60 (Thousands of \$)
Minimum Funding amount 50 (Thousands of \$)
Match amount: 20 (Thousands of \$)
Source of Local Match: Capital Improvement Program

Supporting Documents

- File 1:
 - File 2:
 - File 3:
 - File 4:
-

No comments submitted.

[Return to the List of Projects](#)

**600 Broadway, Suite 200
Kansas City, MO 64105
816/474-4240
Fax 816/421-7758**

MARC programs that receive federal funding may not discriminate against anyone on the basis of race, color or national origin, according to Title VI of the Civil Rights Act of 1964.

[Title VI policy](#) | [Americans with Disabilities Act resources](#)

AGENDA ITEM INFORMATION FORM

Agenda Item: Consider Request for Long-term Hall Rental by New City Church

Department: Administration

Background/Description of Item: The City received a request from New City Church for a long-term rental of the Community Hall for every Sunday (excluding the fifth Sundays of the any month) to accommodate a new member orientation. Please find enclosed a copy of the request.

Due to the long-term, weekly nature of the request, staff recommended City Council consider the request as is it outside the scope of a typical rental. Typically non-profit organizations are not charged for rental of the hall. For reference, please find enclosed a copy of the current Hall Rental Regulations.

If the City Council would approve the rental, staff would recommend approving a timeframe to allow both City Council and New City Church to evaluate the success of the arrangement.

Enclosure: Request from New City Church
Hall Rental Regulations

Related Ordinance(s) or Statute(s): The CN/A

Recommendation:

Funding Source:

Prepared by: Beth Linn, City Administrator
Date: May 22, 2017



**NEW CITY
church**

**517 W. Morgan
Edgerton, Kansas**

City of Edgerton
404 East Nelson
Edgerton, Kansas

Dear Edgerton City Council,

Thank you for your consideration of the use of City Hall. We are looking to have, in essence, an orientation class of 10-20 folks each Sunday (with the exception of 5th Sundays of the month). We will ensure everything is clean and secured when we leave each week!

If there is ever a conflict with a need for the space on a particular Sunday we will be happy to make other arrangements.

Thank you so very much!

Casey Carter
Pastor
New City Church
517 W. Morgan (56 Hwy)
Edgerton, Kansas



Application for Rental of Edgerton Community Building

I have been provided the Administrative Regulations and have read and understand the requirements of the Application for Rental of the Edgerton Community Building. Strict compliance to these rules will be adhered to during the event. I am aware that I will be held responsible for compliance to these rules.

Name of Applicant New City Church

Phone number you can be contacted during rental period (913) 406-8870

Will alcohol be served? ☐ Y ☒ N

[Signature] 5/10/17
Applicant Signature Date

Address: 517 W. Morgan (56 Hwy).
Edgerton, KS 66021

INTERNAL USE ONLY

Received _____ Deposit Paid ☐ Y ☐ N Receipt No. _____

Reservation Date _____ Approved By _____

For Rental of the Edgerton Community Building • Adopted by Resolution No. 07-22-10A

404 East Nelson • Edgerton, KS 66021 • P: 913.893.6231 • EDGERTONKS.ORG

For Rental of the Edgerton Community Building • Adopted by Resolution No. 07-22-10A

1. The City requires a rental fee of \$150 for residents and \$200 for non-residents for the reservation of the Community Building. Such fee includes a refundable \$50 deposit that will be refunded upon inspection of the building by City staff following the reservation date.
2. Deposits must be paid at the time of your reservation with the remaining balance paid prior to close of business on the day of your event. The deposit shall hold your reservation until your event date or upon receipt by the City of cancellation.
3. The responsible person must make arrangement to receive a key from City Hall during business hours and sign a receipt for the key. A key will not be provided until the full fee has been paid and this form is signed.
4. The responsible person may request a pre-event inspection with City staff to record the condition of the building prior to taking possession of the facility. The responsible person may also accompany City staff during post-event inspection to determine damages, if any and their necessary repairs.
5. If the City requires repair or other non-routine maintenance due to your event, the responsible person agrees to forfeit deposit in full.
6. Facilities shall be left clean and setup according to the City's instructions.
7. The City will provide cleaning supplies and will show the responsible person where supplies are located. Cleaning supplies will be returned to storage following their use.
8. The following items will be inspected by City staff:
 - Floors must be swept of debris and any spills, mud or dirt mopped up
 - Carpeted areas must be vacuumed;
 - Walls must be clear of any markings or scratches
 - Tables and chairs must be wiped clean
 - Chairs, if used, must be returned to the storage rack or in the position they were found
 - Any lost articles must be turned in at the City office
 - Trash must be placed in trash receptacles behind building following use
 - Lights shall be turned off following use; and
 - Doors shall be locked
9. Damage of facilities and any problems with plumbing, electricity, etc. shall be reported to the City and a plan for repair of damage, if applicable, must be provided at the time key is returned by the responsible person.

For Rental of the Edgerton Community Building • Adopted by Resolution No. 07-22-10A

10. The City shall not be responsible for any accidents or damage on the property. Damage will be the total responsibility of the reserving person(s).
11. Furniture shall not be removed from the premise without prior written authorization of the City Administrator.
12. Smoking shall not be allowed in the Community Building at any time. All smoking shall be restricted to at least ten feet from the building.
13. Subject to the following provisions, any person of lawful age may consume cereal malt beverage or alcoholic liquor within the confines of the Community Building, provided said person is not intoxicated at the time of such consumption.
14. No Person shall consume cereal malt beverages or alcoholic liquor on the premises unless all of the following conditions have been satisfied:
 - Such consumption takes place on the first floor and at least ten feet from any exterior door and not in any room or area used by the City as an office or storage room
 - Such consumption occurs at an event sponsored by the City or at an event for which the sponsor(s) has obtained a permit for the use of the building from the City
 - Such consumption occurs between the hours of:
 - 6 p.m. – 10 p.m. Monday through Thursday
 - 6 p.m. – 12 a.m. Friday
 - 12 p.m. – 12 a.m. Saturday
 - 12 p.m. – 10 p.m. Sunday
 - No Fees or other charges are required for the admission of any person into such event or in the dispensing of cereal malt beverage or alcoholic liquor
15. The City shall notify the Johnson County Sheriff's Department that cereal malt beverages or alcoholic liquor are being consumed on the premises during the event. Johnson County Sheriff's Department shall have the discretion to require surrender of the building if cereal malt beverages or alcoholic liquor provisions are not being complied with or if other illegal activities are being conducted at any time during the event.

For Rental of the Edgerton Community Building • Adopted by Resolution No. 07-22-10A

16. Non-compliance with any or all of the above requirements will result in forfeiture of the total deposit or possibly more stringent action by the City. The City may also ban violators of these regulations from renting the Community Building for a period of one year from the date of the violation. Second violations may require the City to permanently ban a violator from rental privileges.

17. Questions concerning these requirements should be made to the City Hall at (913).893.6231

I have read and understand the requirements above. Strict compliance to these rules will be adhered to during the event. I am aware that I will be held responsible for compliance to these rules.

Applicant Signature

Date

Address: _____

INTERNAL USE ONLY

Received _____ Deposit Paid Y N Date Paid _____

Reservation Date _____ Approved By _____

AGENDA ITEM INFORMATION FORM

Agenda Item: Consider LPKC Sewer Master Plan

Department: Utilities

Background/Description of Item: On May 11, staff provided the first version of the LPKC Sewer Master Plan to City Council for consideration. City Council tabled the item to the May 25th City Council meeting and requested the following items:

- Re-evaluation of the method of serving the Widmer property (including both north and south)
- Classification of the infrastructure based on type
- Updated cost estimates based on classification type

Staff worked with City Engineer, NorthPoint (NP) and Renaissance Infrastructure Consulting (RIC) to prepare the information requested above. Below is the summary of the updated information gathered.

Re-evaluation of the method of serving the Widmer property

Enclosed with the packet is a memo prepared by RIC on behalf of NorthPoint. This memo outlines three alternatives to provide sanitary sewer service to the Widmer property and a summary of the pros/cons for each. An exhibit attached to the memo provides a cost estimate for each option as well. Staff will review each option with City Council at the May 25 City Council meeting. Based on the analysis of each option, staff recommends Option C.

Classification of infrastructure based on type

City Council asked for the team to classify infrastructure based on type using the definitions provided during council meeting. This approach would serve as the foundation for Edgerton City Council to use with this development and future developments. The definitions used during previous council meeting are enclosed with the packet. For the purposes of the LPKC Sewer Master Plan, we focused on the following definitions:

- **MAIN SEWERS:** collectors for numerous lateral and branch sewers from an area of several hundred acres or a specific neighborhood or housing development. They convey the wastewater to larger trunk sewer lines, to lift stations, or to a neighborhood package water quality treatment center. [BLUE]
- **TRUNK SEWERS:** serve as the main arteries of the wastewater collection system. They collect and convey the wastewater from numerous main sewer lines either to a water quality treatment center or to an interceptor sewer. [BROWN]
- **INTERCEPTOR SEWERS:** receive the wastewater numerous from trunk sewers and convey it to a water quality treatment center. These are the largest diameter lines in the sewer system and the furthest downstream in the system. [GREEN]
- **LIFT OR PUMP STATIONS:** utilized in gravity sewer systems to lift (pump) wastewater to a higher elevation when the route followed by a gravity sewer would require the sewer to be laid at an insufficient slope or at an impractical depth. Lift stations vary in size and type depending upon the quantity of wastewater to be handled and the height it must be lifted.

Staff's recommended classification of the infrastructure is shown in color on the enclosed map.

Updated cost estimates based on classification type

Finally, based on the classification, RIC has updated the Opinion of Probable Costs. There are a couple of pieces of infrastructure that were updated after packet preparation. Therefore, an updated cost estimate will be provided during council meeting.

At the time of packet preparation, staff and NorthPoint had not yet reached a consensus on a proposal for council to consider for funding projects based on type of infrastructure. Staff would recommend City Council consider approving the method of providing sanitary sewer service to the Widmer property and the classification of the infrastructure by type.

Staff will work with NP and RIC to develop a funding proposal for City Council to consider in June. Once that funding proposal is approved in concept, city staff anticipates bringing documentation (Exhibit B from the Amended and Restated Infrastructure Financing Plan) to add those projects to City Council for consideration to become approved projects for the LPKC List of Projects.

Once an approved project on the list, ELHC would be able commence design and construction with any of the approved projects (similar to what currently occurs for street infrastructure) as needed to support the construction at LPKC. City staff and Kansas Department of Health and Environment (KDHE) would still review and approve design plans prior to construction. Additionally, any public sewer project requires full-time inspection during construction. Once a project is complete and final inspection has occurred, City Council would take formal action to accept the public infrastructure.

Enclosure: Memo Widmer Property Sanitary Sewer Options
 LPKC Sewer Master Plan Map
 LPKC Sewer Master Plan Opinion of Probable Costs
 Sewer Infrastructure Definitions

Related Ordinance(s) or Statute(s):

Recommendation:

Funding Source: Public Infrastructure Fund

Prepared by: Beth Linn, City Administrator
Date: May 22, 2017



MEMO

To: Beth Linn, City Administrator

From: Curtis R. Talcott, P.E.

CC: David Hamby, City Engineer
Mike Mabrey, City Superintendent
Aaron Burks, Northpoint Development

Date: May 22, 2017

Re: Widmer Property Sanitary Sewer Options

This memo outlines options analyzed as requested by the City Council at the May 11, 2017 meeting. Three options for sanitary sewer service have been analyzed following that meeting. Below is a brief summary of pros and cons for each option and an overall cost. An exhibit showing each options along with a detailed opinion of cost is attached to this memo.

Option A

Option A would have a north and south lift station on the Widmer property. The rail serve force main would outlet into gravity sewer at the intersection of 191st Street & Four Corners and then flow by gravity to the North Widmer lift station on Essex Road. IP XXI & XXII would flow by gravity north to the proposed north lift station. IP XXIII & XXIV would flow by gravity south to the proposed south lift station.

Probable Design & Construction Cost: \$2,238,588

Pros

- **Least costly option**
- **Adds sewer service to Shelton property**
- **Will not hold up construction of streets**

Cons

- **Adds two lifts stations to City infrastructure**

Option B

Option B would only have a south lift station on the Widmer property. The rail serve force main would outlet into gravity sewer at the intersection of 191st Street & Four Corners and then flow by gravity to the South Widmer lift station on Essex Road. IP XXI, XXII, XXIII & XXIV would flow by gravity south to the proposed south lift station.

Probable Design & Construction Cost: \$3,578,782

Pros

- **Would only add one lift station to City infrastructure**
- **Adds sewer service to Shelton property**

Cons

- **Would require additional easements from another property owner**
- **Deep excavation in rock**
- **Would hold up construction of public streets**
- **Most costly option**

Option C

Option C would have a north and south lift station on the Widmer property but would decommission the existing Homestead lift station. Gravity sewer would be extended from the proposed North Widmer lift station to pick up the Homestead lift station. The rail serve force main would outlet into gravity sewer at the intersection of 191st Street & Four Corners and then flow by gravity to the North Widmer lift station on Essex Road. IP XXI & XXII would flow by gravity north to the proposed north lift station. IP XXIII & XXIV would flow by gravity south to the proposed south lift station.

Probable Design & Construction Cost: \$2,951,038

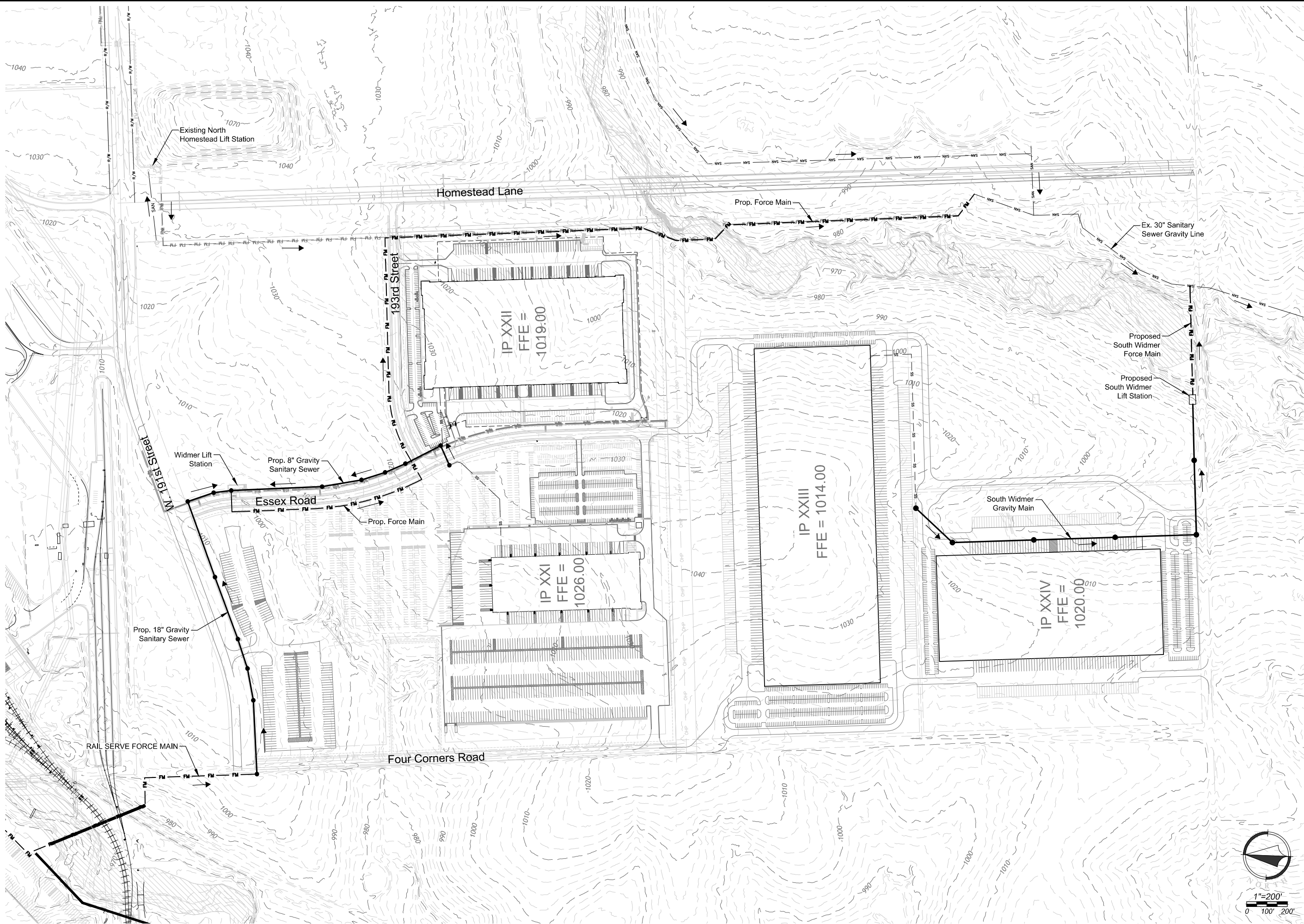
Pros

- **Would only add one lift station to City infrastructure**
- **Adds sewer service to Shelton property**
- **Will not hold up construction of streets**

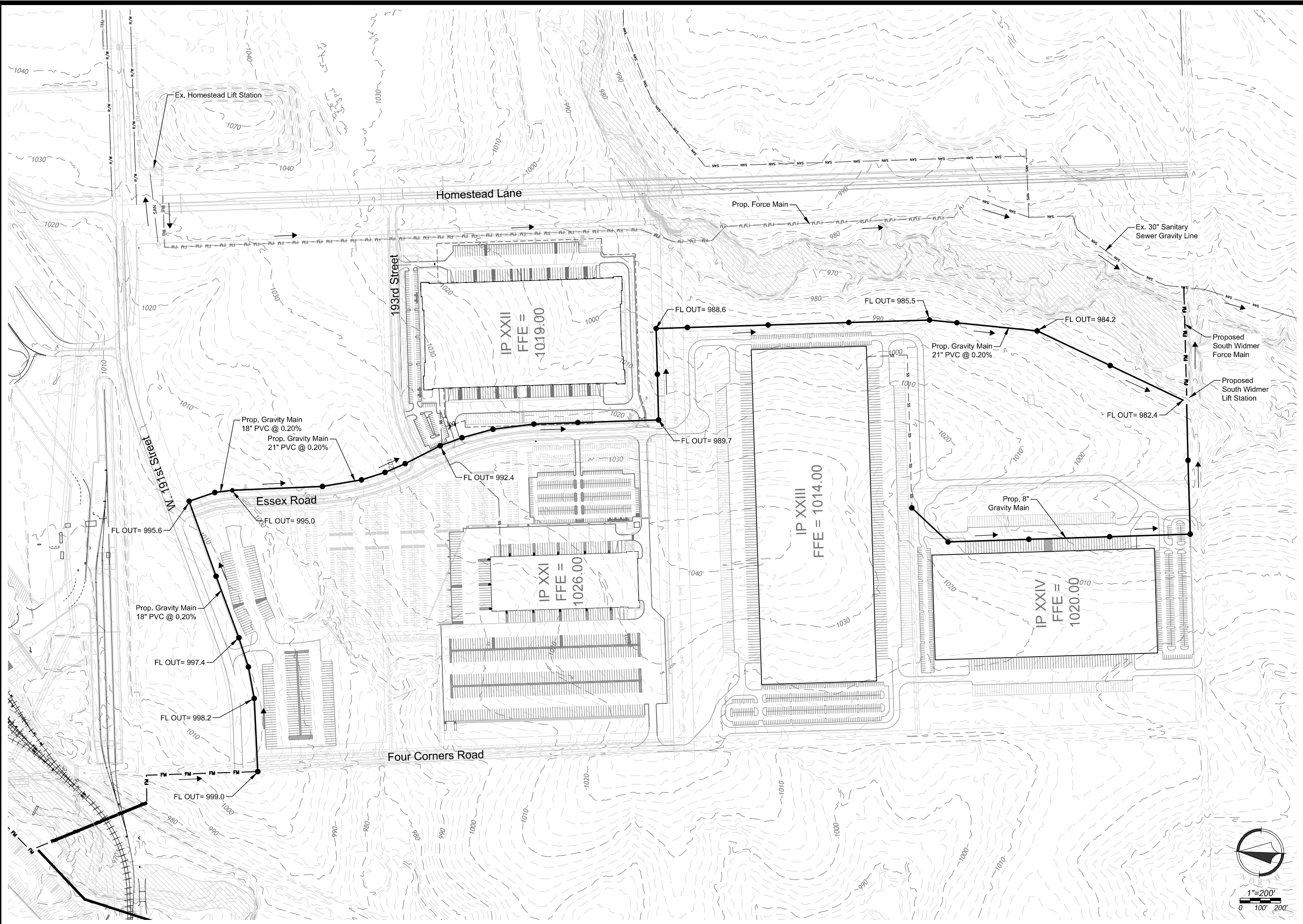
Cons

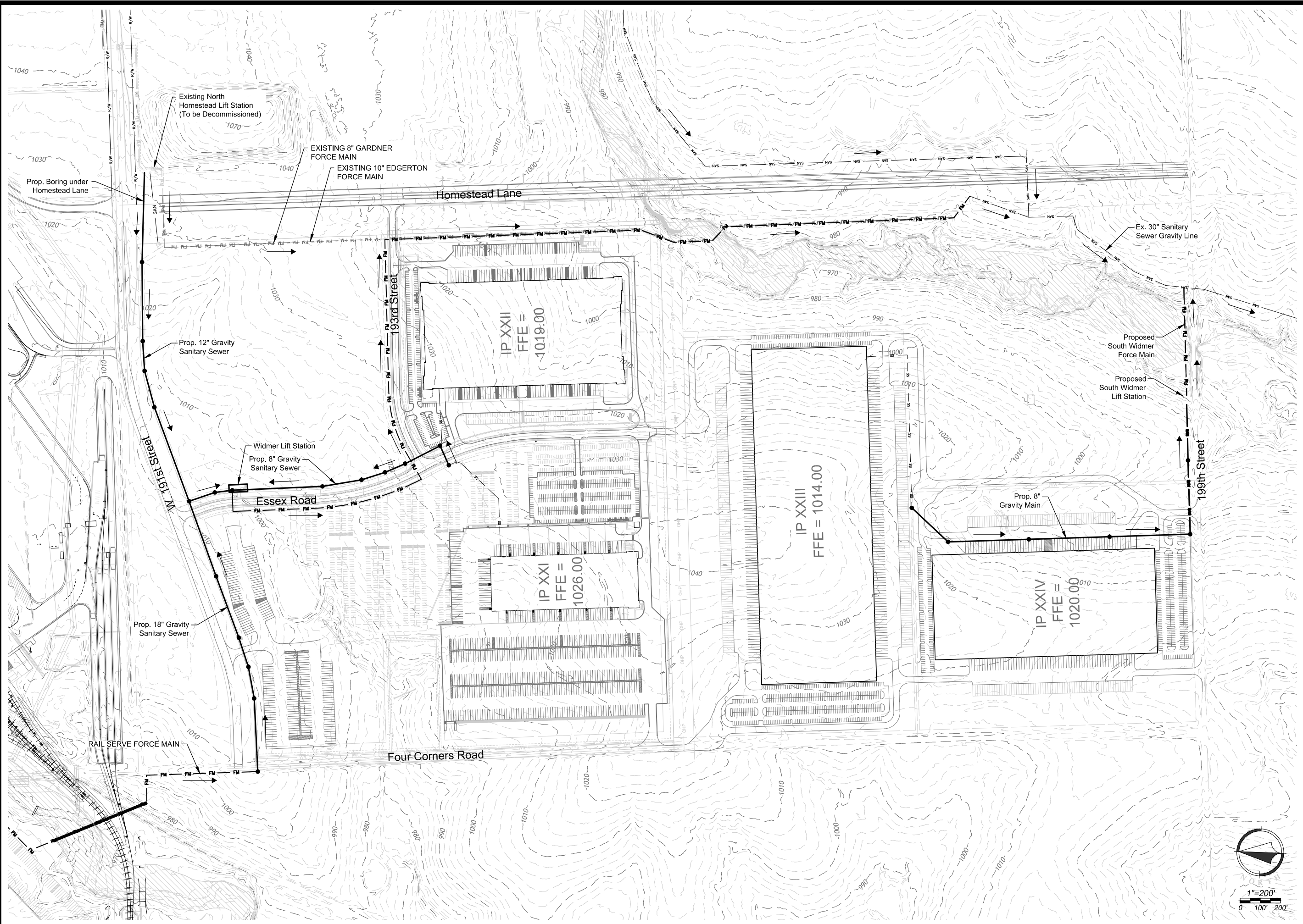
- **More costly than option A.**

May 21, 2017 11:14am
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Sheet 1 of 1																			
16-0122 LPKC UTILITY MASTERPLAN																			
WIDMER PROPERTY GRAVITY OPTION A																			
<table border="1"><thead><tr><th>NO.</th><th>REV.</th><th>DATE</th><th>BY</th><th>CHK.</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>1</td><td>1</td><td>05/17/17</td><td>JS</td><td>JS</td><td>ORIGINAL</td></tr><tr><td>2</td><td>2</td><td>05/22/17</td><td>JS</td><td>JS</td><td>EXHIBIT REVISIONS</td></tr></tbody></table>		NO.	REV.	DATE	BY	CHK.	DESCRIPTION	1	1	05/17/17	JS	JS	ORIGINAL	2	2	05/22/17	JS	JS	EXHIBIT REVISIONS
NO.	REV.	DATE	BY	CHK.	DESCRIPTION														
1	1	05/17/17	JS	JS	ORIGINAL														
2	2	05/22/17	JS	JS	EXHIBIT REVISIONS														
Renaissance Infrastructure Consulting TWO NEW CENTURY PARKWAY NEW CENTURY, KANSAS 66031 913.317.9500 WWW.RIC-CONSULT.COM																			

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Opinion of Probable Construction Costs
Widmer Sanitary Sewer Options
City of Edgerton, KS
May 22, 2017



Option A

North Widmer Main & Lift Station

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$60,000.00	\$60,000.00
2	Clearing, Grubbing, and Demolition	LS	1	\$20,000.00	\$20,000.00
3	4' Dia. Std. Concrete Manhole	EA.	13	\$3,000.00	\$39,000.00
4	5' Dia. Std. Concrete Manhole	EA.	7	\$6,000.00	\$42,000.00
5	8" PVC (SDR 26)	LF	20	\$45.00	\$900.00
6	10" PVC (SDR 26)	LF	1115	\$50.00	\$55,750.00
7	18" PVC (PS 115)	LF	1616	\$84.50	\$136,552.00
8	21" PVC (PS 115)	LF	40	\$110.00	\$4,400.00
9	10" x 10" x 8" Tee	EA	2	\$600.00	\$1,200.00
10	20" Steel Casing Pipe	LF	240	\$150.00	\$36,000.00
11	30" Steel Casing Pipe	LF	60	\$200.00	\$12,000.00
12	1600 GPM Lift Station w/ Generator	LS	1	\$500,000.00	\$500,000.00
13	12" PVC Forcemain	EA	4220	\$60.00	\$253,200.00
14	12" 90 Degree DIP Bend	EA	5	\$2,000.00	\$10,000.00
15	4" Air Release Valve	EA	2	\$7,500.00	\$15,000.00
16	6" Concrete Encasement	LF	47	\$100.00	\$4,700.00
17	Connect to Existing Manhole	EA	1	\$2,500.00	\$2,500.00
18	Erosion Control	LS	1	\$17,500.00	\$17,500.00
19	Seeding & Restoration	LS	1	\$10,500.00	\$10,500.00
20	Construction Staking	LS	1	\$11,500.00	\$11,500.00
Construction Subtotal					\$1,232,702.00
Contingencies (20%)					\$246,540.40
Design & Survey Fee					\$97,500.00
Total Design & Construction Cost					\$1,576,742.40

South Widmer Main & Lift Station

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$20,000.00	\$20,000.00
2	Clearing, Grubbing, and Demolition	LS	1	\$15,000.00	\$15,000.00
3	4' Dia. Std. Concrete Manhole	EA.	7	\$3,000.00	\$21,000.00
4	8" PVC (SDR 26)	LF	20	\$45.00	\$900.00
5	10" PVC (SDR 26)	LF	2089	\$50.00	\$104,450.00
6	10" x 10" x 8" Tee	EA	2	\$600.00	\$1,200.00
7	200 GPM Lift Station w/ Generator	LS	1	\$300,000.00	\$300,000.00
8	4" PVC Forcemain	EA	536	\$30.00	\$16,080.00
9	4" 45 Degree PVC Bend	EA	4	\$300.00	\$1,200.00
10	4" Air Release Valve	EA	1	\$7,500.00	\$7,500.00
11	Connect to Existing Manhole	EA	1	\$2,500.00	\$2,500.00
12	Erosion Control	LS	1	\$10,000.00	\$10,000.00
13	Seeding & Restoration	LS	1	\$5,000.00	\$5,000.00
14	Construction Staking	LS	1	\$3,000.00	\$3,000.00

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Construction Subtotal	\$507,830.00
Contingencies (20%)	\$101,566.00
Design & Survey Fee	\$52,450.00
Total Design & Construction Cost	\$661,846.00

Total Design & Construction Cost Option A \$2,238,588.40

Option B

Widmer Main & Lift Station

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$60,000.00	\$60,000.00
2	Clearing, Grubbing, and Demolition	LS	1	\$50,000.00	\$50,000.00
3	4' Dia. Std. Concrete Manhole	EA.	13	\$3,000.00	\$39,000.00
4	5' Dia. Std. Concrete Manhole	EA.	28	\$6,000.00	\$168,000.00
5	8" PVC (SDR 26)	LF	40	\$45.00	\$1,800.00
6	10" PVC (SDR 26)	LF	2089	\$50.00	\$104,450.00
7	18" PVC (PS 115)	LF	1616	\$84.50	\$136,552.00
8	21" PVC (PS 115)	LF	5330	\$225.00	\$1,199,250.00
9	10" x 10" x 8" Tee	EA	4	\$600.00	\$2,400.00
10	20" Steel Casing Pipe	LF	240	\$150.00	\$36,000.00
11	36" Steel Casing Pipe	LF	60	\$300.00	\$18,000.00
12	24" Jack & Bore w/ Steel Casing Pipe	LF	200	\$700.00	\$140,000.00
13	2200 GPM Lift Station w/ Generator	LS	1	\$750,000.00	\$750,000.00
14	12" PVC Forcemain	EA	550	\$60.00	\$33,000.00
15	12" 90 Degree DIP Bend	EA	5	\$2,000.00	\$10,000.00
16	4" Air Release Valve	EA	2	\$7,500.00	\$15,000.00
17	6" Concrete Encasement	LF	47	\$100.00	\$4,700.00
18	Connect to Existing Manhole	EA	1	\$2,500.00	\$2,500.00
19	Erosion Control	LS	1	\$20,000.00	\$20,000.00
20	Seeding & Restoration	LS	1	\$12,000.00	\$12,000.00
21	Construction Staking	LS	1	\$13,000.00	\$13,000.00

Construction Subtotal	\$2,815,652.00
Contingencies (20%)	\$563,130.40
Design & Survey Fee	\$200,000.00
Total Design & Construction Cost	\$3,578,782.40

Option C

North Widmer Main & Lift Station

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$60,000.00	\$60,000.00
2	Clearing, Grubbing, and Demolition	LS	1	\$20,000.00	\$20,000.00
3	4' Dia. Std. Concrete Manhole	EA.	13	\$3,000.00	\$39,000.00
4	5' Dia. Std. Concrete Manhole	EA.	7	\$6,000.00	\$42,000.00
	8" PVC (SDR 26)	LF	20	\$45.00	\$900.00
5	10" PVC (SDR 26)	LF	2815	\$50.00	\$140,750.00
6	18" PVC (PS 115)	LF	1616	\$84.50	\$136,552.00
7	21" PVC (PS 115)	LF	40	\$110.00	\$4,400.00
8	10" x 10" x 8" Tee	EA	2	\$600.00	\$1,200.00

**Opinion of Probable Construction Costs
Widmer Sanitary Sewer Options
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May 22, 2017**



9	20" Steel Casing Pipe	LF	240	\$150.00	\$36,000.00
10	30" Steel Casing Pipe	LF	60	\$200.00	\$12,000.00
11	24" Jack & Bore w/ Steel Casing Pipe	LF	200	\$700.00	\$140,000.00
12	2000 GPM Lift Station w/ Generator	LS	1	\$700,000.00	\$700,000.00
13	12" PVC Forcemain	EA	4220	\$60.00	\$253,200.00
14	12" 90 Degree DIP Bend	EA	5	\$2,000.00	\$10,000.00
15	4" Air Release Valve	EA	2	\$7,500.00	\$15,000.00
	6" Concrete Encasement	LF	47	\$100.00	\$4,700.00
16	Connect to Existing Manhole	EA	1	\$2,500.00	\$2,500.00
17	Decommission Existing Lift Station	LS	1	\$150,000.00	\$150,000.00
18	Erosion Control	LS	1	\$20,000.00	\$20,000.00
19	Seeding & Restoration	LS	1	\$12,000.00	\$12,000.00
20	Construction Staking	LS	1	\$13,000.00	\$13,000.00

Construction Subtotal	\$1,813,202.00
Contingencies (20%)	\$362,640.40
Design & Survey Fee	\$113,350.00
Total Design & Construction Cost	\$2,289,192.40

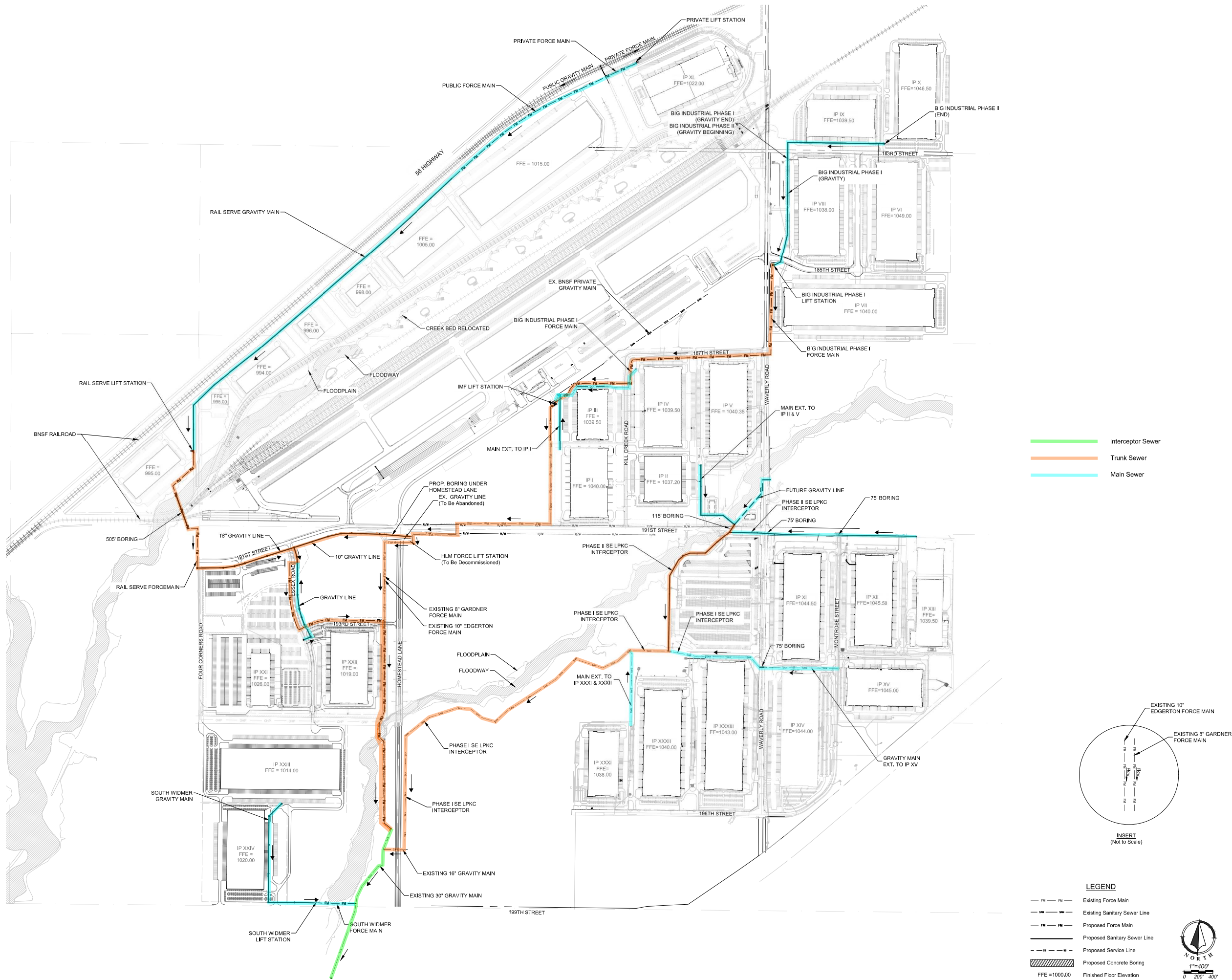
South Widmer Main & Lift Station

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$20,000.00	\$20,000.00
2	Clearing, Grubbing, and Demolition	LS	1	\$15,000.00	\$15,000.00
3	4' Dia. Std. Concrete Manhole	EA	7	\$3,000.00	\$21,000.00
4	8" PVC (SDR 26)	LF	20	\$45.00	\$900.00
5	10" PVC (SDR 26)	LF	2089	\$50.00	\$104,450.00
6	10" x 10" x 8" Tee	EA	2	\$600.00	\$1,200.00
7	200 GPM Lift Station w/ Generator	LS	1	\$300,000.00	\$300,000.00
8	4" PVC Forcemain	EA	536	\$30.00	\$16,080.00
9	4" 45 Degree PVC Bend	EA	4	\$300.00	\$1,200.00
10	4" Air Release Valve	EA	1	\$7,500.00	\$7,500.00
11	Connect to Existing Manhole	EA	1	\$2,500.00	\$2,500.00
12	Erosion Control	LS	1	\$10,000.00	\$10,000.00
13	Seeding & Restoration	LS	1	\$5,000.00	\$5,000.00
14	Construction Staking	LS	1	\$3,000.00	\$3,000.00

Construction Subtotal	\$507,830.00
Contingencies (20%)	\$101,566.00
Design & Survey Fee	\$52,450.00
Total Design & Construction Cost	\$661,846.00

Total Design & Construction Cost Option C \$2,951,038.40

NO.	BY	DATE	REVISION
1	LMG	04/11/17	Overall Layout Revised
2	LMG	04/11/17	Overall Layout Revised
3	LMG	04/11/17	Overall Layout Revised
4	LMG	04/11/17	Overall Layout Revised
5	LMG	04/11/17	Overall Layout Revised
6	LMG	04/11/17	Overall Layout Revised
7	LMG	04/11/17	Overall Layout Revised
8	LMG	04/11/17	Overall Layout Revised
9	LMG	04/11/17	Overall Layout Revised
10	LMG	04/11/17	Overall Layout Revised
11	LMG	04/11/17	Overall Layout Revised
12	LMG	04/11/17	Overall Layout Revised
13	LMG	04/11/17	Overall Layout Revised
14	LMG	04/11/17	Overall Layout Revised
15	LMG	04/11/17	Overall Layout Revised
16	LMG	04/11/17	Overall Layout Revised
17	LMG	04/11/17	Overall Layout Revised
18	LMG	04/11/17	Overall Layout Revised
19	LMG	04/11/17	Overall Layout Revised
20	LMG	04/11/17	Overall Layout Revised



Opinion of Probable Construction Costs
LPKC Sanitary Sewer Masterplan
City of Edgerton, KS
May 22, 2017



Trunk Sewers

SE Phase I

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$26,510.00	\$26,510.00
2	Clearing, Grubbing, and Demolition	LF	2250	\$15.70	\$35,325.00
3	5' Dia. Std. Concrete Manhole	EA.	18	\$5,975.00	\$107,550.00
4	6' Dia. Drop Manhole	EA	1	\$12,150.00	\$12,150.00
5	18" PVC (PS 115)	LF	5802	\$84.50	\$490,269.00
6	Concrete Cutoff Wall (8' Tall)	LF	36	\$245.00	\$8,820.00
7	Impervious Ditch Check	LF	10	\$150.00	\$1,500.00
8	KDOT Light 18" Rip-rap	CY	23	\$75.00	\$1,725.00
9	Rock Ditch Liner (D ₅₀ =2")	CY	4	\$50.00	\$200.00
10	Blasted Trench Rock Excavation	CY	6130	\$38.00	\$232,940.00
11	Breaker Trench Rock Excavation	CY	4159	\$80.00	\$332,720.00
12	Erosion Control	LS	1	\$7,500.00	\$7,500.00
13	Seeding & Restoration	LF	5300	\$6.75	\$35,775.00
Construction Total					\$1,292,984.00
Design Fee					\$47,500.00
Total Design & Construction Cost					\$1,340,484.00

SE Phase II

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$12,150.00	\$12,150.00
2	Clearing & Grubbing	LS	1	\$13,500.00	\$13,500.00
3	6" PVC (SDR-26)	LF	20	\$30.00	\$600.00
4	10" PVC (SDR-26)	LF	141	\$35.00	\$4,935.00
5	18" PVC (PS 115)	LF	2144	\$46.00	\$98,624.00
6	18" x 18" x 6" Tee	EA	2	\$790.00	\$1,580.00
7	4' Dia. Std. Concrete Manhole	EA	1	\$2,900.00	\$2,900.00
8	5' Dia. Std. Concrete Manhole	EA.	9	\$4,810.00	\$43,290.00
9	Jack & Bore w/ 28" Steel Casing Pipe	LF	112	\$773.00	\$86,576.00
10	Jack & Bore w/ 22" Steel Casing Pipe	LF	123	\$773.00	\$95,079.00
11	8" Cutoff Wall	LF	53	\$90.00	\$4,770.00
12	Impervious Ditch Check	LF	10	\$190.00	\$1,900.00
13	KDOT Light 18 Rip-Rap	CY	24	\$55.00	\$1,320.00
14	Erosion Control	LS	1	\$8,775.00	\$8,775.00
15	Seeding & Restoration	LS	1	\$6,750.00	\$6,750.00
16	Construction Staking	LS	1	\$3,150.00	\$3,150.00
17	Rock Excavation	LS	1	\$135,000.00	\$135,000.00
Construction Subtotal					\$520,899.00
Contingencies (10%)					\$52,089.90
Design & Survey Fee					\$23,820.00
Total Design & Construction Cost					\$596,808.90

Opinion of Probable Construction Costs
LPKC Sanitary Sewer Masterplan
City of Edgerton, KS
May 22, 2017



Big Industrial Lift Station & Forcemain

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$5,000.00	\$5,000.00
2	Connect to Lift Station	EA	1	\$5,000.00	\$5,000.00
3	4" Air Release Valve	EA	2	\$7,500.00	\$15,000.00
4	Lift Station w/ Generator	LS	1	\$275,000.00	\$275,000.00
5	4" PVC Forcemain	LF	4166	\$35.00	\$145,810.00
6	Directional Drill	LF	345	\$75.00	\$25,875.00
7	Erosion Control	LS	1	\$5,000.00	\$5,000.00
8	Seeding & Restoration	LS	1	\$3,500.00	\$3,500.00
9	Construction Staking	LS	1	\$2,500.00	\$2,500.00
10	Performance & Maintenance Bond	LS	1	\$10,000.00	\$10,000.00
Construction Subtotal					\$492,685.00
Contingencies (20%)					\$98,537.00
Design & Survey Fee					\$40,000.00
Total Design & Construction Cost					\$631,222.00

North Widmer Main & Lift Station

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$30,000.00	\$30,000.00
2	Clearing, Grubbing, and Demolition	LS	1	\$20,000.00	\$20,000.00
3	4' Dia. Std. Concrete Manhole	EA.	6	\$3,000.00	\$18,000.00
4	5' Dia. Std. Concrete Manhole	EA.	7	\$6,000.00	\$42,000.00
5	10" PVC (SDR 26)	LF	1685	\$50.00	\$84,250.00
6	18" PVC (PS 115)	LF	1616	\$84.50	\$136,552.00
7	21" PVC (PS 115)	LF	40	\$110.00	\$4,400.00
8	10" x 10" x 8" Tee	EA	2	\$600.00	\$1,200.00
9	20" Steel Casing Pipe	LF	120	\$150.00	\$18,000.00
10	30" Steel Casing Pipe	LF	60	\$200.00	\$12,000.00
11	24" Jack & Bore w/ Steel Casing Pipe	LF	200	\$700.00	\$140,000.00
12	2000 GPM Lift Station w/ Generator	LS	1	\$700,000.00	\$700,000.00
13	12" PVC Forcemain	EA	4220	\$60.00	\$253,200.00
14	12" 90 Degree DIP Bend	EA	5	\$2,000.00	\$10,000.00
15	4" Air Release Valve	EA	2	\$7,500.00	\$15,000.00
16	Connect to Existing Manhole	EA	1	\$2,500.00	\$2,500.00
17	Decommission Existing Lift Station	LS	1	\$150,000.00	\$150,000.00
18	Erosion Control	LS	1	\$10,000.00	\$10,000.00
19	Seeding & Restoration	LS	1	\$7,000.00	\$7,000.00
20	Construction Staking	LS	1	\$10,000.00	\$10,000.00
Construction Subtotal					\$1,664,102.00
Contingencies (20%)					\$332,820.40
Design & Survey Fee					\$85,000.00
Total Design & Construction Cost					\$2,081,922.40

Opinion of Probable Construction Costs
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Rail Serve

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$50,000.00	\$50,000.00
2	Clearing, Grubbing, and Demolition	LS	1	\$130,000.00	\$130,000.00
3	Unclassified Excavation	CY	99204	\$10.00	\$992,040.00
4	4' Dia. Std. Concrete Manhole	EA.	6	\$5,000.00	\$30,000.00
5	5' Dia. Std. Concrete Manhole	EA.	7	\$6,000.00	\$42,000.00
6	4' Dia. Inside Drop Coated Concrete Manhole	EA	1	\$10,000.00	\$10,000.00
7	6' Dia. Inside Drop Coated Concrete Manhole	EA	1	\$15,000.00	\$15,000.00
8	12" PVC (SDR 26)	LF	1600	\$60.00	\$96,000.00
9	15" PVC (PS115)	LF	1193	\$75.00	\$89,475.00
10	18" PVC (PS115)	LF	2666	\$85.00	\$226,610.00
11	12" x 12" x 8" Tee	EA	1	\$700.00	\$700.00
12	15" x 15" x 8" Tee	EA	2	\$800.00	\$1,600.00
13	18" x 18" x 8" Tee	EA	4	\$900.00	\$3,600.00
14	1500 GPM Lift Station w/ Generator	LS	1	\$400,000.00	\$400,000.00
15	8" PVC Service Line	LF	70	\$45.00	\$3,150.00
16	10" PVC Forcemain	LF	1900	\$40.00	\$76,000.00
17	20" Casing Pipe & Boring	LF	655	\$1,000.00	\$655,000.00
18	Erosion Control	LS	1	\$24,000.00	\$24,000.00
19	Seeding & Restoration	LS	1	\$50,000.00	\$50,000.00
Construction Subtotal					\$2,895,175.00
Contingencies (20%)					\$579,035.00
Design & Survey Fee					\$150,000.00
Total Construction Cost					\$3,624,210.00
Total Trunk Sewer Projects					\$8,274,647.30

Main Sewer Projects

Upper Portion of SE Phase I

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$4,500.00	\$4,500.00
2	4' Dia. Std. Concrete Manhole	EA	5	\$5,135.00	\$25,675.00
3	8" PVC (SDR 26)	LF	719	\$47.50	\$34,152.50
4	10" PVC (SDR 26)	LF	795	\$52.50	\$41,737.50
5	8" x 8" x 8" Tee	EA	1	\$575.00	\$575.00
6	10" x 10" x 8" Tee	EA	1	\$600.00	\$600.00
7	Bore Casing Pipe for 8" Pipe	LF	66	\$1,160.00	\$76,560.00
8	Blasted Trench Rock Excavation	CY	800	\$38.00	\$30,400.00
9	Breaker Trench Rock Excavation	CY	1050	\$80.00	\$84,000.00
10	Erosion Control	LS	1	\$1,345.00	\$1,345.00
Construction Total					\$299,545.00
Design Fee					\$8,370.00
Total Design & Construction Cost					\$307,915.00

Opinion of Probable Construction Costs
LPKC Sanitary Sewer Masterplan
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Main Extension to IP XV

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$9,482.00	\$9,482.00
2	Clearing & Grubbing	LS	1	\$5,000.00	\$5,000.00
3	Unclassified Excavation	CY	6390	\$4.50	\$28,755.00
4	Rock Excavation	CY	975	\$40.00	\$39,000.00
5	4' Dia. Std. Concrete Manhole	EA	3	\$3,700.00	\$11,100.00
6	8" PVC (SDR 26)	LF	790	\$40.00	\$31,600.00
7	8" Class 55 DIP	LF	135	\$74.00	\$9,990.00
8	MH Stub 8" PVC (SDR 26)	LF	10	\$45.00	\$450.00
9	7' x 4' Std. Junction Box	EA	1	\$8,000.00	\$8,000.00
10	Flowable Fill	CY	108	\$19.00	\$2,052.00
11	20" Casing Pipe & Boring	LF	51	\$600.00	\$30,600.00
12	Erosion Control	LS	1	\$2,500.00	\$2,500.00
13	Seeding & Restoration	LS	1	\$3,000.00	\$3,000.00
Construction Subtotal					\$181,529.00
Design Fee					\$18,500.00
Total Design & Construction Cost					\$200,029.00

Main Extension to IP XXXI & XXXII

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$8,415.00	\$8,415.00
2	Clearing, Grubbing, and Demolition	LS	1	\$4,300.00	\$4,300.00
3	Unclassified Excavation	CY	3500	\$4.50	\$15,750.00
4	4' Dia. Std. Concrete Manhole	EA	4	\$3,600.00	\$14,400.00
5	8" PVC (SDR 26)	LF	1061	\$45.00	\$47,745.00
6	8" x 8" x 8" Wye	EA	2	\$500.00	\$1,000.00
7	20" Casing Pipe & Assembly Parts	LF	30	\$225.00	\$6,750.00
8	Erosion Control	LS	1	\$1,600.00	\$1,600.00
9	Seeding & Restoration	LS	1	\$2,500.00	\$2,500.00
Construction Subtotal					\$102,460.00
Design Fee					\$13,975.00
Total Design & Construction Cost					\$116,435.00

Main Extension to IP XI, XII & XIII

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$12,150.00	\$12,150.00
2	Clearing & Grubbing	LS	1	\$13,500.00	\$13,500.00
3	8" PVC (SDR-26)	LF	20	\$31.00	\$620.00
4	12" PVC (SDR-26)	LF	2608	\$35.00	\$91,280.00
5	12" x 12" x 8" Tee	EA	2	\$350.00	\$700.00
6	4' Dia. Std. Concrete Manhole	EA	7	\$2,900.00	\$20,300.00
7	Jack & Bore w/ 22" Steel Casing Pipe	LF	349	\$773.00	\$269,777.00
8	Erosion Control	LS	1	\$8,775.00	\$8,775.00
9	Seeding & Restoration	LS	1	\$6,750.00	\$6,750.00
10	Construction Staking	LS	1	\$3,150.00	\$3,150.00
11	Rock Excavation	LS	1	\$135,000.00	\$135,000.00

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Construction Subtotal	\$562,002.00
Contingencies (10%)	\$56,200.20
Design & Survey Fee	\$23,820.00
Total Design & Construction Cost	\$642,022.20

Main Extension to IP II & V

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$2,700.00	\$2,700.00
2	Clearing & Grubbing	LS	1	\$3,000.00	\$3,000.00
3	8" PVC (SDR-26)	LF	1231	\$31.00	\$38,161.00
4	8" x 8" x 8" Tee	EA	2	\$50.00	\$100.00
5	4' Dia. Std. Concrete Manhole	EA	4	\$2,900.00	\$11,600.00
6	8" Cutoff Wall	LF	57	\$90.00	\$5,130.00
7	Impervious Ditch Check	LF	10	\$190.00	\$1,900.00
8	KDOT Light 18 Rip-Rap	CY	42	\$55.00	\$2,310.00
9	Remove & Replace Concrete Drive	SY	118	\$60.00	\$7,080.00
10	Remove & Replace Curb & Gutter	LF	82	\$24.00	\$1,968.00
11	Erosion Control	LS	1	\$1,950.00	\$1,950.00
12	Seeding & Restoration	LS	1	\$1,500.00	\$1,500.00
13	Construction Staking	LS	1	\$700.00	\$700.00
14	Rock Excavation	LS	1	\$30,000.00	\$30,000.00
Construction Subtotal					\$108,099.00
Contingencies (10%)					\$10,809.90
Design & Survey Fee					\$5,000.00
Total Design & Construction Cost					\$123,908.90

Big Industrial Phase I Main

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$4,893.75	\$4,893.75
2	4' Dia. Std. Concrete Manhole	EA	7	\$2,900.00	\$20,300.00
3	8" PVC (SDR 26)	LF	10	\$40.00	\$400.00
4	10" PVC (SDR 26)	LF	1459	\$45.25	\$66,019.75
5	10" DIP (Class 52)	LF	250	\$87.00	\$21,750.00
6	10" x 10" x 8" Tee	EA	1	\$600.00	\$600.00
7	8' x 8' Storm Junction Box	EA	1	\$16,900.00	\$16,900.00
8	Connect to Lift Station	EA	1	\$5,000.00	\$5,000.00
9	Jack & Bore w/ 24" Steel Casing Pipe	LF	75	\$706.00	\$52,950.00
10	Erosion Control	LS	1	\$7,720.00	\$7,720.00
11	Seeding & Restoration	LS	1	\$3,750.00	\$3,750.00
12	Construction Staking	LS	1	\$2,500.00	\$2,500.00
13	Performance & Maintenance Bond	LS	1	\$11,000.00	\$11,000.00
Construction Subtotal					\$213,783.50
Contingencies (20%)					\$42,756.70
Design & Survey Fee					\$20,000.00
Total Design & Construction Cost					\$276,540.20

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Big Industrial Phase II

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$10,000.00	\$10,000.00
2	4' Dia. Std. Concrete Manhole	EA	5	\$2,900.00	\$14,500.00
3	8" PVC (SDR 26)	LF	30	\$40.00	\$1,200.00
4	10" PVC (SDR 26)	LF	1576	\$45.25	\$71,314.00
5	10" x 10" x 8" Tee	EA	3	\$575.00	\$1,725.00
6	6" Concrete Encasement	LF	25	\$100.00	\$2,500.00
7	Erosion Control	LS	1	\$8,000.00	\$8,000.00
8	Seeding & Restoration	LF	1	\$4,000.00	\$4,000.00
9	Construction Staking	LS	1	\$2,500.00	\$2,500.00
Construction Subtotal					\$115,739.00
Contingencies (10%)					\$11,574.00
Design & Survey Fee					\$16,075.00
Total Design & Construction Cost					\$143,388.00

North Widmer Gravity Main Extension

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$30,000.00	\$30,000.00
2	Clearing, Grubbing, and Demolition	LS	1	\$20,000.00	\$20,000.00
3	4' Dia. Std. Concrete Manhole	EA.	7	\$3,000.00	\$21,000.00
4	8" PVC (SDR 26)	LF	20	\$45.00	\$900.00
5	10" PVC (SDR 26)	LF	1130	\$50.00	\$56,500.00
6	10" x 10" x 8" Tee	EA	2	\$600.00	\$1,200.00
7	20" Steel Casing Pipe	LF	120	\$150.00	\$18,000.00
8	6" Concrete Encasement	LF	47	\$100.00	\$4,700.00
9	Erosion Control	LS	1	\$10,000.00	\$10,000.00
10	Seeding & Restoration	LS	1	\$5,000.00	\$5,000.00
11	Construction Staking	LS	1	\$3,000.00	\$3,000.00
Construction Subtotal					\$170,300.00
Contingencies (20%)					\$34,060.00
Design & Survey Fee					\$28,350.00
Total Design & Construction Cost					\$232,710.00

South Widmer Main & Lift Station

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$20,000.00	\$20,000.00
2	Clearing, Grubbing, and Demolition	LS	1	\$15,000.00	\$15,000.00
3	4' Dia. Std. Concrete Manhole	EA.	7	\$3,000.00	\$21,000.00
4	8" PVC (SDR 26)	LF	20	\$45.00	\$900.00
5	10" PVC (SDR 26)	LF	2089	\$50.00	\$104,450.00
6	10" x 10" x 8" Tee	EA	2	\$600.00	\$1,200.00
7	200 GPM Lift Station w/ Generator	LS	1	\$300,000.00	\$300,000.00
8	4" PVC Forcemain	EA	536	\$30.00	\$16,080.00
9	4" 45 Degree PVC Bend	EA	4	\$300.00	\$1,200.00
10	4" Air Release Valve	EA	1	\$7,500.00	\$7,500.00
11	Connect to Existing Manhole	EA	1	\$2,500.00	\$2,500.00

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12	Erosion Control	LS	1	\$10,000.00	\$10,000.00
13	Seeding & Restoration	LS	1	\$5,000.00	\$5,000.00
14	Construction Staking	LS	1	\$3,000.00	\$3,000.00

Construction Subtotal	\$507,830.00
Contingencies (20%)	\$101,566.00
Design & Survey Fee	\$52,450.00
Total Design & Construction Cost	\$661,846.00

Main Extension to IP I

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$20,000.00	\$20,000.00
2	Clearing, Grubbing, and Demolition	LF	700	\$15.00	\$10,500.00
3	Unclassified Excavation	CY	4278	\$10.00	\$42,780.00
4	4' Dia. Std. Concrete Manhole	EA	2	\$5,500.00	\$11,000.00
5	10" PVC (SDR 26)	LF	770	\$55.00	\$42,350.00
6	10" x 10" x 8" Wye	EA	1	\$600.00	\$600.00
7	8" PVC Service Line	LF	10	\$45.00	\$450.00
8	Erosion Control	LS	1	\$1,500.00	\$1,500.00
9	Seeding & Restoration	LF	800	\$7.50	\$6,000.00

Construction Subtotal	\$135,180.00
Contingencies (20%)	\$27,036.00
Design & Survey Fee	\$12,500.00
Total Construction Cost	\$174,716.00

IP XL Private Lift Station & Forcemain

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$20,000.00	\$10,000.00
2	100 GPM Lift Station w/ Generator (Private)	LS	1	\$150,000.00	\$150,000.00
3	3" PVC Forcemain	LF	3067	\$25.00	\$76,675.00
4	16" Casing Pipe	LF	120	\$200.00	\$24,000.00
5	Connect to Existing Manhole	EA	1	\$1,000.00	\$1,000.00
6	Erosion Control	LS	1	\$1,500.00	\$1,500.00
7	Seeding & Restoration	LF	3100	\$7.50	\$23,250.00

Construction Subtotal	\$286,425.00
Contingencies (20%)	\$57,285.00
Design & Survey Fee	\$25,000.00
Total Construction Cost	\$368,710.00

Total Main Sewer Projects	\$3,248,220.30
Total Trunk Sewer Projects	\$8,274,647.30
Total Masterplan Design & Construction Cost	\$11,522,867.60



What Happens After You Flush

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WARRANTS](#)

[AREA TEAM
MANAGEMENT](#)

[CAPITAL
PROJECTS](#)

[DRAINAGE
PROGRAMS](#)

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[EROSION
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Components of a Wastewater Collection System

BUILDING SEWERS, also known as **PROPERTY SERVICE CONNECTIONS (PSCs)**, are what connect a building's internal wastewater collection system to the municipal sewer system. PSCs can connect to a lateral, main or trunk sewer line.

LATERAL & BRANCH SEWERS are the upper ends of the municipal sewer system. Laterals dead-end at their upstream end with branch sewers collecting the wastewater from several lateral sewer lines.

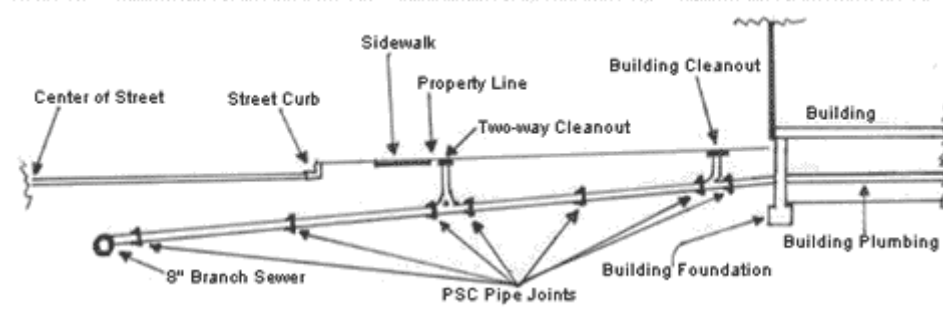
MAIN SEWERS are collectors for numerous lateral and branch sewers from an area of several hundred acres or a specific neighborhood or housing development. They convey the wastewater to larger trunk sewer lines, to lift stations or to a neighborhood package water quality treatment center.

TRUNK SEWERS serve as the main arteries of the wastewater collection system. They collect and convey the wastewater from numerous main sewer lines either to a water quality treatment center or to a interceptor sewer.

INTERCEPTOR SEWERS receive the wastewater numerous from trunk sewers and convey it to a water quality treatment center. These are the largest diameter lines in the sewer system and the furthest downstream in the system.

LIFT OR PUMP STATIONS are utilized in gravity sewer systems to lift (pump) wastewater to a higher elevation when the route followed by a gravity sewer would require the sewer to be laid at an insufficient slope or at an impractical depth. Lift stations vary in size and type depending upon the quantity of wastewater to be handled and the height it must be lifted.

Building Sewer or Property Service Connection:



Click on the images below to view larger images:



8" PVC Branch Sewer



30" Brick Main Sewer



56" Brick Trunk Sewer Line